



City Council Agenda

Monday, May 11, 2009

6:00 p.m.

City Council Chambers

(Times are Approximate)

- | | |
|-----------|---|
| 6:00 p.m. | 1. Roll Call |
| | Voting & Seating Order for
May: Roe, Johnson, Ihlan, Pust, Klausing |
| 6:02 p.m. | 2. Approve Agenda |
| 6:05 p.m. | 3. Public Comment |
| 6:10 p.m. | 4. Council Communications, Reports, Announcements and
Housing and Redevelopment Authority Report |
| 6:15 p.m. | 5. Recognitions, Donations, Communications |
| 6:25.m. | 6. Approve Minutes |
| | a. Approve Minutes of April 27, 2009 Meeting |
| 6:30 p.m. | 7. Approve Consent Agenda |
| | a. Approve Payments |
| | b. Approve General Purchases and Sales of Surplus Goods in
Excess of \$5,000 |
| | c. Receive 1 st Quarter Financial Report |
| | d. Approve Twin Lakes Right-of-Way Stipulation
Agreements |
| 6:40 p.m. | 8. Consider Items Removed from Consent |
| | 9. General Ordinances for Adoption |
| | 10. Presentations |
| 6:50 p.m. | a. Joint Meeting with Planning Commission |

7:30 p.m. b. 2008 Storm Water Report

11. Public Hearings

12. Business Items (Action Items)

7:40 p.m. a. Adopt Resolution to Approve Art Mueller request for a Comprehensive Land Use Map Amendment, Rezoning, and Approve General Concept Planned Unit Development to redevelop the property at 2025 County Road B into a Senior Living Community (PF09-002)

8:10 p.m. b. Authorize a Joint Fiber Optic Installation Project

8:30 p.m. c. Approve Wellington Management request for Rezoning of 1126 Sandhurst Drive and 2167 Lexington Avenue to Planned Unit Development (PUD) and Approve General Concept PUD (PF09-003)

8:45 p.m. d. Approve 2009 Budget Adjustments, and Consider Alternative Revenue Sources

13. Business Items – Presentations/Discussions

8:55 p.m. a. Discuss Twin Lakes Code Enforcement

9:10 p.m. b. Discuss Recovery of Environmental Clean up Costs at Twin Lakes

9:20 p.m. **14. City Manager Future Agenda Review**

9:25 p.m. **15. Councilmember Initiated Items for Future Meetings**

16. Adjourn

Some Upcoming Public Meetings.....

Tuesday	May 12	7:00 p.m.	Human Rights Commission
Wednesday	May 13	6:30 p.m.	Ethics Commission
Monday	May 18	6:00 p.m.	City Council Meeting
Tuesday	May 19	6:00 p.m.	Housing & Redevelopment Authority
Monday	May 25	-	Observation of Memorial Day City Offices Closed
Tuesday	May 26	6:30 p.m.	Public Works, Environment & Transportation Commission
Tuesday	Jun 2	6:30 p.m.	Parks & Recreation Commission
Wednesday	Jun 3	6:30 p.m.	Planning Commission
Monday	Jun 8	6:00 p.m.	City Council Meeting

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

Date: 5/11/09

Item: 6.a

Minutes of 4/27/09

No Attachment

REQUEST FOR COUNCIL ACTION

Date: 5/11/2009
Item No.: 7.a

Department Approval

Christopher K. Miller

Acting City Manager Approval

Christopher K. Miller

Item Description: Approval of 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	\$281,591.08
54961-55092	\$287,252.56
Total	\$568,843.64

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 Report

Accounts Payable

Checks for Approval

User: mjenson

Printed: 05/06/2009 - 11:02 AM

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Description	Amount
0	04/23/2009	Information Technology	Training	Amazon.com- ACH	Parallel PCI Card	27.66
0	04/23/2009	Information Technology	Use Tax Payable	Amazon.com- ACH	Sales/Use Tax	-1.68
0	04/23/2009	General Fund	Training	Travelocity - ACH	Travel Cost-Training	6.99
0	04/23/2009	General Fund	Training	NWA Air-ACH	Air Fare-Training in Maryland	308.70
0	04/23/2009	Community Development	Operating Supplies	Buy.com- ACH	Community Development Printer	705.79
0	04/23/2009	Community Development	Use Tax Payable	Buy.com- ACH	Sales/Use Tax	-43.07
0	04/23/2009	Recreation Fund	Operating Supplies	Michaels-ACH	Dance, Kids Night Out Supplies	23.35
0	04/23/2009	Recreation Fund	Operating Supplies	Vertical Endeavors-ACH	Rock Climbing Class Field Trip	75.11
0	04/23/2009	Recreation Fund	Operating Supplies	Party America-ACH	Kids Night Out Supplies	41.50
0	04/23/2009	License Center	Office Supplies	Target- ACH	Batteries	12.75
0	04/23/2009	Recreation Fund	Operating Supplies	Target- ACH	Dance Supplies	80.59
0	04/23/2009	Information Technology	Operating Supplies	Monoprice.Com-ACH	Cables	39.71
0	04/23/2009	Information Technology	Use Tax Payable	Monoprice.Com-ACH	Sales/Use Tax	-2.42
0	04/23/2009	Recreation Fund	Operating Supplies	Dominos Pizza-ACH	Kids Night Out Event	146.22
0	04/23/2009	General Fund	Contract Maintenance	UPS Store-ACH	Shipping Costs-Sale of Excess Equipment	35.86
0	04/23/2009	Recreation Fund	Operating Supplies	Gopher Bearing-, Corp.-ACH	Bearings for Oval Zamboni	21.41
0	04/23/2009	General Fund	Training	MN Fire Svc Cert Board-ACH	State Testing Fee for Firefighter Exam	210.00
0	04/23/2009	General Fund	Worksession Expenses	Keys Cafe & Bakery-ACH	Dinner for Council	40.57
0	04/23/2009	Information Technology	Operating Supplies	ECR-ACH	Activator Replacement	65.69
0	04/23/2009	Information Technology	Use Tax Payable	ECR-ACH	Sales/Use Tax	-4.00
0	04/23/2009	Sanitary Sewer	Operating Supplies	REI-ACH	Bolt	41.63
0	04/23/2009	Housing & Redevelopment	Operating Supplies	Byerly's- ACH	Lunch Mtg-Home/Garden Fair Committee	55.57
0	04/23/2009	License Center	Office Supplies	Target- ACH	Cleaning Supplies	21.18
0	04/23/2009	General Fund	Operating Supplies	4Imprint-ACH	Sport Bottles	382.50
0	04/23/2009	General Fund	Use Tax Payable	4Imprint-ACH	Sales/Use Tax	-23.34
0	04/23/2009	Golf Course	Operating Supplies	Suburban Ace Hardware-ACH	Sheet Rock Mud	4.79
0	04/23/2009	Police - DWI Enforcement	Professional Services	Home Depot- ACH	Connector	14.85
0	04/23/2009	Recreation Fund	Operating Supplies	Rainbow Foods-ACH	Preschool and Animal Supplies	10.11
0	04/23/2009	Recreation Fund	Operating Supplies	Rainbow Foods-ACH	Food and Supplies for Spring Break	89.84

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Description	Amount
0	04/23/2009	General Fund	Contract Maintenance	UPS Store-ACH	Shipping Costs-Sale of Excess Equipment	309.84
0	04/23/2009	General Fund	Office Supplies	Potbelly sandwich works - ACH	Lunch w/Attorney Re: Investigation	10.57
0	04/23/2009	Sanitary Sewer	Clothing	Co Lynch Enterprises-ACH	Jacket	80.00
0	04/23/2009	General Fund	Operating Supplies	MN Corrections Assoc-ACH	Criminal Justice Fair	40.00
0	04/23/2009	General Fund	Training	Leeann Chin- ACH	Lunch During Training	35.47
0	04/23/2009	License Center	Office Supplies	Oriental Trading-ACH	Roll Sticker Set	17.01
0	04/23/2009	License Center	Use Tax Payable	Oriental Trading-ACH	Sales/Use Tax	-1.03
0	04/23/2009	General Fund	Operating Supplies	Target- ACH	Water for Citizens Academy	14.97
0	04/23/2009	General Fund	Operating Supplies	EMP-ACH	Band Aids	37.84
0	04/23/2009	General Fund	Office Supplies	Potbelly sandwich works - ACH	Lunch w/Attorney Re: Investigation	11.74
0	04/23/2009	Information Technology	Operating Supplies	Crucial.Com-ACH	Pin Dimm	85.23
0	04/23/2009	Info Tech/Contract Cities	Arden Hills Computer Equipment	Crucial.Com-ACH	Pins	129.53
0	04/23/2009	Information Technology	Use Tax Payable	Crucial.Com-ACH	Sales/Use Tax	-5.20
0	04/23/2009	Info Tech/Contract Cities	Use Tax Payable	Crucial.Com-ACH	Sales/Use Tax	-7.90
0	04/23/2009	Sanitary Sewer	Contract Maintenance	PayPal-ACH	Verisign Maintenance	18.03
0	04/23/2009	Water Fund	Contract Maintenance	PayPal-ACH	Verisign Maintenance	18.03
0	04/23/2009	Storm Drainage	Contract Maintenance	PayPal-ACH	Verisign Maintenance	18.04
0	04/23/2009	Sanitary Sewer	Operating Supplies	Best Buy- ACH	Nikon Coolpix	189.76
0	04/23/2009	Recreation Fund	Operating Supplies	Rainbow Foods-ACH	Juice	5.17
0	04/23/2009	General Fund	Operating Supplies	Menards-ACH	Fire Inspection Tool	5.31
0	04/23/2009	Golf Course	Operating Supplies	Suburban Ace Hardware-ACH	Plumbing Supplies	18.13
0	04/23/2009	P & R Contract Maintenance	Operating Supplies	North Hgts Hardware Hank-ACH	Paint, Stain	45.15
0	04/23/2009	Recreation Fund	Operating Supplies	Litn Party & Paper-ACH	General Program Supplies	50.59
0	04/23/2009	General Fund	Contract Maintenance	UPS Store-ACH	Shipping Costs-Sale of Excess Equipment	30.02
0	04/23/2009	Recreation Fund	Operating Supplies	Cabela's Inc-ACH	Preschool and Spring Break Supplies	12.07
0	04/23/2009	General Fund	Training	Target- ACH	Training Supplies	29.88
0	04/23/2009	General Fund	Operating Supplies	Target- ACH	Gift Bags For Park Patrol	12.69
0	04/23/2009	Recreation Fund	Operating Supplies	Plymouth Playhouse-ACH	Adult Trip	470.00
0	04/23/2009	P & R Contract Maintenance	Training	MN Dept of Agriculture-ACH	License	15.30
0	04/23/2009	General Fund	Office Supplies	Potbelly sandwich works - ACH	Lunch w/Attorney Re: Investigation	11.74
0	04/23/2009	Police - DWI Enforcement	Professional Services	ACME electronics center - ACH	INTX Digi-DVIT	535.15
0	04/23/2009	Recreation Fund	Operating Supplies	Shoreview Park & Rec-ACH	Swimming for Spring Break	67.23
0	04/23/2009	General Fund	Contract Maintenance	Ebay Inc-ACH	Sale Fee for Sale of Excess Equipment	23.80
0	04/23/2009	Recreation Fund	Operating Supplies	Cub Foods- ACH	Food for Spring Break	18.88
0	04/23/2009	Recreation Fund	Operating Supplies	Target- ACH	Spring Break Supplies	14.09
0	04/23/2009	Recreation Fund	Operating Supplies	Target- ACH	After School Supplies	43.72
0	04/23/2009	Sanitary Sewer	Operating Supplies	Suburban Ace Hardware-ACH	Meter Van Supplies	8.52
0	04/23/2009	Recreation Fund	Office Supplies	Ergo in Demand.com-ACH	Display Case	127.74
0	04/23/2009	Recreation Fund	Use Tax Payable	Ergo in Demand.com-ACH	Sales/Use Tax	-7.79
0	04/23/2009	P & R Contract Maintenance	Operating Supplies	North Hgts Hardware Hank-ACH	Pole Saw Part	100.90
0	04/23/2009	Information Technology	Training	Amazon.com- ACH	IT Governance Policy Book	190.63
0	04/23/2009	Information Technology	Use Tax Payable	Amazon.com- ACH	Sales/Use Tax	-11.63

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Description	Amount
0	04/23/2009	Recreation Fund	Operating Supplies	Greenheck Fan-ACH	Shock Mount Bushing	26.69
0	04/23/2009	Recreation Fund	Operating Supplies	Home Depot- ACH	Supplies	73.62
0	04/23/2009	Recreation Fund	Operating Supplies	Target- ACH	Hangers	64.01
0	04/23/2009	Information Technology	Operating Supplies	Amazon.com- ACH	Collaboration Book	31.89
0	04/23/2009	Information Technology	Use Tax Payable	Amazon.com- ACH	Sales/Use Tax	-1.94
Check Total:						5,401.35
0	04/23/2009	License Center	Professional Services	Marsden Building Maint., Inc.	Janitorial Services	87.33
0	04/23/2009	Recreation Fund	Contract Maintenance	Marsden Building Maint., Inc.	Janitorial Services	110.76
0	04/23/2009	Recreation Fund	Contract Maintenance	Marsden Building Maint., Inc.	Janitorial Services	209.81
0	04/23/2009	General Fund	Professional Services	Marsden Building Maint., Inc.	Janitorial Services	102.24
0	04/23/2009	General Fund	Professional Services	Marsden Building Maint., Inc.	Janitorial Services	775.32
0	04/23/2009	Risk Management	Professional Services	Samba Holdings Inc	Fleetwatch Reports	429.00
0	04/23/2009	Recreation Fund	Professional Services	Carole Gernes	Pre-School Programs	90.00
0	04/23/2009	Internal Service - Interest	Investment Income	M&I Marshall & Ilsley Bank	Safekeeping Charges	565.89
0	04/23/2009	General Fund	210501 - PERA Life Ins. Ded.	NCPERS Life Ins#7258500	Payroll Deduction For April	80.00
0	04/23/2009	License Center	Memberships & Subscriptions	Mary Dracy	Notary Registration-Name Change	100.00
0	04/23/2009	General Fund	Training	Thomas Gray	Trial Cost Reimbursement	117.23
0	04/23/2009	General Fund	Motor Fuel	Thomas Gray	Trial Cost Reimbursement	20.01
0	04/23/2009	General Fund	Training	Brady Martin	K9 Narcotics Certification	167.23
0	04/23/2009	Sanitary Sewer	Sanitary Sewer	City of Maplewood	Reimbursement	
0	04/23/2009	Storm Drainage	Storm Drainage Fees	City of Maplewood	Collected Amount for Sanitary Sewer	17,832.57
0	04/23/2009	General Fund	Training	City of Maplewood	Collected Amount for Storm Drainage	2,628.45
0	04/23/2009	General Fund	Training	Matt Marshall	Meal Reimbursement During EMT	96.75
0	04/23/2009	General Fund	Training	Scott Williams	Training	
0	04/23/2009	General Fund	Training	Scott Williams	Emergency Mgmt. Training	96.75
0	04/23/2009	General Fund	Training	Marc Schultz	Reimbursement	
0	04/23/2009	Municipal Jazz Band	Professional Services	Glen Newton	Range Meal Reimbursement	24.92
0	04/23/2009	Recreation Fund	Professional Services	Caitlin Bean	Big Band Director-April 2009	225.00
0	04/23/2009	Recreation Fund	Professional Services	Rebecca Fandrich	Assistant Dance Instructor	48.00
0	04/23/2009	Recreation Fund	Professional Services	Alaina Bean	Assistant Dance Instructor	28.00
0	04/23/2009	General Fund	211000 - Deferered Comp.	ICMA Retirement Trust 457-3002	Assistant Dance Instructor	26.00
0	04/23/2009	General Fund	210700 - Minnesota Benefit Ded	MN Benefit Association	Payroll Deduction for 4/21 Payroll	5,529.18
0	04/23/2009	General Fund	211402 - HCMA - Medical Exp.		Payroll Deduction for 4/21 Payroll	1,205.32
0	04/23/2009	General Fund	211403 - Day Care Expense Ded.		Flexible Benefit Reimbursement	1,703.13
0	04/23/2009	Community Development	Professional Services	BKBM Engineers	Dependent Care Reimbursement	166.15
0	04/23/2009	License Center	Professional Services	Electro Watchman, Inc.	Metro Transit Pkg. Ramp Plan Review	1,270.00
0	04/23/2009	Police Forfeiture Fund	Professional Services	City of St. Paul	Security System-License Center	191.70
0	04/23/2009	General Fund	Contract Maintenance	City of St. Paul	Introduction to Kettlebells-S. Johnson	75.00
0	04/23/2009	General Fund	Operating Supplies	City of St. Paul	Wireless CAD	675.00
0	04/23/2009	Recreation Fund	Operating Supplies	City of St. Paul	Asphalt Mix	106.61
0	04/23/2009	Water Fund	Operating Supplies	North Heights Hardware Hank	Supplies	16.17
0	04/23/2009	Water Fund	Operating Supplies	Aggregate Industries, Inc.	Limestone	650.23

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Description	Amount
0	04/23/2009	Sanitary Sewer	Operating Supplies	MacQueen Equipment	Ceramic Chisel Point	501.83
0	04/23/2009	General Fund	Printing	Resolution Graphics, Inc	Letterhead Envelopes	3,110.33
0	04/23/2009	General Fund	Motor Fuel	Kath Fuel Oil Service, Inc.	2009 Blanket PO for Fuel	6,236.60
0	04/23/2009	Recreation Fund	Professional Services	Metro Volleyball Officials	Volleyball Officiating	159.00
0	04/23/2009	General Fund	Vehicle Supplies	Factory Motor Parts	2009 Blanket PO for Vehicle Repairs	213.51
0	04/23/2009	General Fund	Vehicle Supplies	Factory Motor Parts	2009 Blanket PO for Vehicle Repairs	11.38
0	04/23/2009	General Fund	Professional Services	Jensen, Bell, Converse & Erick	Legal Services Through March 31, 2009	11,481.60
0	04/23/2009	Solid Waste Recycle	Professional Services	Eureka Recycling	Curbside Recycling	50,794.27
0	04/23/2009	Solid Waste Recycle	Minor Equipment	Eureka Recycling	Recycling Bins	3,295.00
0	04/23/2009	General Fund	Op Supplies - City Hall	Certified Laboratories, Inc.	Gloves, Eyewear	58.20
0	04/23/2009	General Fund	Utilities	Xcel Energy	Electric/Gas	67.96
0	04/23/2009	General Fund	Utilities	Xcel Energy	Electric/Gas	761.42
0	04/23/2009	General Fund	Utilities	Xcel Energy	Electric/Gas	1,333.21
0	04/23/2009	Golf Course	Utilities	Xcel Energy	Electric/Gas	543.24
0	04/23/2009	Recreation Fund	Utilities	Xcel Energy	Electric/Gas	639.24
0	04/23/2009	Sanitary Sewer	Utilities	Xcel Energy	Electric/Gas	943.34
0	04/23/2009	Recreation Fund	Utilities	Xcel Energy	Electric/Gas	13,688.04
0	04/23/2009	General Fund	Utilities	Xcel Energy	Electric/Gas	974.21
0	04/23/2009	Storm Drainage	Utilities	Xcel Energy	Electric/Gas	54.31
0	04/23/2009	Water Fund	Utilities	Xcel Energy	Electric/Gas	4,070.86
0	04/23/2009	General Fund	Utilities	Xcel Energy	Electric/Gas	12,923.55
0	04/23/2009	License Center	Utilities	Xcel Energy	Electric/Gas	516.11
0	04/23/2009	Water Fund	Utilities	Xcel Energy	Electric/Gas	228.72
0	04/23/2009	General Fund	Utilities	Xcel Energy	Electric/Gas	14.51
0	04/23/2009	General Fund	Utilities	Xcel Energy	Electric/Gas	25.65
0	04/23/2009	General Fund	Utilities	Xcel Energy	Electric/Gas	15.32
0	04/23/2009	General Fund	Utilities	Xcel Energy	Electric/Gas	15.32
0	04/23/2009	General Fund	Utilities	Xcel Energy	Electric/Gas	113.79
0	04/23/2009	General Fund	Utilities	Xcel Energy	Electric/Gas	32.51
0	04/23/2009	General Fund	Utilities	Xcel Energy	Electric/Gas	31.57
0	04/23/2009	Water Fund	Professional Services	Xcel Energy	Electric/Gas-Repair	563.19
0	04/23/2009	General Fund	Office Supplies	Unisource Worldwide-No Central	Copy Paper	558.37
0	04/23/2009	General Fund	Operating Supplies	Greenhaven Printing	Business Cards	58.57
0	04/23/2009	General Fund	Use Tax Payable	Greenhaven Printing	Sales/Use Tax	-3.57
0	04/23/2009	License Center	Operating Supplies	Greenhaven Printing	Business Cards	85.20
0	04/23/2009	License Center	Sales Tax Payable	Greenhaven Printing	Sales/Use Tax	-5.20
0	04/23/2009	General Fund	Vehicle Supplies	Napa Auto Parts	2009 Blanket PO for Vehicle Repairs	17.01
0	04/23/2009	Recreation Fund	Operating Supplies	Grainger Inc	Utility Pump, Cable Tie	245.43
0	04/23/2009	Recreation Fund	Operating Supplies	Grainger Inc	Cable Ties	32.12
0	04/23/2009	Recreation Fund	Operating Supplies	Grainger Inc	Utility Pump Return-Credit Memo	-181.40
0	04/23/2009	General Fund	Op Supplies - City Hall	Eagle Clan Enterprises, Inc	Roll Towels	313.11
0	04/23/2009	General Fund	Operating Supplies	Streicher's	Battery	42.39
0	04/23/2009	General Fund	Clothing	Streicher's	Commendation Bars	202.35

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Description	Amount
0	04/23/2009	Police Forfeiture Fund	Professional Services	Streicher's	Commendation Bars	461.56
0	04/23/2009	Police Forfeiture Fund	Professional Services	Streicher's	Helmets, Pants, Shirts	454.50
0	04/23/2009	Police Forfeiture Fund	Professional Services	Streicher's	Tactical Vests, Ballistic Plates	516.50
0	04/23/2009	General Fund	Police Explorer Program	Streicher's	Shirts	66.00
0	04/23/2009	General Fund	Police Explorer Program	Streicher's	Patches	204.35
0	04/23/2009	Recreation Fund	Contract Maintenance	Green View Inc.	Cleaning-Public Works	3,877.13
0	04/23/2009	Recreation Fund	Use Tax Payable	Green View Inc.	Sales/Use Tax	-236.63
0	04/23/2009	General Fund	Contract Maintenance Vehicles	Mister Car Wash	Car Washes	206.83
0	04/23/2009	General Fund	Vehicle Supplies	Fastenal Company Inc.	2009 Blanket PO for Vehicle Repairs	54.34
0	04/23/2009	Recreation Fund	Operating Supplies	Roseville Area Schools	DOT Physical to Drive District Vehicles	57.00
Check Total:						155,893.50
0	04/28/2009	Cable - Equipment Fund	Miscellaneous	North Suburban Access Corp	Request for Payment	86,000.00
Check Total:						86,000.00
0	04/30/2009	General Fund	Training	Richard Gasaway	Food for Controlled Burn Crew	75.37
0	04/30/2009	Recreation Fund	Printing	Roseville Area Schools	March School Fliers-Copy Charges	1,310.85
0	04/30/2009	Recreation Fund	Printing	Roseville Area Schools	March School Fliers-Copy Charges	339.85
0	04/30/2009	Recreation Fund	Printing	Roseville Area Schools	March School Fliers-Copy Charges	339.85
0	04/30/2009	Information Technology	Transportation	Mark Sitarz	Mileage Reimbursement	79.20
0	04/30/2009	Information Technology	Transportation	Mark Sitarz	Mileage Reimbursement	79.20
0	04/30/2009	Information Technology	Transportation	Mark Sitarz	Mileage Reimbursement	61.60
0	04/30/2009	General Fund	211402 - HCMA - Medical Exp.		Flexible Benefit Reimbursement	473.16
0	04/30/2009	General Fund	211402 - HCMA - Medical Exp.		Flexible Benefit Reimbursement	76.15
0	04/30/2009	General Fund	211402 - HCMA - Medical Exp.		Flexible Benefit Reimbursement	2,280.00
0	04/30/2009	General Fund	211403 - Day Care Expense Ded.		Dependent Care Reimbursement	1,080.00
0	04/30/2009	General Fund	211402 - HCMA - Medical Exp.		Flexible Benefit Reimbursement	78.44
0	04/30/2009	Housing & Redevelopment	Miscellaneous	Stitchin Post	Home & Garden Fair T-Shirts	99.00
0	04/30/2009	General Fund	Vehicle Supplies	Catco Parts & Service Inc	2009 Blanket PO for Vehicle Repairs	96.70
0	04/30/2009	Grass Lake Water Mgmt. Org	Professional Services	Barr Engineering Co., Inc.	Lake Owasso Use Attainability Analysis	10,788.16
0	04/30/2009	General Fund	Utilities - City Hall	Xcel Energy	Electric/Gas	8,113.35
0	04/30/2009	P & R Contract Maintenance	Utilities	Xcel Energy	Electric/Gas	2,215.77
0	04/30/2009	General Fund	Utilities	Xcel Energy	Electric/Gas	588.46
0	04/30/2009	General Fund	Utilities	Xcel Energy	Electric/Gas	1,530.11
0	04/30/2009	General Fund	Utilities - City Garage	Xcel Energy	Electric/Gas	4,413.54
0	04/30/2009	Golf Course	Operating Supplies	MTI Distributing, Inc.	Repay Credit That Was Used Twice	128.69
0	04/30/2009	General Fund	Operating Supplies	Sysco Mn	Napkins	48.78

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Description	Amount
Check Total:						34,296.23
54961	04/23/2009	Equipment Replacement	FunOther Improvements	Access Communications Inc	2008 Dale Corridor Fiber Project - Add N	9,752.29
Check Total:						9,752.29
54962	04/23/2009	General Fund	Operating Supplies	Accurint - Acct #1010287	March 2009 Commitment Balance	36.40
Check Total:						36.40
54963	04/23/2009	General Fund	Training	Bryan Anderson	MS Word Book Reimbursement	48.20
Check Total:						48.20
54964	04/23/2009	Recreation Fund	Operating Supplies	Anderson's Maple Syrup	Quart Size Orlon Bags, Bag Liners	77.74
54964	04/23/2009	Recreation Fund	Use Tax Payable	Anderson's Maple Syrup	Sales/Use Tax	-4.74
Check Total:						73.00
54965	04/23/2009	General Fund	Clothing	Aspen Mills Inc.	Shirts	37.45
54965	04/23/2009	General Fund	Clothing	Aspen Mills Inc.	Boots, Pants	312.71
54965	04/23/2009	General Fund	Clothing	Aspen Mills Inc.	Jacket	41.70
54965	04/23/2009	General Fund	Clothing	Aspen Mills Inc.	Shirts	76.90
Check Total:						468.76
54966	04/23/2009	General Fund	Operating Supplies	Batteries Plus, Inc.	AA, AAA Batteries	36.17
54966	04/23/2009	General Fund	Vehicle Supplies	Batteries Plus, Inc.	12V Battery	74.53
Check Total:						110.70
54967	04/23/2009	General Fund	Professional Services	BCA-CJIS Section	RVA, RVC, RVE	840.00
Check Total:						840.00
54968	04/23/2009	Sanitary Sewer	Infiltration & Inflow	Bonestroo	Infiltration Inflow Analysis	1,105.00
Check Total:						1,105.00

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Description	Amount
54969	04/23/2009	General Fund	Professional Services	Brighton Veterinary Hospital	Animal Control Services	1,300.00
					Check Total:	1,300.00
54970	04/23/2009	License Center	Contract Maintenance	Brite-Way Window Cleaning Sv	Window Cleaning	29.00
					Check Total:	29.00
54971	04/23/2009	Recreation Fund	Fee Program Revenue	Erin Bugher	Music & Movement Class Refund	41.00
54971	04/23/2009	Recreation Fund	Fee Program Revenue	Erin Bugher	Music & Movement Class Refund	8.00
					Check Total:	49.00
54972	04/23/2009	Recreation Fund	Fee Program Revenue	Cindy Mae Byrnes	Guthrie Tour Refund	47.00
54972	04/23/2009	Recreation Fund	Fee Program Revenue	Cindy Mae Byrnes	Guthrie Tour Refund	2.00
					Check Total:	49.00
54973	04/23/2009	Recreation Fund	Professional Services	Timothy Callaghan	Ice Show Music Director	250.00
					Check Total:	250.00
54974	04/23/2009	General Fund	Vehicle Supplies	Catco Parts & Service Inc	Amber Lens	12.92
					Check Total:	12.92
54975	04/23/2009	General Fund	211402 - HCMA - Medical Exp.		Flexible Benefit Reimbursement	992.12
					Check Total:	992.12
54976	04/23/2009	General Fund	Non Business Licenses - Pawn	City of Minneapolis	Pawn Transactions Feb 2009	1,294.00
					Check Total:	1,294.00
54977	04/23/2009	Recreation Fund	Professional Services	City of Shoreview	Spring Break Supplies, Facilities Use	324.93
					Check Total:	324.93
54978	04/23/2009	General Fund	Contract Maintenance Vehicles	Clarey's Safety Equipment Inc	Pierce Valve	234.23
54978	04/23/2009	General Fund	Use Tax Payable	Clarey's Safety Equipment Inc	Sales/Use Tax	-14.29

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Description	Amount
Check Total:						219.94
54979	04/23/2009	General Fund	Contract Maintenance	Comcast Cable	Cable TV	4.69
Check Total:						4.69
54980	04/23/2009	Water Fund	Water Meters	Dakota Supply Group	BZ Gal, Cast Iron Flange Set	3,557.10
54980	04/23/2009	Water Fund	Water Meters	Dakota Supply Group	BZ Gal, Bronze Flange Sets	3,247.43
54980	04/23/2009	Water Fund	Water Meters	Dakota Supply Group	Couplings, Gaskets	1,825.32
Check Total:						8,629.85
54981	04/23/2009	General Fund	Training	Donald Salverda & Associates	Books for Effective Management Class	79.66
54981	04/23/2009	Community Development	Training	Donald Salverda & Associates	Books for Effective Management Class	76.52
Check Total:						156.18
54982	04/23/2009	Water Fund	Accounts Payable	ERA MUSKE CO.	Refund check	20.12
Check Total:						20.12
54983	04/23/2009	Recreation Fund	Fee Program Revenue	Phyllis Ericson	Guthrie Tour Refund	47.00
54983	04/23/2009	Recreation Fund	Fee Program Revenue	Phyllis Ericson	Guthrie Tour Refund	2.00
Check Total:						49.00
54984	04/23/2009	Recreation Fund	Professional Services	Catharina Field	Spotlight Operator	50.00
Check Total:						50.00
54985	04/23/2009	General Fund	Training	Glock Professional, Inc.	Armorer's Course-Lowther	150.00
Check Total:						150.00
54986	04/23/2009	Municipal Jazz Band	Operating Supplies	Groth Music, Inc.	Big Band Music	100.64
Check Total:						100.64
54987	04/23/2009	Recreation Fund	Contract Maintenance	Harmon Inc.	Shop Labor to Install Tempered Glass	195.20

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Description	Amount
Check Total:						195.20
54988	04/23/2009	General Fund	Worksession Expenses	Hermes Floral	Funeral Arrangement-Roger Hess	74.48
54988	04/23/2009	General Fund	Worksession Expenses	Hermes Floral	Funeral Arrangement-Polly Franke	74.48
Check Total:						148.96
54989	04/23/2009	Recreation Fund	Professional Services	Gregory Hohenberger	CAPRA Visit-Flight Reimbursement	295.40
Check Total:						295.40
54990	04/23/2009	General Fund	Memberships & Subscriptions	IAFC Membership	2009 Membership Dues-Loftus	204.00
Check Total:						204.00
54991	04/23/2009	General Fund	211600 - PERA Employers Share	ICMA Retirement Trust 401-1099	401a William Malinen-Employer Portion	309.50
Check Total:						309.50
54992	04/23/2009	Boulevard Landscaping	Operating Supplies	Industrial Painting Specialist	17 railing sections white blast, zinc pr	4,304.40
54992	04/23/2009	Boulevard Landscaping	Operating Supplies	Industrial Painting Specialist	17 railing sections white blast, zinc pr	279.78
Check Total:						4,584.18
54993	04/23/2009	General Fund	Memberships & Subscriptions	ISFSI	2009 Membership Renewal-Gasaway	75.00
Check Total:						75.00
54994	04/23/2009	Recreation Fund	Professional Services	Jessica Kohs	Assistant Dance Instructor	32.00
Check Total:						32.00
54995	04/23/2009	Water Fund	Miscellaneous Expense	James Krueger	Water Line Repair Reimbursement	545.00
Check Total:						545.00
54996	04/23/2009	Water Fund	Accounts Payable	STELLA LAHOZ	Refund check	43.73

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Description	Amount
					Check Total:	43.73
54997	04/23/2009	Police Forfeiture Fund	Professional Services	Lakeville Trophy Co	Plaques	325.12
					Check Total:	325.12
54998	04/23/2009	General Fund	Operating Supplies	Language Line Services	Interpreter Services	15.51
					Check Total:	15.51
54999	04/23/2009	General Fund	Vehicle Supplies	Little Falls Machine	Cylinder	356.18
					Check Total:	356.18
55000	04/23/2009	Golf Course	Fee Program Revenue	Pam Loftus	Golf Clinic Refund	60.00
					Check Total:	60.00
55001	04/23/2009	Sanitary Sewer	Postage	Lone Oak Companies, Inc.	Process/Mail Water Bills	329.53
55001	04/23/2009	Water Fund	Postage	Lone Oak Companies, Inc.	Process/Mail Water Bills	329.53
55001	04/23/2009	Storm Drainage	Postage	Lone Oak Companies, Inc.	Process/Mail Water Bills	329.54
					Check Total:	988.60
55002	04/23/2009	Water Fund	Accounts Payable	DAVID MARKS	Refund check	37.84
					Check Total:	37.84
55003	04/23/2009	General Fund	Professional Services	Martin McAllister, Inc.	Police Assessment-Klabecek	400.00
					Check Total:	400.00
55004	04/23/2009	General Fund	Employer Insurance	Medica	Health Insurance Premium for May 2009	2,133.75
55004	04/23/2009	General Fund	Employer Insurance	Medica	Health Insurance Premium for May 2009	3,468.33
55004	04/23/2009	Information Technology	Employer Insurance	Medica	Health Insurance Premium for May 2009	2,614.99
55004	04/23/2009	General Fund	Employer Insurance	Medica	Health Insurance Premium for May 2009	782.66

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Description	Amount
55004	04/23/2009	General Fund	Employer Insurance	Medica	Health Insurance Premium for May 2009	22,690.45
55004	04/23/2009	General Fund	Employer Insurance	Medica	Health Insurance Premium for May 2009	2,712.00
55004	04/23/2009	General Fund	Employer Insurance	Medica	Health Insurance Premium for May 2009	1,223.33
55004	04/23/2009	General Fund	Employer Insurance	Medica	Health Insurance Premium for May 2009	1,194.99
55004	04/23/2009	General Fund	Employer Insurance	Medica	Health Insurance Premium for May 2009	2,174.32
55004	04/23/2009	General Fund	Employer Insurance	Medica	Health Insurance Premium for May 2009	5,078.33
55004	04/23/2009	General Fund	Employer Insurance	Medica	Health Insurance Premium for May 2009	825.00
55004	04/23/2009	Telecommunications	Employer Insurance	Medica	Health Insurance Premium for May 2009	1,062.00
55004	04/23/2009	Recreation Fund	Employer Insurance	Medica	Health Insurance Premium for May 2009	3,238.33
55004	04/23/2009	Recreation Fund	Employer Insurance	Medica	Health Insurance Premium for May 2009	398.33
55004	04/23/2009	P & R Contract Maintenance	Employer Insurance	Medica	Health Insurance Premium for May 2009	3,391.99
55004	04/23/2009	Recreation Fund	Employer Insurance	Medica	Health Insurance Premium for May 2009	2,157.33
55004	04/23/2009	General Fund	Employer Insurance	Medica	Health Insurance Premium for May 2009	959.33
55004	04/23/2009	Community Development	Employer Insurance	Medica	Health Insurance Premium for May 2009	1,818.33
55004	04/23/2009	Community Development	Employer Insurance	Medica	Health Insurance Premium for May 2009	398.33
55004	04/23/2009	Community Development	Employer Insurance	Medica	Health Insurance Premium for May 2009	595.00
55004	04/23/2009	Community Development	Employer Insurance	Medica	Health Insurance Premium for May 2009	384.33
55004	04/23/2009	License Center	Employer Insurance	Medica	Health Insurance Premium for May 2009	4,742.66
55004	04/23/2009	Sanitary Sewer	Employer Insurance	Medica	Health Insurance Premium for May 2009	595.00
55004	04/23/2009	Water Fund	Employer Insurance	Medica	Health Insurance Premium for May 2009	993.33
55004	04/23/2009	Golf Course	Employer Insurance	Medica	Health Insurance Premium for May 2009	805.00
55004	04/23/2009	Storm Drainage	Employer Insurance	Medica	Health Insurance Premium for May 2009	782.66

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Description	Amount
55004	04/23/2009	General Fund	211400 - HCMA Insurance Ded.	Medica	Cobra	8,888.03
55004	04/23/2009	General Fund	211400 - HCMA Insurance Ded.	Medica	Cobra	17,800.22
Check Total:						93,908.35
55005	04/23/2009	Recreation Fund	Training	MIAMA	Spring Workshop	30.00
Check Total:						30.00
55006	04/23/2009	Police - DWI Enforcement	Professional Services	Mid America Auction	Storage Fees	3,121.00
Check Total:						3,121.00
55007	04/23/2009	Recreation Fund	Professional Services	Megan Miner	Assistant Dance Instructor	56.00
Check Total:						56.00
55008	04/23/2009	Recreation Fund	Training	Minnesota Recreation & Park As	Leadership Academy-Tullberg	500.00
Check Total:						500.00
55009	04/23/2009	General Fund	Training	MN Board Peace Ofc Stds & Trng	Licenst Renewal-Seventeen Officers	1,530.00
Check Total:						1,530.00
55010	04/23/2009	General Fund	Training	MN Chiefs of Police Assoc	Leadership Academy	480.00
Check Total:						480.00
55011	04/23/2009	General Fund	211200 - Financial Support	MN Child Support Payment Cntr	Payroll Deduction for 4/21 Payroll	587.50
Check Total:						587.50
55012	04/23/2009	Recreation Fund	Unemployment Insurance	Mn Dept of Employment & Econ D	Unemployment Benefits-1st Qtr 2009	108.17
55012	04/23/2009	P & R Contract Maintenance	Unemployment Insurance	Mn Dept of Employment & Econ D	Unemployment Benefits-1st Qtr 2009	558.00
55012	04/23/2009	Recreation Fund	Unemployment Insurance	Mn Dept of Employment & Econ D	Unemployment Benefits-1st Qtr 2009	779.00
55012	04/23/2009	P & R Contract Maintenance	Unemployment Insurance	Mn Dept of Employment & Econ D	Unemployment Benefits-1st Qtr 2009	1,604.00
55012	04/23/2009	General Fund	Unemployment Insurance	Mn Dept of Employment & Econ D	Unemployment Benefits-1st Qtr 2009	1,090.32
55012	04/23/2009	Recreation Fund	Unemployment Insurance	Mn Dept of Employment & Econ D	Unemployment Benefits-1st Qtr 2009	334.66

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Description	Amount
Check Total:						4,474.15
55013	04/23/2009	Storm Drainage	Contractor Payment	MN Dept of Health	Watermain Construction Permit	150.00
Check Total:						150.00
55014	04/23/2009	Community Development	Training	MN Dept of Labor and Industry	Manufactured Homes Seminar	50.00
Check Total:						50.00
55015	04/23/2009	General Fund	Training	Mn Fire Service Certification	Recertification-Doug Johnson	40.00
55015	04/23/2009	General Fund	Training	Mn Fire Service Certification	Reciprocity on Driver Cert-Burns	25.00
Check Total:						65.00
55016	04/23/2009	Street Construction	Contractor Payment	MN Pollution Control Agency	Permit for 2009 Construction	400.00
Check Total:						400.00
55017	04/23/2009	General Fund	MN State Retirement	MN State Retirement System	Payroll Deduction fro 4/21 Payroll	4,200.75
Check Total:						4,200.75
55018	04/23/2009	Water Fund	Accounts Payable	Sarah Muehlhausen	Refund Original Check # 52524	28.94
Check Total:						28.94
55019	04/23/2009	General Fund	Training	New Brighton Dept. of Public S	Use of Force (Range)	1,600.00
Check Total:						1,600.00
55020	04/23/2009	License Center	Office Supplies	North Country Business Product	Thermal Paper	207.64
Check Total:						207.64
55021	04/23/2009	P & R Contract Maintenance	Rental	On Site Sanitation, Inc.	Regular Service	30.35
Check Total:						30.35
55022	04/23/2009	General Fund	Professional Services	Performance Plus, Inc.	Hepatitis B Vaccine-Ewald	85.00

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Description	Amount
Check Total:						85.00
55023	04/23/2009	General Fund	Operating Supplies	Petco Animal Supplies, Inc.	Supplies for K9's	181.42
Check Total:						181.42
55024	04/23/2009	General Fund	211403 - Day Care Expense Ded.	Nick Picha	Dependent Care Reimbursement	184.62
Check Total:						184.62
55025	04/23/2009	General Fund	Memberships & Subscriptions	PLEAA	2009 Membership Dues-Roberto	30.00
Check Total:						30.00
55026	04/23/2009	Telecommunications	Postage	Postmaster- Cashier Window #5	Newsletter Postage Acct # 2437	2,600.00
Check Total:						2,600.00
55027	04/23/2009	General Fund	Employer Insurance	Premier Bank	HSA-4/21 Payroll	905.23
55027	04/23/2009	General Fund	Employer Insurance	Premier Bank	HSA-4/21 Payroll	297.16
55027	04/23/2009	General Fund	Employer Insurance	Premier Bank	HSA-4/21 Payroll	284.17
55027	04/23/2009	P & R Contract Maintenance	Employer Insurance	Premier Bank	HSA-4/21 Payroll	240.63
55027	04/23/2009	License Center	Employer Insurance	Premier Bank	HSA-4/21 Payroll	226.88
55027	04/23/2009	General Fund	Employer Insurance	Premier Bank	HSA-4/21 Payroll	169.59
55027	04/23/2009	Recreation Fund	Employer Insurance	Premier Bank	HSA-4/21 Payroll	135.21
55027	04/23/2009	General Fund	Employer Insurance	Premier Bank	HSA-4/21 Payroll	91.67
55027	04/23/2009	General Fund	Employer Insurance	Premier Bank	HSA-4/21 Payroll	91.67
55027	04/23/2009	Community Development	Employer Insurance	Premier Bank	HSA-4/21 Payroll	91.67
55027	04/23/2009	Water Fund	Employer Insurance	Premier Bank	HSA-4/21 Payroll	91.67
55027	04/23/2009	Information Technology	Employer Insurance	Premier Bank	HSA-4/21 Payroll	77.92
55027	04/23/2009	General Fund	Employer Insurance	Premier Bank	HSA-4/21 Payroll	77.92
55027	04/23/2009	Community Development	Employer Insurance	Premier Bank	HSA-4/21 Payroll	77.92
55027	04/23/2009	General Fund	Employer Insurance	Premier Bank	HSA-4/21 Payroll	57.29
55027	04/23/2009	General Fund	Employer Insurance	Premier Bank	HSA-4/21 Payroll	57.29
55027	04/23/2009	Community Development	Employer Insurance	Premier Bank	HSA-4/21 Payroll	171.87
55027	04/23/2009	General Fund	211402 - HCMA - Medical Exp.	Premier Bank	HSA-4/21 Payroll	1,093.34
Check Total:						4,239.10
55028	04/23/2009	Equipment Replacement Fun	Other Improvements	Pro-Tec Design, Inc.	Fire Dept. Access System	8,412.48
55028	04/23/2009	Equipment Replacement Fun	Use Tax Payable	Pro-Tec Design, Inc.	Sales/Use Tax	-513.43

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Description	Amount
Check Total:						7,899.05
55029	04/23/2009	General Fund	Contract Maintenance	Public Safety Equipment LLC	Radar Units Certification	630.00
Check Total:						630.00
55030	04/23/2009	General Fund	Dispatching Services	Ramsey County	911 Dispatch Service-March 2009	13,232.58
55030	04/23/2009	General Fund	Professional Services	Ramsey County	Fleet Support Feb 1 - March 31 2009	985.60
Check Total:						14,218.18
55031	04/23/2009	Storm Drainage	Professional Services	Ramsey-Washington Metro	2008 Monitoring Services	1,386.36
Check Total:						1,386.36
55032	04/23/2009	General Fund	Operating Supplies	Rapit Printing	Patient Report Forms	521.37
Check Total:						521.37
55033	04/23/2009	General Fund	211200 - Financial Support	Rausch Sturm Israel & Hornik	Case # CV074555	368.03
Check Total:						368.03
55034	04/23/2009	Storm Drainage	Contract Maintenance	Reliakor Services, Inc.	Elgin Pelican Sweeper assist with Spring	4,905.87
Check Total:						4,905.87
55035	04/23/2009	Recreation Fund	Training	RETA Northern Plains Chapter	Ammonia Safety Workshop	35.00
Check Total:						35.00
55036	04/23/2009	Recreation Fund	Spectator Admissions	Roseville Area High School	Share of Non-Conf. Hockey Receipts	978.87
Check Total:						978.87
55037	04/23/2009	Recreation Fund	Spectator Admissions	Roseville Boys Hockey Booster	Share of Holiday Tourn. Gate Receipts	709.67
Check Total:						709.67

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Description	Amount
55038	04/23/2009	Recreation Fund	Advertising	Roseville Figure Skating Club	Roseville Competition Ad	150.00
Check Total:						150.00
55039	04/23/2009	Golf Course	Fee Program Revenue	Rita Running	Golf Clinic Refund	60.00
Check Total:						60.00
55040	04/23/2009	Recreation Fund	Professional Services	Steve Shields	Ice Show Announcer	250.00
Check Total:						250.00
55041	04/23/2009	Recreation Fund	Professional Services	Sue Shields	Ice Show Spotlight Operator	50.00
Check Total:						50.00
55042	04/23/2009	Recreation Fund	Professional Services	Myra Smisek	Sprouts Program	45.00
55042	04/23/2009	Recreation Fund	Professional Services	Myra Smisek	Sprouts Program	45.00
Check Total:						90.00
55043	04/23/2009	General Fund	Contract Maintenance Vehicles	Snelling Collision Service, In	Vehicle Repair	2,097.10
55043	04/23/2009	General Fund	Use Tax Payable	Snelling Collision Service, In	Sales/Use Tax	-27.10
Check Total:						2,070.00
55044	04/23/2009	General Fund	Telephone	Sprint	Cell Phones	118.93
55044	04/23/2009	Storm Drainage	Telephone	Sprint	Cell Phones	182.18
55044	04/23/2009	General Fund	Telephone	Sprint	Cell Phones	11.52
55044	04/23/2009	Sanitary Sewer	Telephone	Sprint	Cell Phones	233.05
55044	04/23/2009	Recreation Fund	Telephone	Sprint	Cell Phones	92.13
55044	04/23/2009	Recreation Fund	Telephone	Sprint	Cell Phones	38.64
55044	04/23/2009	P & R Contract Maintenance	Telephone	Sprint	Cell Phones	149.71
55044	04/23/2009	Golf Course	Telephone	Sprint	Cell Phones	23.80
55044	04/23/2009	Community Development	Telephone	Sprint	Cell Phones	84.76
55044	04/23/2009	General Fund	Telephone	Sprint	Cell Phones	23.03
55044	04/23/2009	General Fund	Telephone	Sprint	Cell Phones	11.52
55044	04/23/2009	General Fund	Telephone	Sprint	Cell Phones	46.06
55044	04/23/2009	General Fund	Telephone	Sprint	Cell Phones	369.10
55044	04/23/2009	General Fund	Telephone	Sprint	Cell Phones	306.77
55044	04/23/2009	General Fund	Telephone	Sprint	Cell Phones	898.23

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Description	Amount
Check Total:						2,589.43
55045	04/23/2009	Police Forfeiture Fund	Professional Services	St. Boni Motor Sports	SS08 Rhino 700 FL -2008 Yamaha Rhino7	11,197.09
Check Total:						11,197.09
55046	04/23/2009	General Fund	Employer Insurance	Standard Insurance Company	Life Insurance Premium for May 2009	110.74
55046	04/23/2009	General Fund	Employer Insurance	Standard Insurance Company	Life Insurance Premium for May 2009	151.62
55046	04/23/2009	Information Technology	Employer Insurance	Standard Insurance Company	Life Insurance Premium for May 2009	181.49
55046	04/23/2009	General Fund	Employer Insurance	Standard Insurance Company	Life Insurance Premium for May 2009	99.87
55046	04/23/2009	General Fund	Employer Insurance	Standard Insurance Company	Life Insurance Premium for May 2009	75.37
55046	04/23/2009	General Fund	Employer Insurance	Standard Insurance Company	Life Insurance Premium for May 2009	98.23
55046	04/23/2009	General Fund	Employer Insurance	Standard Insurance Company	Life Insurance Premium for May 2009	1,286.85
55046	04/23/2009	General Fund	Employer Insurance	Standard Insurance Company	Life Insurance Premium for May 2009	183.67
55046	04/23/2009	General Fund	Employer Insurance	Standard Insurance Company	Life Insurance Premium for May 2009	247.52
55046	04/23/2009	General Fund	Employer Insurance	Standard Insurance Company	Life Insurance Premium for May 2009	200.36
55046	04/23/2009	General Fund	Employer Insurance	Standard Insurance Company	Life Insurance Premium for May 2009	49.04
55046	04/23/2009	Telecommunications	Employer Insurance	Standard Insurance Company	Life Insurance Premium for May 2009	29.87
55046	04/23/2009	Solid Waste Recycle	Employer Insurance	Standard Insurance Company	Life Insurance Premium for May 2009	29.87
55046	04/23/2009	Recreation Fund	Employer Insurance	Standard Insurance Company	Life Insurance Premium for May 2009	187.29
55046	04/23/2009	Recreation Fund	Employer Insurance	Standard Insurance Company	Life Insurance Premium for May 2009	26.99
55046	04/23/2009	P & R Contract Maintenance	Employer Insurance	Standard Insurance Company	Life Insurance Premium for May 2009	171.48
55046	04/23/2009	Recreation Fund	Employer Insurance	Standard Insurance Company	Life Insurance Premium for May 2009	132.45
55046	04/23/2009	General Fund	Employer Insurance	Standard Insurance Company	Life Insurance Premium for May 2009	58.90
55046	04/23/2009	Community Development	Employer Insurance	Standard Insurance Company	Life Insurance Premium for May 2009	165.33
55046	04/23/2009	Community Development	Employer Insurance	Standard Insurance Company	Life Insurance Premium for May 2009	66.25
55046	04/23/2009	Community Development	Employer Insurance	Standard Insurance Company	Life Insurance Premium for May 2009	57.55
55046	04/23/2009	Community Development	Employer Insurance	Standard Insurance Company	Life Insurance Premium for May 2009	25.49
55046	04/23/2009	License Center	Employer Insurance	Standard Insurance Company	Life Insurance Premium for May 2009	258.09
55046	04/23/2009	Sanitary Sewer	Employer Insurance	Standard Insurance Company	Life Insurance Premium for May 2009	97.50
55046	04/23/2009	Water Fund	Employer Insurance	Standard Insurance Company	Life Insurance Premium for May 2009	112.97
55046	04/23/2009	Golf Course	Employer Insurance	Standard Insurance Company	Life Insurance Premium for May 2009	31.60
55046	04/23/2009	Golf Course	Employer Insurance	Standard Insurance Company	Life Insurance Premium for May 2009	28.08
55046	04/23/2009	Storm Drainage	Employer Insurance	Standard Insurance Company	Life Insurance Premium for May 2009	44.96
55046	04/23/2009	General Fund	210500 - Ramsey Co. Life Ins.	Standard Insurance Company	Life Insurance Premium for May 2009	1,902.40
Check Total:						6,111.83
55047	04/23/2009	General Fund	Professional Services	Sheila Stowell	Human Rights Commission Mtg Minutes	201.25
55047	04/23/2009	General Fund	Professional Services	Sheila Stowell	Mileage Reimbursement	4.79

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Description	Amount
55047	04/23/2009	General Fund	Professional Services	Sheila Stowell	City Council Meeting Minutes	201.25
55047	04/23/2009	General Fund	Professional Services	Sheila Stowell	Mileage Reimbursement	4.79
55047	04/23/2009	Housing & Redevelopment A	Professional Services	Sheila Stowell	Housing/Redevelopment Mtg Minutes	86.25
Check Total:						498.33
55048	04/23/2009	Community Development	Operating Supplies	Suburban Ace Hardware	Shovel	11.17
Check Total:						11.17
55049	04/23/2009	Recreation Fund	Spectator Admissions	Suburban East Conference	Share of SEC Hockey Receipts	3,442.00
Check Total:						3,442.00
55050	04/23/2009	General Fund	Vehicle Supplies	Suburban Tire Wholesale, Inc.	2009 Blanket PO for Vehicle Repairs	419.99
Check Total:						419.99
55051	04/23/2009	General Fund	Operating Supplies	T. A. Schifsky & Sons, Inc.	Modified Asphalt	411.67
Check Total:						411.67
55052	04/23/2009	General Fund	Vehicle Supplies	Toll Gas & Welding Supply	Stoody Can	103.73
Check Total:						103.73
55053	04/23/2009	General Fund	Vehicle Supplies	Tousley Ford Inc	2009 Blanket PO for Vehicle Repairs	32.76
Check Total:						32.76
55054	04/23/2009	Police - DWI Enforcement	Professional Services	Twin Cities Transport & Recove	Towing Services	122.48
55054	04/23/2009	Police - DWI Enforcement	Professional Services	Twin Cities Transport & Recove	Towing Services	122.48
Check Total:						244.96
55055	04/23/2009	General Fund	Clothing	Uniforms Unlimited, Inc.	Clothing	51.60
55055	04/23/2009	General Fund	Contract Maintenance	Uniforms Unlimited, Inc.	Lamp Bulb	16.99
55055	04/23/2009	General Fund	Clothing	Uniforms Unlimited, Inc.	Belt, Straps, Holster	213.73
Check Total:						282.32

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Description	Amount
55056	04/23/2009	Water Fund	Professional Services	Valley-Rich Co., Inc.	Tractors	713.00
55056	04/23/2009	Water Fund	Professional Services	Valley-Rich Co., Inc.	Tractors, Lowboy	983.00
55056	04/23/2009	Water Fund	Professional Services	Valley-Rich Co., Inc.	Tractors, Lowboy	1,870.00
55056	04/23/2009	Water Fund	Professional Services	Valley-Rich Co., Inc.	Tractors, Lowboys	1,566.00
Check Total:						5,132.00
55057	04/23/2009	Community Development	Deposits	Vanman Companies	Construction Deposit Refund	2,000.00
Check Total:						2,000.00
55058	04/23/2009	General Fund	Vehicle Supplies	Vermcer Sales and Service, Cor	Bolts, Nuts, Flail	1,604.89
Check Total:						1,604.89
55059	04/23/2009	General Fund	Op Supplies - City Hall	Viking Electric Supply, Inc.	Electrical Supplies	228.76
55059	04/23/2009	General Fund	Op Supplies - City Hall	Viking Electric Supply, Inc.	Electrical Supplies	147.18
55059	04/23/2009	General Fund	Operating Supplies City Garage	Viking Electric Supply, Inc.	Electrical Supplies	66.14
Check Total:						442.08
55060	04/23/2009	Water Fund	Other Improvements	Water Conservation Service, In	Leak Locating	1,182.36
Check Total:						1,182.36
55061	04/23/2009	Recreation Fund	Professional Services	Judy Weiss	CAPRA Visit-Flight Reimbursement	289.20
Check Total:						289.20
55062	04/23/2009	Recreation Fund	Non Fee Program Revenue	Jenny Winters	Passport Session Refund	111.00
55062	04/23/2009	Recreation Fund	Fee Program Revenue	Jenny Winters	Passport Session Refund	12.00
55062	04/23/2009	Recreation Fund	Fee Program Revenue	Jenny Winters	Passport Session Refund	24.00
Check Total:						147.00
55063	04/30/2009	General Fund	Training	Allina Hospitals & Clinics	Healthcare Provider Cards, AED Cards	65.90
55063	04/30/2009	General Fund	Use Tax Payable	Allina Hospitals & Clinics	Sales/Use Tax	-4.02
Check Total:						61.88
55064	04/30/2009	Equipment Replacement	FunRental - Copier Machines	Banc of America Leasing	Copier Lease	2,875.06

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Description	Amount
					Check Total:	2,875.06
55065	04/30/2009	General Fund	Operating Supplies	Batteries Plus, Inc.	AA's Batteries	25.53
					Check Total:	25.53
55066	04/30/2009	General Fund	Contract Maintenance Vehicles	Bauer Built, Inc.	Tires	2,133.49
					Check Total:	2,133.49
55067	04/30/2009	General Fund	211403 - Day Care Expense Ded.		Dependent Care Reimbursement	205.00
					Check Total:	205.00
55068	04/30/2009	Grass Lake Water Mgmt. Org	Professional Services	City of Shoreview	Grass Lake Water Management	12,301.67
					Check Total:	12,301.67
55069	04/30/2009	General Fund	Vehicle Supplies	Clarey's Safety Equipment Inc	Sensor Replacement	10.31
					Check Total:	10.31
55070	04/30/2009	General Fund	211403 - Day Care Expense Ded.		Dependent Care Reimbursement	769.24
					Check Total:	769.24
55071	04/30/2009	General Fund	Operating Supplies	Fed Ex	Shipping Charges	33.54
					Check Total:	33.54
55072	04/30/2009	General Fund	Training	Mark Fischbach	EMT-B Application Reimbursment	70.00
					Check Total:	70.00
55073	04/30/2009	Risk Management	Training	League of MN Cities	Loss Control Workshops	20.00
					Check Total:	20.00
55074	04/30/2009	General Fund	Miscellaneous	Life Safety Systems	Fire System Alarm Repair	1,390.00

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Description	Amount
Check Total:						1,390.00
55075	04/30/2009	Recreation Fund	Operating Supplies	Metro Athletic Supply, Inc.	78 Dozen 12" softballs (summer order) 35	2,986.37
Check Total:						2,986.37
55076	04/30/2009	Recreation Fund	Professional Services	Michael Miller/ISN	90 Games ~ Adult basketball game offical	4,500.00
Check Total:						4,500.00
55077	04/30/2009	Recreation Fund	Memberships & Subscriptions	North Suburban Gravel Assn	Membership Dues-Brokke	15.00
Check Total:						15.00
55078	04/30/2009	Solid Waste Recycle	Furniture & Fixtures	Orbis Corporation	Compost Bins	3,301.50
Check Total:						3,301.50
55079	04/30/2009	General Fund	Memberships & Subscriptions	Pioneer Press	Subscription Renewal	129.79
Check Total:						129.79
55080	04/30/2009	Telephone	St. Anthony Telephone	Qwest	Telephone Service	130.63
55080	04/30/2009	Telephone	Telephone	Qwest	Telephone Service	56.31
55080	04/30/2009	Telephone	Telephone	Qwest	Telephone Service	38.59
55080	04/30/2009	Telephone	Telephone	Qwest	Telephone Service	100.94
55080	04/30/2009	Telephone	Falcon Hghts Telephone	Qwest	Telephone Service	70.74
Check Total:						397.21
55081	04/30/2009	Telephone	Telephone	Qwest Communications	Telephone Service	199.64
Check Total:						199.64
55082	04/30/2009	General Fund	Memberships & Subscriptions	Ramsey Cty Fire Chiefs Assoc.	Membership Dues	60.00
Check Total:						60.00

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Description	Amount
55083	04/30/2009	Grass Lake Water Mgmt. Org	Professional Services	Ramsay-Washington Metro	Owasso Lake Diagnostic Study, Admin Serv	6,757.99
Check Total:						6,757.99
55084	04/30/2009	Recreation Fund	Printing	Reflections Printing Inc.	Rosefest & Summer Performance Foamcore	160.00
55084	04/30/2009	Recreation Fund	Operating Supplies	Reflections Printing Inc.	Rosefest & Summer Performance Foamcore	212.75
Check Total:						372.75
55085	04/30/2009	Pathway Maintenance Fund	Operating Supplies	Ron Kassa Construction, Inc.	Remove and replace concrete curb ~ Pathw	981.50
55085	04/30/2009	Storm Drainage	Contract Maintenance	Ron Kassa Construction, Inc.	Remove and replace concrete curb ~ Storm	646.80
55085	04/30/2009	Water Fund	Contract Maintenance	Ron Kassa Construction, Inc.	Remove and replace concrete curb ~ Water	2,633.40
Check Total:						4,261.70
55086	04/30/2009	Sanitary Sewer	Miscellaneous Expense	Springbrook Software, Inc.	UB Payment Compliance Upgrade	2,000.00
55086	04/30/2009	Water Fund	Miscellaneous Expense	Springbrook Software, Inc.	UB Payment Compliance Upgrade	2,000.00
55086	04/30/2009	Storm Drainage	Miscellaneous Expense	Springbrook Software, Inc.	UB Payment Compliance Upgrade	2,000.00
Check Total:						6,000.00
55087	04/30/2009	General Fund	Telephone	Sprint	Cell Phones	35.49
55087	04/30/2009	General Fund	Telephone	Sprint	Cell Phones	104.98
55087	04/30/2009	Information Technology	Telephone	Sprint	Cell Phones	243.10
55087	04/30/2009	Recreation Fund	Telephone	Sprint	Cell Phones	105.41
55087	04/30/2009	General Fund	Telephone	Sprint	Cell Phones	35.07
55087	04/30/2009	Community Development	Telephone	Sprint	Cell Phones	35.06
55087	04/30/2009	General Fund	Contract Maintenance	Sprint	Cell Phones	355.92
55087	04/30/2009	General Fund	Contract Maintenance	Sprint	Cell Phones	379.76
Check Total:						1,294.79
55088	04/30/2009	General Fund	Operating Supplies	Staples Business Advantage	Toner	451.56
Check Total:						451.56

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Description	Amount
55089	04/30/2009	General Fund	Professional Services	Sheila Stowell	City Council Meeting Minutes	184.00
55089	04/30/2009	General Fund	Professional Services	Sheila Stowell	Mileage Reimbursement	9.58
Check Total:						193.58
55090	04/30/2009	General Fund	211402 - HCMA - Medical Exp.		Flexible Benefit Reimbursement	288.27
Check Total:						288.27
55091	04/30/2009	Community Development	Deposits	United Properties	Constructed Deposit Refund	3,600.00
55091	04/30/2009	Community Development	Deposits	United Properties	Constructed Deposit Refund	3,600.00
Check Total:						7,200.00
55092	04/30/2009	Information Technology	Telephone	XO Communications Inc.	Telephone Service	5,009.70
Check Total:						5,009.70
Report Total:						568,843.64

REQUEST FOR COUNCIL ACTION

Date: 5/11/09
Item No.: 7.b

Department Approval

Christopher K. Miller

Acting City Manager Approval

Christopher K. Miller

Item Description: Request for Approval of General Purchases or Sale of Surplus Items
Exceeding \$5,000

BACKGROUND

City Code section 103.05 establishes the requirement that all general purchases and/or contracts in excess of \$5,000 be approved by the Council. In addition, State Statutes require that the Council authorize the sale of surplus vehicles and equipment.

General Purchases or Contracts

City Staff have submitted the following items for Council review and approval:

Department	Vendor	Item / Description	Amount
Water	DSG Metering	500 Badger water meters	\$ 39,405.00

Sale of Surplus Vehicles or Equipment

City Staff have identified surplus vehicles and equipment that have been replaced and/or are no longer needed to deliver City programs and services. These surplus items will either be traded in on replacement items or will be sold in a public auction or bid process. The items include the following:

Department	Item / Description
n/a	n/a

POLICY OBJECTIVE

Required under City Code 103.05.

FINANCIAL IMPACTS

Funding for all items is provided for in the current operating or capital budget.

18 **STAFF RECOMMENDATION**

19 Staff recommends the City Council approve the submitted purchases or contracts for service and, if
20 applicable, authorize the trade-in/sale of surplus items.

21 **REQUESTED COUNCIL ACTION**

22 Motion to approve the submitted list of general purchases, contracts for services, and if applicable the
23 trade-in/sale of surplus equipment.

24

25

Prepared by: Chris Miller, Finance Director

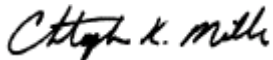
Attachments: A: None

26

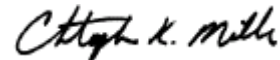
REQUEST FOR COUNCIL ACTION

Date: 5/11/09
Item No.: 7.c

Department Approval



Acting City Manager Approval



Item Description: 2009 1st Quarter Financial Report

BACKGROUND

In an effort to keep the Council informed on the City's fiscal condition, a comparison of the 2009 revenues and expenditures for the period ending March 31, 2009 (unaudited) is shown below. This comparison is presented in accordance with the City's Operating Budget Policy, which reads (in part) as follows:

The Finance Department will prepare regular reports comparing actual expenditures to budgeted amounts as part of the budgetary control system. These reports shall be distributed to the City Council on a periodic basis.

The comparison shown below includes those programs and services that constitute the City's core functions and for which changes in financial trends can have a near-term impact on the ability to maintain current service levels. Programs such as debt service and tax increment financing which are governed by pre-existing obligations and restricted revenues are not shown. In addition, expenditures in the City's vehicle and equipment replacement programs are not shown as these expenditures are specifically tied to pre-established sinking funds. Unlike some of the City's operating budgets, these sinking funds are not susceptible to year-to-year fluctuations. In these instances, annual reviews are considered sufficient.

The information is presented strictly on a cash basis which measures only the actual revenues that have been deposited and the actual expenditures that have been paid. This is in contrast with the City's audited year-end financial report which attempts to measure revenues earned but not collected, as well as costs incurred but not yet paid.

It should be noted that many of the City's revenue streams such as property taxes, are non-recurring or are received intermittently throughout the year. This can result in wide revenue fluctuations from month to month. In addition, some of the City's expenditures such as capital replacements are also non-recurring and subject to wide fluctuations. To accommodate these differences, a comparison is made to historical results to identify whether any new trends exist.

Citywide Revenue & Expenditure Comparison

The following table depicts the 2009 revenues and expenditures for the fiscal period ending March 31, 2009 for the City's core programs and services.

	2009 <u>Budget</u>	2009 <u>Actual</u>	% <u>Actual</u>	% <u>Norm.</u>	<u>Diff.</u>
Revenues					
General property taxes	\$ 10,768,860	\$ -	0.0%	0.0%	0.0%
Intergovernmental revenue	864,000	129,523	15.0%	13.5%	1.5%
Licenses & permits	1,332,400	105,837	7.9%	18.4%	-10.5%
Charges for services	16,168,650	1,491,864	9.2%	10.2%	-1.0%
Fines and forfeits	286,000	33,518	11.7%	18.0%	-6.2%
Cable franchise fees	322,500	-	0.0%	0.0%	0.0%
Rentals / Lease	325,675	106,375	32.7%	47.9%	-15.2%
Donations	38,500	510	1.3%	3.4%	-2.1%
Interest earnings	434,860	-	0.0%	0.0%	n/a
Miscellaneous	508,550	33,501	6.6%	17.0%	-10.4%
Total Revenues	\$ 31,049,995	\$ 1,901,128	6.1%	7.4%	-1.2%
	2009 <u>Budget</u>	2009 <u>Actual</u>	% <u>Actual</u>	% <u>Norm.</u>	<u>Diff.</u>
Expenditures					
General government	\$ 1,716,800	\$ 392,130	22.8%	19.2%	3.7%
Public safety	7,750,975	1,673,301	21.6%	23.8%	-2.2%
Public works	2,385,375	509,062	21.3%	24.6%	-3.3%
Information technology	961,680	159,109	16.5%	25.8%	-9.3%
Communications	323,500	137,113	42.4%	45.9%	-3.5%
Recreation	3,750,045	682,502	18.2%	19.9%	-1.7%
Community development	1,317,055	258,570	19.6%	20.6%	-1.0%
License Center	1,245,375	208,022	16.7%	19.4%	-2.7%
Sanitary Sewer	4,085,000	824,304	20.2%	20.3%	-0.1%
Water	5,624,950	589,556	10.5%	10.0%	0.5%
Storm Drainage	1,457,575	33,196	2.3%	14.5%	-12.2%
Golf Course	404,200	28,369	7.0%	13.5%	-6.5%
Recycling	357,550	113,915	31.9%	29.3%	2.6%
Total Expenditures	\$ 31,380,080	\$ 5,609,149	17.9%	19.7%	-1.8%

Table Comments:

- ❖ '% Actual' column depicts the percentage spent compared to the budget
- ❖ '% Norm' column depicts the percentage of expenditures we normally incur during this period as measured over the previous 3 years
- ❖ 'Diff' column depicts the difference between the percentage actually spent and the percentage we typically incur. A percentage difference of 10% or more in this column would be considered significant

41 Revenue and Expenditure Comments

42 Overall, revenues and expenditures were slightly lower than expected. Licenses and Permit revenue were
43 significantly lower reflected the continued downturn in the economy. Rental and Lease revenue were also
44 lower partially due to the timing of collections. Most operating divisions experienced lower than expected
45 expenditures resulting from personnel vacancies and a reduction in employee training. Lower equipment
46 and other capital replacements also contributed to the decline.

47
48 Final Comments

49 The City's overall financial condition remains strong, but the sustained economic downturn could result in
50 the loss of state aid, lower license and permit revenues, and diminished interest earnings.
51

General Fund Summary

The following table depicts the 2009 financial activity for the General Fund for the fiscal period ending March 31, 2009 (unaudited).

	2009 <u>Budget</u>	2009 <u>Actual</u>	% <u>Actual</u>	% <u>Expect.</u>	<u>Diff.</u>
Revenues					
General property taxes	\$ 8,910,360	\$ -	0.0%	0.0%	0.0%
Intergovernmental revenue	864,000	129,523	15.0%	13.5%	1.5%
Licenses & permits	282,400	19,987	7.1%	5.4%	1.7%
Charges for services	1,050,000	8,335	0.8%	16.3%	-15.6%
Fines and forfeits	286,000	33,518	11.7%	18.0%	-6.2%
Donations	-	-	0.0%	0.0%	n/a
Interest earnings	257,360	-	0.0%	0.0%	n/a
Miscellaneous	125,000	2,337	1.9%	3.2%	-1.3%
Total Revenues	\$ 11,775,120	\$ 193,701	1.6%	3.1%	-1.5%
Expenditures					
General government	\$ 1,716,800	\$ 392,130	22.8%	19.2%	3.7%
Public safety	7,750,975	1,673,301	21.6%	23.8%	-2.2%
Public works	2,385,375	509,062	21.3%	24.6%	-3.3%
Other	-	-	n/a	n/a	n/a
Total Expenditures	\$ 11,853,150	\$ 2,574,493	21.7%	23.3%	-1.5%

Comments:

General Fund revenues and expenditures were near expected levels. Notable exceptions include:

- 1) Charges for services revenue was lower than expected due to delayed allocation of internal service charges.

The primary concerns for the General Funds' financial condition include the pending loss of state aid and the potential for less than expected interest earnings due to the continued economic downturn. The City should also be concerned about the General Fund's overall reserve levels which have dropped to 31% of the annual operating budget. This is well below the 50% amount prescribed by Council-adopted policies and industry-recommended standards.

Information Technology Fund Summary

The following table depicts the 2009 financial activity for the Information Technology Fund for the fiscal period ending March 31, 2009 (unaudited).

	2009 <u>Budget</u>	2009 <u>Actual</u>	% <u>Actual</u>	% <u>Expect.</u>	<u>Diff.</u>
Revenues					
Charges for services	\$ 564,005	\$ 117,816	20.9%	16.7%	4.2%
General property taxes	50,000	-	0.0%	0.0%	0.0%
Rentals / Lease	272,675	94,881	34.8%	52.0%	-17.2%
Miscellaneous	75,000	4,500	6.0%	5.3%	0.7%
Total Revenues	\$ 961,680	\$ 217,197	22.6%	26.8%	-4.2%
Expenditures					
Information technology	961,680	159,109	16.5%	25.8%	-9.3%
Other	-	-	n/a	n/a	n/a
Total Expenditures	\$ 961,680	\$ 159,109	16.5%	25.8%	-9.3%

Comments:

Information Technology revenues and expenditures were lower than expected. Rental and Lease revenue was lower than expected due to the timing of collection efforts. Expenditures were also lower due to lower overall investments in IT assets compared to prior years.

The Information Technology Fund is expected to continue to face challenges in meeting unmet citywide needs. Current funding sources are insufficient to replace city equipment at the end of their useful lives. In addition, the Fund has no cash reserves rendering it unable to provide for any new initiatives. A computer replacement charge to other funds is expected to be recommended with the 2010 Budget to improve the Fund's financial stability.

Communications Fund Summary

The following table depicts the 2009 financial activity for the Communications Fund for the fiscal period ending March 31, 2009 (unaudited).

	2009 <u>Budget</u>	2009 <u>Actual</u>	% <u>Actual</u>	% <u>Expect.</u>	<u>Diff.</u>
Revenues					
Cable franchise fees	\$ 322,500	\$ -	0.0%	0.0%	0.0%
Interest earnings	1,000	-	0.0%	0.0%	0.0%
Miscellaneous	-	-	n/a	n/a	n/a
Total Revenues	\$ 323,500	\$ -	0.0%	0.1%	-0.1%
Expenditures					
Communications	\$ 323,500	\$ 137,113	42.4%	45.9%	-3.5%
Other	-	-	n/a	n/a	n/a
Total Expenditures	\$ 323,500	\$ 137,113	42.4%	45.9%	-3.5%

Comments:

Communications Fund revenues and expenditures were near expected levels but comparable to prior years. Typically, the City does not receive its first share of cable franchise fees until the 2nd Quarter.

The Communications Fund is currently in good financial condition with a cash reserve of \$184,000 or 64% of the annual operating budget. However, the uncertainty of future cable franchise fees, such as the abolishment of local franchising authority, may warrant the development of a contingency plan in the event this revenue stream ceases.

Recreation Fund Summary

The following table depicts the 2009 financial activity for the Recreation Fund for the fiscal period ending March 31, 2009 (unaudited).

	2009 <u>Budget</u>	2009 <u>Actual</u>	% <u>Actual</u>	% <u>Expect.</u>	<u>Diff.</u>
Revenues					
General property taxes	\$ 1,858,500	\$ -	0.0%	0.0%	0.0%
Charges for services	1,749,495	368,009	21.0%	26.0%	-4.9%
Rentals / Lease	53,000	11,495	21.7%	28.6%	-6.9%
Donations	38,500	510	1.3%	3.4%	-2.1%
Interest earnings	6,500	-	0.0%	0.0%	0.0%
Miscellaneous	44,050	5,938	13.5%	54.6%	-41.1%
Total Revenues	\$ 3,750,045	\$ 385,952	10.3%	13.2%	-2.9%
Expenditures					
Recreation	3,750,045	682,502	18.2%	19.9%	-1.7%
Other	-	-	n/a	n/a	n/a
Total Expenditures	\$ 3,750,045	\$ 682,502	18.2%	19.9%	-1.7%

Comments:

Recreation Fund revenues and expenditures are at expected levels. Revenues were slightly lower due to reduced program fees and facility rentals. Expenditures were lower due to personnel vacancies.

The Recreation Fund is currently in fair financial condition with a cash reserve of \$429,000 or 12% of the annual operating budget. The Council-adopted policy recommends a reserve level of 25%. Additional reserves will be needed to ensure program stability. Absent the elimination of some non-fee programs, additional property taxes remain the most viable option for improving the overall condition.

Community Development Fund Summary

The following table depicts the 2009 financial activity for the Community Development Fund for the fiscal period ending March 31, 2009 (unaudited).

	2009 <u>Budget</u>	2009 <u>Actual</u>	% <u>Actual</u>	% <u>Expect.</u>	<u>Diff.</u>
Revenues					
Licenses & permits	\$ 1,050,000	\$ 85,850	8.2%	22.6%	-14.5%
Charges for services	-	4,989	0.0%	0.0%	n/a
Fines and forfeits	-	-	0.0%	0.0%	n/a
Interest earnings	10,000	-	0.0%	0.0%	0.0%
Miscellaneous	130,000	5,218	4.0%	15.0%	-11.0%
Total Revenues	\$ 1,190,000	\$ 96,057	8.1%	22.0%	-13.9%
Expenditures					
Community development	1,317,055	258,570	19.6%	20.6%	-1.0%
Other	-	-	n/a	n/a	n/a
Total Expenditures	\$ 1,317,055	\$ 258,570	19.6%	20.6%	-1.0%

Comments:

Community Development Fund revenues are below expected levels resulting from less building activity and corresponding Licenses and Permit revenues. Expenditures are at near levels.

The Community Development Fund is currently in good financial condition with a cash reserve of \$404,000 or 33% of the annual operating budget. However the City needs to remain mindful of current economic conditions and the viability of redevelopment opportunities. A sustained slowdown in housing and/or commercial development will impact the Fund's ability to sustain current staffing and service levels.

License Center Fund Summary

The following table depicts the 2009 financial activity for the License Center Fund for the fiscal period ending March 31, 2009 (unaudited).

	2009 <u>Budget</u>	2009 <u>Actual</u>	% <u>Actual</u>	% <u>Expect.</u>	<u>Diff.</u>
Revenues					
Charges for services	\$ 1,245,375	\$ 148,495	11.9%	21.3%	-9.4%
Miscellaneous	-	-	n/a	n/a	n/a
Total Revenues	\$ 1,245,375	\$ 148,495	11.9%	21.3%	-9.4%
Expenditures					
License Center operations	1,245,375	208,022	16.7%	19.4%	-2.7%
Other	-	-	n/a	n/a	n/a
Total Expenditures	\$ 1,245,375	\$ 208,022	16.7%	19.4%	-2.7%

Comments:

License Center Fund revenues are down significantly due to the continued downturn in the local economy. New and used car sales have decreased which in turn results in less titling fees at the License Center. In addition, consumer demand for passports has also waned due to reduced travel to other countries. Expenditures are below expected levels due to a reduction in hours and wages from part-time employees as well as leaving a budgeted full-time position vacant.

The License Center Fund is currently in good financial condition with a cash reserve of \$306,000 or 29% of the annual operating budget. However the City needs to stay cognizant of increased competition from other area licensing centers, as well as new federal or state mandates that could result in higher operating costs. A sustained economic downturn also poses a risk.

144
145
146
147

Sanitary Sewer Fund Summary

The following table depicts the 2009 financial activity for the Sanitary Sewer Fund for the fiscal period ending March 31, 2009 (unaudited).

	2009 <u>Budget</u>	2009 <u>Actual</u>	% <u>Actual</u>	% <u>Expect.</u>	<u>Diff.</u>
Revenues					
Charges for services	\$ 3,985,000	\$ 319,637	8.0%	5.5%	2.5%
Interest earnings	100,000	-	0.0%	0.0%	0.0%
Miscellaneous	-	-	n/a	n/a	n/a
Total Revenues	\$ 4,085,000	\$ 319,637	7.8%	5.4%	2.4%
Expenditures					
Sanitary Sewer operations	4,085,000	824,304	20.2%	20.3%	-0.1%
Other	-	-	n/a	n/a	n/a
Total Expenditures	\$ 4,085,000	\$ 824,304	20.2%	20.3%	-0.1%

148
149
150
151
152
153
154
155

Comments:

Sanitary Sewer Fund revenues are above expected levels due to timing differences in billing out 1st quarter charges as compared to previous years. Expenditures are near expected levels.

The Sanitary Sewer Fund is currently in good financial condition with a cash reserve of \$2.9 million or 84% of the annual operating budget. An internal loan of \$450,000 has been made to the Water Fund to cover that fund's prior-period operating losses.

Water Fund Summary

The following table depicts the 2009 financial activity for the Water Fund for the fiscal period ending March 31, 2009 (unaudited).

	2009 <u>Budget</u>	2009 <u>Actual</u>	% <u>Actual</u>	% <u>Expect.</u>	<u>Diff.</u>
Revenues					
Charges for services	\$ 5,620,950	\$ 355,016	6.3%	3.4%	2.9%
Interest earnings	2,000	-	0.0%	0.0%	0.0%
Miscellaneous	2,000	2,935	146.8%	124.8%	21.9%
Total Revenues	\$ 5,624,950	\$ 357,951	6.4%	3.4%	2.9%
Expenditures					
Water operations	5,624,950	589,556	10.5%	10.0%	0.5%
Other	-	-	n/a	n/a	n/a
Total Expenditures	\$ 5,624,950	\$ 589,556	10.5%	11.3%	-0.8%

Comments:

Water Fund revenues are above expected levels due to timing differences in billing out 1st quarter charges as compared to previous years. Expenditures are near expected levels.

The Water Fund is currently in poor financial condition with no cash reserves. Although a positive operating surplus was realized in 2007 and 2008, an internal loan of \$450,000 has been made from the Sanitary Sewer Fund to the Water Fund to cover prior period operating losses. Future rate increases will be needed to repay the internal loan and to offset projected increases in operational and capital replacement costs.

171 **Storm Sewer Fund Summary**

172 The following table depicts the 2009 financial activity for the Storm Sewer Fund for the fiscal period
 173 ending March 31, 2009 (unaudited).

174

	2009 <u>Budget</u>	2009 <u>Actual</u>	% <u>Actual</u>	% <u>Expect.</u>	<u>Diff.</u>
Revenues					
Charges for services	\$ 1,402,575	\$ 97,659	7.0%	10.3%	-3.3%
Interest earnings	50,000	-	0.0%	0.0%	0.0%
Miscellaneous	5,000	10,850	217.0%	n/a	n/a
Total Revenues	\$ 1,457,575	\$ 108,509	7.4%	9.4%	-2.0%
Expenditures					
Storm Drainage operations	1,457,575	33,196	2.3%	14.5%	-12.2%
Other	-	-	n/a	n/a	n/a
Total Expenditures	\$ 1,457,575	\$ 33,196	2.3%	14.5%	-12.2%

175

176 Comments:

177 Storm Sewer Fund revenues are near expected levels. Expenditures are below expected levels due to lower
 178 capital replacement costs compared to prior years during the same period.

179

180 The Storm Sewer Fund is currently in excellent financial condition with a cash reserve of \$2.5 million.
 181 This reserve level is expected to decline over the next 10 years due to planned capital improvements.
 182 Future rate increases will partially offset the draw down of reserves.

Golf Course Fund Summary

The following table depicts the 2009 financial activity for the Golf Course Fund for the fiscal period ending March 31, 2009 (unaudited).

	2009 <u>Budget</u>	2009 <u>Actual</u>	% <u>Actual</u>	% <u>Expect.</u>	<u>Diff.</u>
Revenues					
Charges for services	\$ 393,700	\$ 25,799	6.6%	3.5%	3.0%
Interest earnings	8,000	-	0.0%	0.0%	0.0%
Miscellaneous	2,500	914	36.5%	17.5%	19.1%
Total Revenues	\$ 404,200	\$ 26,712	6.6%	3.5%	3.1%
Expenditures					
Golf Course operations	404,200	28,369	7.0%	13.5%	-6.5%
Other	-	-	n/a	n/a	n/a
Total Expenditures	\$ 404,200	\$ 28,369	7.0%	13.5%	-6.5%

Comments:

Golf Course Fund revenues were nominally higher than expected, whereas expenditures were lower. Revenues and expenditures can fluctuate greatly from year to year depending on the length of the golfing season and the number of paid rounds.

The Golf Course Fund is currently in good financial condition with a cash reserve of \$365,000 or 106% of the annual operating budget. However it does not have sufficient funds to replace the clubhouse and maintenance facilities at the end of their useful life. Future green fee increases will be needed to offset projected increases in operational and capital replacement costs.

198 **Recycling Fund Summary**
199 The following table depicts the 2009 financial activity for the Recycling Fund for the fiscal period ending
200 March 31, 2009 (unaudited).
201

	2009 <u>Budget</u>	2009 <u>Actual</u>	% <u>Actual</u>	% <u>Expect.</u>	<u>Diff.</u>
Revenues					
Intergovernmental revenue	\$ 75,000	\$ 34,818	46.4%	57.3%	-10.9%
Charges for services	157,550	46,109	29.3%	40.7%	-11.4%
Miscellaneous	125,000	809	n/a	n/a	n/a
Total Revenues	\$ 357,550	\$ 81,736	22.9%	52.8%	-30.0%
Expenditures					
Recycling operations	357,550	113,915	31.9%	29.3%	2.6%
Total Expenditures	\$ 357,550	\$ 113,915	31.9%	29.3%	2.6%

202
203 Comments:
204 Recycling Fund revenues were lower than expected due to the timing of collecting revenue sharing
205 proceeds from the recycling contractor. Expenditures were slightly lower than expected but comparable to
206 the previous year's levels.
207

208 The Recycling Fund is currently in poor financial condition, with a cash reserve of \$26,000 or 6% of the
209 annual operating budget. Future rate increases will be needed to offset projected increases in operational
210 costs.
211

212 **Final Comments**
213 The City's overall financial condition remains strong; however a couple of concerns should be noted. First,
214 it is expected that the City will lose \$400,000 in state aid for 2009. In addition, a sustained economic
215 downturn will result in lower investment earnings and lower licenses and permit revenues. In addition, the
216 City's cash reserve levels in key operating units and asset replacement funds are below recommended
217 levels and should be addressed with future budgets.

218 **POLICY OBJECTIVE**
219 The information presented above satisfies the reporting requirements in the City's Operating Budget Policy.

220 **FINANCIAL IMPACTS**
221 Not applicable.

222 **STAFF RECOMMENDATION**
223 Not applicable.

224 **REQUESTED COUNCIL ACTION**
225 No formal Council action is requested. The financial report is presented for informational purposes only.
226

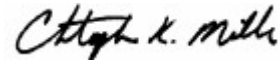
Prepared by: Chris Miller, Finance Director
Attachments: A: None

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 5/11/09
Item No.: 7.d

Department Approval

Acting City Manager Approval



Item Description: Approve Stipulation Agreement with Roseville Acquisitions regarding the acquisition of property for the Twin Lakes Phase I infrastructure project.

BACKGROUND

On March 9, 2009, the Roseville City Council authorized the use of “quick take” eminent domain for the purchase of the necessary land to construct the Phase I infrastructure in the Twin Lakes Redevelopment Area. Under “quick take”, the City would be able to take possession of the land at the beginning of August.

Since the Twin Lakes Phase I infrastructure project is scheduled to commence at the beginning of July, it is important that the City obtains title to the land earlier than August. While it is still possible to start the construction without all of the property (the City currently has portions of existing right-of-way) in hand, it does make it more difficult from a staging and scheduling perspective and could potentially raise the costs.

Therefore, as the City Attorney has been preparing the paperwork to file the “quick take” action, City staff and WSB and Associates; the city’s property acquisition consultant; have been working with the property owners to have them agree to a stipulation that would allow the City acquire title to the land earlier than the 90-day period under “quick take”. The purpose of the stipulation is to acknowledge that the property owner agrees that there is “public purpose” for the project and waives any objection regarding to the eminent domain action. The stipulation also waives the right for a 60-day review of the appraisal and will allow for the transfer of title for the property on June 15, 2009. Roseville Acquisitions (aka Roseville Properties) has agreed to a stipulation as described above. (Attachment A)

POLICY OBJECTIVE

The action being considered will lead to the construction of infrastructure in the Twin Lakes redevelopment area. Twin Lakes has long been identified in the Roseville Comprehensive Plan as an important redevelopment area for the City.

FINANCIAL IMPACTS

As part of the condemnation proceedings, the City is required to deposit an amount equal to the appraised value of the property in question with the court. The property owner is then paid the appraised amount once the transfer of title occurs. In this instance, the City will deposit \$2,082,700 (the appraisal amount) with the courts. This amount does not represent the final settlement. The final

28 amount paid will be dependent on the final negotiated amount or will be determined by the
29 condemnation proceedings if negotiations fail.

30 **STAFF RECOMMENDATION**

31 Staff recommends that the City enters into the stipulation agreement with Roseville Acquisitions.

32 **REQUESTED COUNCIL ACTION**

33 Motion to enter into the stipulation agreement with Roseville Acquisitions regarding the purchase of
34 property for the Twin Lakes Phase I Infrastructure project.

35
Prepared by: Patrick Trudgeon, Community Development Director

Attachments: A: Stipulation Agreement with Roseville Acquisitions

STATE OF MINNESOTA

DISTRICT COURT

COUNTY OF RAMSEY

SECOND JUDICIAL DISTRICT

CASE TYPE: Condemnation

City of Roseville,

Court File No. _____

Petitioner,

v.

STIPULATION AGREEMENT

XTRA Lease, Inc., Roseville Acquisitions,
LLC, Pikovsky Management, LLC, PIK
Terminal Company, Dorso Building Company,
LLP, Anchor Bank Saint Paul, N.A., The
Security State Bank, Ramsey County, and
State of Minnesota,

Respondents.

THIS STIPULATION AGREEMENT is entered into by and between the City of Roseville (hereafter referred to as "Petitioner") and Respondents Roseville Acquisitions, LLC, Anchor Bank Saint Paul, N.A., Ramsey County, and State of Minnesota.

Recitals

WHEREAS, the above entitled-action was commenced pursuant to Minnesota Statutes Chapter 117, as amended, for condemnation of the real property ("Property") which is legally described in Exhibit A, which is attached and incorporated in this Agreement; and

WHEREAS, the Property is owned in fee simple by Roseville Acquisitions, LLC, subject to certain encumbrances; and

WHEREAS, Petitioner will or has commenced condemnation proceedings to acquire the Property, but the Petitioner has need of immediate title and possession of the Property to facilitate public roadway improvements on the Property; and

WHEREAS, Petitioner's Petition for condemnation includes acquisition of fee title, and temporary construction and building demolition easements over, under and across the Property; and

WHEREAS, it is the desire of the parties hereto that this Agreement reflect the total understanding between them for the present conveyance of title to the Property to Petitioner and the immediate transfer of possession thereof to the Petitioner to accommodate said public roadway improvements; and

WHEREAS, it is the desire of the parties to provide for the deposit of the Petitioner's appraisal of value of \$2,082,700 to the Ramsey County District Court as present consideration for the taking of the Property with the understanding that the actual consideration to be paid by the Petitioner shall be determined in said condemnation proceedings.

NOW, THEREFORE, IT IS AGREED AND STIPULATED by and between the parties hereto as follows:

1. Respondents Roseville Acquisitions, LLC, Anchor Bank Saint Paul, N.A., Ramsey County, and State of Minnesota hereby stipulate to the public purpose of the acquisition by the Petitioner of the Property and the condemnation proceedings that have been or are to be commenced by the Petitioner with respect thereto.

2. Respondents Roseville Acquisitions, LLC, Anchor Bank Saint Paul, N.A., Ramsey County, and State of Minnesota hereby waive any and all objections to the Petition filed by the City of Roseville to acquire the Property and the right to ninety (90) days notice prior to the date on which possession is to be taken, as required by Minn. Stat. § 117.042.

3. Respondent Roseville Acquisitions, LLC, hereby acknowledges its receipt of Petitioner's appraisal for the property proposed to be acquired and hereby waives the right to sixty (60) days notice before the Petition is presented, as required by Minn. Stat. § 117.036.

4. Respondents Roseville Acquisitions, LLC, Anchor Bank Saint Paul, N.A., Ramsey County, and State of Minnesota hereby grant Petitioner the full right of possession to the Property on June 15, 2009, and the full title to the Property upon Court approval of the Petition and Petitioner's deposit of the appraisal of value as provided herein.

5. Respondent Roseville Acquisitions, LLC represents that the Property is occupied only by itself and that it is the only owner of said Property, as the term "owner" is defined in Minnesota Statutes section 117.025, except as follows:

Special Assessments:	City of Roseville
Real Estate Taxes:	Ramsey County
Easement Interests:	Ramsey County
	State of Minnesota
Restrictive Covenant:	Anchor Bank Saint Paul, N.A.

6. It is agreed that: (a) Respondents shall not be estopped by this Agreement from asserting their rights to receive additional consideration in said condemnation

proceedings in excess of that paid herein for the Property, and (b) the Petitioner shall commence the taking of the Property by eminent domain proceedings as a means of determining the fair market value of the Property.

7. This Agreement may be executed in counterparts.

8. This Agreement shall be governed by Minnesota law.

9. This Agreement shall inure to and bind the parties hereto and their respective heirs, legal representatives, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have caused this Stipulation Agreement to be executed as of the date set forth below.

Dated: 5/5, 2009

RESPONDENT: ROSEVILLE
ACQUISITIONS, LLC

By: David P. Conner
Its: Managing Partner

Dated: 5/5, 2009

RESPONDENT: ANCHOR BANK
SAINT PAUL, N.A.

By: [Signature]
Its: Vice President

Dated: _____, 2009

RESPONDENT: RAMSEY COUNTY

By: _____
Its: _____

Dated: _____, 2009

RESPONDENT: STATE OF MINNESOTA

By: _____

Its: _____

Dated: _____, 2009

PETITIONER: CITY OF ROSEVILLE

By: _____

Its: _____

RATWIK, ROSZAK & MALONEY, P.A.

Dated: _____

By: _____

Jay T. Squires
Attorney Reg. No. 204699
Eric J. Quiring
Attorney Reg. No. 0313129
300 U.S. Trust Building
730 Second Avenue South
Minneapolis, MN 55402
(612) 339-0060

ATTORNEYS FOR PETITIONER

RRM: 130687

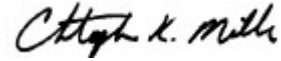
ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 5/11/09
Item No.: 10.a

Department Approval



Acting City Manager Approval



Item Description: Joint Meeting between the Roseville Planning Commission and the City Council

BACKGROUND

The City Council meets annually with the Planning Commission to discuss matters related to land use, planning, and development. The Planning Commission has indicated that they would like to discuss their role in the zoning code rewrite with the City Council. They also would like to receive feedback from the City Council regarding the Planning Commission's work in the past year.

REQUESTED COUNCIL ACTION

Provide direction to the Planning Commission on issues of mutual interest including land use, development and the zoning code.

Prepared by: Pat Trudgeon, Community Development Director (651) 792-7071

Attachments: None

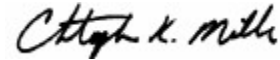
ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 5/11/09
Item No.: 10.b

Department Approval



Acting City Manager Approval



Item Description: 2008 Storm Water Report

BACKGROUND

The City's Comprehensive Surface Water Management Plan, requires staff to provide a brief annual report to summarize development changes, capital improvements, and other surface water management related issues that have occurred over the past year. The report contains an in-depth discussion of the storm water issues that staff has worked through during the course of the year. This allows the City to better plan for future storm water needs.

Attached is the 2008 Storm Water Report describing the storm water related changes that occurred throughout the City last year. These changes include problem areas updates, City projects in addition to redevelopment and development projects.

Staff would also like to add one additional action item to the City's 2009 work plan. Last week, staff finalized a quote from Norseman Plastics to purchase 130 Rain Barrels for \$55 each. Staff proposes to market and sell these rain barrels to interested residents for \$55 plus tax. This initiative is consistent with the City Council's IR2025 short term priorities.

POLICY OBJECTIVE

These improvements recommended for inclusion in the 2009 storm water work plan are in keeping with the City of Roseville's commitment to help the environment. These projects would retrofit storm water problem areas with BMPs that would reduce the volume of runoff, while treating pollutants at the source.

FINANCIAL IMPACTS

The City annually budgets for storm water system improvements in the Storm Water Utility. It is anticipated that 2009 storm water work plan items be funded using Storm Water Utility funds.

STAFF RECOMMENDATION

Discuss the 2008 Storm Water Report and provide staff with feedback on proposed 2009 action items presented as a part of the 2008 Storm Water Report.

REQUESTED COUNCIL ACTION

Discuss 2008 Storm Water Report and approve the 2009 Staff storm water action items.

Prepared by: Debra Bloom, City Engineer

Attachments: A: 2008 Storm Water Report

B: Location Map

C: Rain Barrel information



**Public Works
Department of Engineering**

**2008
Storm Water
Annual Report**

Prepared by: Debra Bloom
Assistant Public Works Director
City of Roseville

1 **I. Introduction**

2 One part of the City’s Comprehensive Surface Water Management Plan (CSWMP), is for
3 staff to provide a brief annual report to summarize development changes, capital
4 improvements, and other water management related issues that have occurred over the
5 past year. In the past, this has been completed as a part of the SWPPP Annual Report. In
6 the interest of providing a more in depth discussion of the storm water issues that staff
7 has worked through during the course of the year, we are providing this as a separate
8 document. This will allow us to include more information and enable us to better plan
9 for future storm water needs.

10 City staff keeps track of the majority of the rainfalls that occur within the City. This is
11 accomplished through a gauge at the Maintenance Building. We have included this
12 information at the end of this report.

13 The report includes the following sections; CSWMP Problem Area Updates, 2008 New
14 Problem Areas, 2008 City Projects, 2008 Redevelopment Projects, and Other Drainage
15 Concerns.

16 **II. CSWMP Problem Area Updates**

17 Five problem areas were identified as a part of the 2003 CSWMP. Over the past 4 years
18 we have been able to address some of these areas through additional study or construction
19 projects. Some of the issues that were identified have been resolved while others have
20 developed new concerns. We now have nine problem areas. What follows is a summary
21 of the status of these problem areas.

22 **A. Area 1- Avon- Brenner.**

23 Over the years, the City has made a number of improvements in this area to address street
24 flooding and increase the pollutant removal efficiency within the Charlie Pond
25 subwatershed of Lake Owasso. Changes in subwatershed boundaries, the addition of the
26 Valley Park ponds, new outlets, and larger pipes have all played a role in improving the
27 drainage for the area.

28 As recently as 6 years ago there were 13 vacant lots in this neighborhood. In the last 6
29 years, 7 of these lots have been developed as single family homes. 6 of these lots are
30 located along the south side of Brenner Avenue west of Millwood Avenue. As these lots
31 continue to be developed, renewed neighborhood concern has been expressed about the
32 need for additional storm water improvements for this subwatershed. One of these vacant
33 lots is between 812 and 800 Brenner Avenue and has a low area that drains into the
34 City’s system. To determine the role that this lot plays in the updated overall storm water
35 system, a new XP-SWMM model was created by URS in 2006.

36 *Action to date:*

37 This analysis allowed us to evaluate the performance of the system during intense storm
38 events and determine how incremental improvements would impact the elevation of
39 flooding within rear yards, low areas, and intersections in this neighborhood. As a result
40 of this analysis, the following improvements were constructed in 2007:

41 Brenner Street

- 42 • Runoff from the wetland on the vacant lot west of 800 Brenner was redirected to
43 storm sewer which flows directly to Lake Owasso, allowing for additional capacity in

the Charlie Pond pipe.

Millwood Avenue

- Yard catch basins at 815 Millwood were disconnected from the storm sewer that flows to Charlie Pond pipe and connected to the storm sewer that flows to Lake Owasso, allowing for additional capacity in the Charlie Pond pipe.
- A new connection was made between the manhole in the boulevard at 820 Millwood and the manhole in the boulevard of 819 Millwood. This new pipe serves as a relief for high flow conditions, allowing for the low point to drain faster.

Avon Street

- The existing catch basins at 3075 and 3074 Avon were replaced with larger grates and an additional catch basin was constructed at 3081 Avon to increase inlet capacity.

Recommended 2009 action:

The final recommendation from the drainage study was to purchase the vacant lot at 806 Brenner Avenue. City Council authorized staff to start negotiations on July 17, 2007. We are continuing to work with the Reiling trust on the acquisition of this lot.

B. Area 2- St. Rose of Lima Area

The intersection of Dellwood and Skillman Avenue, located near St. Rose of Lima Church, experiences street flooding during periods of intense precipitation. Runoff from approximately 14.5 acres of residential land use is tributary to this intersection either directly or via the storm sewer along Dellwood and Skillman Avenues. In addition, runoff from a portion of the St. Rose of Lima property is tributary via the Dellwood Avenue storm sewer, adding about 5.7 acres of mostly impervious surface.

An analysis of the existing trunk system indicated it can handle a 2 year rain event. As a result, during intense rainfall events, the trunk system experiences surcharge, thereby causing the intersection to flood to a 1.9 foot depth.

The CSWMP recommended a two tier solution for this street flooding problem.

Option 1: Construct a pond in the storm water retention on the St. Rose of Lima site. The site is approximately 28% of the total tributary area, and contributes 39% of the total runoff volume. Just implementing this option reduces the intersection flooding to 1.6 feet. Estimated cost: \$148,159.

Option 2: Expand the pond in Mayflower Park and construct a parallel storm sewer to direct runoff from the intersection to the expanded pond. This would effectively turn this neighborhood park into a storm sewer retention pond. Just implementing this option reduces the intersection flooding to 1.0 foot. Estimated cost: \$549,678.

Options 1 & 2: implementing both options would eliminate the intersection flooding. Estimated cost: \$697,837.

Action to date:

We have not done any additional work in this problem area. Staff feels that due to impacts to the neighborhood park, any proposed solution would involve extensive public participation.

84 **C. Area 3: South Owasso Blvd (Ladyslipper Park)**

85 As a part of the 2006 S. Owasso Blvd Reconstruction project, the City completed the
86 improvements to the storm water runoff being discharged into Ladyslipper Park.

87 Between Rice Street and Western Avenue, approximately 160 acres of single family
88 residential property drain into Lake Owasso through a drainage ditch that cuts through
89 Ladyslipper Park in a north south direction. This ditch was constructed in 1971 as a
90 canoe access to Lake Owasso. In the 1991 Lake Owasso Survey report, it was
91 determined that the removal efficiency of this system is very limited. Only 30 to 50% of
92 suspended solids and 9% of the total phosphorus were removed before being discharged
93 into Lake Owasso.

94 *Action to date:*

95 In 2005, the City constructed a two cell pond system north of the road as well as 3
96 wetland/ biofiltration basins south of the road. These basins increased the TSS removal
97 to 81% and Phosphorus removal to 52%. This is a significant improvement to this
98 subwatershed area. Staff had committed to the DNR and property owners surrounding
99 Ladyslipper Park that additional wetland plantings would occur in and around these
100 basins; however, we wanted to be assured that they functioned according to design prior
101 to completing the installation.

102 *Recommended 2009 action:*

103 The 3 wetland/ biofiltration basins south of the road were monitored in 2006, 2007, and
104 2008 to establish water levels. Staff is satisfied that they are performing as designed.
105 However after an inventory of existing vegetation last summer it was determined that a
106 more extensive planting plan does not need to be implemented. Staff will continue to
107 monitor these basins.

108 **D. Area 4: Gluek Lane Pond and Fairview Avenue at the TH 36 Overpass.**

109 During intense storm events, street flooding occurs in the residential area near the Gluek
110 Lane Pond, and on Fairview Avenue beneath the TH 36 overpass. Both areas are
111 tributary to the same storm sewer trunk system that drains north to the pond at the SE
112 corner of Fairview and County Road C (OP-1B). This trunk system serves 308 acres of
113 predominantly commercial/industrial land use.

114 An analysis of the existing trunk system indicated that during a 100- yr rainfall event (6-
115 inch/ 24-hr), Gluek Lane experiences some street flooding and the TH 36 underpass is
116 flooded to a 4.6 foot depth. This is the result of the trunk storm sewer line located in
117 Fairview Avenue being undersized, causing backflow and surcharging in these areas.

118 The CSWMP evaluated 4 options in an effort to resolve the problems identified above.

119 Option 1: Expansion of Pond OP-1A: this option would increase the holding capacity of
120 the basin located in the backyards of the homes on Gluek Lane. This option would
121 eliminate the street flooding on Gluek Lane, and reduce the flooding at the
122 Fairview/TH36 underpass to 4.2 feet. Estimated cost: \$631,318.

123 Option 2: Ponding upstream of Point A. This option would create 4.8 acre-feet of
124 storage in a pond at the SE corner of Fairview and TH 36, increasing capacity for this

subwatershed. Flooding at Fairview would be reduced to 3.3 feet. Estimated cost: \$156,000.

Option 3: Provide aggressive rate control for the Rosedale Mall site.

This option assumes a 40% reduction in peak flow from the Rosedale Mall site. It also assumes that options 1 & 2 are implemented. Estimated Cost = \$787,318 + costs for Rosedale improvements.

Option 4: Construct a new storm sewer trunk line along Fairview Avenue. This option includes the construction and reconfiguration of the Fairview trunk storm sewer. It eliminates flooding under TH 36 and on Gluek Lane; however, it pushes the water downstream to the pond in the SE corner of Fairview and C, increasing the high water elevation by 1.3 feet. Estimated cost: \$1,935,000.

Action to date:

The only option discussed in the CSWMP that addressed the street flooding issues completely was Option 4; however, due to potential impacts to the homes located around the pond in the SE corner of Fairview and County Road C, staff does not feel that this option is feasible. After a 6-inch rainfall event that occurred 10/4/2005, we experienced localized flooding in a number of different areas around the City. The home at 1779 Rose Place was flooded during this extreme rain event.

Due to the cost, limited benefit, and potential impacts to the properties located around the pond at Fairview and County Road C, staff does not recommend proceeding with any of the options as described in the CSWMP.

Recommended 2009 action:

In an effort to address some of the flooding concerns in this problem area, staff will continue to require redevelopment projects to reduce the volume of water that is sent to this system. This is similar to the action described in Option 3. A reduction in the peak flow from the commercial properties located in the subwatershed will alleviate the demand on the Fairview trunk sewer.

On December 27, 2007 the City purchased the home at 1779 Rose Place as way to eliminate the potential of future property damage during extreme storm events. This house was demolished in 2008. In 2008, Rice Creek Watershed District completed the "Southwest Urban Lakes Study"; a roadmap by the Watershed District for future management activities and water quality improvement projects. This site was identified in the Little Lake Johanna Management Action Plan for a potential surface feature to treat local street runoff from Rose Place. The City will work with Rice Creek on the implementation of this plan.

E. Area 5: Arona Pond and surrounding area.

Arona pond is located within the Applewood Pointe redevelopment area. Prior to development, this pond was a landlocked basin. For years, the normal water level of the pond was governed by infiltration. As the surrounding area developed, the basin became a part of the storm water system. An outlet was installed around 1979 that enabled the basin to pass runoff from extreme events. Approximately 112 acres contribute runoff to Arona Pond. Over the years, the sandy bottom of this pond became sealed with sediment,

eliminating the infiltration capacity of the basin. This resulted in localized flooding of the surrounding properties. As a part of the Applewood Pointe redevelopment project in 2003, the City reconstructed this pond. The reconstruction project nearly doubled the capacity of the basin. Years of sediment accumulation was excavated, restoring the infiltration capacity that had been sealed. In addition, a lift station was constructed to provide a secondary outlet for extreme events. The new pond serves as a regional storm water treatment facility for the subwatershed.

Recommended 2009 action:

This area has been removed from the CSWMP problem areas.

F. Area 6: 35W corridor

Historically the City has observed flooding within the 35W corridor ponds after extreme rain events. These ponds include the basins on both sides of the 35W just to the north of County Road C and around the highway ramps. The primary concern for these subwatersheds is the downstream pipe located within the Mn/DOT right-of-way. This pipe is 21 inches in diameter. Simply increasing the size of the pipe would push the problem down stream causing flooding in another location. Also, this corridor is located within Rice Creek Watershed and their new volume reduction standards would not support an increase to the runoff discharged to Long Lake. As a part of the County Road C project, additional storage was constructed to address the runoff from County Road C through ponding and rain gardens.

Action to Date:

This subwatershed was added as a problem area in 2006.

Recommended 2009 action:

In an effort to address some of the flooding concerns in this problem area, staff will continue to require redevelopment projects to reduce the volume of water that is sent to this system. A reduction in the peak flow from the commercial properties located in the subwatershed will alleviate the demand on the 35W trunk sewer.

G. Area 7: Como Sub 7- Gottfried Pit

In 2003, the City of Roseville cooperated with Capitol Region Watershed District (CRWD), Falcon Heights, the City of St. Paul, and Ramsey County on a study of downstream flooding and water quality issues for the northwestern watershed area to Como Lake. All of these entities contribute storm water flow to Como Lake. This study identified improvements that would be made to mitigate the ongoing storm water issues in this area. The study also assigned proportional cost shares to each entity based on contributory flow with CRWD agreeing to contribute funding for a portion of the improvements. They served as the lead agency on this study and for the subsequent improvements to occur on the Como Golf Course and additional storage at Arlington and Hamline Avenues.

Roseville drains 315 acres into Como Lake via Gottfried Pit near Fernwood Street and Larpenteur Avenue. The work completed as a part of the agreement does not completely address the drainage concerns detailed in the report.

Action to Date:

This subwatershed was added as a problem area in 2006. In an effort to address some of the flooding concerns in this problem area, staff will continue to require redevelopment projects to reduce the volume of water that is sent to this system. A reduction in the peak flow from the commercial properties located in the subwatershed will alleviate the demand on the Gottfried Pit.

Recommended 2009 action:

In an effort to address some of the flooding concerns in this problem area, staff will continue to require redevelopment projects to reduce the volume of water that is sent to this system.

H. Area 8: Center Street

For years we have been working on finding a resolution for street flooding at the intersection of Center Street and Rice Street. This is the result of the sediment that has accumulated in the ditch located on the east side of Rice Street in the City of Maplewood. Center Street drains under Rice Street via a culvert, the sediment in the receiving ditch causes Roseville's side of Rice Street to flood. As a result, any solution for this street flooding requires cooperation from Maplewood. Since it is a cross jurisdictional issue that involves the Trout Brook Interceptor, CRWD needs to be involved. The three jurisdictions have agreed that CRWD will study the problem and recommend a solution.

Action to Date:

This subwatershed was added as a problem area in 2007.

Recommended 2009 action:

To date we have not come to an agreement about a solution for this drainage concern. Staff feels that since all the issues surrounding this subwatershed have not been addressed, this subwatershed should be added as a problem area within the CSWMP.

I. Area 9: Walsh Lake Subwatershed

On March 24, 2008, the City Council authorized a study of the storm water hydrology of the Walsh Lake subwatershed located in the neighborhood southeast of Midland Hills Golf Course ("Rosewood Neighborhood") due to neighborhood concerns about localized street flooding and damage to property. This area includes the following streets: Midland Hills Road, Draper Avenue, Rosedale Drive, Westwood Circle, Hythe Street, Skillman Avenue, North Rosewood Lane, and South Rosewood Lane.

An XP-SWMM model was created for this area. The XP-SWMM analysis allows us to evaluate the performance of the system during intense rain events. The model predicts the elevation of flooding within wetlands, low areas and intersections in this neighborhood. A separate model was executed for the 2, 5, 10 and 100-year storm events. The storm events are 2.8", 3.6", 4.2", and 6" of rain in a 24-hour period, and have annual return probabilities of 50%, 20%, 10%, and 1%, respectively.

The existing storm sewer system in the Rosewood neighborhood consists of a network of pipes that lead to a manhole at Draper Avenue and Midland Hills Road. From this manhole, the storm water runoff flows through a dual pipe system west to Walsh Lake. Our current design standard for storm sewer is a 10-year event. The existing storm sewer system was built in the 1970s. Additional build-out of the neighborhood, which included

the filling of wetlands, resulted in an under-sized storm sewer system for today's conditions.

The following areas of concern were identified in the analysis:

- The intersection of Draper Avenue and Midland Hills Road
- The wetland located between 2235 and 2211 Rosewood Lane North ("Rosewood Pond").
- The side yard at 2241 Rosewood Lane South

This pipe configuration at Draper Avenue and Midland Hills Road creates a bottleneck on the system, which causes localized street flooding in 100, 10, and 5-year events. Rosewood Pond and the side yard at 2241 Rosewood Lane South were identified as flood prone in the 100- and 10- year events. The following table shows the results of the modeling for the flood prone areas.

	2241 Rosewood	Rosewood Pond
Low building elevation	937.60	940.30
100-Year High Water Elevation	939.57	941.42
10- Year High Water Elevation	937.48	940.35
Approximate additional storage needed to accommodate 100-Year event	0.75 ac-ft	1.1 ac-ft

The streets in this neighborhood are in good condition; upsizing the entire storm sewer system would not be a cost-effective manner in which to improve the drainage conditions, as it would require significant pavement removal and excavation. In addition to costs, upsizing the pipe would increase flow rates into Walsh Lake. Since the outlet of Walsh Lake is controlled by a lift station, increased flow to Walsh Lake could cause significant problems downstream.

Creating additional storage possibilities throughout the existing storm sewer system, such as wetland enhancement/pond excavation and rain garden construction, can alleviate the stress on the existing system; reduce the threat of flooding, while also improving water quality. By creating additional storage to reduce the risk of flooding, it is anticipated that the street flooding will also be reduced. Creating upstream storage will reduce the amount of water that reaches the dual pipe, and the timing of the water reaching the dual pipe will also be more staggered, alleviating street flooding even further.

Action to Date:

This subwatershed was added as a problem area in 2007.

Recommended 2009 action:

In order to create the additional storage recommended in the report, a final project needs to be designed. We have hired WSB and Associates to complete the following work:

- Additional study. The pond that was constructed as a part of the Midland Hills Condominium development, which may have additional capacity than is currently being used. Analysis would be completed to determine how much storm water could be redirected to the pond and what improvements would be needed to do so.

- Final design. Rain garden and other storm water Best Management Practice (BMP) locations will be finalized, and designs prepared for each site. Final design will also include the expansion of Rosewood Pond and improvements to the Midland Hills Condominium Pond, as determined by the additional study. Since Rosewood Pond is a delineated wetland, approval will be required from the Rice Creek Watershed District and the DNR for any improvements or enhancements. WSB will work through the required permitting process with all agencies involved.
- Public participation. Neighborhood meetings and individual meetings will be held with rain garden recipients during the design process to discuss the appropriate design for each site.

III. 2008 New Problem Areas

One of the goals from the City's CSWMP is to provide flood protection for all residents and structures as well as protect the integrity of conveyance channels and storm water detention areas. Many different policies were identified in the plan to accomplish this. For the purposes of this report, we want to discuss one in particular.

Policy 1.9 – Developer responsibility for addressing existing storm water problems

For development and redevelopment projects affecting storm water problem areas identified in this CSWMP, the City requires the developer to incorporate such practices as are necessary to resolve a proportionate share of the problem.

We did not identify any new problem areas in 2008.

IV. 2008 City Projects

A. City Project No. 07-02: Neighborhood 10 Reconstruction

To meet Rice Creek Watershed District (RCWD) requirements, the City constructed 5 rain gardens as a part of this project.

B. City Project No. 08-04: PMP Mill and Overlay Project

To meet Rice Creek Watershed District (RCWD) requirements, the City constructed 16 rain gardens as a part of this project.

V. 2008 Redevelopment Projects:

Each year the City reviews a redevelopment and development plans to ensure that they meet all of the policies outlined in the CSWMP. What follows are descriptions of the redevelopment projects that were completed in 2008 that required storm water improvements.

A. Gold Eagle, 1233 Larpenteur Avenue

This was the construction of an addition and reconstruction of the parking lot for this business. To meet storm water requirements, the owner constructed an underground storm water retention system to meet the City's storm water requirements. Since this site is located in Problem Area 7: Como Sub 7- Gottfried Pit, we required that the runoff from the site be reduced to resolve a proportionate share of the problem, consistent with the City's CSWMP.

B. Northwestern College, 3003 Snelling Avenue

For the first phase of their Campus Master Plan, Northwestern College reconfigured the private roads and constructed a parking ramp on their campus. They installed underground retention areas and rain gardens to meet the City's storm water requirements.

C. Rainbow Foods, 1201 Larpenteur Avenue

This project was the demolition of the buildings on the northeast corner of Fernwood and Larpenteur Avenue to construct a new Rainbow Store. The property owner, Roundy's installed underground retention areas to meet the City's storm water requirements. Since this site is located in Problem Area 7: Como Sub 7- Gottfried Pit, we required that the runoff from the site be reduced to resolve a proportionate share of the problem, consistent with the City's CSWMP.

D. Chianti Grill, 2050 Snelling Avenue

Last year, the Backyard Bar and Grill restaurant site, located at the Snelling Avenue access to HarMar was redeveloped. The developer constructed an extensive underground storm water retention system and rain gardens to meet the City's storm water requirements.

E. Har Mar Outlot, 1490 County Road B

This new commercial property was constructed on the northeast corner the HarMar Shopping Center. The developer installed underground retention areas and rain gardens to meet the City's storm water requirements.

F. Midland Grove Condos, 2220 Midland Grove Road

To address runoff issues in their courtyard, the Midland Grove Condominium Association constructed a large rain garden in their courtyard.

G. TCF Bank, 1445 County Road B

The developer has installed an infiltration/ retention area to meet the City's storm water requirements.

VI. Other Drainage Items

A. Rain Garden Workshop

On Thursday, May 8th, City Staff along with Ramsey Conservation District (RCD) sponsored a free Rain Garden Workshop. Information was provided to residents on the following:

1. How and why rainwater gardens can improve and protect the quality of our lakes, streams, and wetlands.
2. How to assess your yard for locating a rainwater garden
3. How to properly design a rainwater garden
4. How to install a rainwater garden
5. Available financial assistance from different government agencies

Staff was very pleased with the turnout at this workshop, 25 participants representing 18 properties attended this workshop.

Recommended 2009 action:

We have scheduled another workshop for April 29, 2009.

B. Bennett Lake Shoreline Improvement Project

In 2008, the City of Roseville completed an exciting partnership project with Prince of Peace Lutheran Church and the Ramsey Conservation District (RCD) to protect the water quality of Bennett Lake. Runoff from the parking lot and slope adjacent to Prince of Peace Church had been washing down the hill into Central Park, over the years this developed into an erosion issue that washed sediment into Bennett Lake. The shoreline of Bennett Lake has also experienced significant sloughing, causing damage to the lower path.

The first phase was done on the church property. The RCD worked with Prince of Peace to make changes to the way their runoff was handled. The improvements included construction of two rain gardens and filling the erosion gully that has formed between the upper and lower pathways. Volunteers from the Church made the improvements in late summer and will maintain these new features.

The second phase was a shoreline restoration project for the portion of Bennett Lake located adjacent to the Prince of Peace improvements. The plan was developed by RCD and City staff coordinated its implementation. The work was completed by Scout members, family, and friends and the Minnesota Conservations Corps, a non-profit organization.

In the spring, Dwayne Stenlund, PWETC commissioner, asked if we had any projects that an Eagle Scout candidate could help us out with. He recommended that we use Josh Chamberland to lead this first part of this project. Josh put together a work plan to complete the project, organizing tools, food, water, and breaks. He spent hours working through the logistics for the project, visiting the site, looking over the plans, and working out how we would accomplish the work. During the two Saturdays that the work was completed, he coordinated the volunteers and provided supervision. His volunteers completed the first part of the project; removal of buckthorn on the slope between the upper and lower pathways west of the waterfall and the construction of a wave wall to protect the shoreline.

This work was completed in August on two separate Saturdays. On the first day, 30 volunteers worked for almost 8 hours removing the buckthorn on the slope between the two pathways. The buckthorn was laid out and allowed to dry for three weeks. On the second Saturday, the volunteers worked for 5 hours, constructing a wave wall along the shoreline out of buckthorn to protect the shoreline to be restored. Throughout the project Josh provided leadership to the workers, ensuring that the work was completed as laid out in the plan.

During September, members of the Minnesota Conservation Corps completed the work that Josh started, restoring the shoreline and stabilizing the erosion gully between the upper and lower paths. It is anticipated that additional vegetation will be planted along the shoreline in spring 2009. The wave wall will remain in place until the vegetation on this shoreline is established.

Recommended 2009 action:
Install vegetation along the stabilized shoreline.

C. Impervious Coverage Deviations

Currently our City Code allows up to 30% impervious on R-1 or R-2 zoned lots. Staff receives a number of impervious coverage deviation requests from homeowners requesting more impervious than what is allowed by code. Our regional treatment system is designed assuming that all residential lots are 30% impervious. As a result of the property owner needs to address the hard surface increase on their site through rain gardens or other storm water best management practices to hold the rate of runoff at the 30% impervious rate or they need to convert a portion of their hard surface to pervious pavement/ pavers etc. resulting in no increase in hard surface. The deviation requests are addressed in City Code 1014.05:

1014.05 B 3. Impervious Coverage Deviation: An impervious coverage deviation is an increase in the amount of impervious surface area allowed in either R-1 or R-2 districts.

- a. An impervious coverage deviation shall not allow impervious coverage on any property to exceed code allowances by more than 20%.
- b. An application for impervious coverage deviation shall be supported by a preliminary storm water runoff mitigation plan; the preliminary mitigation plan shall propose measures of reducing storm water runoff from the property to the level that is consistent with the maximum impervious coverage allowed by the code.

(1) Any necessary building or driveway permit(s) shall not be issued until a storm water runoff mitigation plan has been approved by the City Engineer.

(2) Implementation of the storm water runoff mitigation plan shall be completed as a necessary condition for passing the final building or driveway inspection.

These requests are reviewed by the Development Review Committee. The following factors are considered prior to recommending approval or denial of an impervious coverage deviation:

- a. The proximity of the proposed impervious coverage to sensitive natural features;
- b. The potential for the excess impervious coverage to cause storm water problems on adjacent properties; and
- c. The use of landscaping and/or fencing to screen the proposed project from adjacent properties.

Action to date:

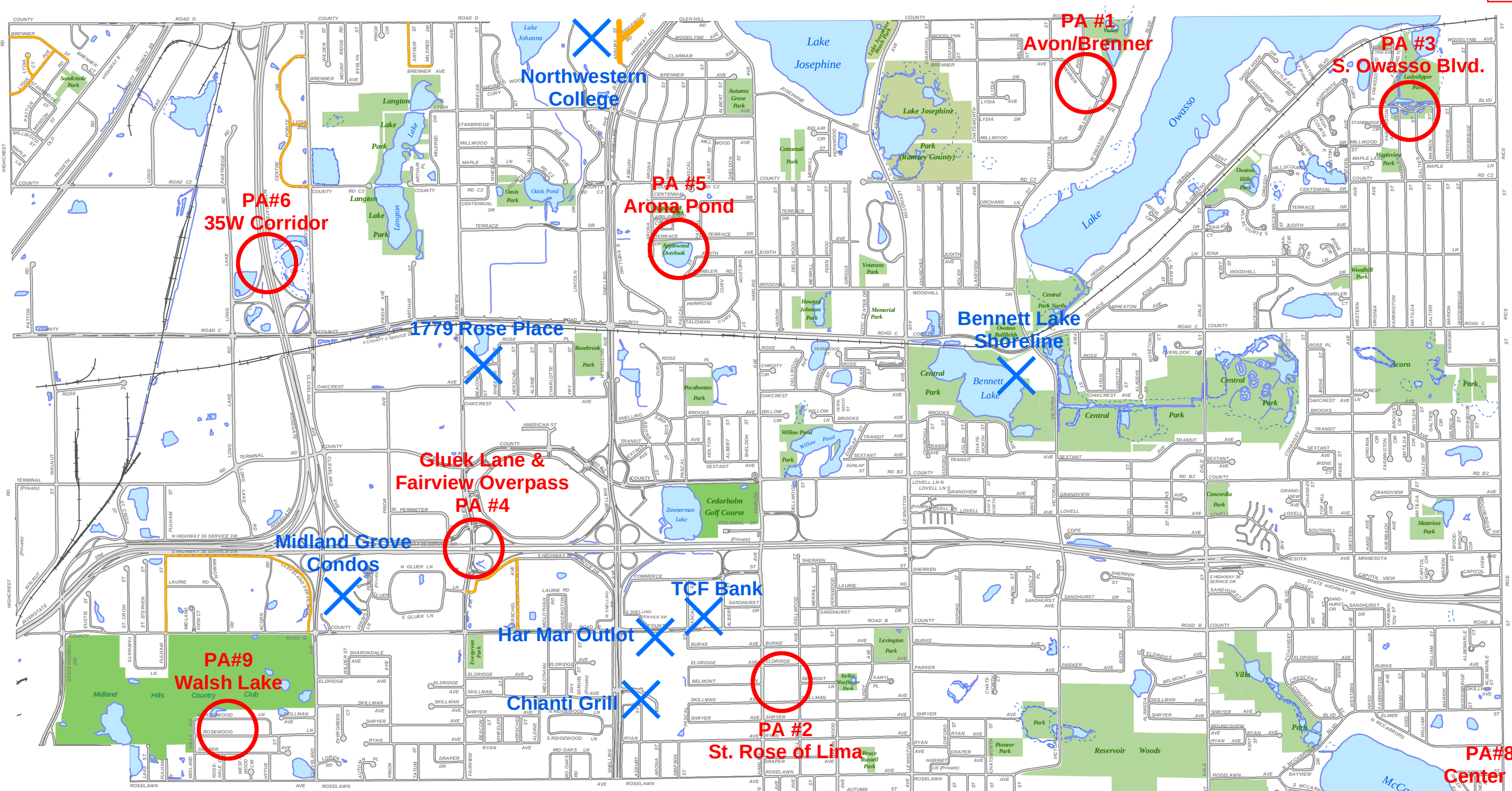
The following are the homes that were granted lot coverage deviations in 2008. Each of these sites was required to direct the additional hard surface runoff into a rain garden or subsurface trench to manage the additional volume from their site.

Address
358 McCarrons
2730 St. Albans

2008 RAINFALL SUMMARY

Date	Rainfall	Comments
4/7/08	.56	
4/11-4/12/08	1.36	Rain to snow to rain
4/18/08	.38	
4/21/08	.59	
4/24/08	1.00	
4/25/08	.44	
5/2/08	1.90	
5/6/08	.21	
5/10/08	.55	
5/13/08	.5	
5/19/08	.12	
5/24/08	.17	
5/30/08	.36	
5/31/08	.11	
6/2/08	.14	
6/3/08	.03	
6/5/08	.82	
6/8/08	.37	
6/11/08	.37	
6/11/08	.82	
6/14-6/15/08	.25	
6/20/08	.05	
6/28/08	.09	
7/10/08	.07	
7/11/08	.29	
7/17/08	.19	
7/19/08	.77	
7/25-7/27/08	.06	
7/31/08	.08	
8/3/08	.18	
8/9/08	.05	
8/11-8/12/08	1.07	
8/16/08	.05	
8/27/08	1.05	
9/2/08	.21	

Date	Rainfall	Comments
9/7/08	.36	
9/11/08	.17	Midnight to 7am
9/11/08	.27	7am-7pm
9/13-9/14/08	.57	
9/23/08	.75	
9/29/08	.08	
10/5/08	.32	
10/7/08	1.24	
10/10/08	.06	
10/13/08	.53	
10/20/08	.05	
10/21/08	.06	
10/22/08	.24	
10/26/08	.16	
11/11-11/13/08	1.30	Sleet, rain, snow



2008 Storm Water Annual Report



Prepared by:
Engineering Department
May 6, 2009

- Problem Areas
- Sites
- Roadway Reconstruction
- Roadway Mill & Overlay

Data Sources and Contacts:
* Ramsey County GIS Base Map (3/30/09)
* 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

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 651-782-7075. 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.

0 500 1000 1500 2000 Feet
mapdoc: 2006StormWaterAnnualReport.mxd
map: 2006StormWaterAnnualReport.pdf



REQUEST FOR COUNCIL ACTION

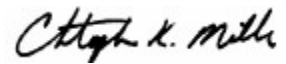
DATE: 5/11/2009

ITEM NO: 12.a

Department Approval



Acting City Manager Approval



Item Description: Request by Art Mueller for a **COMPREHENSIVE LAND USE MAP AMENDMENT, REZONING, AND GENERAL CONCEPT PLANNED UNIT DEVELOPMENT** to redevelop the property at 2025 County Road B into a senior living community (**PF09-002**).

1.0 REQUESTED ACTION

Art Mueller (in cooperation with Sue and Andrew Weyer - property owners) seeks approval of a **COMPREHENSIVE LAND USE MAP AMENDMENT, REZONING, AND GENERAL CONCEPT PLANNED UNIT DEVELOPMENT** to redevelop the property at 2025 County Road B into a 3-story, 55-unit senior living community.

PROJECT REVIEW HISTORY

- Public Open House held: February 19, 2009
- Applications Submitted and Determined Complete: February 24, 2009
- 60-Day Review Deadline: April 25, 2009
- 60-Day Extension: June 24, 2009
- Project Report Recommendation: February 26, 2009
- Planning Commission Action: March 4, 2009
- Anticipated City Council Action: April 20, 2009

2.0 SUMMARY OF RECOMMENDATION

The Roseville Planning Commission held the duly noticed public hearing and made the following recommendations (see attached minutes):

- RECOMMENDED APPROVAL (4-3) of a **COMPREHENSIVE LAND USE MAP AMENDMENT** from **LOW DENSITY RESIDENTIAL (LR)** to **HIGH DENSITY RESIDENTIAL (HR)**
- RECOMMENDED APPROVAL (7-0) of a **REZONING** from **SINGLE FAMILY RESIDENCE DISTRICT (R-1)** to **PLANNED UNIT DEVELOPMENT (PUD)**
- Action on the **GENERAL CONCEPT PLANNED UNIT DEVELOPMENT** as proposed failed (1-6)

3.0 SUGGESTED CITY COUNCIL ACTION

BY MOTION, RECOMMEND APPROVAL of the request for a COMPREHENSIVE LAND USE MAP AMENDMENT, REZONING, and GENERAL CONCEPT PLANNED UNIT DEVELOPMENT for 2025 County Road B, for Art Mueller, with conditions (see Section 10 for detailed recommendation).

29 **4.0 PROJECT UPDATE**

30 4.1 Since the Planning Commission Meeting of March 4, 2009, the applicant has been
31 working with his consultants to revise the proposed building and site to further address
32 resident concerns and Planning Commissioner comments.

33 4.2 At the urging of the applicant, the Planning Division postponed Council action until after
34 the applicant met with Council members to review the revised development proposal.

35 4.3 The applicant also met with Planning Division staff to discuss the revisions and to
36 provide a status of the revised proposal. On April 24, 2009, the Planning Division
37 received the revised site plan and elevation drawings and on April 29, 2009, it received
38 the revised narrative.

39 **5.0 SITE CHARACTERISTICS/DEVELOPMENT PROPOSAL**

40 5.1 Since the Planning Commission meeting, the applicant has met with representatives of
41 the Minnesota Department of Transportation (MNDOT) regarding the ownership of the
42 land area west of Midland Grove Road. The conclusion is that Mr. Mueller owns the
43 underlying land area, an approximately 70 by 238-foot parcel that will be conveyed back
44 to him from MNDOT. With this additional land, the Orchard parcel size has now
45 increased from 2.23 acres to 2.61 acres.

46 5.2 The site is located to the east of Cleveland Avenue, directly adjacent to County Road B,
47 and south of the Midland Grove Condominiums. A single-family property and
48 Ferriswood Townhome community is located to the east, and single-family homes are
49 located south across County Road B.

50 5.3 The subject property has an existing Comprehensive Land Use designation of Low
51 Density Residential; Midland Grove Condominiums has a designation of High Density
52 Residential; and Ferriswood Townhomes along with the adjacent single-family parcel has
53 a designation of Medium Density Residential.

54 5.4 Zoning in the area includes a mix of R3A (Multi-Family Residence District, Three to
55 Twenty-Four Units) and Midland Grove Condominiums, PUD (Planned Unit
56 Development) at Ferriswood Townhomes, and R-1 (Single Family Residence District) on
57 the adjacent property and properties south across County Road B.

58 5.5 Previously, the applicant submitted a proposal to construct a 4-story, 77-unit senior
59 housing complex on this site. After a negative recommendation at the February 4, 2009
60 Planning Commission meeting, the applicant withdrew the original proposal and
61 submitted the current proposal, which lowered the height and reduced the number of
62 units.

63 5.6 The General Concept proposal seeks to develop a 3-story, 55-unit active senior living
64 community with an underground parking garage. The facility would include a variety of
65 1, 2, and 3-bedroom units, as well amenities such as community, game, craft, and
66 exercise rooms, kitchen, library, private dining, office, mailroom, and sitting areas.

67 **6.0 REVIEW OF COMPREHENSIVE PLAN**

68 6.1 The Roseville Comprehensive Land Use Plan (the future development guide for property
69 in Roseville) designates the subject parcel as LR, Low Density Residential. During the
70 2008 Comprehensive Plan Update process there was no mention or discussion on this
71 property. The Planning Division considers this parcel to be a land use anomaly that is
72 better suited by a residential Land Use designation other than Low Density.

- 73 6.2 The applicant's proposal seeks to change the Comprehensive Land Use designation of the
74 subject parcel from Low Density Residential to High Density Residential, similar to
75 Midland Grove Condominiums.
- 76 6.3 The Planning Division recommends that the requested actions be considered,
77 concentrating first on the Comprehensive Land Use Map Amendment request before
78 discussing zoning and the proposed planned unit development.
- 79 6.4 For purposes of clarity, residential land use designations are categorized in the following
80 density ranges: Low Density is 0-to-4 units per acre, Medium Density is 5-to-12 units
81 per acre, and High Density is greater than 13 units per acre.
- 82 6.5 On February 4, 2009, the Commission heard many concerns/objections due to the
83 anticipated/perceived increase in traffic and potential intersection conflicts. As a result
84 of these concerns, the Development Review Committee (DRC) has reviewed and
85 considered the multi-family access and increase in traffic, concluding once again that the
86 subject parcel is best accessed from Midland Grove Road versus County Road B, due to
87 topographic challenges and for vehicle safety. The DRC further concluded that if the
88 parcel remained single-family, it could possibly be split into 4 single-family lots. The
89 DRC also determined that the location of the subject parcel is not a desirable location for
90 new single-family housing given the location relative to Cleveland Avenue, Highway 36,
91 and necessary access to County Road B, as well as the higher density residential
92 developments located to the north and east of the subject parcel.
- 93 6.6 Using the Institute of Transportation Engineers manual to analyze traffic impacts for a
94 senior housing facility, City Staff analyzed the impacts this project would have on the
95 existing transportation network and concluded there will be a minimal increase in traffic
96 that can be accommodated by the current roadway network. The accesses and
97 intersections are designed to accommodate traffic volumes far greater than currently
98 generated for existing uses and, therefore, will not be negatively impacted by this
99 development proposal.
- 100 6.7 The DRC, and especially the Planning Division, has considered the impacts of changing
101 the land use designation of the subject 2.61-acre parcel. This parcel is located adjacent to
102 or near three major thoroughfares (Highway 36, Cleveland Avenue, and County Road B)
103 for which the DRC and Planning Division have concluded that low density residential
104 (single family homes or town homes) is not an appropriate future use. While such a
105 future use would be consistent with the use across County Road B (a natural dividing line
106 for land use designations), it is not consistent with or complementary to the land use it
107 lies directly adjacent to, Midland Grove Condominiums.
- 108 6.8 Another factor taken into consideration by the Planning Division is that of fundamental
109 planning principles. It is clear from the Planning Division's review of the record that
110 future use of this remnant parcel did not receive proper consideration in the 1960's. The
111 most recent Comprehensive Plan update process did not address this property. Had a
112 planning process occurred during the original discussions regarding development on the
113 former farmstead, it is the Planning Division's opinion that the existing parcel should
114 have been guided to either medium or high density.
- 115 6.9 Basic planning principles would provide for increased residential density to buffer the
116 lower densities lying east, especially when adjacent to or at the intersection of two major
117 roadways. The Metropolitan Council through its System Statement is expecting
118 Roseville to add 1,432 new households by 2030. With very little land available for

single-family or town home developments, multiple-family residential developments of varying densities will need to be supported by the City to meet this requirement. The City also recently completed an update to the Comprehensive Plan, which supports increased density on infill lots in order to maintain the stock of non-residential areas and to better utilize land not at its highest and best use.

6.10 While it could be debated whether medium or high density is the best designation for the parcel, the proposal in front of the City falls into the high-density category. Since the request is asking for a change to high density residential, staff review has been limited to whether or not the high-density designation is appropriate and whether the change will lead to excessive negative effects. To do any detailed analysis on the suitability of medium density on this parcel would be difficult and too speculative without a specific proposal. From staff review, while the proposal changes the land use and thus will result in a more intense use than what is there today, the high density use is appropriate given the location of the parcel, the density of the surrounding area and limited access for the property.

6.11 Based on our analysis above, the DRC and Planning Division recommend guiding of the subject 2.61-acre parcel from Low Density Residential to High Density Residential.

7.0 REVIEW OF ZONING/PLANNED UNIT DEVELOPMENT

7.1 To gain a better understanding of historical actions, the Planning Division completed additional archival review of the subject area. We have concluded that in 1967 the Village Council rezoned the property to R-3A, but the minutes do not reflect a discussion of land use or a subsequent designation. The Village Council also supported an apartment/townhome project on the 10+ acre parcel to the north. However, that project never came to fruition and instead the existing Midland Grove Condominium project was issued permits by the Village staff.

7.2 The Planning Division has concluded the City had a “Comprehensive Development Plan” in 1969 that identified the Midland Grove property as “Mixed Development” and Ferriswood and the two residential parcels adjacent to County Road B as “Single Family”.

7.3 Further research by the Planning Division concludes that the Village had three original residential zoning districts (R-1, R-2 and R-3). However in 1966 the Village added a number of new districts including the R-3A residential district (3-to-24 units per building). Our analysis of Midland Grove Condominiums concludes that the number of units per building does not conform to the requirements of the R-3A District. Instead the development would better be served by the R-3 designation.

7.4 Research into Ferriswood Townhomes approval concludes that the retaining wall was installed prior to the construction of Ferris Lane. The record further concludes that the property received approval of a special use permit for a planned unit development, effectively rezoning the land to planned unit development, which included the home at 1995 County Road B. The Planning Division also concluded that no formal discussion or action regarding land use guiding occurred. Unfortunately, the microfiche file does not exist so our research is limited. Since the early 1990’s the Ferriswood property and 1995 County Road B have been guided Medium Density Residential in the City’s Comprehensive Plan.

- 7.5 The GENERAL CONCEPT PLANNED UNIT DEVELOPMENT is a process by which a development/redevelopment proposal is formally presented in a public hearing to the Planning Commission for consideration. A PLANNED UNIT DEVELOPMENT (PUD) is a zoning district, which may include a single or mix of uses on one or more lots or parcels, and is intended to be used in unique situations to create more flexibility, creativity, and efficient approach to the use of the land subject to procedures, standards, and regulations contained in the City Code. If the City Council ultimately approves the GENERAL CONCEPT, the applicant then prepares fully detailed development plans for final approval by the City Council.
- 7.6 Concept PUD: Art Mueller seeks consideration of a General Concept PUD to pursue finalization of a senior living community at 2025 County Road B. The 2.61-acre parcel would consist of a 3-story, 55-unit structure primarily oriented along the north and east sides of the parcel and the property would be rezoned from Single Family Residence District (R-1) to Planned Unit Development (PUD) using the General Residence District (R-3) as a guide for the site development.
- 7.7 Building Height: The proposed Orchard development will be 3-stories of senior housing over a level of parking and storage. The overall height of the building is anticipated to be approximately 46-feet; however the height when measured to the midpoint of the roof truss (Code required height measurement) will be 38 feet. The Roseville City Code has a height limitation of three stories and a maximum of 30 feet for buildings within the R-3 district. The Planning Division has concluded that these two requirements are in conflict with one another and difficult to rationally apply to development proposals. By comparison, Midland Grove Condominiums (a flat roof building) is approximately 34 feet in height to the top of roof parapet. The Planning Division has also reviewed multi-story senior or other housing projects dating back to 2000 and concluded most of these buildings meet the 3-story limitation, but exceed the 30-foot height limitation. These include Greenhouse Village, Midland Villas, Applewood Pointe, and Sunrise Assisted Living.
- 7.8 Building to Lot Size: The City Code also requires 2,000 sq. ft. of lot area for one-bedroom units and 2,800 sq. ft. of lot area for 2 to 4 bedroom units. A calculation of the proposed/anticipated unit mix (10-1 bedroom, 30-2 bedroom, and 15-3 bedroom units) would require lot area totaling 146,000 sq. ft. or lot 3.35 acres in size. Similarly, the City Code requires a floor area ratio of .5 or 50%. A calculation of floor area for the proposed Orchard concludes 92,571 sq. ft. of floor area or 2.13 acres and a floor area ratio of .95. The Planning Division has reviewed the similar projects approved by the City since 2000 (Green House Village, Midland Villas, Applewood Pointe, and Sunrise Assisted Living) and determined all have been allowed to deviate from this standard requirement as part of a PUD. Given the limitations of land conducive for multi-story housing and the number of units and types necessary to market and be a successful project, it is very difficult to achieve compliance with these two requirements. The Planning Division believes that the nature of a Planned Unit Development intended to be used in unique situations to create more flexibility, creativity, and efficient approach to the use of the land gives the ability for this project to deviate from certain standards.
- 7.9 Building Design: Since the Planning Commission's consideration of the project the applicant has completed a number of modifications to the building footprint to address massing and setback concerns.

- 209 7.10 The northeast corner of the building is now proposed at a 45-degree angle versus the
210 previous 90-degree. This modification softens the view and breaks-up the wall expanse
211 and lessens the visual impact from properties to the east and northeast.
- 212 7.11 The building now includes various jogs to assist in breaking-up the long expanse for the
213 north and south sides.
- 214 7.12 The southeast “L” wing of the building now jogs at an angle when it approaches County
215 Road B. This design element will soften the impact of the building and give it added
216 character, privacy, and curb appeal. The third floor now steps back 10 feet further from
217 the property line than the lower floors. At the northwest corner of the building the third
218 floor steps back a full unit.
- 219 7.13 The angled “L” wing also features a small end capped roof to soften the perceived height
220 of the structure. The roofline has been lowered and additional design features added to
221 give the appearance of a single family structure at the south elevation.
- 222 7.14 The setbacks of the building adjacent the north and east property lines have been
223 increased; the north varies from 21 feet to 36.9 feet and the east varies from 30.5 feet to
224 51.7 feet.
- 225 7.15 Exterior material would be maintenance-free, likely to include asphalt shingles,
226 metal/aluminum soffit and fascia, vinyl or concrete (Hardiboard) siding, brick and/or
227 rock-face block.
- 228 7.16 Setbacks: The Orchard has a minimum 10 foot front yard setback from Midland Grove
229 Road, a varying corner side yard setback adjacent to County Road B of 28.4 to 39.8 feet,
230 a varying side yard setback from the north property line of 21 to 36.9 feet (the proposed
231 structure would lie approximately 180 feet from the Midland Grove Condominium
232 building), and a varying rear yard setback from the east property line of 30.5 to 51.7 feet.
233 Decks and patios would encroach 6 feet closer to the north and east property lines. The
234 Roseville City Code (R-3 District) requires a 30-foot front-yard setback (west), a 30-foot
235 corner side yard setback (south), a 10-foot interior side yard setback (north), and a 30-
236 foot rear-yard setback (east). As shown on the Site Plan, the Orchard meets most of these
237 setback requirements. The DRC has discussed the possibility of vacating a portion of the
238 underutilized right-of-way for Midland Grove Road, which, if vacated, could increase the
239 official front yard setback, but would not change its proximity to the road.
- 240 7.17 Access/Traffic: The applicant proposes to access the site and building via Midland Grove
241 Road (a public road). Trip Generation engineering data (Institute of Transportation
242 Engineers’ Trip Generation Report, 8th Edition (2008)) provided by the applicant’s
243 consultant indicates that a 55-unit senior development could generate approximately 193
244 trips/day overall or approximately 3.5 trips/day per household. Assuming the same trip
245 generation from the Midland Grove Condominium, the existing 174 units would create
246 609 trips per day or a total of 802 trips per day for the two developments.
- 247 7.18 Parking: Section 1019.10(A) of the City Code sets minimum parking standards by use.
248 This section does not specifically identify a parking requirement for assisted-living units
249 as a use and, per to Section 1019.10(B), “where land uses are proposed that are not
250 specifically listed above [within 1019.10(A)], the City Council shall establish a
251 reasonable number of off-street parking space for such use.” The City Code has
252 established parking requirements for nursing homes and senior housing at one space per
253 four beds and one enclosed space plus 0.3 spaces of visitor parking, respectively. The
254 Planning Division has determined that on-site parking shall be 55 enclosed and 16

- 255 surface spaces, or 71 total spaces. Based on the proposal, resident and employee parking
256 will be accommodated through enclosed parking located under the building at
257 approximately 83 underground stalls and 19 visitor surface parking lot spaces.
- 258 7.19 Landscaping: The applicant has indicated a strong desire to preserve as many trees as
259 feasibly possible, especially those near the intersection of County Road B and Midland
260 Grove Road and north along Midland Grove Road. The applicant will also attempt to
261 preserve and/or transplant some of the apple trees that dot the property. As for proposed
262 landscaping, the plan indicates boulevard trees, interior trees and shrubs throughout the
263 site. Shrubs would act as a natural screen for the main level patios and all storm water
264 management areas will require some from of heightened landscape.
- 265 7.20 Pathways and Sidewalks: Section 1013.07 of the City's Code requires that new non-
266 motorized pathways be constructed as part of new development on properties that are
267 designated through the official pathway system plan. However, the plan does not
268 indicate sidewalk or path requirement along the north side of County Road B. The DRC
269 is recommending a sidewalk from Midland Grove Condominium parcel to County Road
270 B adjacent Midland Grove Road and looking into a way in which sidewalk can be
271 provided from Midland Grove Road to Cleveland Avenue, where the identified crossing
272 lies.
- 273 7.21 Storm Water: Storm water will be collected and treated on site. The conceptual storm
274 water management plan indicates three infiltration areas, one at the rear of the building to
275 assist with adjacent property drainage, and the other two in the southwest corner of the
276 property.
- 277 7.22 Sanitary Sewer and Water: Sanitary sewer and water will be provided by a water main
278 and sanitary sewer connection located within County Road B.
- 279 7.23 Private Utilities: The private utilities, such as electricity, cable, telephone, and natural
280 gas, will be designed and coordinated through the Public Works Department to be
281 underground and utilize a joint trenching system, where applicable.
- 282 **8.0 STAFF COMMENTS:**
- 283 8.1 On February 19, 2009, the applicant and Station 19 Architects held the required open
284 house for the proposed (revised) Orchard development. There were between 20 to 25
285 property owners/residents in attendance. Informal discussions centered on
286 questions/concerns regarding treatment of east side with special features to mitigate
287 visual impacts; color and types of building materials; blending more into the adjacent
288 neighborhood; request for additional signs for speed; traffic increase along Midland
289 Grove Road; increased landscaping; transplanting of evergreen trees; discussion about
290 keeping second drive on Midland Grove Road; access to County Road B; fire/safety
291 aspects of building; and balcony usage (see attached narrative).
- 292 8.2 On February 26, 2009, the Roseville Development Review Committee (DRC) met to
293 review the revised plans for the Orchard. The DRC supported the change in
294 Comprehensive Land Use Map designation to High Density Residential; the zoning to
295 Planned Unit Development; and the proposal as proposed prior to the Planning
296 Commission meeting.
- 297 8.3 Since the March 4, 2009 Planning Commission meeting, the Planning Division has
298 received and reviewed a revised site plan and building elevation. This proposal though
299 similar to the design reviewed by the Commission, includes a number of enhancement

that further reduce scale and massing of the structure, and increase setbacks to be more consistent with the R-3 District.

9.0 STAFF RECOMMENDATION:

9.1 The Planning Division recommends APPROVAL OF THE COMPREHENSIVE LAND USE MAP AMENDMENT, the REZONING, and the GENERAL CONCEPT PLANNED UNIT DEVELOPMENT for the property at 2025 County Road B for a 55-unit active senior living community by Art Mueller, with the following conditions:

- a. Final plans (grading, drainage, utility, and landscape) being developed that are consistent with the site plan dated May 11, 2009.
- b. The final landscape plan shall include additional screening along the north, south and east sides of the building. This screening may include a decorative fence and/or berm as well as landscaping.
- c. The final grading and drainage plan shall meet the requirements of the Rice Creek Watershed and the City of Roseville.
- d. The Roseville Fire Marshall shall approve all fire hydrant locations.
- e. The final site plan shall be modified to include a sidewalk along the east side of Midland Grove Road from County Road B to the Southern property line of Midland Grove Condominiums.
- f. The final site plan shall also be modified to include a sidewalk within the County B right-of-way from Midland Grove Road to Cleveland Avenue.

10.0 SUGGESTED CITY COUNCIL ACTION:

The Planning Division recommends that the Roseville City Council take the following action regarding Art Mueller's request to redevelop 2025 County Road B with a 55-unit active senior living community:

- 10.1 Adopt a Resolution approving a COMPREHENSIVE LAND USE MAP AMENDMENT** of 2025 County Road B from Low Density Residential (LR) to High Density Residential (HR). The land use map designation change will not become final until the City receives support from the Metropolitan Council.
- 10.2 By motion, support the requested REZONING** of 2025 County Road B from Single Family Residential (R-1) to Planned Unit Development (PUD). The PUD Agreement, if approved in the FINAL phase of the PUD review process, will become the development contract on which the REZONING is based.
- 10.3 By motion, approval of the GENERAL CONCEPT PLANNED UNIT DEVELOPMENT** as prepared for the May 11, 2009 City Council meeting, subject to the conditions of Section 9 of this report. Final approval by the City Council will be considered after all conditions and required documents and permits have been submitted for final approval. Final approvals are considered a separate application process.

Prepared by: City Planner, Thomas Paschke

Attachments: A: Area map

B: Aerial photo

C: Comp Plan designations map

D: Narrative

E: Open house summary

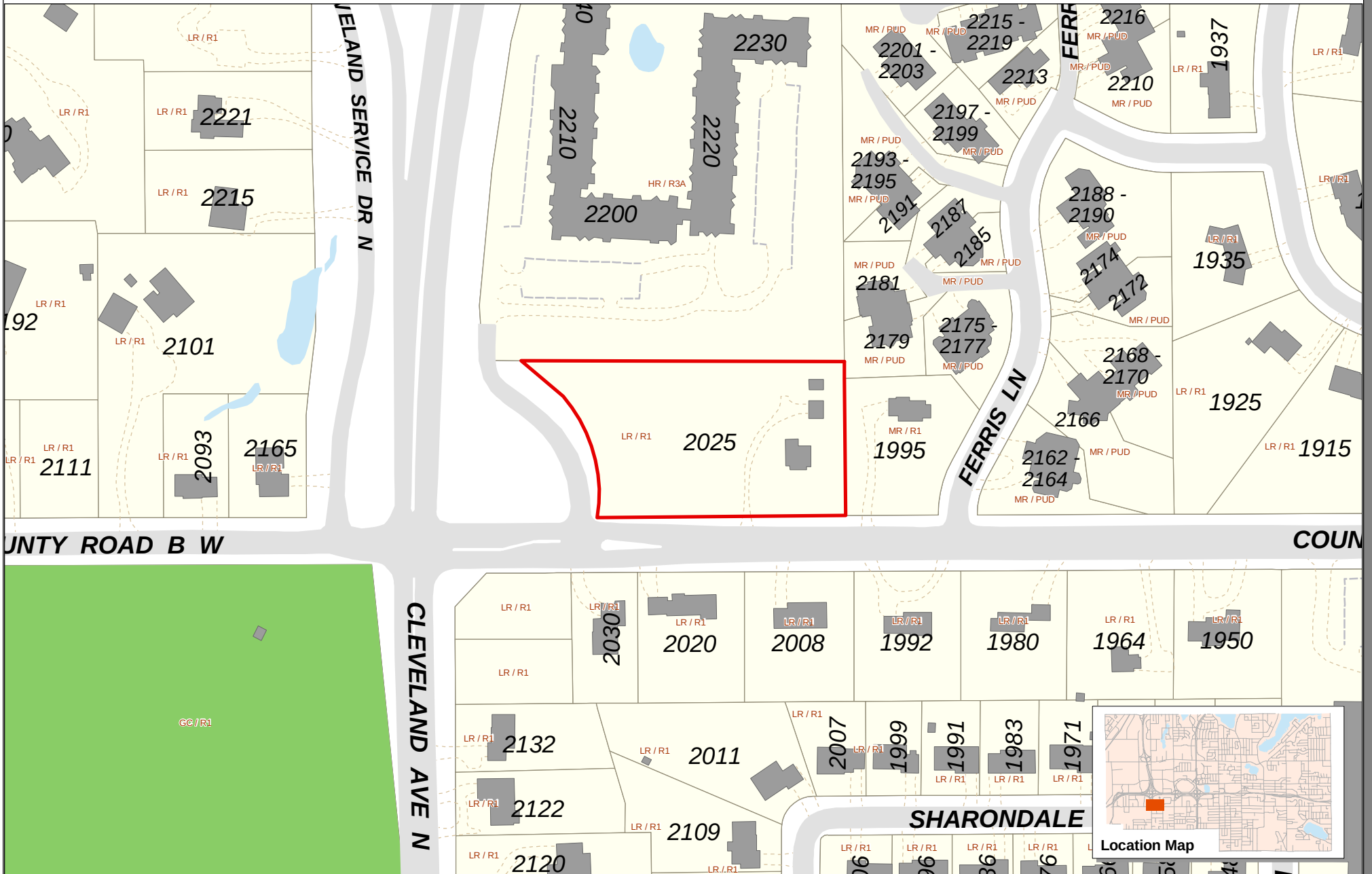
F: Email responses/letter

G: Planning Commission minutes

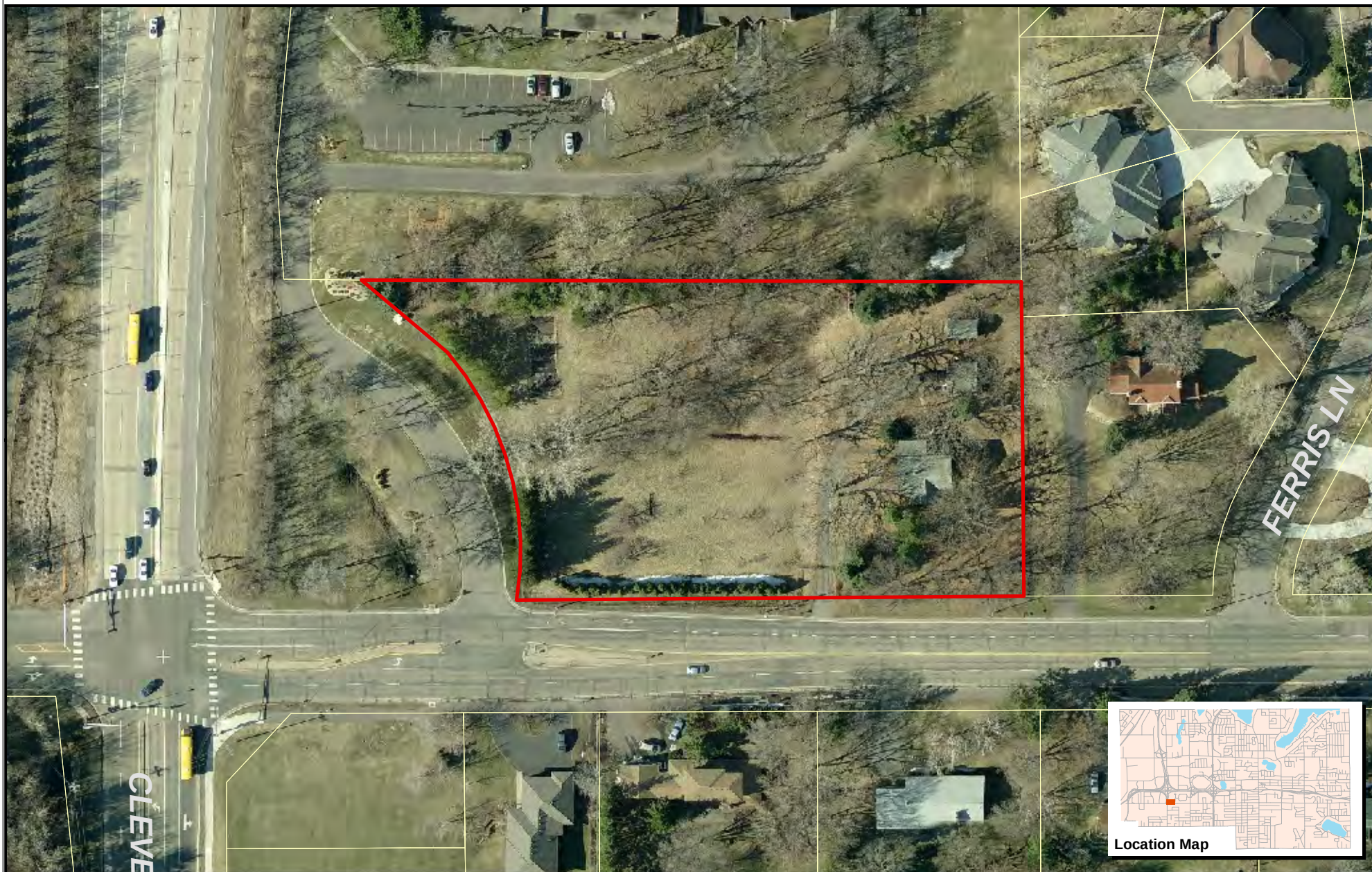
H: Project Plans

I: Draft resolution

Attachment A: Location Map for Planning File 09-002



Attachment B: Aerial Map of Planning File 09-002



Prepared by:
Community Development Department
Printed: February 24, 2009



Site Location

Data Sources

* Ramsey County GIS Base Map (2/4/2009)

* Aerial Data: Pictometry (4/2008)

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 (2009), 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 50 100 Feet



Comprehensive Plan: Future Land Use Map

Attachment C



Prepared by:
Community Development Department
Printed: May 6, 2009

Data Sources

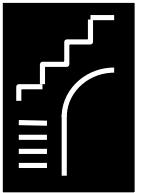
* Ramsey County GIS Base Map (3/30/2009)
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

- LR - Low Density Residential
- MR - Medium Density Residential
- HR - High Density Residential
- CH - Church

- S - School
- P - Park
- Right of Way

0 100 200 300 Feet





**‘The Orchard’ Active Senior Living Development
2025 County Road B West
Roseville, MN**

REVISED PROJECT NARRATIVE

April 29, 2009

Developer: Art Mueller
2201 Acorn Road
Roseville, MN 55113
(651) 697-1405

Architect: Station 19 Architects, Inc.
2001 University Avenue SE, Suite 100
Mpls, MN 55414
(612) 623-1800
Contacts: Richard Brownlee, Architect
Tim Johnson, Project Manager

Civil Engineer: ProSource Technologies
9219 East River Road NW
Coon Rapids, MN 55433
(763) 786-1445
Contact: Brian Krystofiak, PE

REQUESTED ACTIONS

The requested actions for ‘The Orchard’ Active Senior Living Project are as follows:

- ☐ Comprehensive Plan Amendment (LR to HR)
- ☐ Rezoning Approval (R1 to PUD)
- ☐ General Concept PUD Approval

Overview:

Art Mueller, a longtime Roseville resident and developer has proposed to purchase and develop the Weyer property at 2025 West County Road B into an 'Active Senior Living Community'. This proposal was brought forward March 4, 2009 before the Roseville Planning Commission for consideration. The Commission, after consideration and debate respectfully approving the Comprehensive Plan Amendment and Rezoning request to allow for high density use. However, after much deliberation, voting to deny the General Concept PUD. As with the previous proposal, the discussion / debate focused on items such as density, scale, and design appearance. With respect and sensitivity to the neighborhood and the design process, we have again revised our plan to address the neighborhood concerns, after discussion of the pending project with the Roseville Planning Division.

The latest proposal features 55 (1, 2, & 3 bedroom) units with a variety of spacious floor plans, maintenance-free quality exterior architectural materials, landscaping, an outdoor water feature, and underground parking. The concept features a community room, game room, craft and exercise rooms, a kitchen, library, private dining, a guest room, an office, mailroom, as well as many sitting areas. The project is designed for underground owner parking spaces, and at-grade visitor parking spaces.

Siting and Design revisions of the building proposal include:

- A better defined covered entryway feature, greeting guests as they enter the building.
- Parking and access have been revised slightly and feature more parking close to the drop-off area, with a continued water feature as the centerpiece.
- Retention Pond has been slightly modified in shape, but is still the same size and in the same location.
- The second garage access point has been eliminated at the Southeast end of the building.
- The northeast corner of the building has been adjusted and is now proposed at 45 degrees instead of a straight 90 degree flat wall. This feature will soften and break up the wall expanse, and lessen the visual impact from all properties on the east and the northeast sides of the property.
- The proposal now features various building jogs, which help to break up the perceived long expanse of the building from all sides. This feature was a suggestion through discussion with the Architect and Developer, as well as design suggestions from neighbors and Council Members.
- The southeast L-Wing of the building now jogs at an angle as it approaches County Road B. This will also help to soften the impact from the adjacent road and give the building some additional character, privacy, and curb appeal. The 3rd floor steps back 10 feet further from the property line than the lower floors. At the NW corner the 3rd floor steps back one unit.
- The angled L-Wing feature along County Road B, will feature a small end cap roof to soften the perceived height of the structure. The roof line has been lowered and some additional design features added to give the appearance of a single-family structure at the south elevation.
- Both the north and east sides of the building have increased setbacks from the prior proposals. The north setback varies between 21 feet and 36.9 feet, while the east setback varies between 30.5 feet and 51.7 feet in distance.
- The exterior building materials are still proposed to be low maintenance, with some additional accent features added to give the exterior more flair, and to better reflect a residential design-build type product.

Distance from adjacent properties:

The Proposed building will be approximately 97 feet from the SF home on the east (Enzler property), and approximately 124 feet from the townhome on the northeast corner (Stenson property). The closest point of the proposed building from Midland Grove Condominiums to the north is over 200 feet away. The building setback, height revisions, and design changes that we've made soften the visual impact of the project from both roads as well as from the adjacent homes that are in proximity to the project.

Housing Opportunity:

This development will be a useful addition for the City in retaining Roseville's senior community and adding additional quality housing stock. This will allow for many Roseville residents who may want to downsize into maintenance-free living, the option to stay in the community. We believe the location serves a good demographic as well as a wide geographic area. While housing starts are slowing, we are confident this quality active senior living concept featuring many amenities, will be affordable, and marketable. The City will benefit with an *estimated* \$11 million taxable project compared to an existing single-family home with a taxable value of \$300,000. This location is well suited for a high-density project, and no subsidy is being asked of the City/taxpayers.

Note: Census information indicates that Edina, St. Anthony and *Roseville* have the highest percentage of seniors in the Twin Cities metro area, with over 21% of the 34,000 Roseville City residents over 65 years of age.

'The Orchard' density is less than five senior housing proposals approved in Roseville.

Development densities for other senior housing projects in Roseville are as follows:

- Rose Pointe 6-story (148 units on 5 acres) = 29.5 units/acre
- Applewood Pointe II 4-story (94 units on 3.4 Acres) = 27.9 units/acre
- Applewood Pointe I 4-story (95 units on 3.6 Acres) = 26.4 units/acre
- Greenhouse Village 3-story (102 units on 4 Acres) = 25.5 units/acre
- Good Samaritan Society (50 units on 2 Acres) = 25 units/acre
- *The Orchard* 3-story (55 units on 2.23 Acres) = 24.5 units/acre
- Midland Grove 3-story (174 units on 9.25 Acres) = 18.8 units/acre

The proposed Roseville Community benefits of this project are:

- 1) *Increased taxable value of approximately \$11 million.*
- 2) *Quality life cycle housing opportunities for the active senior living community.*
- 3) *Highest and best use of this underutilized in-fill site; is an efficient user of the City's infrastructure; and will have a minimal impact on City systems.*
- 4) *Will allow for greater opportunities for families to live in Roseville by freeing up larger homes that empty nesters and seniors may not want to maintain anymore.*
- 5) *Helps meet the goals of the City that promote sustainable land use, and the goals that support well planned and designed development featuring high quality design and low maintenance architectural materials in promoting livable and attractive communities.*
- 6) *Meets many goals and objectives of the current Roseville Comprehensive Plan and the revised Roseville Comprehensive Plan, specifically Chapter 4; Land Use, and Chapter 6; Housing and Neighborhoods.*



Neighborhood Open House; February 19, 2009 @ 6:00-7:00pm
The Skating Center; Fireside Room
The Orchard Senior Active Living Development

Open House / Meeting Notes (2-19-09):

Representatives from Station 19 Architects (Tim Johnson and Richard Brownlee) and Art Mueller were present. The approximate attendance was 20 neighbors from the Midland Grove and the Ferriswood neighborhoods.

Staff from Station 19 Architects and Art Mueller were available and answered questions regarding the revised project, but initially focused on letting people know the basics of the revised proposal. The 4th floor has been eliminated to allow 3-stories, the unit count has been reduced from 77 to 55 units, and the building ends on the south and west sides have shifted in to meet the required multi-family setbacks.

Easel boards were used to show site plans, elevations, aerial representations; and residents were engaged as they entered the room. The open house dialogue was very civil and respectful. Informal discussion focused on various aspects of the project, and ranged from traffic impacts, revised unit count, height reduction, density and revised building setbacks.

Informal discussion with various neighbors indicated concerns about:

- Treating the east side of the building with special features to mitigate visual impacts
- Colors and materials
- Blending in more with adjacent residential
- Request for additional signage to reduce speeds
- Traffic increase along Midland Grove Rd
- Request for landscaping to increase screening on NE and East sides
- Transplant evergreens
- Discussion about keeping 2nd drive on Midland Grove Road
- Discussion about access to site from County Rd B
- Fire/Safety aspects of building; clearance on north side of bldg
- Balcony usage

Neighbor Steve Enzler and another adjacent neighbor remain concerned about the impact to their properties. Enzler focused on what the development will look like from his kitchen pantry, which faces toward the west. The 1-story height reduction and the 97-foot distance were discussed and whether or not this mitigated his concerns about sunlight, building mass, etc.

Discussion about traffic impacts were discussed by several parties, and the Architects conveyed that the additional development would generate 1 car every 4-5 minutes during peak usage. Some residents still indicated their concern for traffic and high speeds at the intersections.

Density was discussed and it was conveyed to some residents that the revised Orchard density at 24.5 units/acre was actually less than four recent senior developments which were all between 25-28 units/acre. Further discussion was minimal. Height reduction was also addressed and further discussion about overall building height took place. The height of the Midland Grove building and its relationship to the proposed site was discussed; over 200 feet from building to building; Existing trees and landscape to remain along property line.

There was also discussion on the demographic data concerning marketability of the project. It was conveyed that Roseville along with Edina and St. Anthony had the highest % of seniors in the metro area. Twenty-one + % of Roseville's population is over 65 years old.

Several residents indicated at the end of the open house that they'd be supportive of additional stories if it meant more greenspace for the overall development.

The Open House ended at about 7:15 pm.

Submitted by:
Tim Johnson
Station 19 Architects, Inc.



Thomas Paschke

From: support@civicplus.com
Sent: Friday, February 27, 2009 11:59 AM
To: Thomas Paschke
Subject: Online Form Submittal: Contact Thomas Paschke

The following form was submitted via your website: **Contact Thomas Paschke**

Name:: Gary L Stenson

Address:: 2179 Ferris Lane

City:: Roseville

State: : MN

Zip:: 55113

Home Phone Number:: [REDACTED]

Daytime Phone Number:: [REDACTED]

Email Address: [REDACTED]

Please Share Your Comment, Question or Concern: As a follow up to our phone conversation I am contacting you to express my opposition to changing the NE corner of Cleveland and Co Rd B from low density to high density. On three sides of the site there are single family or townhomes. Only on the North is high density and that is appropriate up against a major transportation corridor like hwy 36. The proposed project would provide an afternoon shadow over my home and neighboring units.

Additional Information:

Form submitted on: 2/27/2009 11:59:24 AM

Submitted from IP Address: [REDACTED]

Form Address: <http://www.ci.roseville.mn.us/forms.asp?FID=99>

Thomas Paschke

From: Marietta E Booth
Sent: Sunday, January 25, 2009 5:08 PM
To: Thomas Paschke
Subject: Land Use Plan Amendment 2025 County Road B

Hello,

I am writing about my concern for the request for approval of a comprehensive land use plan amendment and general concept planned unit development to allow the construction of a 77-unit, 4-story Active Senior Living Community at 2025 County Road B.

This land is now zoned residential. I believe this would need to change so that a 77-unit building could be constructed. I think this should stay zoned as residential. Having a 77-unit building with 1, 2, and 3 bedroom units will have more than 77 people living in them not counting the various workers and visitors. This seems to be quite a dense population for this area. The vehicle traffic will increase at this intersection as well as pedestrian traffic.

My other concern is will the developer be able to find buyers for the living space? Will he have commitments before he proceeds to excavate?

Will this be a boondoggle like other projects that have started but were left high and dry because financing or buyers was not forthcoming?

Perhaps this land could be promoted for a four-plex or duplex. Maybe it should be used as "Victory" gardens where the "farmers" pay the city to till the soil.

I hope the Planning Commission will think long and hard before granting any variance.

Marietta Booth

[REDACTED]
Roseville, MN 55113

Thomas Paschke

From: Norgard, Sandy L [REDACTED]
Sent: Monday, January 26, 2009 11:41 AM
To: Thomas Paschke
Subject: Art Mueller Senior Living Proposal - Roseville
Importance: High

Dear Mr. Paschke,

I live in the Ferriswood Condominium Association at Ferris Lane and County Road B. I understand that Mr. Art Mueller wants to build a 4-story, 77-unit senior living complex at the corner of County Rd B and Cleveland.

I want you to know that I am strongly against the idea since the building would obviously have a big impact on me with it being clearly visible from my home.

Respectfully Yours,
Sandy Norgard

[REDACTED]
[REDACTED]

01/26/2009

Thomas Paschke

From: [REDACTED]
Sent: Sunday, March 01, 2009 11:45 AM
To: Thomas Paschke
Cc: [REDACTED]
Subject: 2025 County Road B

Dear Sir:

I have been informed of the proposed multi-family building at 2023 County Road B. I am concerned that any excavation in that area may disturb the underground water flow and will impact the Midland Grove Condos.

As you may know, last year the Midland Grove Condo Association spent hundreds of thousands of dollars correcting water issues in the underground garages. Any digging near there may change the flow of the water underground and may perhaps direct it into the condo area, thus undoing what was done last year.

I am requesting that the City of Roseville require the developer to do an environmental impact assessment that specifically address the potential water issues and consult with the environmental firm, Barr Engineering, that handled the water project at Midland Grove Condos.

Please enter my concerns into the minutes at the hearing on March 4, 2009.

Ruth Marston
Owner,
[REDACTED]

Thomas Paschke

From: Wright, Paula C [REDACTED]
Sent: Monday, March 02, 2009 4:59 PM
To: Thomas Paschke
Subject: Rezoning on West Cty Rd B
Importance: High

Dear Mr. Paschke:

When I wrote you the other day, I forgot a couple of VERY IMPORTANT things:

1. that one of the "other" plans pending for our neighborhood with regard to the 55-unit development is that it will also cause **possible traffic jams on our road as well as a possible back up as traffic turns from the Cleveland Exit from the freeway onto Cty Rd B**. My goodness, it happens NOW and we don't have 55 extra people using this road plus employees that need to work there! I think you better take into consideration just HOW MUCH traffic comes from 35W and turns left onto Cty Rd B. It's a healthy number! When I come home from work at night, it backs way up!
2. AND, the people that currently live at 1995 West Cty B will have their home **and** residence re-zoned as "mid-density". We knew the people that grew up in that home. That's a residence and should not be changed.

Neither Mr. Wright nor I are in favor of either of the above.

Thank you for your consideration.

Paula Wright

Paula C. Wright
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

The information transmitted in this e-mail is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material, including 'protected health information'. If you are not the intended recipient, you are hereby notified that any review, retransmission, dissemination, distribution, or copying of this message is strictly prohibited. If you have received this communication in error, please destroy and delete this message from any computer and contact us immediately by return e-mail.

03/03/2009

LAND USE TWO

FEBRUARY 28,,2009

TO THOMAS PASCHKE, CITY PLANNER

FROM:

ROBERT J. OLSEN

ROSEVILLE, MINNESOTA

55113-3876

THE SUBJECT IS THE MODIFIED PROPOSED LAND USE AMENDMENT FOR
2025 COUNTY ROAD B.

MR. PASCHKE – THE MODIFIED PROPOSAL DOES ABSOLUTELY NOTHING
TO IMPROVE THE SITUATION IF SUCH A FACILITY IS CONSTRUCTED AT
THE SITE ON COUNTY ROAD B. IT IS TOTALLY OUT OF SYNC WITH THE
NEIGHBORHOOD AND DOES NOT BELONG AT THAT LOCATION. ALL OF
THE PROBLEMS THAT WERE COVERED IN MY FAX OF FEBRUARY 2, 2009
REMAIN AND THE PROJECT SHOULD BE TURNED DOWN. I AM ENCLOSING
A COPY OF THAT FAX AND REQUEST THAT A COPY OF THESE FAXES BE
GIVEN TO EACH MEMBER OF THE PLANNING COMMISSION, PREFERABLY
BEFORE THE MARCH 4TH MEETING. THANK YOU.

LAND USE

FEBRUARY 2, 2009

TO THOMAS PASCHKE, CITY PLANNER

FROM:

ROBERT J. OLSEN

ROSEVILLE, MINNESOTA

55113-3876

SUBJECT IS THE PROPOSED LAND USE AMENDMENT FOR 2025 COUNTY ROAD B.

THE CONSTRUCTION AND OPERATION OF A FOUR-STORY, 77 UNIT, ACTIVE SENIOR LIVING COMMUNITY PROPOSED FOR OUR NEIGHBORHOOD IS TOTALLY INAPPROPRIATE. ROSEVILLE HAS BEEN A TREMENDOUS PLACE TO LIVE AND RAISE FAMILIES AND ONE OF THE REASONS IS THE CAREFUL MANAGEMENT OF THE LAND USE PLANS. THE HEIGHT OF THE PROPOSED BUILDING DOES NOT BLEND IN WITH THE HOMES ADJACENT TO THE SITE AND THE INCREASED TRAFFIC WILL DO NOTHING BUT REDUCE THE VALUES OF THE EXISTING RESIDENCES. THE MANAGEMENT OF FUTURE OPERATIONS CAN HARDLY BE COMPATIBLE WITH THE NEEDS AND WISHES OF THE EXISTING NEIGHBORHOOD.

ART MUELLER IS A FRIENDLY AND PERSONABLE PERSON WHO WOULD MAKE A GREAT NEIGHBOR AND FRIEND. HOWEVER, ART WAS THE DEVELOPER OF THE CONDOMINIUM ASSOCIATION IN WHICH WE LIVE AND THE VARIOUS PROBLEMS WITH THAT DEVELOPMENT DO NOT BODE WELL FOR THE PROPOSED ACTIVE SENIOR LIVING BUILDING. ART'S SUPERVISION OF THE CONSTRUCTION LEFT SO MANY LOOSE ENDS THAT THE HOMEOWNERS OF THE FERRISWOOD CONDOMINIUM ASSOCIATION HAVE SPENT A LOT OF MONEY CORRECTING THOSE PROBLEMS AND IT APPEARS MORE IS YET TO COME. THE DRAINAGE SYSTEM INSTALLATION HAS LEFT SEVERAL VERY WET LOWER LEVELS WHICH HAVE REQUIRED SEVERAL ADDITIONAL INSTALLATIONS TO UNDUE THE EXISTING UNITS AND REPLACE THEM TOGETHER WITH THE REPAIR OF THOSE WATER CREATED PROBLEMS. WE HAVE HAD EXHAUST SYSTEMS VENTED INTO ATTICS THAT REQUIRED EXTENSIONS THROUGH THE ROOF TO SOLVE THE MOISTURE ACCUMULATION PROBLEMS. ART IS NOT A PROFESSIONAL DEVELOPER AND WE WOULD SHUDDER AT THE PROBLEMS THAT ARE LIKELY TO ARISE WITH THE PROPOSED STRUCTURE.

TO THIS DAY, WE HAVE PROBLEMS THAT HAVE ARISEN FROM THE INCOMPLETE PAPERWORK THAT SHOULD HAVE BEEN DELIVERED AT THE

TIME OF THE CONSTRUCTION OF THE FERRISWOOD CONDOMINIUM UNITS. THE SPECIFIC LOCATION OF THE SEWERS DOES NOT HAVE A MAP THAT CAN PERMIT ANY ACTIVITIES THAT FUTURE NEEDS MIGHT REQUIRE. THE RETAINING WALL ON THE WEST SIDE OF FERRIS LANE WAS NEVER BUILT OR LOCATED AS DESIGNED. AS MUCH AS WE LIKE ART, PERSONALLY, WE WOULD NOT WANT HIM TO BUILD ANYTHING ELSE FOR US.

WITH THE HIGH QUALITY RETIREMENT HOMES AND ASSOCIATIONS THAT ARE AVAILABLE AND PROFESSIONALLY CONSTRUCTED AND MANAGED, WHY WOULD ROSEVILLE WANT TO ADD AN ORPHAN TO THE MIX? PLEASE LET THE PRESBYTERIAN HOMES AND SIMILAR ORGANIZATIONS DO THEIR THING AND PREVENT SUCH BLIPS IN OUR ROSEVILLE COMMUNITY LAND MANAGEMENT AS IS BEING PROPOSED BY ART MUELLER.

A handwritten signature in black ink, appearing to read "Robert J. Mueller". The signature is fluid and cursive, with the first name "Robert" being more prominent than the last name "Mueller".

Thomas Paschke

From: DIANE LEAN [REDACTED]
Sent: Wednesday, March 04, 2009 9:08 AM
To: Thomas Paschke
Subject: 2025 County Road B

My name is Diane Lean and I have lived, with my husband, at 2250 Midland Grove Rd., #308 since April of 2007. One of the reasons we loved this property when we purchased it was because when you turned into Midland Grove Rd., your only purpose was to come to Midland Grove Condos. The landscaping is beautiful and there is so much property that is not covered by the buildings. We face north, looking at 36 and 35E, but with the trees between we don't notice that much.

If Mr. Mueller builds the complex that he intends, it will change the property values at Midland Grove. People won't buy here if it is too congested. The easement property is just that, so it shouldn't count in the size of the property being sold because it can't be used for anything. The rest of the property is too small for what Mr. Mueller has in mind for it.

Thank you,

Diane Lean

d. **PLANNING FILE 09-002**

REVISED Request by Art Mueller for approval of a COMPREHENSIVE LAND USE PLAN AMENDMENT to change the land use designation of 2025 County Road B from Low Density Residential to High Density Residential; REZONING of the property from Single-Family Residence to Planned Unit Development (PUD) with an underlying/base zoning of General Residence District; and a GENERAL CONCEPT PLANNED UNIT DEVELOPMENT (PUD) to allow the construction of a 55-unit, 3-story Active Senior Living Community

Chair Bakeman opened the Public Hearing for Planning File 09-002 (9:25 p.m.)

City Planner Thomas Paschke reviewed staff's analysis of the request of Art Mueller, in cooperation with Sue and Andrew Weyer, property owners, to redevelop the property at 2025 County Road B into a three (3) story, fifty-five (55) unit senior living community.

Mr. Paschke advised that, in general, the design was similar to that previously presented, but with a reduction in the number of stories to three (3) and reduction in the number of units at fifty-five (55).

Mr. Paschke requested that the Commission clearly address whether they supported guiding the subject parcel to a designation other than Low Density in order to establish a foundation for further review of the current proposal.

Staff recommended the following actions related to the request of Art Mueller to redevelop 2025 County Road B with a 55-unit, 3-story Active Senior Living Community:

9.1 RECOMMEND APPROVAL of the COMPREHENSIVE LAND USE MAP AMENDMENT of 2025 County Road B from Low Density Residential (LR) to High Density Residential (HR)

9.2 RECOMEMND APRPOVAL of the REZONING of 2025 County Road B from Single Family Residential (R-1) to Planned Unit Development (PUD), with an underlying zoning of General Residence District (R-3).

9.3 RECOMMEND APPROVAL of the GENERAL CONCEPT PLANNED UNIT DEVELOPMENT, as prepared for the March 4, 2009 Planning Commission meeting; subject to the conditions detailed in Section 9 of the staff report; with final approval by the City Council considered after all conditions and required documents and permits have been submitted for final approval; with those final approvals considered as a separate application process.

Chair Bakeman lead a discussion for clarification on land use designation categories for density: Low Density at 0 to 4 units/acre; Medium Density at 5 – 12 units/acre; and High Density greater than 13 units/acre.

Staff noted that this proposed use was consistent with 6 – 7 other senior or multi-family type residential projects approved by the City over the last ten (10) years in similarly related surrounding neighborhoods.

Applicant, Art Mueller, 2201 Acorn Road

At the request of Chair Bakeman, Mr. Mueller addressed the differences between the previous and current proposal, based on public testimony and Planning Commission concerns. Mr. Mueller noted reductions in square footage, the number of units, additional underground parking space; and his support of the seven (7) staff-recommended conditions as detailed in the staff report dated March 4, 2009.

Tim Johnson, Station 19 Architects

On behalf of Mr. Mueller, Mr. Johnson provided revisions to the architectural nature of the building and relative location and setbacks to Midland Grove Road; reduction in the overall footprint; and relocation of the driveway and minimal reduced pavement area, in addition to meeting setback requirements.

Mr. Johnson asked that the Planning Commission consider land use designation higher than Low Density; opining that this parcel was not, but should have been, considered in the overall Comprehensive Plan Update, recently completed and currently before the

Metropolitan Commission for review; and based on the adjacent Ferriswood and Midland Grove PUD Projects.

Chair Bakeman, at 9:45 p.m., opened the meeting for public comment; respectfully requesting that speakers limit their comments to the specific issue before the Commission.

Public Comment

As part of the written record, Mr. Paschke provided copies of additional e-mails received after distribution of the Agenda Packet materials, attached hereto and made a part thereof.

Peter Coyle, land use attorney from Larkin, Hoffman, et al, 7800 Xerxes, Bloomington, MN

Mr. Coyle, speaking for a large group of residents at Ferriswood and Midland Grove, in addition to Mr. Steve Enzler, advised that, while the group was supportive of a relatively dense use of this property, they were not supportive of this high of a density guiding its development. Mr. Coyle opined that the proposed use was not an appropriate transition or appropriate use of residential streets; and that the proposed use was too much for the available land and site. Mr. Coyle presented, for the record, a new petition from the group of property owners he represents:

NEW PETITION

"Because of the safety issues due to traffic congestion, diminished aesthetics, removal of trees and a possible decrease in our property value, the following residents o the Midland Grove Condo Association are signing this petition to oppose any change of zoning ordinances to accommodate the building of any new multiple housing proposal at 2025 County Road B, Roseville, MN, by Art Mueller;" attached hereto and made a part thereof.

Mr. Coyle expounded on rationale for the petition including failure to consider this parcel in the recently amended Comprehensive Plan; need to make this use comparable to other and similar uses in the area that would be respectful and compatible with those existing uses; and opined that the proposal needed substantially more work before it was acceptable in this established neighborhood. Mr. Coyle advised that those he represented were not opposed to development of the property; however, that they were asking for reasonable density compatible with surrounding sites and projects.

Scott Roste, President of Midland Grove Condominium Association, 2220 Midland Grove Road #211, representing members interested in this project

Mr. Roste further addressed the 107 petitioner signatures collected and their representation at tonight's meeting; and noted that this petition was different than that presented at the previous meeting; and opined that residents would be in favor of development of the property, but at a Low to Medium Density designation.

Chair Bakeman read the petition into the record.

Marie Woehlke, 2181 Ferris Lane, Ferriswood Condominium Association

Ms. Woehlke, having purchased her property two (2) years ago, expressed her distress about a potential rental property adjacent to her property; opining that owner-occupied buildings were better maintained and more attractive. Ms. Woehlke opined that the building was still too tall; was too close to her and Mr. Enzler's properties; and too close to the lot line, creating issues of potential noise and lack of privacy, and blocking sunlight.

Ann Bursh, 2220 Midland Grove, #201

Ms. Bursch advised that she had performed a personal survey over the past week of the number of existing senior living units in the Roseville area; and expressed concern, based on her findings related to existing vacancies, with the senior housing market becoming saturated. Ms. Bursh asked that Commissioners consider the current economic situation and potential sales of senior citizen's homes in that market, in addition to their reduced sales price; address density and traffic concerns as previously expressed; and noted ongoing concerns with too much building on too small of a site and reduced green space.

Ronald G. Rumpsa, 2201 Ferris Lane (Ferriswood Apartments)

Mr. Rumpsa concurred with the comments of Mr. Coyle, opining that density was the major issue of concern; and opined that this proposed use was such a dramatic deviation, and that it was inconsistent with the adjacent properties. Mr. Rumpsa asked that residents' quality of life be enriched, not reduced. Mr. Rumpsa further addressed existing traffic volumes on County Road B between Fairview and Cleveland Avenues, and impacts with additional units in that area.

Allene Wiley, 2220 Midland Grove Road, #206

Ms. Wiley concurred with Mr. Rumpsa's traffic concerns; and further addressed the proposed exit road from the development site onto Midland Grove Road, and negative impacts to access ability, in addition to emergency vehicle considerations.

Russ Sherer, 2203 Ferris Lane

Mr. Sherer expressed concern related to egress from Ferriswood, when heading east of Highway 36 and exiting on Cleveland and the need to cross over three (3) lanes of traffic to make a left hand turn onto County Road B.

Dorothy Kunze, 2220 Midland Grove Road, #205

Ms. Kunze provided comment, opining that tax revenue should not be the only consideration for the City, but also that of aesthetics; and opined that this was too large of a building on too small of a plot of land, and that this was not what the Roseville residents have known for a considerable amount of time.

Eileen Stack, RN, 2220 Ferris Lane

Ms. Stack, as a Faith Community Nurse at the Church of Corpus Christi, noted that she had clients in many area homes; and that based on the current economy, they were continuing to live in their homes, rather than move, due to their inability to sell their homes; and opined that this should be of major concern to the City.

Bob Stoika, 2220 Midland Grove Road, #106

Mr. Stoika concurred with concerns expressed about whether this proposal would fit in with the neighborhood; opining that Midland Grove was a park-like setting; and that this project would not fit in.

Vijaya (SP) Pothapragada, 2250 Midland Grove Road, #105

Mr. Pothapragada addressed Section 6.1 of the staff report, detailing traffic and daily trips based on the proposed number of units; and asked that other complications be considered (i.e., employee and staff parking needs; visitor parking; deliveries to the site; and emergency ambulance services) and those additional traffic impacts to the neighborhood.

Fred Christianson, 2220 Midland Grove

Mr. Christianson, as a former Planner in the United States and Canada, applauded the efforts of those speakers and their eloquence. Mr. Christianson asked that the Commission remember that their decisions were long-term; and concurred with the comments of Attorney Peter Coyle.

Steve Enzler, representing family, 1995 W County Road B

Mr. Enzler read an e-mail from Frank Walton of the Roseville Historical Society, related to the historical nature of his family property, identified on the Heritage Trail, #47, and the lack of notice of the Historical Society of any proposed activities on this site; and future notice in accordance. Mr. Walton's comments addressed concerns with mass and the need to honor the green space indicative of this property.

Mr. Enzler's personal comments included opining that the current proposal may more accurately reflect future use of the property; that it was apparently not the intent of the Comprehensive Plan to eliminate his single-family residential property. Mr. Enzler opined that Mr. Mueller was attempting to undermine code limits by use of the PUD application; and further opined that the building still remained massive in relationship to his property and home; and that his property would experience dramatic and negative impacts to sunlight, air and view; and opined that it seemed to be a reasonable claim that this could damage the value of their home in addition to their quality of life.

Mr. Enzler noted previous lot line delineation errors; and expressed his willingness to work with Mr. Mueller in seeking resolution.

Andy Weyer, 2025 W County Road B

Mr. Weyer presented his historical perspective of the property, and rationale for it's inclusion on the Heritage Trail based on the original home's construction; and offered that the home could easily be relocated for greater use. Mr. Weyer opined that the property itself was not of historical import; and the home itself was originally moved from its former location to facilitate construction of Midland Grove, which property was originally owned by his ancestors, and allowing for growth and progress. Mr. Weyer opined that things change; and there was value in moving forward for the community, as well as with what remained of his family homestead.

Allene Wiley

Ms. Wiley opined that Mr. Weyer had his own private road, mailbox and address and would experience minimal impacts to his private property; however, she noted that while he would make considerable money on the sale of this remaining portion of his family's farmstead, it didn't mean that Midland Grove Road needed to be further impacted. Ms. Wiley opined that it may be more advantageous to Mr. Weyer financially if the property were sold for single-family housing and provide an asset to the neighborhood rather than a detriment.

Art Mueller, Developer

Mr. Mueller responded to public comments; and provided his historical perspective of and his personal development of Midland Grove and Ferriswood, in addition to this proposal; noting the positive benefit of the previous projects to the City. Mr. Mueller questioned if there were others supporting the project, but not appearing to speak in that support; and noted his experience in receiving positive support for the proposed project and the need for this senior housing option.

Chair Bakeman closed the Public Hearing at 10:40 p.m.

MOTION (9.1)

Member Bakeman moved, seconded by Member Boerigter to RECOMMEND APPROVAL of the COMPREHENSIVE LAND USE MAP AMENDMENT of 2025 County Road B West from Low Density Residential to High Density Residential.

Discussion included clarification that the density designation would stay with the property even if this proposal was not approved, while further clarifying the process through items to be solidified (i.e., PUD Agreement; submission of plans and documents; recording of rezoning of the property with Ramsey County; Comprehensive Plan amendment through the Metropolitan Council; related issues to support this project); and the need for another PUD for any other project on this parcel; and State statute requirements for Comprehensive Plan and Zoning consistencies.

Commissioner Doherty spoke in opposition to the proposal, even with reduced story and units; based on moving from Low Density to High Density rather than Medium Density designation.

Commissioner Wozniak concurred with Commissioner Doherty, opining that the proposed use was too dense and too high in a single-family residential area. Commissioner Wozniak advised that he could support Medium Density designation; and still had concerns with traffic and too many units for this size of property, given neighbors and the other surrounding uses.

Commissioner Gottfried concurred with Commissioners Doherty and Wozniak, expressing concerns with transitioning into the neighborhood; and supporting Medium rather than High Density designation.

Mr. Paschke encouraged Commissioners to look at the Comprehensive Plan as a guide, and the density designations as addressed in Section 5.6 of the staff report.

Commissioner Best noted that Midland Grove to the north was High Density; and opined that if the site were developed based on those guidelines per acre, this would still be High

214 Density; and further opined that it would be appropriate and that he would support that
215 designation.

216 Commissioner Martinson concurred with Commissioner Best to a certain extent, opining
217 that if High Density was applicable to Midland Grove, it might also be reasonable on this
218 site; and noted that the developer had made scale revisions that were an overall
219 improvement from the original proposal. Commissioner Martinson observed that
220 realistically, the City of Roseville experienced traffic problems throughout the City, in
221 addition to the region. Commissioner Martinson expressed that she had remaining
222 reservations about this proposed project and land use designation; and opined that she
223 would be more inclined to support a Medium Use designation.

224 Commissioner Boerigter opined that, given the density of the adjacent multi-family
225 properties, this site seemed appropriate for High Density designation; and in comparison
226 to other part of the City transitioning from Low to High Density, this was not an
227 uncommon situation. Commissioner Boerigter further opined that, in looking at the overall
228 picture, the property wouldn't probably develop into single-family homes, but seemed
229 more applicable for High Density designation. Commissioner Boerigter recognized public
230 comments and concerns; however, was still of the opinion that this parcel serves as a
231 transition for the neighborhood and properties across the street, to be consistent, he was
232 still concerned that this project remained of too large a scale to this site.

233 Chair Bakeman opined that High Density designation was appropriate, due to the
234 proximity of Midland Grove at close to 19 units/acre; and the ability to limit the maximum
235 units per acre with the PUD; and that 12 units per acre was not dense enough with
236 Midland Grove's proximity directly adjacent. Chair Bakeman further opined that with the
237 standard street width of 32', she was not concerned about traffic volume. Chair Bakeman
238 opined that she was inclined to support High Density designation, and capping that
239 density through PUD controls.

240 Commissioners Best and Martinson concurred.

241 Commissioner Martinson opined that it made logical sense to change the zoning, with
242 Midland Grove immediately adjacent; however, she expressed wariness as to whether
243 the PUD was a sound way to limit density.

244 **Ayes: 4 (Boerigter; Best; Martinson; Bakeman)**
245 **Nays: 3 (Doherty; Wozniak; Gottfried)**
246 **Motion carried.**

247 **MOTION (9.2)**
248 **Member Bakeman moved, seconded by Member Best to RECOMEMND APRPOVAL**
249 **of the REZONING of 2025 County Road B from Single Family Residential (R-1) to**
250 **Planned Unit Development (PUD), with an underlying zoning of General Residence**
251 **District (R-3).**

252 **Ayes: 7**
253 **Nays: 0**
254 **Motion carried.**

255 **MOTION (9.3)**
256 **Member Bakeman moved, seconded by Member Gottfried to RECOMMEND**
257 **APPROVAL of the GENERAL CONCEPT PLANNED UNIT DEVELOPMENT, as**
258 **prepared for the March 4, 2009 Planning Commission meeting; subject to the**
259 **conditions of Section 9 of the staff report dated March 4, 2009; with final approval**
260 **by the City Council considered after all conditions and required documents and**
261 **permits have been submitted for final approval; with those final approvals**
262 **considered as a separate application process.**

263 Commissioner Boerigter questioned the actual concern in making this rezoning change;
264 noting that it shouldn't be traffic; the building footprint had been reduced; and noted that
265 the current proposal was close to setback requirements and had limited deviations from
266 square footage requirements. Commissioner Boerigter noted that the building mass could

1 d. **PLANNING FILE 09-002**

2 **REVISED Request by Art Mueller for approval of a COMPREHENSIVE LAND USE**
3 **PLAN AMENDMENT to change the land use designation of 2025 County Road B**
4 **from Low Density Residential to High Density Residential; REZONING of the**
5 **property from Single-Family Residence to Planned Unit Development (PUD) with an**
6 **underlying/base zoning of General Residence District; and a GENERAL CONCEPT**
7 **PLANNED UNIT DEVELOPMENT (PUD) to allow the construction of a 55-unit, 3-**
8 **story Active Senior Living Community**

9 Chair Bakeman opened the Public Hearing for Planning File 09-002 (9:25 p.m.)

10 City Planner Thomas Paschke reviewed staff's analysis of the request of Art Mueller, in
11 cooperation with Sue and Andrew Weyer, property owners, to redevelop the property at
12 2025 County Road B into a three (3) story, fifty-five (55) unit senior living community.

13 Mr. Paschke advised that, in general, the design was similar to that previously presented,
14 but with a reduction in the number of stories to three (3) and reduction in the number of
15 units at fifty-five (55).

16 Mr. Paschke requested that the Commission clearly address whether they supported
17 guiding the subject parcel to a designation other than Low Density in order to establish a
18 foundation for further review of the current proposal.

19 Staff recommended the following actions related to the request of Art Mueller to
20 redevelop 2025 County Road B with a 55-unit, 3-story Active Senior Living Community:

21 9.1 RECOMMEND APPROVAL of the COMPREHENSIVE LAND USE MAP
22 AMENDMENT of 2025 County Road B from Low Density Residential (LR) to High
23 Density Residential (HR)

24 9.2 RECOMEMND APRPOVAL of the REZONING of 2025 County Road B from Single
25 Family Residential (R-1) to Planned Unit Development (PUD), with an underlying
26 zoning of General Residence District (R-3).

27 9.3 RECOMMEND APPROVAL of the GENERAL CONCEPT PLANNED UNIT
28 DEVELOPMENT, as prepared for the March 4, 2009 Planning Commission meeting;
29 subject to the conditions detailed in Section 9 of the staff report; with final approval by
30 the City Council considered after all conditions and required documents and permits
31 have been submitted for final approval; with those final approvals considered as a
32 separate application process.

33 Chair Bakeman lead a discussion for clarification on land use designation categories for
34 density: Low Density at 0 to 4 units/acre; Medium Density at 5 – 12 units/acre; and High
35 Density greater than 13 units/acre.

36 Staff noted that this proposed use was consistent with 6 – 7 other senior or multi-family
37 type residential projects approved by the City over the last ten (10) years in similarly
38 related surrounding neighborhoods.

39 **Applicant, Art Mueller, 2201 Acorn Road**

40 At the request of Chair Bakeman, Mr. Mueller addressed the differences between the
41 previous and current proposal, based on public testimony and Planning Commission
42 concerns. Mr. Mueller noted reductions in square footage, the number of units, additional
43 underground parking space; and his support of the seven (7) staff-recommended
44 conditions as detailed in the staff report dated March 4, 2009.

45 **Tim Johnson, Station 19 Architects**

46 On behalf of Mr. Mueller, Mr. Johnson provided revisions to the architectural nature of the
47 building and relative location and setbacks to Midland Grove Road; reduction in the
48 overall footprint; and relocation of the driveway and minimal reduced pavement area, in
49 addition to meeting setback requirements.

50 Mr. Johnson asked that the Planning Commission consider land use designation higher
51 than Low Density; opining that this parcel was not, but should have been, considered in
52 the overall Comprehensive Plan Update, recently completed and currently before the

Metropolitan Commission for review; and based on the adjacent Ferriswood and Midland Grove PUD Projects.

Chair Bakeman, at 9:45 p.m., opened the meeting for public comment; respectfully requesting that speakers limit their comments to the specific issue before the Commission.

Public Comment

As part of the written record, Mr. Paschke provided copies of additional e-mails received after distribution of the Agenda Packet materials, attached hereto and made a part thereof.

Peter Coyle, land use attorney from Larkin, Hoffman, et al, 7800 Xerxes, Bloomington, MN

Mr. Coyle, speaking for a large group of residents at Ferriswood and Midland Grove, in addition to Mr. SteveENZler, advised that, while the group was supportive of a relatively dense use of this property, they were not supportive of this high of a density guiding its development. Mr. Coyle opined that the proposed use was not an appropriate transition or appropriate use of residential streets; and that the proposed use was too much for the available land and site. Mr. Coyle presented, for the record, a new petition from the group of property owners he represents:

NEW PETITION

"Because of the safety issues due to traffic congestion, diminished aesthetics, removal of trees and a possible decrease in our property value, the following residents o the Midland Grove Condo Association are signing this petition to oppose any change of zoning ordinances to accommodate the building of any new multiple housing proposal at 2025 County Road B, Roseville, MN, by Art Mueller;" attached hereto and made a part thereof.

Mr. Coyle expounded on rationale for the petition including failure to consider this parcel in the recently amended Comprehensive Plan; need to make this use comparable to other and similar uses in the area that would be respectful and compatible with those existing uses; and opined that the proposal needed substantially more work before it was acceptable in this established neighborhood. Mr. Coyle advised that those he represented were not opposed to development of the property; however, that they were asking for reasonable density compatible with surrounding sites and projects.

Scott Roste, President of Midland Grove Condominium Association, 2220 Midland Grove Road #211, representing members interested in this project

Mr. Roste further addressed the 107 petitioner signatures collected and their representation at tonight's meeting; and noted that this petition was different than that presented at the previous meeting; and opined that residents would be in favor of development of the property, but at a Low to Medium Density designation.

Chair Bakeman read the petition into the record.

Marie Woehlke, 2181 Ferris Lane, Ferriswood Condominium Association

Ms. Woehlke, having purchased her property two (2) years ago, expressed her distress about a potential rental property adjacent to her property; opining that owner-occupied buildings were better maintained and more attractive. Ms. Woehlke opined that the building was still too tall; was too close to her and Mr.ENZler's properties; and too close to the lot line, creating issues of potential noise and lack of privacy, and blocking sunlight.

Ann Bursh, 2220 Midland Grove, #201

Ms. Bursch advised that she had performed a personal survey over the past week of the number of existing senior living units in the Roseville area; and expressed concern, based on her findings related to existing vacancies, with the senior housing market becoming saturated. Ms. Bursh asked that Commissioners consider the current economic situation and potential sales of senior citizen's homes in that market, in addition to their reduced sales price; address density and traffic concerns as previously expressed; and noted ongoing concerns with too much building on too small of a site and reduced green space.

107 **Ronald G. Rumpsa, 2201 Ferris Lane (Ferriswood Apartments)**

108 Mr. Rumpsa concurred with the comments of Mr. Coyle, opining that density was the
109 major issue of concern; and opined that this proposed use was such a dramatic
110 deviation, and that it was inconsistent with the adjacent properties. Mr. Rumpsa asked
111 that residents' quality of life be enriched, not reduced. Mr. Rumpsa further addressed
112 existing traffic volumes on County Road B between Fairview and Cleveland Avenues,
113 and impacts with additional units in that area.

114 **Allene Wiley, 2220 Midland Grove Road, #206**

115 Ms. Wiley concurred with Mr. Rumpsa's traffic concerns; and further addressed the
116 proposed exit road from the development site onto Midland Grove Road, and negative
117 impacts to access ability, in addition to emergency vehicle considerations.

118 **Russ Sherer, 2203 Ferris Lane**

119 Mr. Sherer expressed concern related to egress from Ferriswood, when heading east of
120 Highway 36 and exiting on Cleveland and the need to cross over three (3) lanes of traffic
121 to make a left hand turn onto County Road B.

122 **Dorothy Kunze, 2220 Midland Grove Road, #205**

123 Ms. Kunze provided comment, opining that tax revenue should not be the only
124 consideration for the City, but also that of aesthetics; and opined that this was too large of
125 a building on too small of a plot of land, and that this was not what the Roseville residents
126 have known for a considerable amount of time.

127 **Eileen Stack, RN, 2220 Ferris Lane**

128 Ms. Stack, as a Faith Community Nurse at the Church of Corpus Christi, noted that she
129 had clients in many area homes; and that based on the current economy, they were
130 continuing to live in their homes, rather than move, due to their inability to sell their
131 homes; and opined that this should be of major concern to the City.

132 **Bob Stoika, 2220 Midland Grove Road, #106**

133 Mr. Stoika concurred with concerns expressed about whether this proposal would fit in
134 with the neighborhood; opining that Midland Grove was a park-like setting; and that this
135 project would not fit in.

136 **Vijaya (SP) Pothapragada, 2250 Midland Grove Road, #105**

137 Mr. Pothapragada addressed Section 6.1 of the staff report, detailing traffic and daily trips
138 based on the proposed number of units; and asked that other complications be
139 considered (i.e., employee and staff parking needs; visitor parking; deliveries to the site;
140 and emergency ambulance services) and those additional traffic impacts to the
141 neighborhood.

142 **Fred Christianson, 2220 Midland Grove**

143 Mr. Christianson, as a former Planner in the United States and Canada, applauded the
144 efforts of those speakers and their eloquence. Mr. Christianson asked that the
145 Commission remember that their decisions were long-term; and concurred with the
146 comments of Attorney Peter Coyle.

147 **Steve Enzler, representing family, 1995 W County Road B**

148 Mr. Enzler read an e-mail from Frank Walton of the Roseville Historical Society, related to
149 the historical nature of his family property, identified on the Heritage Trail, #47, and the
150 lack of notice of the Historical Society of any proposed activities on this site; and future
151 notice in accordance. Mr. Walton's comments addressed concerns with mass and the
152 need to honor the green space indicative of this property.

153 Mr. Enzler's personal comments included opining that the current proposal may more
154 accurately reflect future use of the property; that it was apparently not the intent of the
155 Comprehensive Plan to eliminate his single-family residential property. Mr. Enzler opined
156 that Mr. Mueller was attempting to undermine code limits by use of the PUD application;
157 and further opined that the building still remained massive in relationship to his property
158 and home; and that his property would experience dramatic and negative impacts to
159 sunlight, air and view; and opined that it seemed to be a reasonable claim that this could
160 damage the value of their home in addition to their quality of life.

Mr.ENZler noted previous lot line delineation errors; and expressed his willingness to work with Mr. Mueller in seeking resolution.

Andy Weyer, 2025 W County Road B

Mr. Weyer presented his historical perspective of the property, and rationale for it's inclusion on the Heritage Trail based on the original home's construction; and offered that the home could easily be relocated for greater use. Mr. Weyer opined that the property itself was not of historical import; and the home itself was originally moved from its former location to facilitate construction of Midland Grove, which property was originally owned by his ancestors, and allowing for growth and progress. Mr. Weyer opined that things change; and there was value in moving forward for the community, as well as with what remained of his family homestead.

Allene Wiley

Ms. Wiley opined that Mr. Weyer had his own private road, mailbox and address and would experience minimal impacts to his private property; however, she noted that while he would make considerable money on the sale of this remaining portion of his family's farmstead, it didn't mean that Midland Grove Road needed to be further impacted. Ms. Wiley opined that it may be more advantageous to Mr. Weyer financially if the property were sold for single-family housing and provide an asset to the neighborhood rather than a detriment.

Art Mueller, Developer

Mr. Mueller responded to public comments; and provided his historical perspective of and his personal development of Midland Grove and Ferriswood, in addition to this proposal; noting the positive benefit of the previous projects to the City. Mr. Mueller questioned if there were others supporting the project, but not appearing to speak in that support; and noted his experience in receiving positive support for the proposed project and the need for this senior housing option.

Chair Bakeman closed the Public Hearing at 10:40 p.m.

MOTION (9.1)

Member Bakeman moved, seconded by Member Boerigter to RECOMMEND APPROVAL of the COMPREHENSIVE LAND USE MAP AMENDMENT of 2025 County Road B West from Low Density Residential to High Density Residential.

Discussion included clarification that the density designation would stay with the property even if this proposal was not approved, while further clarifying the process through items to be solidified (i.e., PUD Agreement; submission of plans and documents; recording of rezoning of the property with Ramsey County; Comprehensive Plan amendment through the Metropolitan Council; related issues to support this project); and the need for another PUD for any other project on this parcel; and State statute requirements for Comprehensive Plan and Zoning consistencies.

Commissioner Doherty spoke in opposition to the proposal, even with reduced story and units; based on moving from Low Density to High Density rather than Medium Density designation.

Commissioner Wozniak concurred with Commissioner Doherty, opining that the proposed use was too dense and too high in a single-family residential area. Commissioner Wozniak advised that he could support Medium Density designation; and still had concerns with traffic and too many units for this size of property, given neighbors and the other surrounding uses.

Commissioner Gottfried concurred with Commissioners Doherty and Wozniak, expressing concerns with transitioning into the neighborhood; and supporting Medium rather than High Density designation.

Mr. Paschke encouraged Commissioners to look at the Comprehensive Plan as a guide, and the density designations as addressed in Section 5.6 of the staff report.

Commissioner Best noted that Midland Grove to the north was High Density; and opined that if the site were developed based on those guidelines per acre, this would still be High

214 Density; and further opined that it would be appropriate and that he would support that
215 designation.

216 Commissioner Martinson concurred with Commissioner Best to a certain extent, opining
217 that if High Density was applicable to Midland Grove, it might also be reasonable on this
218 site; and noted that the developer had made scale revisions that were an overall
219 improvement from the original proposal. Commissioner Martinson observed that
220 realistically, the City of Roseville experienced traffic problems throughout the City, in
221 addition to the region. Commissioner Martinson expressed that she had remaining
222 reservations about this proposed project and land use designation; and opined that she
223 would be more inclined to support a Medium Use designation.

224 Commissioner Boerigter opined that, given the density of the adjacent multi-family
225 properties, this site seemed appropriate for High Density designation; and in comparison
226 to other part of the City transitioning from Low to High Density, this was not an
227 uncommon situation. Commissioner Boerigter further opined that, in looking at the overall
228 picture, the property wouldn't probably develop into single-family homes, but seemed
229 more applicable for High Density designation. Commissioner Boerigter recognized public
230 comments and concerns; however, was still of the opinion that this parcel serves as a
231 transition for the neighborhood and properties across the street, to be consistent, he was
232 still concerned that this project remained of too large a scale to this site.

233 Chair Bakeman opined that High Density designation was appropriate, due to the
234 proximity of Midland Grove at close to 19 units/acre; and the ability to limit the maximum
235 units per acre with the PUD; and that 12 units per acre was not dense enough with
236 Midland Grove's proximity directly adjacent. Chair Bakeman further opined that with the
237 standard street width of 32', she was not concerned about traffic volume. Chair Bakeman
238 opined that she was inclined to support High Density designation, and capping that
239 density through PUD controls.

240 Commissioners Best and Martinson concurred.

241 Commissioner Martinson opined that it made logical sense to change the zoning, with
242 Midland Grove immediately adjacent; however, she expressed wariness as to whether
243 the PUD was a sound way to limit density.

244 **Ayes: 4 (Boerigter; Best; Martinson; Bakeman)**
245 **Nays: 3 (Doherty; Wozniak; Gottfried)**
246 **Motion carried.**

247 **MOTION (9.2)**
248 **Member Bakeman moved, seconded by Member Best to RECOMEMND APRPOVAL**
249 **of the REZONING of 2025 County Road B from Single Family Residential (R-1) to**
250 **Planned Unit Development (PUD), with an underlying zoning of General Residence**
251 **District (R-3).**

252 **Ayes: 7**
253 **Nays: 0**
254 **Motion carried.**

255 **MOTION (9.3)**
256 **Member Bakeman moved, seconded by Member Gottfried to RECOMMEND**
257 **APPROVAL of the GENERAL CONCEPT PLANNED UNIT DEVELOPMENT, as**
258 **prepared for the March 4, 2009 Planning Commission meeting; subject to the**
259 **conditions of Section 9 of the staff report dated March 4, 2009; with final approval**
260 **by the City Council considered after all conditions and required documents and**
261 **permits have been submitted for final approval; with those final approvals**
262 **considered as a separate application process.**

263 Commissioner Boerigter questioned the actual concern in making this rezoning change;
264 noting that it shouldn't be traffic; the building footprint had been reduced; and noted that
265 the current proposal was close to setback requirements and had limited deviations from
266 square footage requirements. Commissioner Boerigter noted that the building mass could

267 remain even if the developer chose to reduce number units and make them bigger within
268 the same footprint.

269 Chair Bakeman expressed concern with the size of the building; and suggested that with
270 a separate limitation on the building size or mass, it may help neighbors' concerns and
271 keep the building to a reasonable size.

272 Commissioner Gottfried opined that he was not as concerned about traffic capacity as
273 with the scale of the building: its size, mass and height creating the overall scale.
274 Commissioner Gottfried opined that the proposed building seemed overkill in providing
275 continuity of the neighborhood.

276 Mr. Paschke addressed density versus mass issues; perceptions of a truss roof system
277 rather than a flat roof system; location of two (2) major thoroughfares on either side of the
278 property; previous consideration of a townhome project in 1995, and consideration of
279 Medium Density of the parcel at that time; and transitions into other single-family uses.
280 Mr. Paschke indicated that, if building scale was still an issue, there were exterior façade
281 designs that could visually reduce the perceived building scale and other available
282 mitigation measures.

283 Chair Bakeman and Commissioner Wozniak opined that, if the building didn't have the
284 north-south piece or wall, it may fit better, rather than the footprint filling the entire parcel,
285 and providing for more green space.

286 Commissioner Best opined that the private market and economy would dictate the
287 density to some measure; and noted the ongoing work of staff and the applicant on
288 reducing the footprint and increasing the green space.

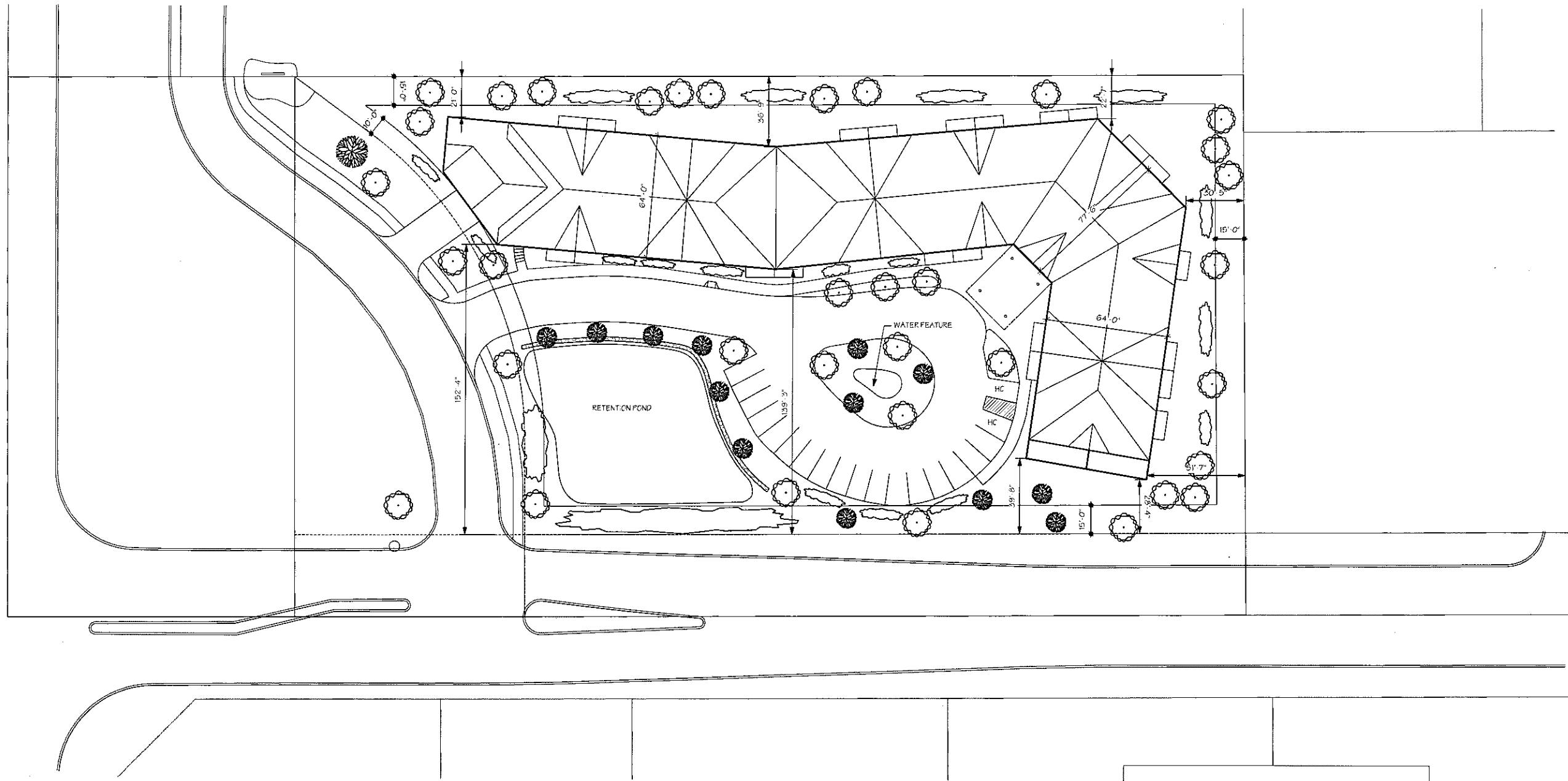
289 Commissioner Doherty suggested conditions that would provide an average, not-to-
290 exceed square footage per unit; that would ultimately reduce the number of units and the
291 building footprint.

292 Commissioner Boerigter suggested that, rather than Commissioners attempting to
293 redesign the project, that the vote be called, leaving the decision up to Mr. Mueller and
294 his architects.

295 Commissioner Gottfried concurred; opining that this seemed to be good logic, and that
296 none of the Commissioners were engineers, nor did they have a vested interest in this
297 property.

298 **Ayes: 1 (Boerigter)**
299 **Nays: 6 (Best; Wozniak; Martinson; Gottfried; Doherty; Bakeman)**
300 **Motion failed.**

301 Chair Bakeman noted that the case was tentatively scheduled to be heard by the City
302 Council at their March 23, 2009 meeting.



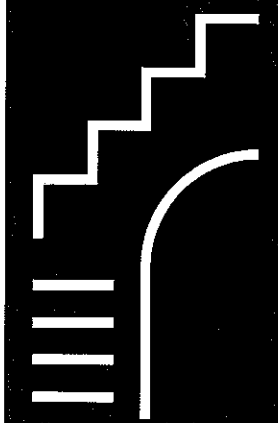
1 PRELIMINARY LANDSCAPE PLAN
L1 Scale: 1" = 30' Ft

DIMENSION KEY

- MIN BLDG SETBACK RQMT
- ACTUAL BLDG SETBACK
- BLDG DIMENSION

LEGEND

- DENOTES DECORATIVE DECIDUOUS TREE
- DENOTES DECIDUOUS TREE
- DENOTES TREE (CONIFER)
- DENOTES SHRUBS



STATION NINETEEN

Architects - Incorporated
2001 UNIVERSITY AVENUE SOUTHEAST SUITE 100
MINNEAPOLIS, MINNESOTA 55414
PHONE (612) 623.1800
FAX (612) 623.0012

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the state of:
MINNESOTA

SIGNATURE

ARCHITECT: RICHARD BROWNLEE

REGISTRATION NUMBER:

DATE: 4/23/2009

DRAWN BY: EJ, ALM

CHECKED BY: RB

PROJECT TITLE

THE ORCHARD

ROSEVILLE, MINNESOTA

Project Number **2023**

Errors may occur in the transmission of electronic files. Station Nineteen Architects, Inc. is not responsible for any claims, damages or expenses arising out of the unauthorized use of the information contained in electronic files.

Electronic files may not accurately reflect the final design conditions. It is the responsibility of the user to verify all layouts, dimensions and other related information. This document may not be used or copied without prior consent.

© 2008 all rights reserved

No.	Date	Appr	Revision Notes

No.	Date	Issue Notes
-----	------	-------------

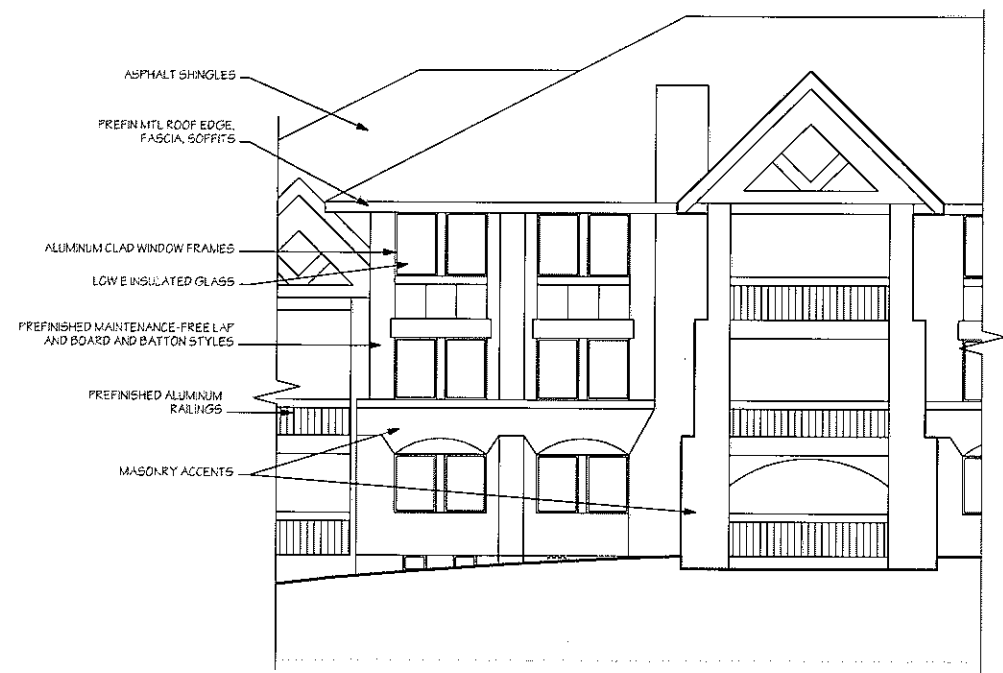
Phase
CITY P.U.D. SUBMISSION

Sheet Title
PRELIMINARY LANDSCAPE PLAN

Drawing No.
L1



1 NORTH ELEVATION
A2 Scale: 1/16" = 1'-0"



2 ENLARGED NORTH ELEVATION
A2 Scale: 1/8" = 1'-0"



3 EAST ELEVATION
A2 Scale: 1/16" = 1'-0"



STATION NINETEEN

Architects - Incorporated

2001 UNIVERSITY
AVENUE SOUTHEAST
SUITE 100

MINNEAPOLIS,
MINNESOTA 55414

PHONE (612) 623.1800
FAX (612) 623.0012

I hereby certify that this plan,
specification, or report was
prepared by me or under my direct
supervision and that I am a duly
Registered Architect under the laws
of the state of:

MINNESOTA

SIGNATURE

ARCHITECT: RICHARD BROWNLEE

REGISTRATION NUMBER:

DATE: 4/23/2009

DRAWN BY: ALM

CHECKED BY: RB

PROJECT TITLE

THE
ORCHARD

ROSEVILLE,
MINNESOTA

Project Number 2023

Errors may occur in the transmission of electronic
files. Station Nineteen Architects, Inc. is not
responsible for any claims, damages or expenses
arising out of the unauthorized use of the
information contained in electronic files.

Electronic files may not accurately reflect the final
design conditions. It is the responsibility of the
user to verify all layouts, dimensions and other
related information.
This document may not be used or copied without
prior consent.

© 2008 all rights reserved

No.	Date	Appr	Revision Notes

No.	Date	Issue Notes

Phase

CITY P.U.D.

SUBMISSION

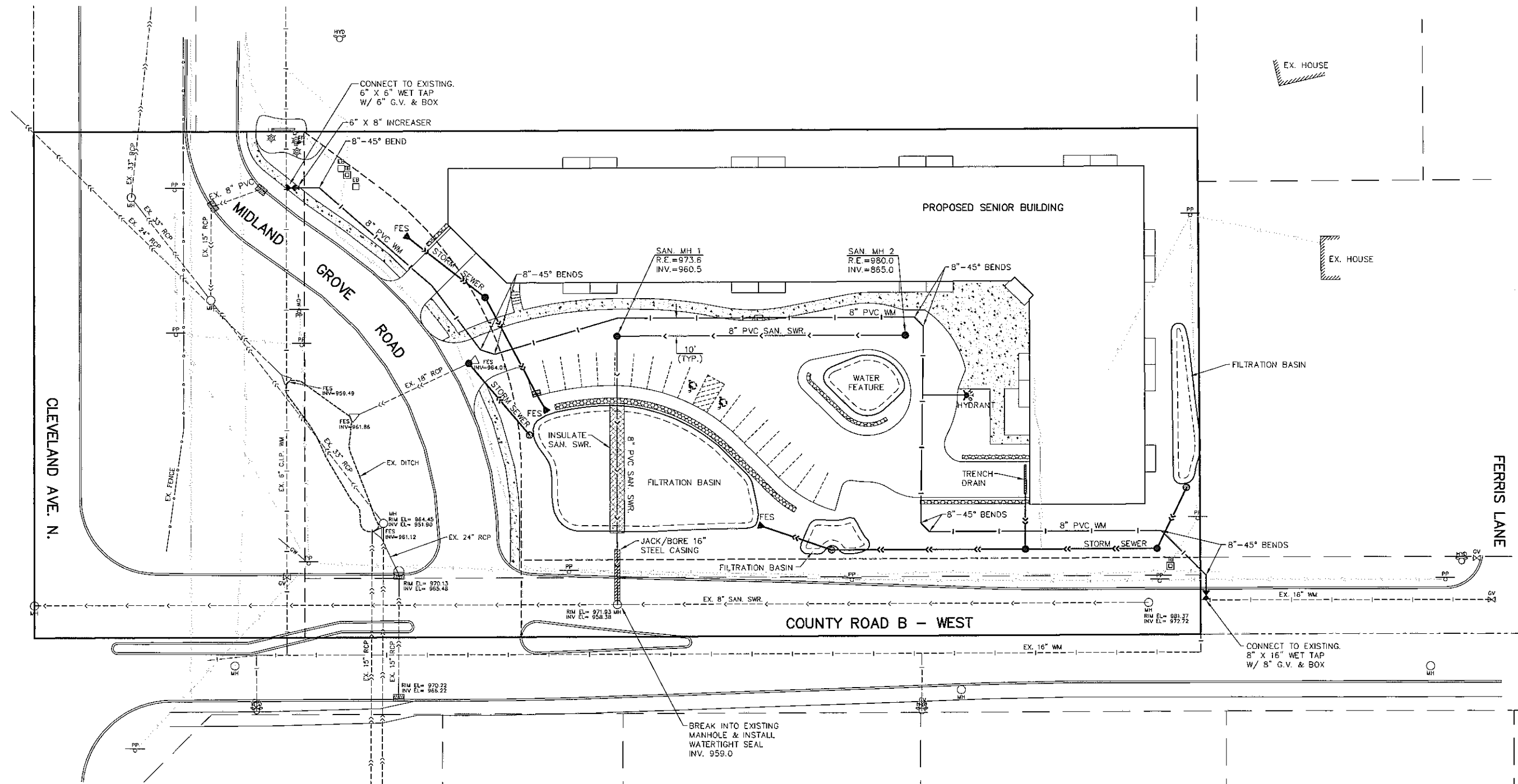
Sheet Title

PRELIMINARY

ELEVATIONS

Drawing No.

A2



GOVERNING SPECIFICATIONS

LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION".

LATEST EDITION OF THE MMUTCD - MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

LATEST EDITION OF THE CEAM - CITY ENGINEERS ASSOCIATION OF MINNESOTA STANDARD UTILITIES SPECIFICATIONS.

CITY OF ROSEVILLE STANDARD SPECIFICATIONS.

GENERAL NOTES

THE EXISTING SUBSURFACE INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF C/ASCE 38-02 ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".

~CALL BEFORE YOU DIG~
All underground utilities shall be verified by the contractor. Call Gopher State One for locates.

GOPHER STATE ONE CALL

Metro Area: 651-454-0002
Toll Free: 800-252-1166

BENCHMARKS

1. BENCHMARK NO. 9191 OF ROSEVILLE AND FALCON HEIGHTS, MINNESOTA BENCHMARKS, AS LISTED ON THE RAMSEY COUNTY SURVEYORS OFFICE WEB SITE.
TOP OF DISC EL. = 974.13 (NAVD 1988)

PRELIMINARY UTILITY PLAN

THE ORCHARD
Roseville, Minnesota
ProSource Project No.: 2230-00

A.G. MUELLER
2201 Acorn Road
Roseville, Minnesota 55113

REVISIONS

1.	2/20/09	REVISED LAYOUT.
2.		
3.		
4.		
5.		
6.		
DRAWN BY:		JTR
DESIGNED BY:		BJK
ISSUE DATE:		12/22/08

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: Brian J. Krystofek, P.E.
Signature: *Brian J. Krystofek*
Date: 12/22/08 License #: 25063

C2.2

ProSource
TECHNOLOGIES, INC.
9219 East River Road N.W.
Phon: (763) 786-1445
Fax: (763) 786-1030
www.prosourcetech.com
• Engineering
• Land Surveying
• Environmental
• Right of Way

**PRELIMINARY GRADING &
EROSION CONTROL PLAN**

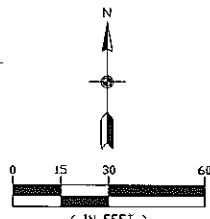
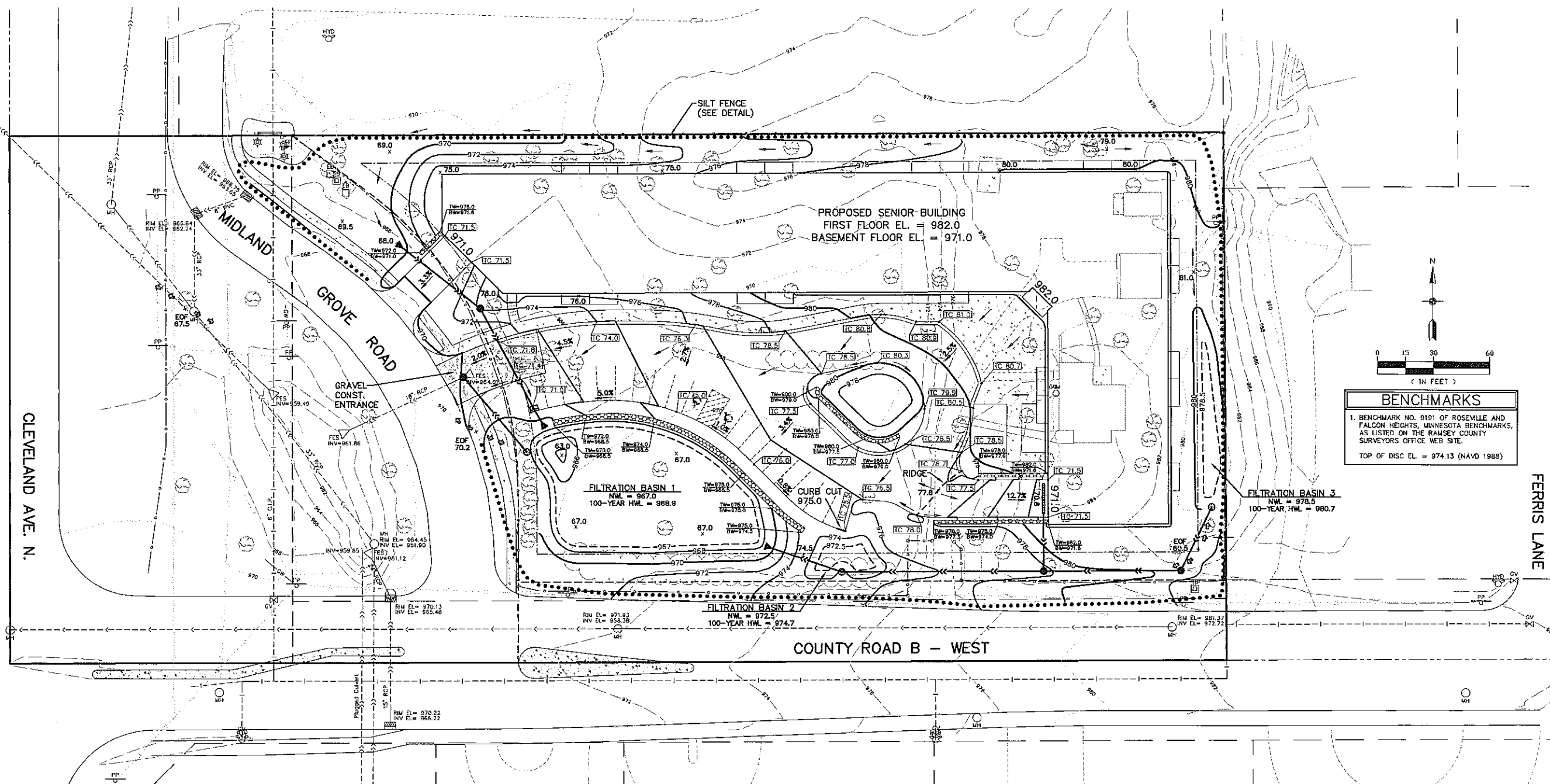
THE ORCHARD
Roseville, Minnesota
ProSource Project No.: 2230-00

A.G. MUELLER
2201 Acorn Road
Roseville, Minnesota 55113

REVISIONS	
1.	2/20/09 REVISED LAYOUT.
2.	
3.	
4.	
5.	
6.	
DRAWN BY:	JTR
DESIGNED BY:	BK
ISSUE DATE:	12/22/08

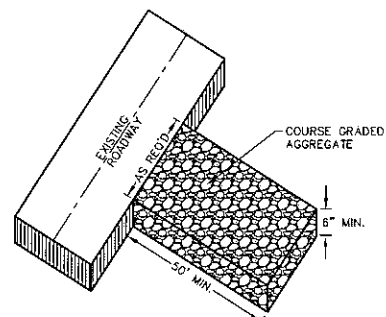
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Print Name: Brian J. Krystofek, P.E.
Signature: *[Signature]*
Date: 12/22/08 License #: 25663

C2.3

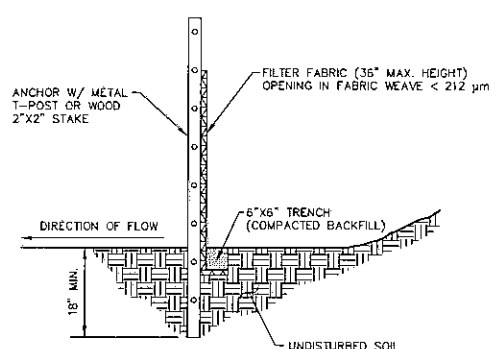


BENCHMARKS
1. BENCHMARK NO. 8191 OF ROSEVILLE AND FALCON HEIGHTS, MINNESOTA BENCHMARKS, AS LISTED ON THE RAMSEY COUNTY SURVEYORS OFFICE WEB SITE.
TOP OF DISC EL. = 974.13 (NAVD 1988)

GRAVEL CONSTRUCTION ENTRANCE



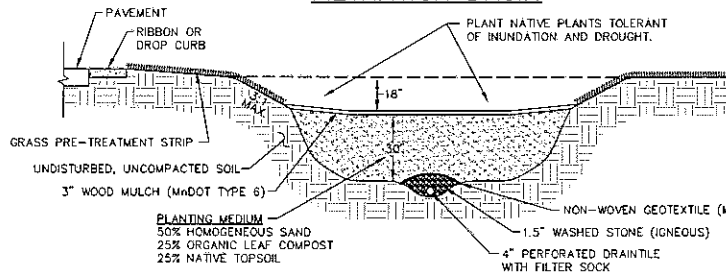
SILT FENCE



NOTES:

1. DIG A 6"x6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"x6" TRENCH.
5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF TWO ATTACHMENTS PER POST.
6. SEE MNDOT SPECIFICATIONS 2573 & 3886.

FILTRATION BASIN



TURF ESTABLISHMENT

TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (2005) EXCEPT AS MODIFIED BELOW.
TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 14 DAYS.
SEED: MNDOT MIXTURE 250 AT 70 POUNDS PER ACRE.
DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.
MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).
FERTILIZER: TYPE 24-12-24 AT 300 POUNDS PER ACRE.

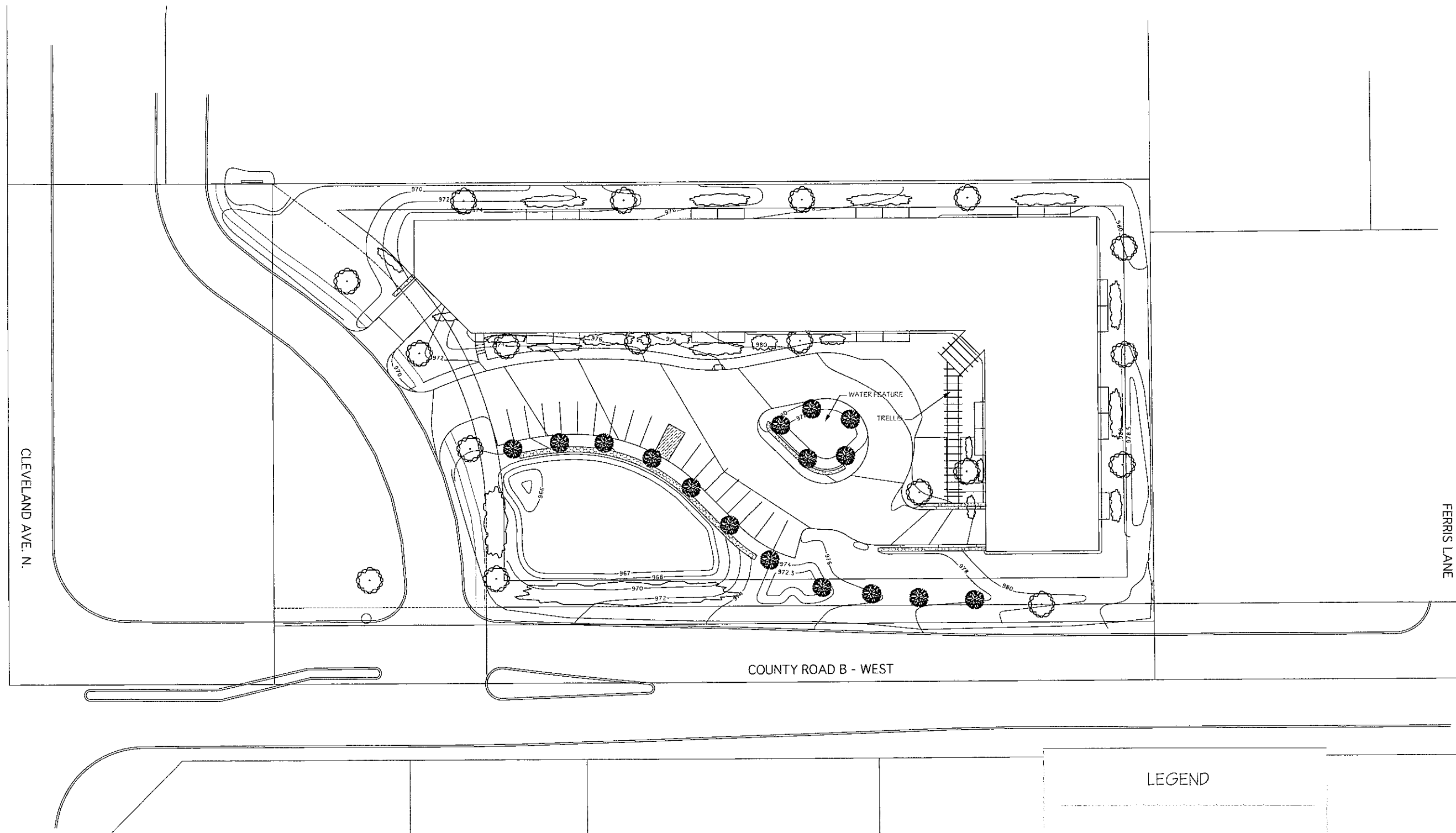
GRADING LEGEND

TC 75.5	PROPOSED TOP OF CURB ELEVATION
00.0	PROPOSED SPOT ELEVATION
EO 00.0	PROPOSED EMERGENCY OVERFLOW
870	PROPOSED 10' CONTOUR
872	PROPOSED 2' CONTOUR
870	EXISTING 10' CONTOUR
872	EXISTING 2' CONTOUR
(Tree symbol)	TREE
(Tree line symbol)	TREE LINE
(Sewer line symbol)	PROPOSED STORM SEWER
(Sewer line symbol)	EXISTING STORM SEWER
(Dashed line)	SILT FENCE
(Dashed line)	TREE PROTECTION FENCE
(Solid line)	RETAINING WALL

~CALL BEFORE YOU DIG~

All underground utilities shall be verified by the contractor. Call Gopher State One for locates.

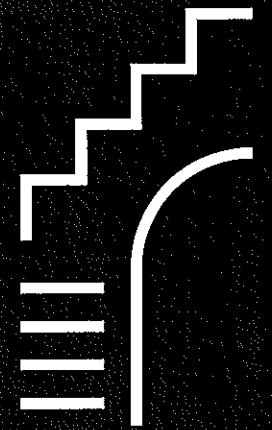
GOPHER STATE ONE CALL
Metro Area: 651-454-0002
Toll Free: 800-252-1166



1
L1 PRELIMINARY LANDSCAPE PLAN
Scale: 1" = 30 ft

LEGEND

- DENOTES DECORATIVE DECIDUOUS TREE
- DENOTES DECIDUOUS TREE
- ★ DENOTES TREE (CONIFER)
- DENOTES SHRUBS



STATION NINETEEN Architects - Incorporated

2001 UNIVERSITY
AVENUE SOUTHEAST
SUITE 100

MINNEAPOLIS,
MINNESOTA 55414

PHONE (612) 623.1800
FAX (612) 623.0012

I hereby certify that this plan,
specification, or report was
prepared by me or under my direct
supervision and that I am a duly
Registered Architect under the laws
of the state of:

MINNESOTA

SIGNATURE

ARCHITECT: RICHARD BROWNLEE

REGISTRATION NUMBER:

DATE: 2/23/2009

DRAWN BY: EJ

CHECKED BY: RB

PROJECT TITLE

**THE
ORCHARD**

ROSEVILLE,
MINNESOTA

Project Number **2023**

Errors may occur in the transmission of electronic
files. Station Nineteen Architects, Inc. is not
responsible for any claims, damages or expenses
arising out of the unauthorized use of the
information contained in electronic files.

Electronic files may not accurately reflect the final
design conditions. It is the responsibility of the
user to verify all layouts, dimensions and other
related information.
This document may not be used or copied without
prior consent.

© 2008 all rights reserved

No.	Date	Appr.	Revision Notes

No.	Date	Issue Notes

Phase
**CITY P.U.D.
SUBMISSION**

Sheet Title
**PRELIMINARY
LANDSCAPE PLAN**

Drawing No
L1





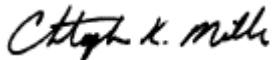
The Orchard in Roseville

Cleveland and Co. Rd. 'B' Crossing

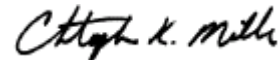
ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 05/11/2009
Item No.: 12.b

Department Approval



Acting City Manager Approval



Item Description: Authorize a Joint Fiber Optic Installation Project

BACKGROUND

Since 2002, the City has capitalized on a number of opportunities to install fiber optic communication lines to connect City facilities. In 2006 the City partnered with Access Corporation, a private telecommunications service provider, to install fiber along County Road B2 between Snelling Avenue and Rice Street that would serve the City of Roseville, the Roseville School District, and Independent School District #916 (Northeast Metro).

Most recently in 2008, the County Road B2 backbone was extended to Harriet Alexander Nature Center, Central Park Elementary School, Roseville Fire Station #3, and Park View School via a lateral fiber optic connection along the Dale Street Corridor.

Over the past winter City Staff met with officials from the Roseville Area School District and Ramsey County Library to develop a fiber construction plan to connect additional public facilities to the existing fiber backbone. Both the City and the School District rely heavily on the Comcast-provided Institutional Network (INET) for inter-building network connectivity. The use of the network is granted by the City's competitive local cable television franchise agreement. However not all sections of the INET provide fiber connectivity. A number of sites use cable modem technology with outdated equipment that cannot deliver the network speeds and bandwidth required to deliver applications to remote facilities. Additionally recent FCC rulings bring into question the availability and use of the INET beyond the current franchise agreement due to expire in 2012. To insure continuity of business services absent the use of the INET, it is necessary to develop a strategic communications plan to include construction of municipal fiber optic cable to public facilities.

City Staff, in conjunction with Roseville School and Ramsey County Library Staff, are recommending that the following facilities be connected in 2009:

- Roseville Area High School (RAHS) connection to City Hall.
- Roseville Library connection to City Hall and RAHS.
- Cedarholm Golf Course connection to City Hall
- Falcon Heights Elementary to RAHS and Library
- Brimhall Elementary to RAHS, Fairview, and Library
- Fairview Community Center to RAHS, Library, and City Hall

The inclusion of Roseville Library in this project is part of a county-wide municipal effort to interconnect the library system with METRO-INET, the consortium of cities that share information technology services.

The cost of this multi-segment fiber optic pathway would be approximately \$275,000, of which, \$118,750 would be paid for by the City with the remainder paid by the School District and Ramsey County Library. Each agency would individually be responsible for the cost of connecting their respective facilities to the pathway. The cost to connect City facilities would be approximately \$16,000 to connect City Hall and the Golf Course to the fiber pathway. If the project is approved, it is anticipated that cost-sharing and usage agreements would be entered into by the City, the School District, and Ramsey County Library.

POLICY OBJECTIVE

Multi-jurisdictional agreements and projects are consistent with the goals and strategies identified in the Imagine Roseville 2025 process. The joint construction of a fiber optic network will serve a larger number of constituents and achieve greater economies of scale than if the City would to construct one separately.

FINANCIAL IMPACTS

The estimated cost for the fiber project detailed above for the City of Roseville would be \$134,750. Monies for the project were included in the City's 2009 Equipment Fund Budget.

STAFF RECOMMENDATION

Staff recommends the Council authorize Staff to solicit proposals for the 2009 Joint Fiber Outlay project with the Roseville School District and Ramsey County Library System

REQUESTED COUNCIL ACTION

Motion to authorize Staff to solicit proposals for the 2009 Joint Fiber Outlay project with the Roseville School District and Ramsey County Library as outlined in this Staff Report.

Prepared by: Chris Miller, Finance Director

Terre Heiser, Information Technology Manager

Attachments: A: Draft Fiber Optic Network and Technology Master Plan (for background purposes only)

B: Ramsey County Library System Summary (for background purposes only)

C: 2009 Fiber Project Summary and Fiber Map

Attachment A - Working Draft – City Fiber Optic Network and Technology Master Plans

City staff has begun assessing its network infrastructure needs and interests for the future, taking into account both the needs of the City for its municipal operations, but also the opportunity to extend a municipal fiber utility infrastructure to other public entities, including our school districts, neighboring cities, the County and also to the State of Minnesota. The City desires to be well-positioned to enhance the quality of life, economic vitality and delivery of government services in Roseville through the strategic use of telecommunications technologies and fiber optic utility infrastructure. The Imagine Roseville 2025 process identified the need to provide sustainable, cutting edge technology to support educational opportunities, provide cost effective city services, and support a citywide technology infrastructure that is accessible to the private sector.

Within this context, the City seeks to develop a Municipal Fiber Optic Network and Technology Master Plan to identify the current telecommunications infrastructure; ascertain future telecommunications needs and services; and determine potential roles and partnership opportunities to help the City meet such needs.

The effort would include an analysis of:

- the uses of existing City rights-of-way for telecommunications infrastructure and methods to protect these valuable assets while encouraging location of new technology within the community;
- the types of telecommunications systems that best promote community objectives and the electronic delivery of government and institutional services;
- public and business partnership models that promote increased use of telecommunications technologies within the community;
- alternate strategies that could accomplish the same goals without public financing;
- how telecommunications providers might help the City achieve these objectives; and;
- financial models that clarify likely City roles in the telecommunications arena.

The kinds of questions that need to be explored include:

- how the City might encourage greater competition and consumer choice in telecommunication services;
- what the City can do to promote universal access and telecommunication literacy;
- whether the City should construct its own fiber network or "loop";
- how the City might enhance the delivery of government services;
- and the role of telecommunications to enhance the economic climate of the City.

It is suggested that the City explore two economic models to determine the appropriate role for the City to undertake: a Citywide full-service network (cable TV; telephone; high speed data services); and a City institutional network model. Regardless of the network approach chosen, it is important to note that the recommendations of the modeling component are in addition to the services and telecommunication solutions offered by the traditional private telecommunication providers.

101 Potential roles for the City may include:
102

- 103 • Develop internal infrastructure, including City-owned conduit with fiber linking its facilities on
104 a priority and cost-justified basis. The first phase of this approach would also include other
105 governmental institutions such as facilities of the Roseville Area School District
- 106 • Become a provider of external infrastructure as a lesser of conduit and/or fiber to non-
107 governmental institutional entities.
- 108 • Become a provider of a full-service network to external, non-governmental institutional entities
109 and City residents.

110
111 In any of the above three options, the City might partner with an established telecommunications provider.
112 The partner and City could jointly develop and provide the above assets and services, subject to their
113 economic and technical feasibility, under a multi-phase agreement.

114
115 ***Staff recommends the development of a fiber optic telecommunications network for use by public***
116 ***agencies and institutions with additional capacity for leased conduit and/or fiber to non-governmental***
117 ***entities.***

118 119 Enhancements to Delivery of Government Services

120
121 Over the past few years, the City's internal use of telecommunications technologies has grown significantly.
122 The City now operates and depends on a sophisticated local and wide area network that connects staff at all
123 City facilities for voice and computer communications. This advanced network is extended to 14 other
124 public agencies (Chart A.). There are currently 43 public buildings (Chart B.) connected on an existing
125 network comprised of municipal fiber optic cabling and a Comcast provided coaxial and fiber optic
126 network. Whereas the City has already made investments in it's own fiber optic network, the vast majority
127 of the infrastructure is provided by Comcast as part of the City's local cable television franchise through the
128 provision of an Institutional Network (INET). However many portions of the INET still operate on outdated
129 coaxial cable connections and equipment which do not provide the reliability necessary to sustain advanced
130 applications like IP telephony and GIS applications. And with the uncertainty of any provision of local
131 cable television franchising beyond the current agreement that expires in 2012, it is necessary that the City
132 make every effort to begin development of an alternate to the Comcast network.

133
134 The City has made significant investments in telecommunications technologies, including IP Telephony,
135 Geographical Information Services, document imaging and management, network video security and
136 surveillance, and Internet access. To support these services, high bandwidth connections are required to
137 interconnect key network hubs like the City Hall Data Center to municipal facilities located throughout the
138 City and neighboring communities.

139
140 Fiber optic networks provide the capacity for supporting technologies now being implemented and provide
141 opportunities to deliver high bandwidth video and multimedia applications to City facilities and the public
142 as planned in the near future, facilitating video conferencing, video training, integrated voice and data
143 applications, and full motion video and sound. Other facilities on the City wide area network now require
144 bandwidth upgrades to support new demands.

145
146

147 Benefits of Municipal Fiber Network

148

149 Development of a municipal fiber optic network has been identified as a key strategy to provide the
150 bandwidth necessary to support enhanced service delivery and to give the City control over operating costs
151 for its internal telecommunications needs. Additionally, the network would:

152

- 153 • present opportunities for sharing telecommunications services with the school district and joint
154 powers agencies;
- 155 • provide a secured and reliable private network for supporting public safety and emergency
156 response;
- 157 • present revenue opportunities for the leasing of City-owned conduit and fiber to
158 telecommunications providers and businesses in Roseville;
- 159 • provide a foundation for promoting continued investments in the City's telecommunications
160 infrastructure by telecommunications providers and local institutions and businesses;
- 161 • provide a framework to contribute to a regional telecommunications network;
- 162 • extend infrastructure into strategic areas of the City and provide the backbone to enable a
163 broader network to be developed if it is shown to be technically and economically feasible.

164

165 The proposed municipal fiber network could be developed in conjunction planned public works projects
166 which will provide cost savings by combining utility trenching required for other purposes like sewer and
167 water.

168

169 The fiber optic network should be viewed as a foundational network, harnessing one-time opportunities in a
170 coherent infrastructure plan and setting the parameters for future infrastructure investment. A municipal
171 fiber network serves several immediate objectives of the City and at the same time lays the foundation for
172 the evolution of a wider network serving more customers, if deemed feasible in the future
173 telecommunications market. The City's exploration of strategic public/private partnerships will yield
174 important information about what private sector providers will commit to further develop the
175 telecommunications network in Roseville and the region. In short, immediate City business opportunities
176 can be realized and the business risk elements of the network can be mitigated and minimized with this
177 proposed approach to a network venture.

178

179 In summary, the following are key policy recommendations to be considered for inclusion in the Fiber
180 Optic Network Master Plan.

181

182 [DRAFT] The City should continue to develop its municipal fiber network for the purpose of connecting
183 key public institutions. The network should be tied to other public works projects whenever possible to
184 lower construction costs and can be expected to provide service to identified sites within 48 months to
185 coincide with expiration of the current cable franchise agreement. Priority must be given to underserved
186 facilities currently connected to the outdated coaxial network. The network will support the continued
187 development of advanced voice, data and video services for institutional partners and ensure that the City
188 will continued to be a leader in the use of modern telecommunications systems to provide quality public
189 service.

190

191 [DRAFT] Potential public and private partners for construction, financing and operation of the fiber optic
192 network should be identified. This effort should proceed while the network is under development, as an
193 independent project with its own schedule and goals. The scope of partnership could range from lease of

194 excess City-owned telecommunications conduit and/or fiber strands to full partnership in the development,
195 financing and management of the municipal fiber optic network.

196
197 [DRAFT] A policy statement should be adopted that encourages cooperative access to modern
198 telecommunications services, taking the following concepts into account:

- 199
- 200 • Encouraging access at specific types of facilities such as schools, libraries, and public facilities
201 owned or controlled by government.
 - 202 • Promoting interconnectivity, interoperability and open access.
 - 203 • Providing incentives or other mechanisms to promote businesses and others to support the
204 policies, such as a special fund for those who adopt and take actions consistent with the policies.
- 205

206 [DRAFT] City staff will continue to expand upon the use of telecommunications technologies for electronic
207 delivery of government services. Expected outcomes include increased availability of government
208 information and services, support of community services, increasing public awareness of local issues,
209 promoting public involvement and sense of community, and enhancement of City business activities
210 through electronic commerce.

211
212 BUDGET/FINANCIAL IMPACT

213 Preliminary estimates for the City portion of the Municipal Fiber Optic Network to be \$2 million required
214 over the next five years. These funds could be considered in the context of preparation of the 10-year
215 Capital Improvement Plan as part of the 2009 City budget process.

216

Attachment B - Connecting Community Partners – Ramsey County Library System

The Ramsey County Library System is comprised of seven branch libraries located in suburban Ramsey County; Roseville, Arden Hills, Mounds View, Shoreview, North St. Paul, Maplewood, and White Bear Lake.

Currently the branch library in Shoreview serves as the primary data distribution point for the Library system. Each of the other branch libraries connect back to the Shoreview Central Library to access internal database servers and to provide patron access to the Internet. With the increased demand and use of Internet access terminals at the branch libraries, providing sufficient bandwidth to these locations became increasingly difficult to sustain and afford. Leased data circuits (T1 data lines) that were sufficient 5 years ago could no longer provide the necessary bandwidth to support library operations.

In 2005, City staff met with representatives from the Library to explore technology partnering opportunities. Identified was the need to improve connectivity between the branch libraries and to increase Internet bandwidth for library patrons. A relationship was forged to find a solution. The first phase of the project was to utilize the existing Institutional Network (INET) to provide county-wide connectivity between the branch libraries. This required building a network connection between the local library building and the adjacent City Hall.

Shoreview

In a joint project with the City of Shoreview, a fiber optic connection was constructed between the Shoreview Library and Shoreview City Hall. This provided the Central Library access to the INET. With this new connection, the Library was now able to access a shared Internet connection at Roseville City Hall. This connection increased the Library's connection speed from 3Mb/s to 10 Mb/s, and reduced the City's operating expense for Internet access.

North St. Paul

In North St. Paul, the Library participated in a remodel of the North St. Paul Community Center to add a branch library within the building. This cooperative effort provided access to the INET through the City's existing connection, paving the way for the first high-speed connection between a branch library and the Central Library.

The partnership continues to create additional cost sharing opportunities and benefits to the community. The Library provides three managed Internet terminals at the Community Center, providing patron Internet access even when the Library is closed.

Maplewood

With the opening of the new Maplewood Library in 2007, the number of Internet terminals increased considerably, putting more pressure on the Library system for bandwidth between the branch library and Shoreview. The City of North St. Paul constructed a fiber optic connection between the North St. Paul branch location and the new Maplewood Library. The Library leases the connection from the City. This provides an ultra-high speed connection between these two libraries and aggregates access back to the Central Library.

Mounds View

Following on the success of the projects with the other cities, in 2007 Mounds View constructed fiber between their City Hall and the Mounds View branch library. Like with Maplewood, the Library leases

264 the fiber. By connecting to City Hall, the Library and the City share the INET connection that provides
265 access back to the Shoreview Library.
266

267 **White Bear Lake**

268 In 2008 the same concept was applied to the White Bear Lake branch library; connect City Hall to the
269 Library with fiber optic cable, creating a network cluster. The Library leases a portion of the fiber to
270 connect to City Hall and utilizes White Bear Lake's INET to make a connection to the Maplewood-
271 North St. Paul network cluster and to connect to the Central Library.
272

273 **Roseville and Arden Hills**

274 *The branch libraries in Roseville and Arden Hills are currently on lower speed, leased data*
275 *circuits. The proposed 2009 Joint Fiber Optic Project will connect the Roseville branch to*
276 *Roseville City Hall to connect to the INET and subsequently to the Central Library in*
277 *Shoreview.*
278

279 **Summary**

280 The concept was relatively simple. Create network clusters by interconnecting a library building with a
281 City Hall (and any other nearby public buildings). This provided an immediate improvement for the
282 Library by sharing existing City network resources.
283

284 The challenge ahead is to find the financial resources to construct fiber between the groups (clusters) of
285 buildings. Absent access to fiber, creating network clusters has already provided the opportunity to reduce
286 the cost of leased data services. A single leased, high-speed data connection can serve an entire cluster.
287 Dozens of public facilities can be interconnected with just a handful of leased data circuits.

Attachment C - 2009 Project Summary

Hamline Corridor Fiber Optic Service Area

The Hamline Corridor Fiber Optic Service Area (FOSA) extends from Roseville City Hall westerly to Hamline Avenue and then south to the intersection of Garden Avenue and Hamline. The fiber optic service line will provide connectivity to facilities directly adjacent to Hamline Avenue. This service line is divided into two sections; Hamline Corridor North; and Hamline Corridor South. The pathway is segmented to provide cost sharing opportunities with the School District and Ramsey County Library.

Hamline Corridor North (See Map A)

This fiber segment along the Hamline Corridor FOSA terminates at the intersection of Commerce Street and Hamline Avenue. This primary segment will provide connectivity between Roseville City Hall, Roseville Area High School, and the Roseville Library. Each agency has an equal need for interconnecting these three primary facilities to share in services delivery and to provide opportunities for equipment collocation. The Library will serve as a secondary fiber connection point for city and school district facilities located south of Trunk highway 36. Utilizing the Library for this purpose minimizes the amount of fiber necessary to provide network redundancy in the event a fiber cut. The three agencies will share the cost of this segment.

This fiber segment will also connect to the existing County Road B2 backbone at the intersection of Hamline and County Road B2 to reach City facilities within the Dale Street Corridor Fiber Service Area. These facilities include Fire Station #3 and the Nature Center. This segment will also provide fiber connectivity to Cedarholm Golf Course.

Hamline Corridor South (See Map B)

This fiber segment continues from the Commerce Street cross-connect vault o Garden Avenue. This segment will provide connectivity between Falcon Heights Elementary and Roseville Area High School. This segment will be used by the City for future connections to a number of storm water and sewer lift stations in this section of the City. The School District and the City will share the cost of this segment.

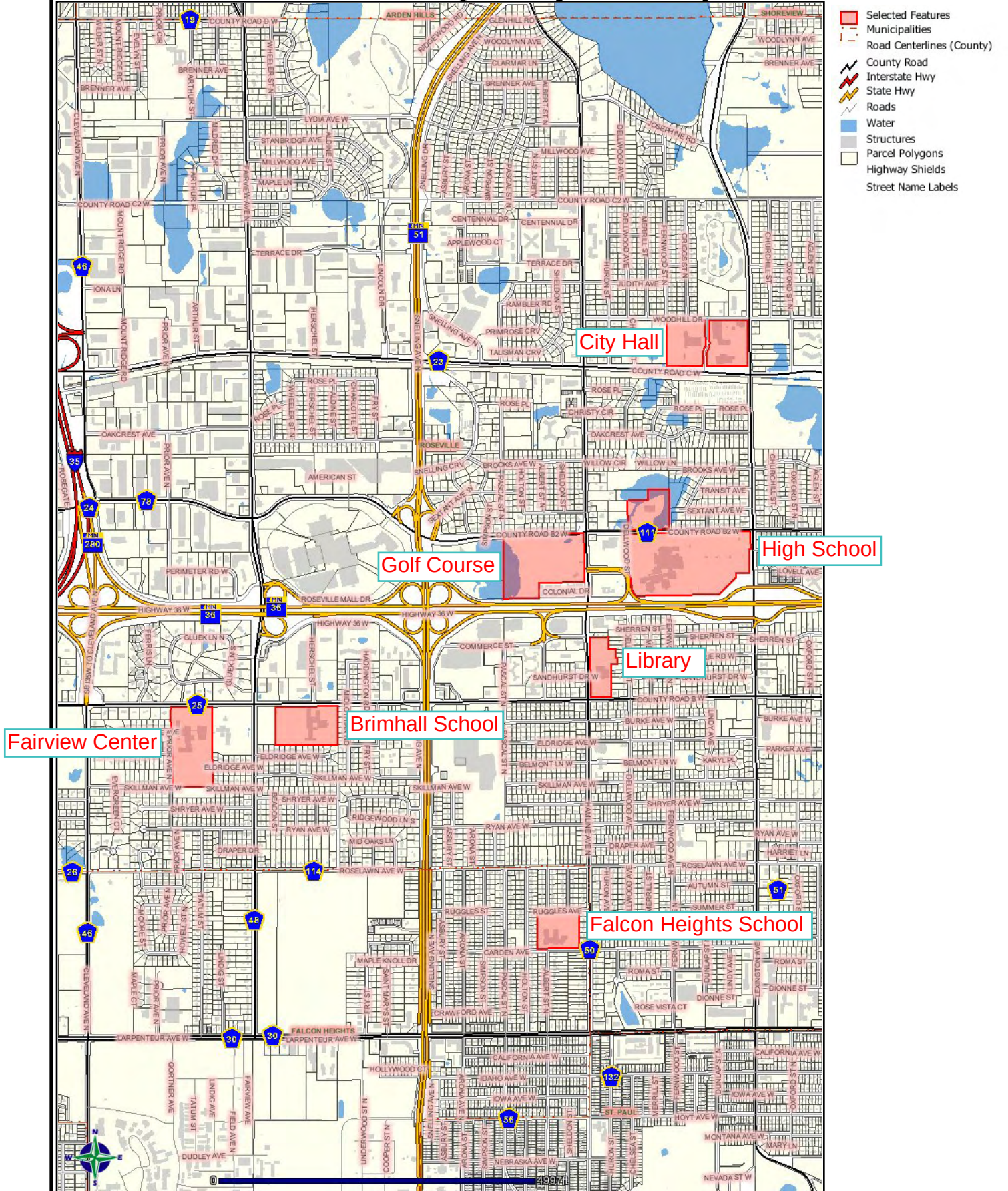
Commerce Street Fiber Optic Service Area (See Map C)

The Commerce Street Fiber Optic Trunk is a lateral extension of the Hamline Corridor that extends westerly from the intersection of Commerce/Hamline to Snelling Avenue, then southerly to County Road B, then westerly along County Road B to the Fairview Community Center. This fiber segment will provide connectivity to facilities adjacent to County Road B to include Brimhall Elementary and Fairview Community Center.

This segment will be used by the City for future extensions to a number of storm water and sewer lift stations located in the western portion of the City. The School District and the City will share the cost of this extension.

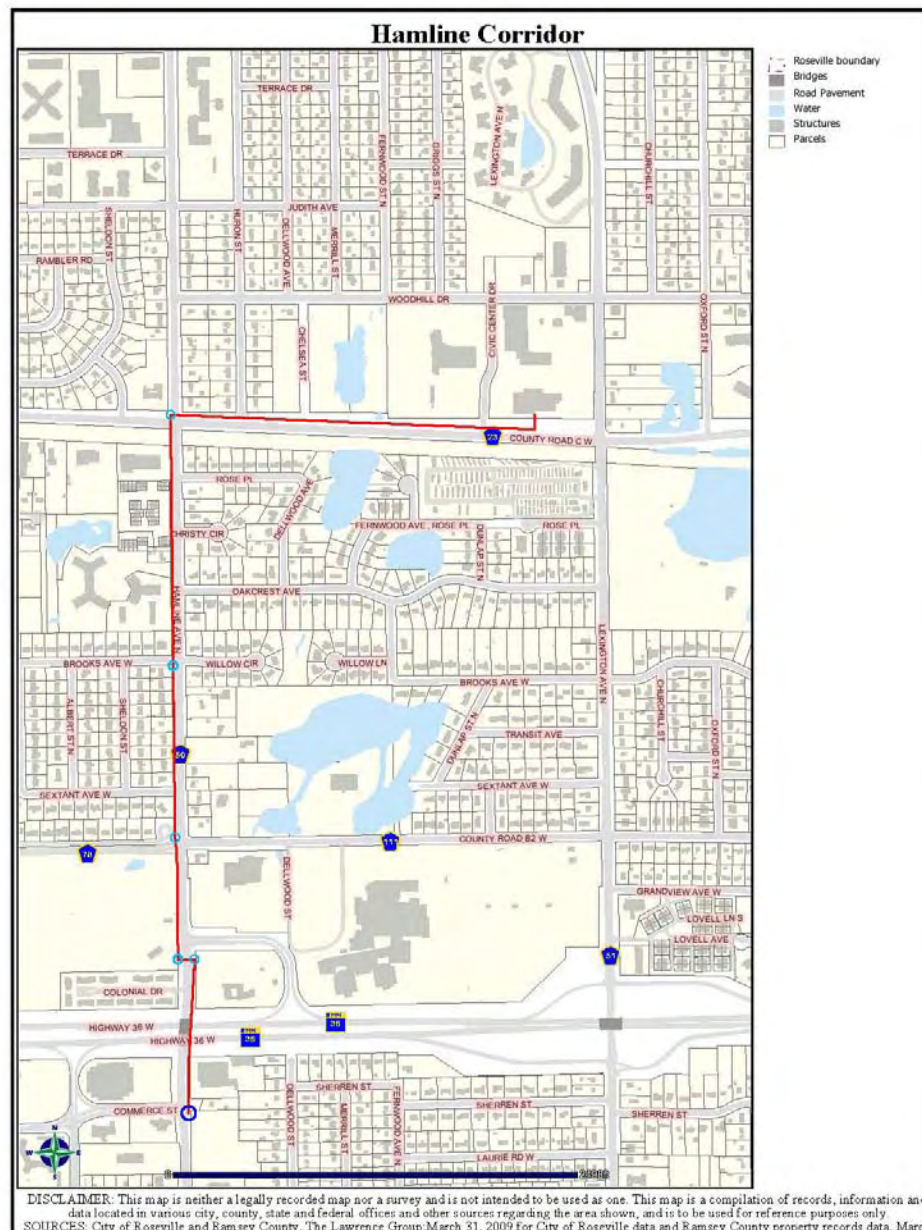
This trunk will also serve as the primary route for future connections to Lauderdale City Hall, Falcon Heights City Hall, and the University of Minnesota.

2009 Joint Fiber Optic Project - Facility Locations



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.

SOURCES: Ramsey County (March 30, 2009), The Lawrence Group; March 30, 2009 for County parcel and property records data; March 2009 for commercial and



Hamline Corridor North

Start Point: City Hall Vault – 2660 Civic Center Drive

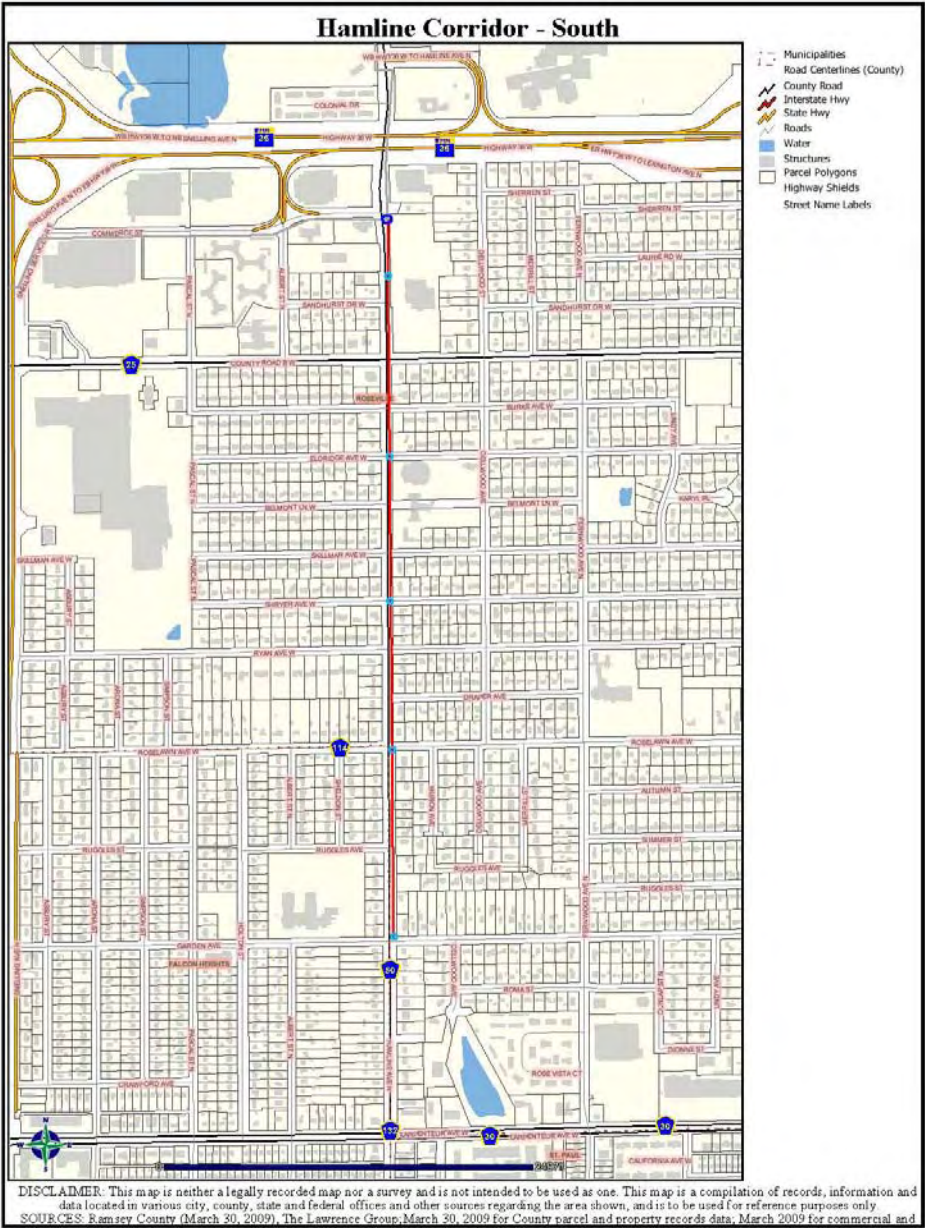
End Point: Commerce Street Vault

Pathway Distance: 7,000 Feet

Vaults: 5

Fiber Optic Strands: 144

Estimated Cost of Construction: \$112,000



Hamline Corridor South

Start Point: Commerce Street Vault

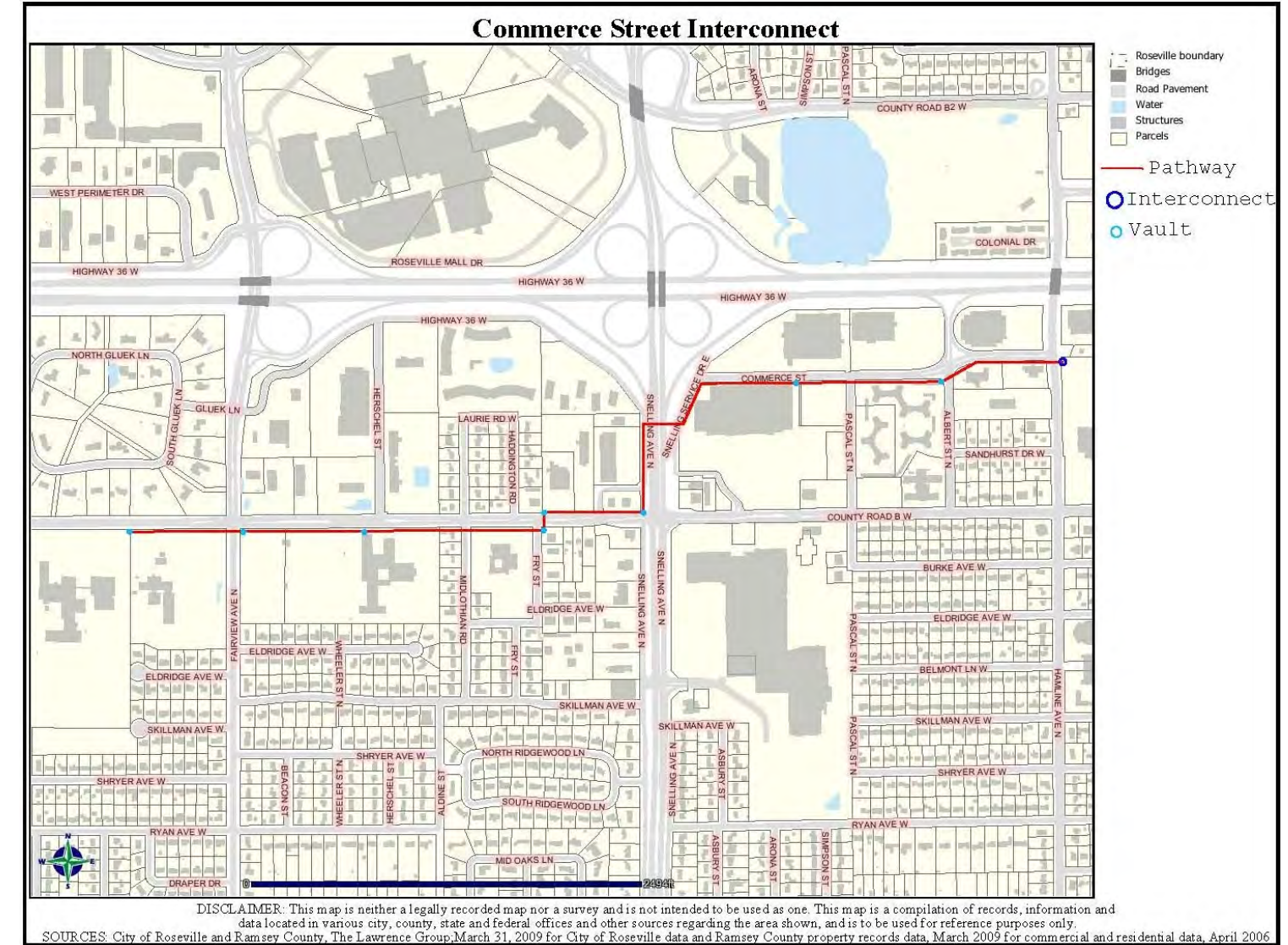
End Point: Garden Avenue Vault

Pathway Distance: 4,850 Feet

Vaults: 5

Fiber Optic Strands: 144

Estimated Cost of Construction: \$64,475



Commerce Street Interconnect

Backbone Interconnect Point: Commerce Street / Hamline Avenue – Hamline Avenue Corridor

End Point (2009): Fairview Vault - 1910 County Road B

Pathway Distance: 6,600 Feet

Vaults: 8

Fiber Optic Strands: 144

Estimated Cost of Construction: \$89,000

2009 Joint Fiber Optic Project - Financial Summary

Fiber Trunk

	Pathway (feet)	Cost/Foot	Est. Cost	Shares	
Hamline North	7,000	\$ 16.00	\$ 112,000	3	\$ 37,333
Hamline South	4,850	\$ 13.50	\$ 65,475	2	\$ 32,738
Commerce Interconnect	6,600	\$ 13.50	\$ 89,100	2	\$ 44,550
	18,450		\$ 266,575		

Fiber Backbone

City	\$ 114,621	All Segments
School	\$ 114,621	All Segments
Library	\$ 37,333	Hamline North

\$ 266,575

Summary		Pathway	Facility	Total	Agency Total
City	City Hall	\$ 83,121	\$ 12,000	\$ 95,121	
	Cedarholm	\$ 31,500	\$ 3,850	\$ 35,350	\$ 130,471
School	RAHS	\$ 37,333	\$ 5,000	\$ 42,333	
	Falcon Heights	\$ 32,738	\$ 9,925	\$ 42,663	
	Brimhall	\$ 22,275	\$ 4,862	\$ 27,137	
	Fairview	\$ 22,275	\$ 15,325	\$ 37,600	\$ 149,733
Library	Roseville	\$ 37,333	\$ 3,300	\$ 40,633	\$ 40,633
	Totals	\$ 266,575	\$ 54,262	\$ 320,837	



Roseville City Hall

**2660 Civic Center drive
Roseville, MN 55113**

Primary Fiber Trunk: Hamline Corridor North

Connection Point: City Hall Vault

Estimated Costs

Facility Connection:

- Pathway – Building to City Hall Vault: 100 feet
- Pathway Cost (\$20.00/foot): \$2,000
- Fiber Count in Building: 96 strands
- Inside Termination (grounding, electrical, cabinet): \$10,000
- Total Estimated Facility Cost: \$ 12,000

Backbone Shared Cost:

- Fiber Count: 96 strands Hamline North, 96 strands Hamline South, 96 strands Commerce
- Pathway Cost : \$ 83,121

Total Estimated Cost:	\$ 95,121
Estimated Useful Life	20 Years
Annual Depreciation	\$ 3,400
Annual Maintenance (Locates)	\$ 3,600
Annual Depreciation (Equipment)	\$ 10,000
Depreciated Annual Cost	\$ 21,756

Leased Communication Line Options

Frame Relay (T1/DS1) (1.5MB)	\$ 300/month	\$ 3,600 Annual
Metro-Optical Ethernet (10 MB)	\$ 1,530/month	\$ 18,360 Annual
Metro-Optical Ethernet (100 MB)	\$ 2,550/month	\$ 30,600 Annual
*Metro-Optical Ethernet (1GB)	\$11,560/month	\$138,720 Annual

***Comparable service in terms of technology and available bandwidth**



Cedarholm Golf Course

2395 Hamline Avenue

Roseville, MN 55113

Primary Fiber Trunk: Hamline Corridor North

Connection Point: Cedarholm Vault

Termination Point: Roseville City Hall

Estimated Costs

Facility Connection:

- Pathway – Building to Cedarholm Vault: 100 feet
- Pathway Cost (\$13.50/foot): \$1,350
- Fiber Count in Building: 12 strands (12 City Hall)
- Inside Termination (grounding, electrical, cabinet): \$2,500
- Total Estimated Facility Cost: \$ 3,850

Backbone Shared Cost:

- Fiber Count: 12 strands Hamline North
- Pathway Cost (\$4.50/foot): \$31,500

Total Estimated Cost:	\$ 35,350
Estimated Useful Life	20 Years
Annual Depreciation	\$ 1,767
Annual Maintenance (Locates)	\$ 1,000
Annual Depreciation (Equipment)	\$ 1,500
Depreciated Annual Cost	\$ 5,067

Leased Communication Line Options

Frame Relay (T1/DS1) (1.5MB)	\$ 300/month	\$ 3,600 Annual
Metro-Optical Ethernet (10 MB)	\$ 1,530/month	\$ 18,360 Annual
Metro-Optical Ethernet (100 MB)	\$ 2,550/month	\$ 30,600 Annual
*Metro-Optical Ethernet (1GB)	\$11,560/month	\$138,720 Annual

***Comparable service in terms of technology and available bandwidth**



Roseville Area High School

**1261 Highway 36 W (approx. 1300 County Road B2)
Roseville, MN 55113**

Primary Fiber Trunk: Hamline Corridor North

Connection Point: RAHS Vault

Termination Point: Roseville City Hall

Estimated Costs

Facility Connection:

- Pathway – Building to RAHS Vault: 300 feet
- Pathway Cost (\$0/foot): \$0 (Completed 2007)
- Fiber Count in Building: 48 strands (6 Fairview, 6 Brimhall, 6 Falcon Heights, 6 Library, 12 City Hall, 6 E.D. Williams, 6 open)
- Inside Termination (grounding, electrical, cabinet): \$5,000
- Total Estimated Facility Cost: \$ 5,000

Backbone Shared Cost:

- Fiber Count: 18 strands Hamline North
- Pathway Cost: \$ 37,333

Total Estimated Cost:	\$ 42,333
Estimated Useful Life	20 Years
Annual Depreciation	\$ 2,100
Annual Maintenance (Locates)	\$ 1,800
Annual Depreciation (Equipment)	\$ 1,500
Depreciated Annual Cost	\$ 5,400

Leased Communication Line Options

Frame Relay (T1/DS1) (1.5MB)	\$ 300/month	\$ 3,600 Annual
Metro-Optical Ethernet (10 MB)	\$ 1,530/month	\$ 18,360 Annual
Metro-Optical Ethernet (100 MB)	\$ 2,550/month	\$ 30,600 Annual
*Metro-Optical Ethernet (1GB)	\$11,560/month	\$138,720 Annual

***Comparable service in terms of technology and available bandwidth**



Roseville Library

**2180 Hamline Avenue
Roseville, MN 55113**

Primary Fiber Trunk: Hamline Corridor North

Connection Point: Library Vault

Termination Point (s): Roseville City Hall
Roseville Area High School

Estimated Costs

Facility Connection:

- Pathway – Building to Library Vault: 100 feet
- Pathway Cost (\$8/foot): \$800 (conduit in place)
- Fiber Count in Building: 72 strands (6 High School, 24 City Hall, 6 Fairview, 6 Brimhall, 6 Falcon Heights, 24 open)
- Inside Termination (grounding, electrical, cabinet): \$2,500
- Total Estimated Facility Cost: \$ 3,300

Backbone Shared Cost:

- o Fiber Count: 36 strands Hamline North
- o Pathway Cost: \$ 37,333

Total Infrastructure Cost: \$ 40,633

Estimated Useful Life 20 Years

Annual Depreciation \$ 2,031

Annual Maintenance (Locates) \$ 1,000

Annual Depreciation (Equipment) \$ 1,500

Estimated Annual Cost \$ 4,531

Leased Communication Line Options

Frame Relay (T1/DS1) (1.5MB) \$ 300/month \$ 3,600 Annual

Metro-Optical Ethernet (10 MB) \$ 1,530/month \$ 18,360 Annual

Metro-Optical Ethernet (100 MB) \$ 2,550/month \$ 30,600 Annual

***Metro-Optical Ethernet (1GB) \$11,560/month \$138,720 Annual**

***Comparable service in terms of technology and available bandwidth**



Falcon Heights Elementary School

1393 Garden Avenue

Falcon Heights, MN 55113

Primary Fiber Trunk: Hamline Corridor
Connection Point: Garden Avenue Vault
Termination Point(s): Roseville Area high School
Roseville Library

Estimated Costs

Facility Connection:

- Pathway – Building to Garden Avenue Vault: 550 feet
- Pathway Cost (\$13.50/foot): \$7,425
- Fiber Count in Building: 12 strands (6 High School, 6 Library)
- Inside Termination (grounding, electrical, cabinet): \$2,500
- Total Estimated Facility Cost: \$ 9,925

Backbone Shared Cost:

- Fiber Count: 12 strands Hamline South, 12 strands Hamline North
- Pathway Cost: \$32,738

Total Estimated Cost:	\$ 45,163
Estimated Useful Life	20 Years
Annual Depreciation	\$ 2,300
Annual Maintenance (Locates)	\$ 1,000
Annual Depreciation (Equipment)	\$ 1,500
Depreciated Annual Cost	\$ 4,800

Leased Communication Line Options

Frame Relay (T1/DS1) (1.5MB)	\$ 300/month	\$ 3,600 Annual
Metro-Optical Ethernet (10 MB)	\$ 1,530/month	\$ 18,360 Annual
Metro-Optical Ethernet (100 MB)	\$ 2,550/month	\$ 30,600 Annual
*Metro-Optical Ethernet (1GB)	\$11,560/month	\$138,720 Annual

***Comparable service in terms of technology and available bandwidth**



Brimhall Elementary School

**1744 County Road B
Roseville, MN 55113**

Primary Fiber Trunk: Commerce Interconnect
Connection Point: Brimhall Vault
Termination Point(s): Roseville Area High School
Roseville Library
Fairview Community Center

Estimated Costs

Facility Connection:

- Pathway – Building to Brimhall Vault: 175 feet
- Pathway Cost (\$13.50/foot): \$2,362
- Fiber Count in Building: 24 strands (6 High School, 6 Fairview, 6 Library, 6 open)
- Inside Termination (grounding, electrical, cabinet): \$2,500
- Total Estimated Facility Cost: \$ 4,862

Backbone Shared Cost:

- Fiber Count: 18 strands Commerce, 12 strands Hamline North
- Pathway Cost: \$ 22,275

Total Estimated Cost:	\$ 27,137
Estimated Useful Life	20 Years
Annual Depreciation	\$ 1,350
Annual Maintenance (Locates)	\$ 2,000
Annual Depreciation (Equipment)	\$ 1,500
Depreciated Annual Cost	\$ 4,850

Leased Communication Line Options

Frame Relay (T1/DS1) (1.5MB)	\$ 300/month	\$ 3,600 Annual
Metro-Optical Ethernet (10 MB)	\$ 1,530/month	\$ 18,360 Annual
Metro-Optical Ethernet (100 MB)	\$ 2,550/month	\$ 30,600 Annual
*Metro-Optical Ethernet (1GB)	\$11,560/month	\$138,720 Annual

***Comparable service in terms of technology and available bandwidth**



Fairview Community Center

1910 County Road B

Roseville, MN 55113

Primary Fiber Trunk: Commerce Interconnect

Connection Point: Fairview Vault

Termination Point(s): Roseville Area High School
Roseville Library
Roseville City Hall

Estimated Costs

Facility Connection:

- Pathway – Building to Fairview Vault: 950 feet
- Pathway Cost (\$13.50/foot): \$12,825
- Fiber Count in Building: 24 strands (6 High School, 6 Brimhall, 6 Library, 6 City Hall)
- Inside Termination (grounding, electrical, cabinet): \$2,500
- Total Estimated Facility Cost: \$ 15,325

Backbone Shared Cost:

- Fiber Count: 24 strands Commerce, 18 strands Hamline North
- Pathway Cost: \$ 22,275 (requires completed construction to Brimhall)

Total Cost:	\$ 37,600
Estimated Useful Life	20 Years
Annual Depreciation	\$ 1,880
Annual Maintenance (Locates)	\$ 2,000
Annual Depreciation (Equipment)	\$ 1,500
Depreciated Annual Cost	\$ 5,380

Leased Communication Line Options

Frame Relay (T1/DS1) (1.5MB)	\$ 300/month	\$ 3,600 Annual
Metro-Optical Ethernet (10 MB)	\$ 1,530/month	\$ 18,360 Annual
Metro-Optical Ethernet (100 MB)	\$ 2,550/month	\$ 30,600 Annual
*Metro-Optical Ethernet (1GB)	\$11,560/month	\$138,720 Annual

***Comparable service in terms of technology and available bandwidth**

REQUEST FOR COUNCIL ACTION

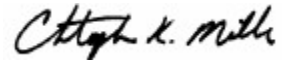
DATE: 5/11/2009

ITEM NO: 12.c

Department Approval:



Acting City Manager Approval:



Item Description: Request by Wellington Management for support of a **Rezoning** of 1126 Sandhurst Drive and 2167 Lexington Avenue to Planned Unit Development from Single Family Residence District and General Business District, respectively, and approval of a **General Concept Planned Unit Development** to allow the construction of a multi-tenant commercial office property (PF09-003)

1.0 REQUESTED ACTION

Wellington Management seeks support of a REZONING and approval of a GENERAL CONCEPT PLANNED UNIT DEVELOPMENT for a proposed redevelopment of the northwest quadrant of the intersection of County Road B and Lexington Avenue which would replace the existing TCF bank structures at 2167 Lexington Avenue and the adjacent single-family residence at 1126 Sandhurst Drive with an 11,250-square-foot commercial office building and parking area.

Project Review History

- Application submitted: February 10, 2009; determined complete: February 11, 2009
- Sixty-day review deadline: April 7, 2009
- Sixty-day City Council extension: June 5, 2009
- Planning Commission recommendation (7-0 to approve): March 4, 2009
- Initial project report recommendation: March 23, 2009
- Revised report recommendation: May 6, 2009
- Anticipated City Council action: May 11, 2009

2.0 SUMMARY OF RECOMMENDATION

2.1 On March 23, 2009, the Council requested the opportunity to continue working with the applicant to arrive at a plan that best balances the needs of the City and the developer. On April 20, 2009, the applicant presented revisions to their plan that met with general support of the City Council.

2.2 Planning Division staff concurs with the unanimous recommendation of the Planning Commission to approve the requested REZONING and GENERAL CONCEPT PLANNED UNIT DEVELOPMENT, subject to certain conditions as well as the revised plans submitted by the applicant; see Section 9 of this report for the detailed recommendation.

3.0 SUMMARY OF SUGGESTED ACTION

By motion, support the requested REZONING and GENERAL CONCEPT PLANNED UNIT DEVELOPMENT (with conditions) of the properties at 1126 Sandhurst Drive and 2167 Lexington Avenue; see Section 10 of this report for the detailed action.

4.0 REVIEW OF COMPREHENSIVE PLAN

4.1 Although the proposed development appears to be consistent with Roseville's 2030 *Comprehensive Plan*, which would apply a land use designation of Neighborhood Business to both of the subject parcels, that document has yet to be approved by the Metropolitan Council and ratified by the City Council. This proposal, therefore, must be evaluated within the context of the existing Comprehensive Plan.

4.2 The proposed business use is to be located on the parcel at 2167 Lexington Avenue, which has a Comprehensive Plan designation of Business (B); this allows for a wide variety of residential, retail, restaurant, office, and other commercial uses consistent with the parcel's existing General Business zoning – Roseville's most intense business district.

4.3 The property at 1126 Sandhurst Drive has a Comprehensive Plan designation of Low Density Residential (LR), which corresponds to the kinds of uses allowed in R-1 and R-2 zoning districts. Given that the proposal only puts parking and an accessory structure (for the trash handling equipment) on this parcel and that storage buildings and off-street parking and loading areas are allowed in the zoning districts associated with the LR land use designation, no change to the Comprehensive Plan Land Use Map is necessary for this proposal.

4.4 The Cornerstone Neighborhood Mixed-Use Project, adopted into the Comprehensive Plan in 1998 as a conceptual master plan of sorts to redesign key, under-utilized retail and commercial intersections, determined that a redesigned Lexington Avenue/County Road B intersection would have great potential for positive community impact. The document indicates that "careful attention to the concerns of the neighborhood could make this corner fulfill the wishes of its adjacent residents [and] it could become the touchstone for establishing an appealing balance of structure, open space, design and use."

4.5 The Cornerstone report stresses the importance of locating at least modest buildings at the corners of the intersection to frame the public space and "create a sense of place and closure," and it expresses optimism for a successful redevelopment of this intersection as a whole despite the challenges presented by the lack of structures in the corners of the park and gas station properties. And although Cornerstone explicitly makes no recommendation of a preferred density or scale of development, the report frequently advocates a mix of office and retail uses on a "ground floor" with residential or office uses "above." The report also touts this specific intersection as being: "located in a prime spot to provide community linkage. The attraction of the open space, the convenience to neighborhood retail, and access to transit are part of its potential. As a centrally-located intersection of major arterials, the intersection could serve as the hub for the spread of new resident friendly design ideas throughout the community."

5.0 REVIEW OF ZONING/PLANNED UNIT DEVELOPMENT

5.1 A PLANNED UNIT DEVELOPMENT (PUD) is a zoning district which may include single or mixed uses on one or more lots or parcels, and is intended to be used in unique situations to create a more flexible, creative, and efficient approach to the use of the land subject to the PUD procedures, standards, and regulations contained in the City Code.

5.2 The end result of REZONING a property to PUD is the creation of a customized zoning district (i.e., a PUD Agreement) that regulates the use and development of a specific subject property in the same way that standard zoning districts regulate other properties. Aspects of such a development may deviate from the requirements of a standard zoning district, but they must be approved by the City Council and specified in the PUD Agreement in order to ensure that the overall development is in keeping with general guidance of the Comprehensive Land Use Plan. The PUD Agreement, if approved in the FINAL phase of the PUD review process, will comprise the development parameters on which the REZONING is based.

5.3 In the GENERAL CONCEPT phase, a preliminary development proposal is formally presented in a public hearing to the Planning Commission for consideration. As the name indicates, the GENERAL CONCEPT of a development is considered in this first phase; a proposal may lack significant detail, but the Planning Commission and City Council have the opportunity to help guide the development to ensure that it advances the land use goals and policies expressed in the Comprehensive Plan. If a development is approved *in concept*, the applicant then refines all of the technical plans to verify that the approved concept is feasible in reality and then submits those plans for final approval by the City Council.

5.4 Because a PUD is intended to provide flexibility with respect to standard zoning requirements on a property, it's useful to identify where the proposed PUD district would differ from the standards of established zoning districts; the following table illustrates the proposed differences:

Existing Zoning Standards		Proposed Conditions
R-1 zoning on 1126 Sandhurst Drive		
Parking setback from side property line:	5 ft.	0 ft. from <i>internal</i> lot line
Maximum impervious coverage:	30%	64% (storm water runoff equivalent to 0%)
B-3 zoning on 2167 Lexington Avenue		
Parking setback from Sandhurst Drive ROW:	15 ft.	Varies from 0 ft. to 6 ft.
Parking setback from Lexington Avenue ROW:	15 ft.	10 ft.
Parking setback from internal side property line:	5 ft.	0 ft. from internal lot line
Parking setback from side property line:	5 ft.	10 ft. from auto parts property
Building setback from County Road B ROW:	30 ft.	7 ft.
Building setback from Lexington Avenue ROW:	30 ft.	10 ft. and 4 ft.

The most significant of the above deviations from the standard zoning requirements are related to the proposed location of the building adjacent to County Road B (northern portion) and Lexington Avenue and the northeast portion of the parking lot. All other typical zoning requirements (e.g., setbacks, number and size of parking spaces, building height, etc.) not identified in the preceding table are met by the proposed redevelopment.

- 102 5.5 Non-zoning requirements (e.g., for Building Codes, storm water management, etc.) have
103 been part of PUD approvals in the past, but they should be removed from the PUD
104 process, relying instead on the established approval processes.
- 105 5.6 Because the Comprehensive Plan allows (perhaps even encourages) buildings up to 3
106 stories tall in this location and others like it, Planning Division staff recommends
107 establishing a specific building envelope but does not recommend further restricting the
108 size of building that could be developed on this site in the future as long as parking
109 requirements continue to be satisfied.
- 110
- 111 5.7 While not addressed among the standard parking regulations, the Planning Commission
112 recommended a requirement to incorporate bicycle parking facilities as well as to
113 improve pedestrian circulation around the traffic light pole in the sidewalk adjacent to the
114 site. The revised site plan includes the requested bicycle parking and indicates an
115 expansion of the sidewalk facility within the County Road B right-of-way.
- 116 5.8 Although the anticipated dental office user in the southern end of the proposed building
117 has patient privacy concerns with an entrance directly from the County Road B sidewalk,
118 the building is being designed in such a way that windows in that part of the structure can
119 be replaced by an entrance as tenants change in the future.
- 120 5.9 Signage for the development should not be considered with the PUD application; signs
121 should instead be consistent with Code standards, which require a Master Sign Plan for
122 multi-tenant properties like the proposal.
- 123 5.10 The storm water management plan for the project may need further development; this
124 need not be finalized in the GENERAL CONCEPT phase of the PUD process.
- 125 **6.0 REVIEW OF REVISIONS**
126 Based upon comments received at the March 23 meeting and the April 20 work session,
127 the applicant has made the following revisions to the project:
- 128 6.1 A curved wall has been incorporated into the building design that removes the structure
129 from within the traffic visibility triangle, as was previously proposed. The added design
130 of the curve creates an attractive building wall at the intersection of County Road B and
131 Lexington Avenue.
- 132 6.2 The revised plan (similar to the previous design) supports an entry from either the County
133 Road B or Lexington Avenue side of the building should the tenant mix be favorable to
134 such an inclusion.
- 135 6.3 The building shifted north from zero to 7 feet to include a greater setback adjacent to
136 County Road B. Conversely, the setback for the parking lot adjacent to Sandhurst
137 Avenue was reduced from 7 feet to zero. Landscaping will be provided and maintained
138 by the applicant, but a portion of the landscaping is now located in the Sandhurst right-
139 of-way. An additional building modification reduced the northern portion of the building
140 adjacent Lexington Avenue from 10 feet to 4 feet.
- 141 6.4 Trees and shrubs have been added in the landscape plan for additional aesthetic buffering
142 between the west parking lot fence and parking lot. The two parking lot islands have
143 been widened to accommodate a tree; larger islands were proposed versus an additional

Attachment A: Location Map for Planning File 09-003



Prepared by:
Community Development Department
Printed: February 24, 2009

Site Location

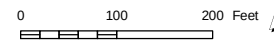
Comp Plan / Zoning
Designations

Data Sources

* Ramsey County GIS Base Map (2/4/2009)
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: Aerial Map of Planning File 09-003



Prepared by:
Community Development Department
Printed: February 24, 2009



Site Location

Data Sources

* Ramsey County GIS Base Map (2/4/2009)

* Aerial Data: Pictometry (4/2008)

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 651-792-7065. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2009), 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 50 100 Feet



**EXTRACT OF THE APRIL 20, 2009
CITY COUNCIL MINUTES**

Business Items - Presentations/Discussions

a. Discuss Request by Wellington Management for Collaboration in the Preliminary Design of a Proposed Office Property at 2167 Lexington (PF09-003)

Community Development Director Patrick Trudgeon introduced representatives from Wellington Management, for presentation of their revised designs for redevelopment of the parcel at 2167 Lexington Avenue, addressing previous concerns expressed by the City Council and public.

Sonja Simonsen, Director of Finance for Wellington Management and Gonsalo Villares, Pope Architects

Ms. Simonsen reviewed changes made to the plan based on previous comments and concerns, including creation of a curved wall on the southeast corner of the building addressing visibility triangle concerns and increasing the aesthetic value of the building; additional landscaping and green space opportunities created by that design; and relocating the building and parking lot seven feet to the north. Ms. Simonsen advised that this allowed retention of the original parking lot landscaping, but placed it in the public right-of-way that Wellington intended to maintain and manage. Ms. Simonsen reviewed the increased landscaping on the western edge of the property (additional trees and shrubs) providing additional privacy to the adjoining residential property on the west; relocation of proposed snow storage to allow that additional landscaping; and increased setbacks on County Road B for tree and shrub plantings. Ms. Simonsen advised that Wellington had attempted to incorporate as much feedback from previous comments and concerns as was feasible; and advised that she and Mr. Villares were open to further questions and comments related to those revisions.

Councilmember Pust thanked Wellington representatives for their responsiveness; and expressed appreciation for the new design, rounded building, landscaping, and increased visibility.

Discussion among Councilmembers and Wellington representatives included type of shrub proposed to ensure visibility; location of and number of bicycle parking provided (five spaces located on the northwest side of the building further away from the curb cut for safety considerations); whether any reduction in the parking lot was possible to reduce impervious surfaces further based on zoning requirements and proposed uses of the building and avoiding any on-street parking on Sandhurst to address neighborhood concerns; and landscape screening of the parking lot.

Councilmember Ihlan expressed appreciation for this much-improved design. She expressed concern that the City's standards for parking seemed to negatively influence the environmental and aesthetics of today's realities.

Councilmember Johnson echoed favorable comments of Councilmembers Pust and Ihlan related to aesthetic and setback improvements; however, questioned the location of the curb cut and sight lines on the north side of the building onto Lexington. Councilmember Johnson noted that this was a prime location for pedestrian and bicycle traffic given its proximity to schools; and expressed concerns with the visibility for cars exiting the parking lot and encroaching onto the sidewalk in anticipation of their left or right turns.

Ms. Simonsen noted that currently there were 740 vehicles daily encroaching on the same pedestrian/bicycle transit route, and that the new use would reduce that to approximately 340 vehicles per day, and hopefully improve traffic impacts with the proposed development. Ms. Simonsen advised that the developer was attempting to make the best use of the exiting curb cut and reduce traffic counts.

Further discussion included whether the building could be reduced further near the curb cut even though some square footage would be lost.

City Planner Thomas Paschke clarified that a visibility triangle was not part of that curb cut; and noted that the access functions now and that cars would be encroaching on the sidewalk even with the current use with no building, and would do so no matter the use for the proposed building.

Councilmember Roe, while recognizing the concerns for vehicles encroaching on to the sidewalk, opined that in his experience, traffic seldom stopped before the sidewalk; and expressed concern that such a condition may create an unnecessary hardship for the applicant to address a problem without obvious resolution. Councilmember Roe sought additional information from the applicant related to existing and proposed storm water management on the site.

Ms. Simonsen and Mr. Paschke responded that initial feedback from the Rice Creek Watershed District (RCWD) and the City was that their storm water management plan met current requirements, pretreatment and rate control practices. Ms. Simonsen advised that they had bid out pavers seeking to provide additional pervious surface for the parking lot; however, she anticipated that the cost would be economically prohibitive.

Additional discussion included proposed use and size of the west side service door as a fire exit; the applications exploration of adding additional doors anticipating future uses and the larger window installations for easier change-out to doors if future uses should warrant that; marketability of the building based on the office building having a common entrance through a main door rather than a retail bay; fire rating and construction material considerations and requirements; and potential creation of additional islands to increase water drainage of the parking lot, since there were an additional five parking spaces above City Code requirements; and exterior materials proposed.

Mayor Klausing and Councilmembers thanked Wellington for their responsiveness to previously-expressed concerns and comments.



Our proposed development plan includes removing the existing 4,000SF TCF Bank building and drive-thru in order to complete the redevelopment of the site as a new approximately 11,877SF single story, commercial building. The adjacent residence at 1126 Sandhurst is being acquired in order to provide sufficient parking for the project.

The location of the building is primarily driven by the surrounding residential community. We are keen to support a complete suburban community. In order to do this, the building rests farthest from the neighboring houses on Sandhurst, at the SE lot line. This was requested by the neighbors attending the Community Open House. Parking remains behind the building, at the north end of the parcel. Our intent is to promote safe and pleasant conditions for all in the neighborhood, including: motorists, bicyclists, pedestrians, and residents.

We presented our initial Site Plan for consideration on March 23rd, and completed a Work Session with Council Members on April 20th. As a result of our discussions with Council Members and to summarize the revisions since our initial plans, we submit the final Site Plan and Submittals. I should note the following major updates from the original submittals:

- First, we propose a curved wall for the SE corner of the building. This revision allows us to keep the building structure away from the 40' visibility triangle while also enhancing the attractiveness of the building at the intersection of County Road B and Lexington Ave. The curved wall reflects additional expense, but we agree with Council and feel it is an appropriate enhancement based on the building size to address both aesthetics and visibility triangle comments.
- Further, we slid the building to the north in order to provide a wider setback along Co. Rd. B. This setback is now 7'-1" (compared to 0' in our original plan). By sliding the building north to provide a wider setback along Co. Rd. B, the setback between some of the parking spaces and the property line along Sandhurst is now 0' (compared to 7'-6 1/2" in the last plan we presented to the City). Landscaping will still be provided and maintained by us, we note however that it is now within the right-of-way. Finally, by sliding the building north to provide a wider setback along Co. Rd B., the building setback along Lexington Ave. is now 4'-0" (compared to 10'-0" in the last plan we presented to the City).
- We updated the Site Plan to reflect landscaping for the entire site, rather than noting this as an additional attachment to our submittal. We added trees and shrubs specifically located between the parking lot and the privacy fence that runs north-south. The intent of this landscaping is to provide an even more effective buffer between our site and the house immediately to west. Snow storage will now take place in the landscape area adjacent to the south side of the parking lot.
- We further updated the Site Plan to enlarge the parking lot islands to accommodate an additional two trees in each island. The larger islands allow the larger trees to grow to maturity. We present larger islands rather than additional islands, because there is a great likelihood of plant survival. Comments from Council Member Ihlan and Pust were valuable, and we concur that larger green space within the parking lot is appropriate. The islands reduced total parking at the site to 48 spaces.

- We are agreeable to adding a sign at the curb cut on Lexington which cautions drivers to watch for pedestrians.
- The row of parking spaces located to the east of the trash enclosure went from 12 spaces to 13 spaces.
- Bike racks were relocated to the northwest corner of the building to provide additional protection for users rather than directly in the path of the curb cut.

LEGAL DESCRIPTION:
Lot 1, Block 2, and Lot 15, Block 2, Broadway Addition, Ramsey County, Minnesota.
Lot 2, Block 2, Broadway Addition, Ramsey County, Minnesota.

CERTIFICATION:
This is to certify to TCF National Bank, Roseville Crossing LLC, Chicago Title Insurance Company, Land Title, Inc., Commercial Partners Title, LLC as agent for First American Title Insurance Company, that this map or plat and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA, ACSM and NSPS in 2005 and includes items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 10 and 11 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a Land Surveyor licensed in the State of Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.
Kenneth L. Whitehorn Date: 12-24-2009
Kenneth L. Whitehorn
Minnesota License No. 14877

- NOTES:**
- This survey of Lot 1 and Lot 15, Block 2, relies on information found in the commitment for title insurance prepared by Land Title, Inc. as agent for Chicago Title Insurance Company, Commitment No. 276624 Supplemental, dated July 31, 2006.
 - This survey of Lot 2, Block 2, relies on information found in the commitment for title insurance prepared by Commercial Partners Title, LLC as agent for First American Title Insurance Company, Commitment No. 29532 First Supplemental, dated November 30, 2009.
 - The locations of underground utilities are based on available maps, records, and field locations. The locations may not be exact.
 - All distances are in feet.
 - The basis of bearings is assumed.
 - The area of the property described above is 28,977 square feet or 0.6629 acres.
 - There are 14 parking spaces including 1 handicap space.
 - The property lies in an area not mapped in a flood hazard zone according to the Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 270599.

- SCHEDULE B - SECTION TWO EXCEPTIONS:**
Case No. 276624 Supplemental, dated July 31, 2006
- Item 1 Defects, liens, encumbrances, adverse claims or other matters subsequent cannot be plotted.
 - Item 2 Discrepancies, conflicts, and encroachments observed on the site are as shown on the survey.
 - Item 3 Facts or claims visible by inspection are as shown on the survey.
 - Item 4 Easements, liens, or encumbrances not of public record cannot be plotted.
 - Item 5 Lien or rights of lien not of public record cannot be plotted.
 - Item 6 Taxes or assessments cannot be plotted.
 - Item 7 Taxes payable cannot be plotted.
 - Item 8 Levied special assessments cannot be plotted.
 - Item 9 Unrecorded leases cannot be plotted.
 - Item 10 Right of Tenants under unrecorded leases cannot be plotted.
 - Item 11 Cannot be plotted.

- SCHEDULE B - SECTION TWO EXCEPTIONS:**
File No. 29532 First Supplemental, dated November 30, 2009
- Item 1 Owner's Policy and mortgage encumbrance cannot be plotted.
 - Item 2 Defects, liens, encumbrances, adverse claims or other matters subsequent cannot be plotted.
 - Item 3 Rights or claims not of public record cannot be plotted.
 - Item 4 Encroachments, overlaps, disputes, or matters visible by inspection are as shown on the survey.
 - Item 5 Easements or claims not of public record cannot be plotted.
 - Item 6 Lien or rights of lien not of public record cannot be plotted.
 - Item 7 Taxes or special assessments cannot be plotted.
 - Item 8 General or special taxes and assessments cannot be plotted.
 - Item 9 To be removed.
 - Item 10 To be removed.
 - Item 11 Mortgages, Document No. 3926554, cannot be plotted.
 - Item 12 Construction indemnities cannot be plotted.

BENCHMARK:
Top of hydrant (THH) located 52 feet westerly of the centerline of Lexington Ave North and 24 feet northerly of the centerline of Sandhurst Drive.

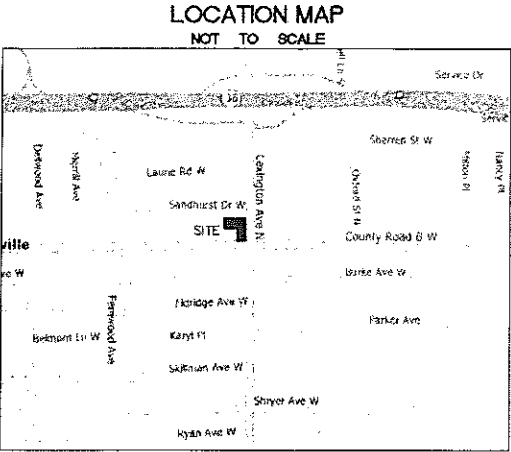
ALTA/ACSM
LAND TITLE SURVEY

2167 LEXINGTON AVENUE NORTH
ROSEVILLE, MINNESOTA

HT Engineers - Surveyors
PO Landscape Architects
Hansen Thorp Pellinen Olson Inc.
7510 Market Place Drive
Eden Prairie, MN 55344-3844
(952) 829-0700 FAX (952) 829-7808

Revision

Project No. 06-091A
Drawn by JDB
Checked by DLT
Book/Page 156/11
Client: Wellington

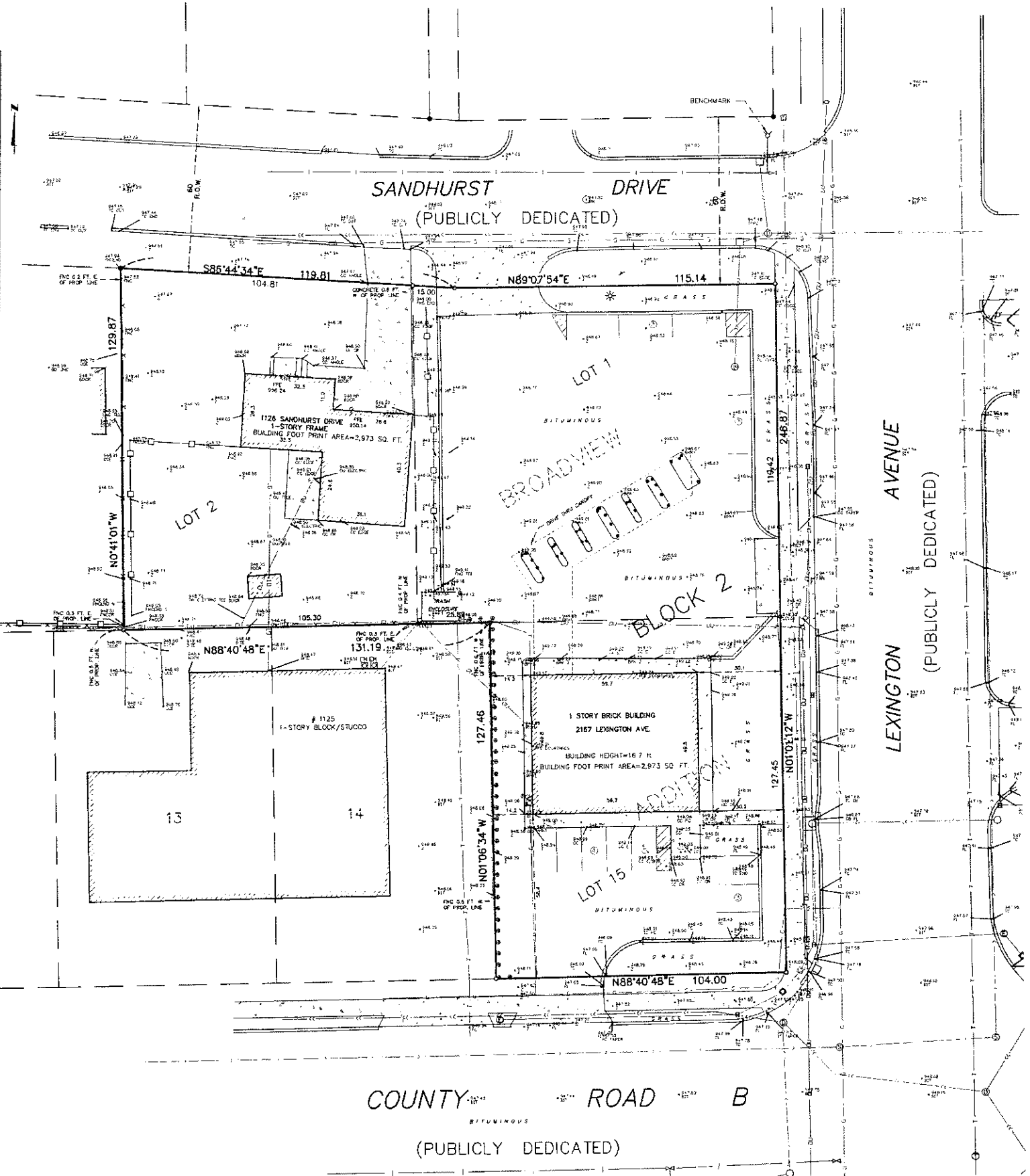


LEGEND

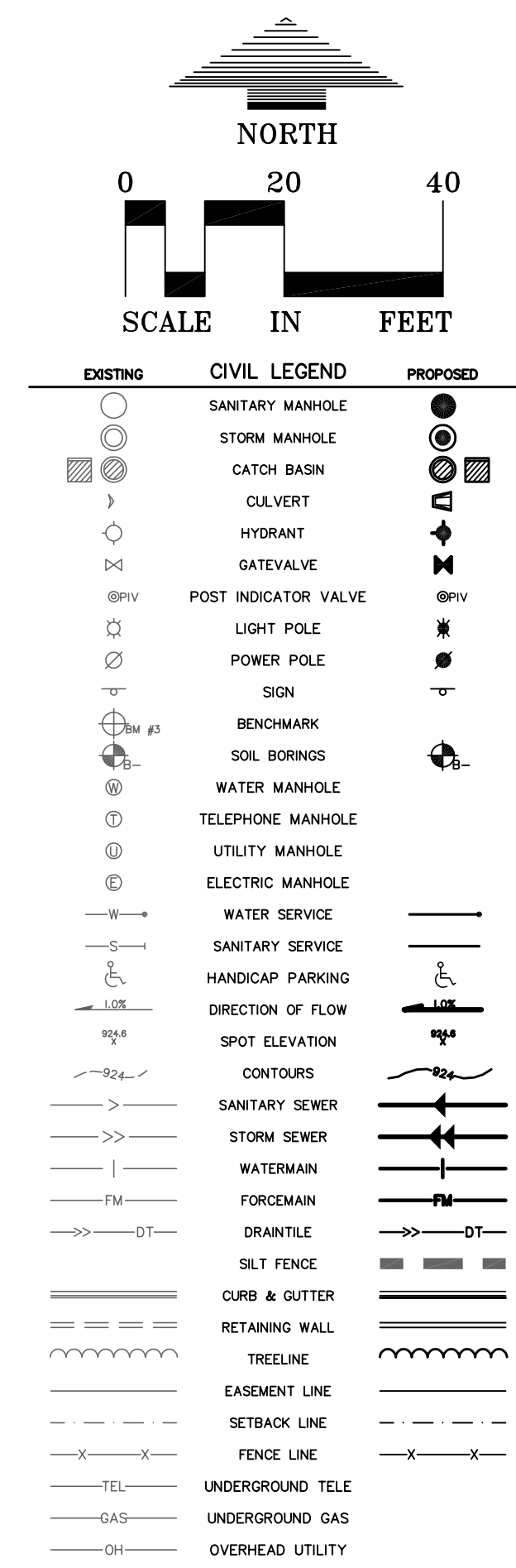
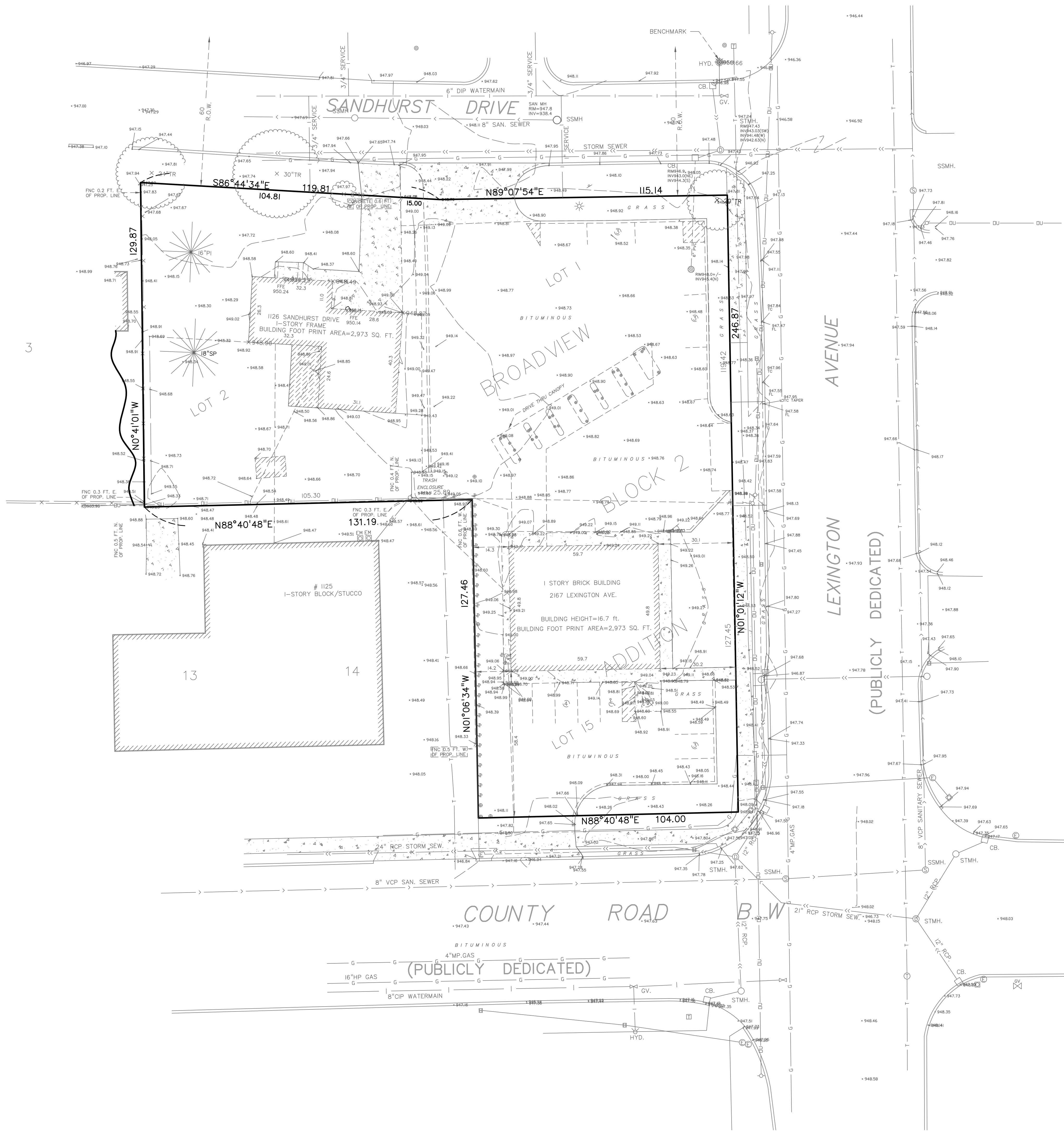
- BOLLARD
 - CB MANHOLE BEEHIVE
 - CATCH BASIN
 - ELECTRIC MANHOLE
 - ELECTRIC BOX
 - GAS METER
 - GAS VALVE
 - HANDICAP SYMBOL
 - HANDHOLE
 - HYDRANT
 - FND IRON MONUMENT
 - SET MONUMENT
 - LIGHT POLE
 - MANHOLE
 - POWER POLE
 - SANITARY MANHOLE
 - STORM MANHOLE
 - SIGN
 - TELEPHONE MANHOLE
 - TRAFFIC SIGNAL OR SIGNAL BOX?
 - WATER VALVE
-
- ELECTRIC LINE
 - FENCELINE
 - GASMAIN
 - WATERMAIN
 - SANITARY SEWER
 - STORM SEWER
 - OVERHEAD UTILITIES
 - TELEPHONE LINE
 - WOOD FENCELINE
 - CONCRETE



Scale in feet
0 20 40 60



12



EXISTING CONDITIONS GENERAL NOTES

- The information shown on this Existing Conditions Plan was prepared from a ALTA/ACSM Land Title Survey prepared by Hansen Thorp Pellinen Olson Inc. and dated 12-26-06 & 3-29-07. Utility information shown on this plan, such as Sanitary Sewer, Watermain, Storm Sewer, Forceman, Etc. was provided by the City of Roseville Record Plans. Utility information shown on this plan, such as Natural Gas, Electric Lines, Telephone Lines, Fiberoptic Lines, Cable Television Lines, Underground Pipelines, etc. was from the ALTA/ACSM Land Title Survey.
- The geotechnical and soils information shown on this plan was provided by TBD report dated TBD.
- We have shown buried structures and utilities on and/or serving the site to the best of our ability, subject to the following restrictions:
 - Utility operators do not consistently respond to locate requests through the Gopher State One Call service for boundary and location purposes such as this.
 - Those utility operators that do respond, often will not locate services from the main line to the customer's structure or facility - they consider those segments private installations that are outside of their jurisdiction. If a private service to an adjacent site crosses this site or a service to this site crosses an adjacent, it may not be located since most operators will not mark such "private" services.
 - Snow and ice conditions during winter months may obscure otherwise visible evidence of a buried structure or utility.
 - Maps provided by utility operators, either along with a field location or in lieu of such a location, are very often inaccurate or inconclusive. Maps provided by utility operators are very often at a very small scale, or no scale.
 - Extreme caution must be exercised before an excavation takes place on or near the site. Before digging, you are required by law to notify GOPHER STATE ONE CALL at least 48 hours in advance at 651-454-0002.



CALL BEFORE YOU DIG!
Gopher State One Call
 TWIN CITY AREA: 651-454-0002
 TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

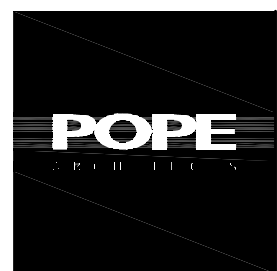
THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

Project Name:

Roseville Crossing

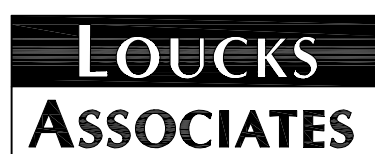
Roseville, Minnesota

Roseville Crossing LLC.
 C/O Wellington Management, Inc.
 1625 Energy Park Drive, Suite 100
 St. Paul, Minnesota 55108
 Ph. 651-292-9844 Fax. 651-292-0072



Pope Associates Inc.
 1225 Energy Park Drive
 St. Paul, MN 55108-1118
 Tel: 651-292-9844
 Fax: 651-292-0072

Professional Services:



Planning • Civil Engineering • Land Surveying
 Landscape Architecture • Environmental

7200 Hemlock Lane • Suite 300
 Minneapolis, Minnesota 55169
 Telephone: (763)424-5505
 Fax: (763)424-5822
 www.LoucksAssociates.com

©2004

CADD Qualification:

CADD files prepared by the Consultant for this project are instruments of the Consultant's professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawings files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

C08261-1-1.DWG/Layout1

Submital:	
02-08-09	City Submittal
02-25-09	Rev. City Submittal
03-16-09	Revised City Submittal
04-29-09	Revised Building & Layout

Professional Signature:

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Eric Beazley - PE

43912
 License No. Date

Quality Control:

EWB WRP
 Project Lead: Drawn By:
 EWB/RLL 2/6/09
 Checked By: Review Date:

Sheet Index:

C0-1	Cover Sheet
C1-1	Existing Conditions Plan
C1-2	Demolition Plan
C2-1	Site Plan
C3-1	Grading and Drainage Plan
C3-2	Storm Water Pollution Prevention Plan
C4-1	Utility Plan
C8-1, C8-2	Utility Details
L1-1	Landscape Plan

Sheet Title:

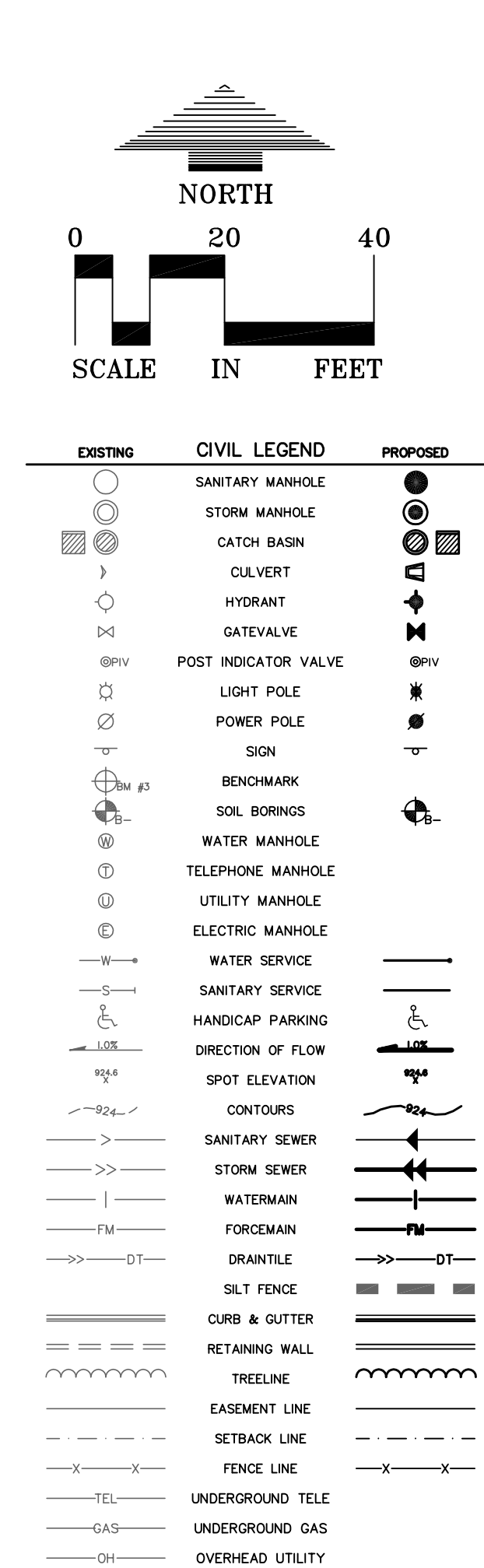
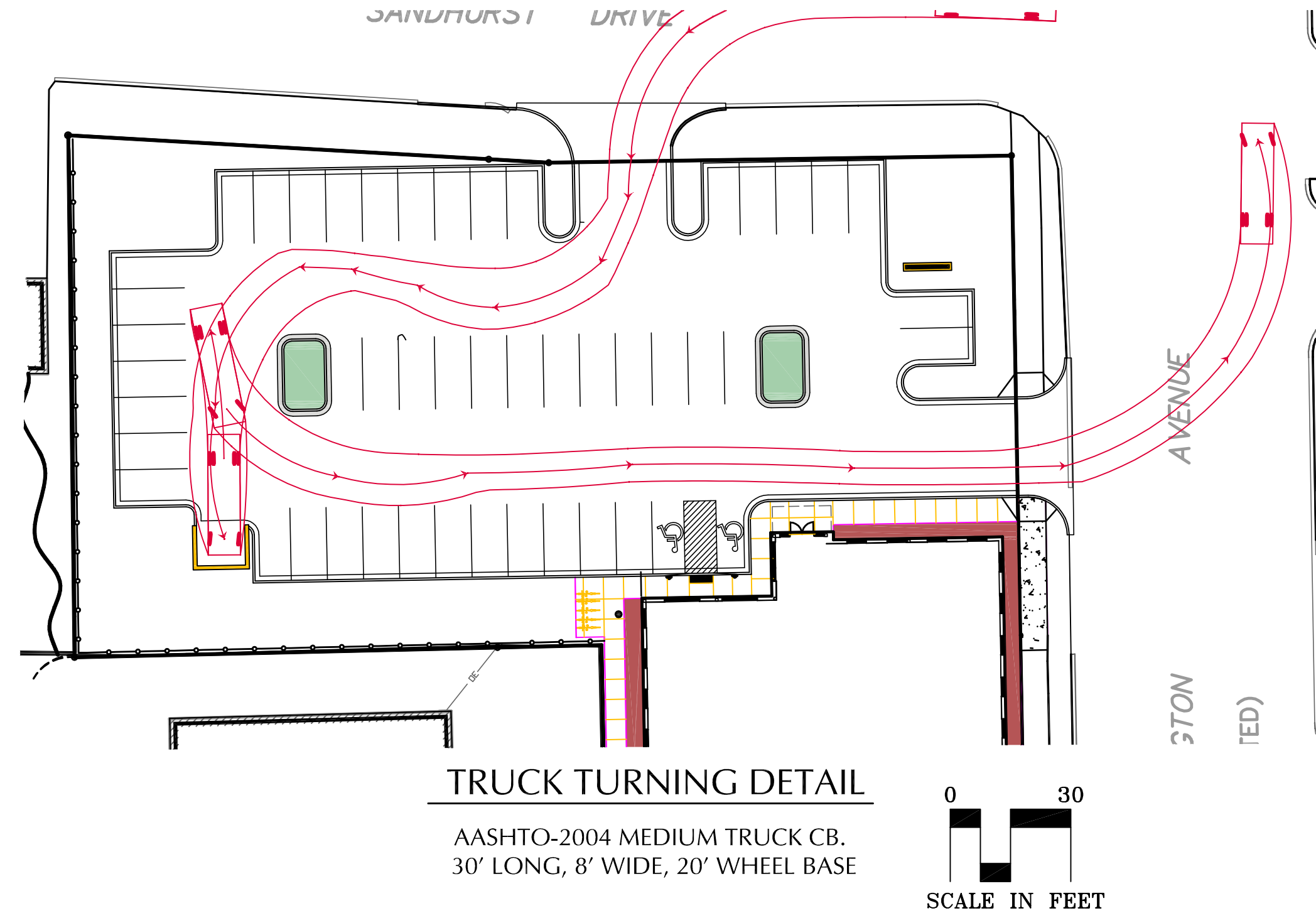
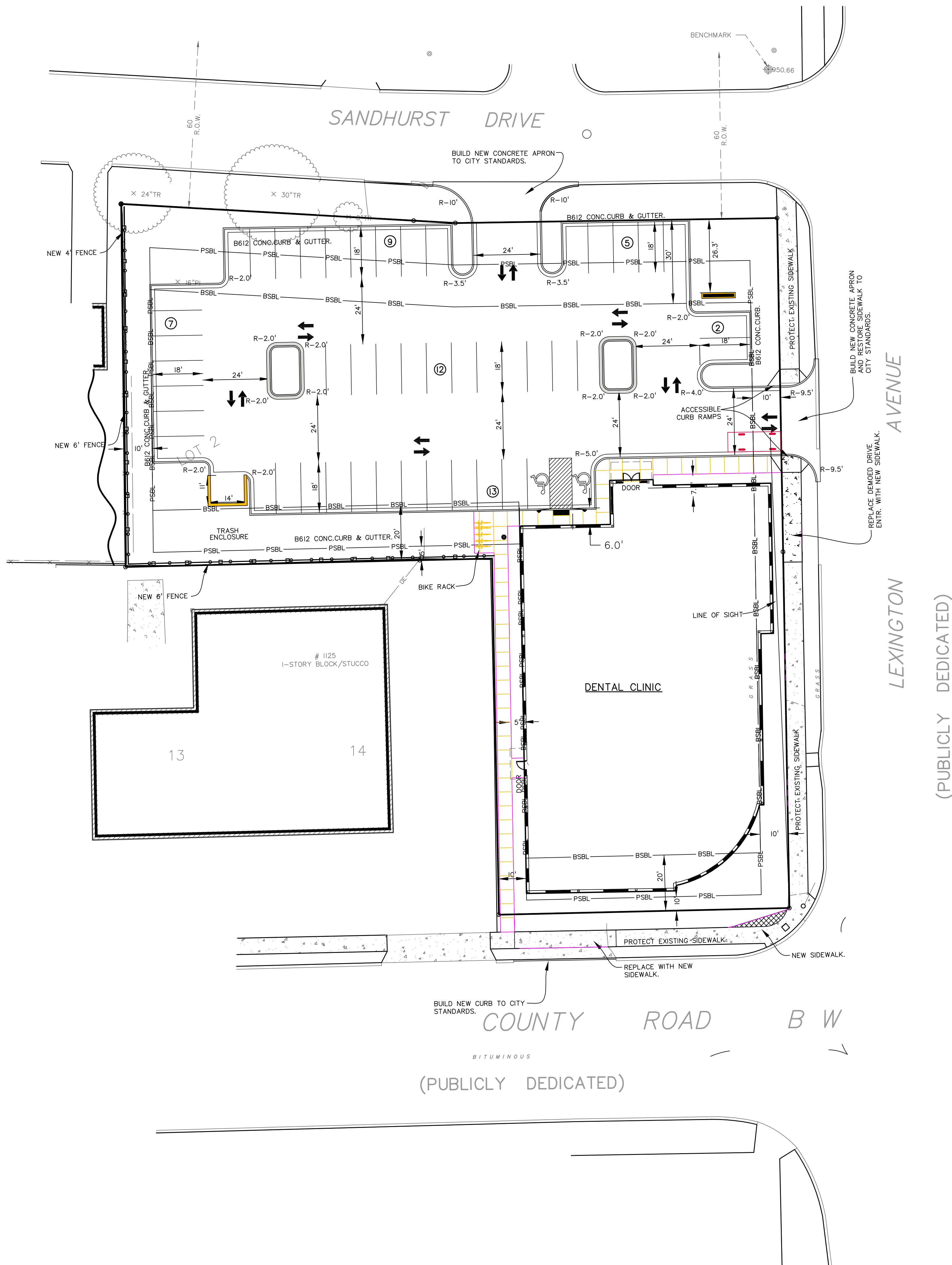
Existing Conditions Plan

Project No.:

08-261

Sheet No.:

C1-1



CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

Project Name:
Roseville Crossing
Roseville, Minnesota
Roseville Crossing LLC.
C/O Wellington Management, Inc.
1625 Energy Park Drive, Suite 100
St. Paul, Minnesota 55108
Ph. 651-292-9844 Fax. 651-292-0072
POPE
POPE ASSOCIATES LLC
228 EUBANK PARK DRIVE
ST. PAUL, MN 55104-5118
TEL: (651) 442-8200
FAX: (651) 442-1001

Professional Services:
LOUCKS ASSOCIATES
Planning • Civil Engineering • Land Surveying
Landscape Architecture • Environmental
7200 Hemlock Lane - Suite 300
Minneapolis, Minnesota 55169
Telephone: (763) 424-5505
Fax: (763) 424-5822
www.LoucksAssociates.com
© 2004

CADD Qualification:
CADD files prepared by the Consultant for this project are instruments of the Consultant's professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.
C08261-2-1.DWG/Layout1

Submital:	
02-06-09	City Submittal
02-25-09	Rev. City Submittal
03-16-09	Revised City Submittal
04-29-09	Revised Building & Layout

Professional Signature:
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Eric Bearley - PE

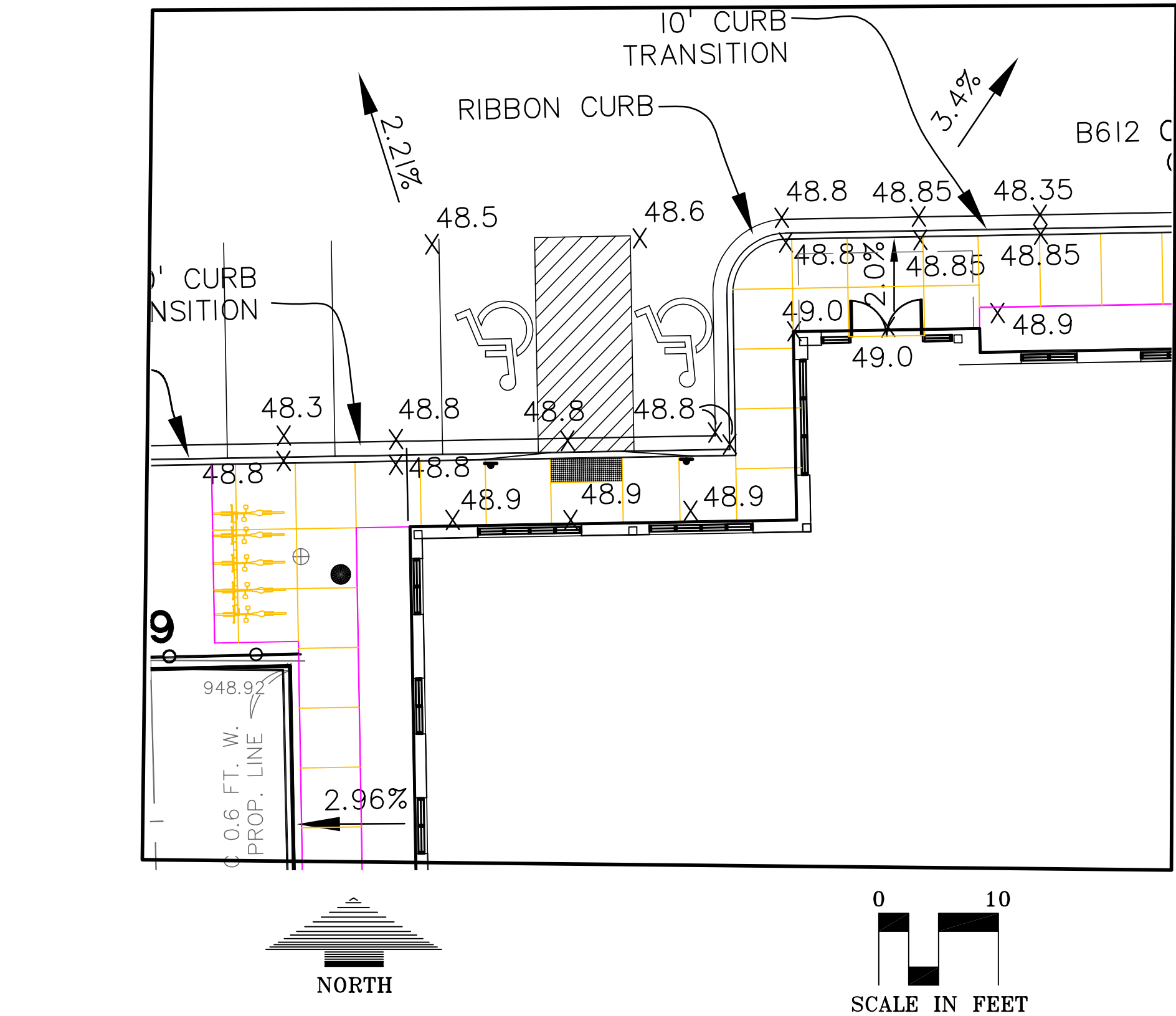
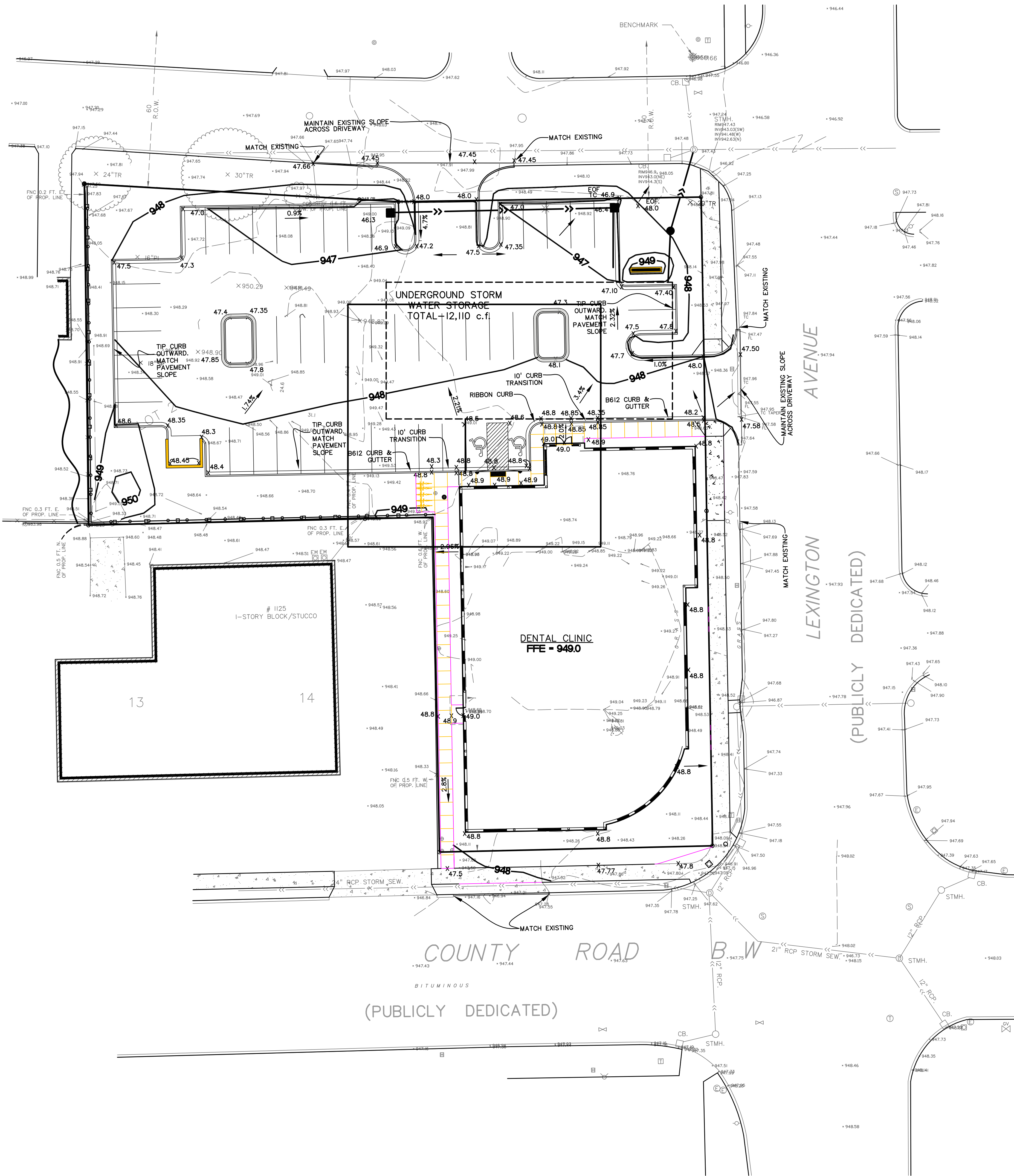
43912
License No. Date

Quality Control:	
EWB	WRP
Project Lead:	Drawn By:
EWB/RL	2/6/09
Checked By:	Review Date:

Sheet Index:	
C1-1	Cover Sheet
C1-2	Existing Conditions Plan
C2-1	Demolition Plan
C2-1	Site Plan
C3-1	Grading and Drainage Plan
C3-2	Storm Water Pollution Prevention Plan
C4-1	Utility Plan
C8-1, C8-2	Utility Details
L1-1	Landscape Plan

Sheet Title:
Site Plan

Project No.:
08-261
Sheet No.:



GRADING, DRAINAGE & EROSION CONTROL NOTES

- The contractor shall refer to the architectural plans for exact locations and dimensions of buildings, vestibules, sloped paving, exit porches, ramps, truck docks, entry locations and locations of downspouts.
- All disturbed unpaved areas are to receive minimum of 4 inches of top soil and sod or seed. These areas shall be watered by the contractor until the sod or seed is growing in a healthy manner.
- The contractor shall take all precautions necessary to avoid property damage to adjacent properties during the construction phase of this project. The contractor will be held responsible for any damages to adjacent properties occurring during the construction phase of this project.
- The contractor will be responsible for providing and maintaining traffic control devices such as barricades, warning signs, directional signs, flagmen and lights to control the movement of traffic where necessary. Placement of these devices shall be approved by the engineer prior to placement. Traffic control devices shall conform to the appropriate Minnesota department of Transportation standards.
- In accordance with generally accepted construction practices, the contractor will be solely and completely responsible for conditions on the job site, including safety of all persons and property during the performance of the work. This requirement will apply continuously and not be limited to normal working hours.
- The duty of the engineer or the developer to conduct construction review of the contractors performance is not intended to include review of the adequacy of the contractors safety measures in, or near the construction site.
- Before beginning construction the contractor shall install a Temporary Rock Entrance pad at all points of vehicle exit from the project site. Said Rock Entrance pad shall be maintained by the contractor for the duration of the project. See details shown on Sheet C3-2 of the project plans.
- Erosion and Sedimentation control measures shall be established around the entire site perimeter and in accordance with NPDES permit requirements, Best Management Practices, City requirements and the details shown on Sheet C3-2 of the project plans.
- All entrances and connections to city streets shall be performed per the requirements of the city. The contractor shall be responsible for all permits and notifications as required by the city.
- See utility plan and storm sewer profiles for further detail regarding the storm sewer.



CALL BEFORE YOU DIG!

Gopher State One Call

TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

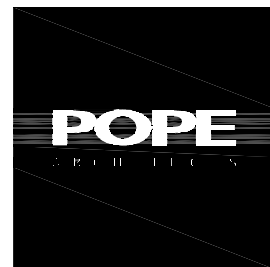
Project Name:

Roseville Crossing

Roseville, Minnesota

Roseville Crossing LLC.
C/O Wellington Management, Inc.

1625 Energy Park Drive, Suite 100
St. Paul, Minnesota 55108
Ph. 651-292-9844 Fax. 651-292-0072



POPE ASSOCIATES, INC.
229 Energy Park Drive
St. Paul, MN 55108-1118
TEL: 651-292-9800
FAX: 651-292-0072

Professional Services:

LOUCKS ASSOCIATES

Planning • Civil Engineering • Land Surveying
Landscape Architecture • Environmental

7200 Hemlock Lane - Suite 300
Minneapolis, Minnesota 55169
Telephone: (763)424-5505
Fax: (763)424-5822
www.LoucksAssociates.com

©2004

CADD Qualification:

CADD files prepared by the Consultant for this project are instruments of the Consultant's professional services. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

C08261-3-1.DWG/Layout1

Submital:

02-08-09	City Submittal
02-25-09	Rev. City Submittal
03-16-09	Revised City Submittal
04-29-09	Revised Building & Layout

Professional Signature:

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Eric Bearley - PE

43912

License No.

Date

Quality Control:

EWB	WRP
-----	-----

Project Lead:

Drawn By:

Checked By:

Review Date:

Sheet Index:

C0-1	Cover Sheet
C1-1	Existing Conditions Plan
C1-2	Demolition Plan
C2-1	Site Plan
C3-1	Grading and Drainage Plan
C3-2	Storm Water Pollution Prevention Plan
C4-1	Utility Plan
C8-1, C8-2	Utility Details
L1-1	Landscape Plan

Sheet Title:

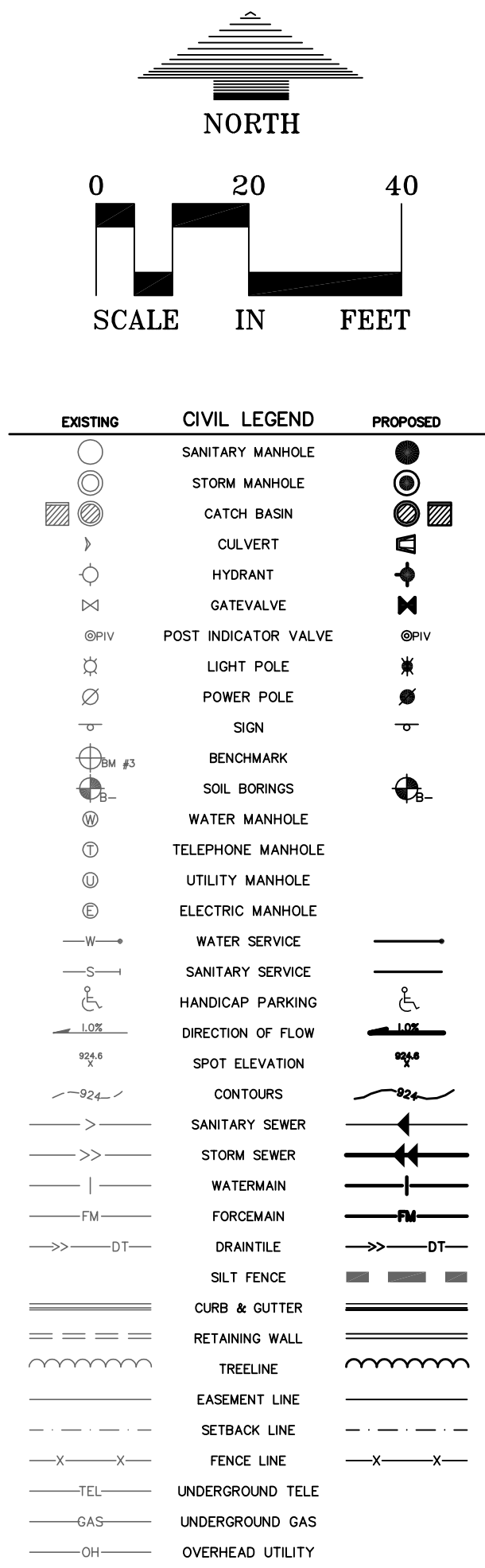
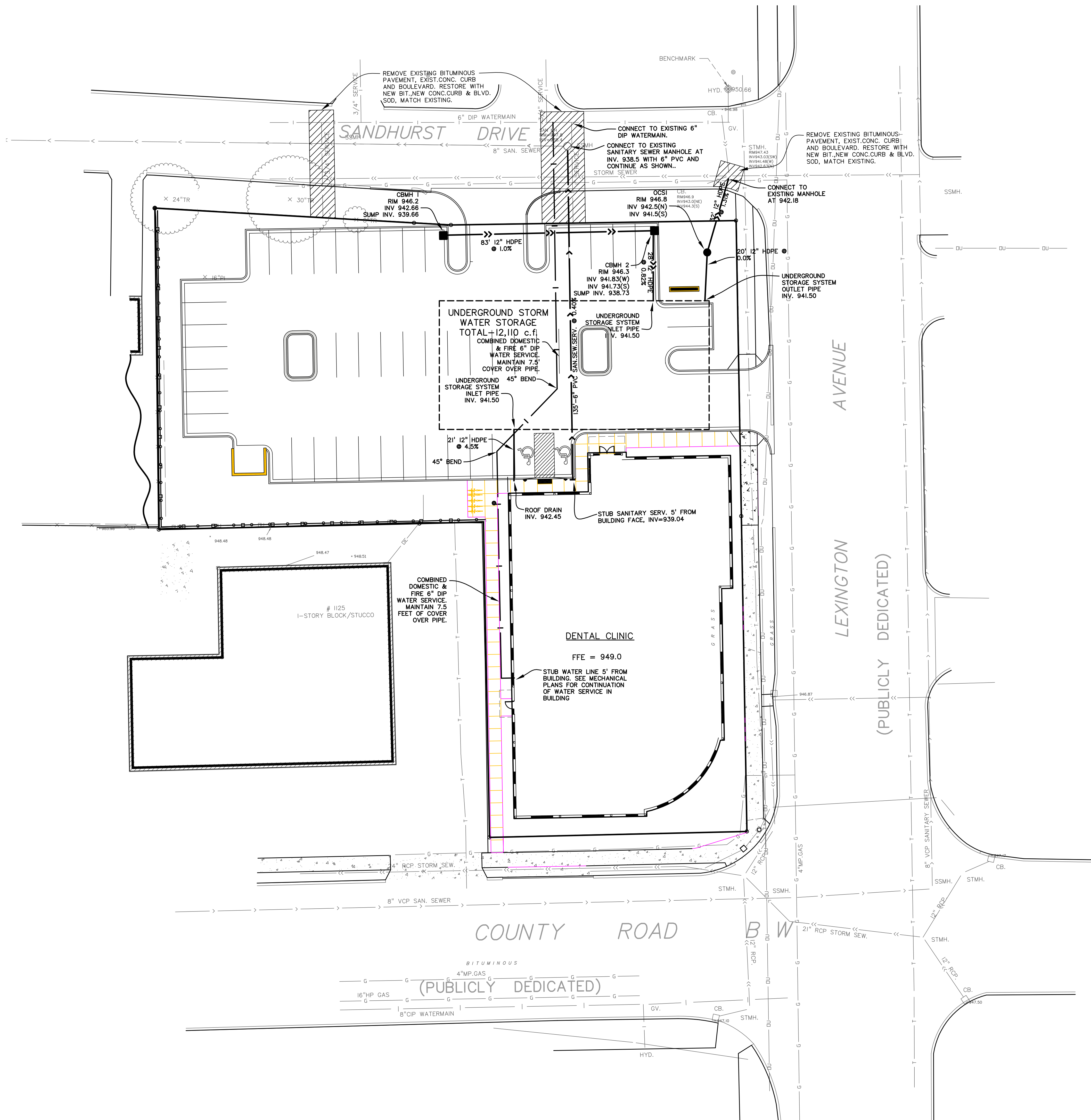
Grading & Drainage Plan

Project No.:

08-261

Sheet No.:

C3-1



UTILITY PLAN GENERAL NOTES

- All sanitary sewer, storm sewer and watermain utilities shall be furnished and installed per the requirements of the specifications, the City and the standard utilities specification of the City Engineers Association of Minnesota (CEAM), 1999 edition. All HDPE connections to concrete manholes shall be connected with an internal rubber gasket or by using ADS waterstop gasket. All sanitary sewer main line shall be SDR 35. All sanitary sewer services shall be SDR 26.
- See Sheet C8-1 and the contract specifications for specific utility details and utility service details.
- All utility pipe bedding shall be compacted sand or fine granular material per the requirements of the City. All compaction shall be performed per the requirements of the CEAM Specification.
- All connections to existing utilities shall be performed per the requirements of the City. The City Department of Engineering and Building Inspections Department and the construction engineer must be notified at least 48 hours prior to any work within the public right of way, or work impacting public utilities.
- All sanitary sewer and water services shall terminate at the property line unless otherwise noted.
- The contractor shall notify GOPHER STATE ONE CALL at 651-454-0002 at least 48 hours prior to performing any excavation or underground work.
- The contractor shall field adjust watermain to avoid conflicts with sanitary sewer, storm sewer, and services as required. Insulation of water and sanitary sewer lines shall be provided where 7.5 feet minimum depth can not be attained.
- All street repairs and patching shall be performed per the requirements of the City. All traffic control shall be provided by the contractor and shall be established per the requirements of the Minnesota Manual of Uniform Traffic Control Devices (MUTCD) and the City. This shall include all signage, barricades, flashers and flaggers as needed. All public streets shall be open to traffic at all times. No road closures shall be permitted without the expressed authority of the City.
- All new watermain must have a minimum of 7.5 feet of cover.
- Adjust all existing structures, both public and private to the proposed grades where disturbed and comply with all requirements of the utility owners. Structures being reset to paved areas must meet owners requirements for traffic loading.

II. Proposed Pipe Materials:		
Watermain	DIP Class 52	No less than 7.5' deep.
Water Service	COPPER TYPE K, 1"	Service to property line.
Sanitary Sewer	PVC SDR 35	No more than 20' deep.
Sanitary Sewer	PVC SDR26	20' - 25' deep.
Sanitary Sewer	PVC 4"	Service to property line.
Storm Sewer	RCP CLASS 5	12" to 18" diameter.
Drain tile	POLYETHYLENE	Back of curb.



CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

Project Name:

Roseville Crossing

Roseville, Minnesota

Roseville Crossing LLC.
C/O Wellington Management, Inc.
1625 Energy Park Drive, Suite 100
St. Paul, Minnesota 55108
Ph.651-292-9844 Fax.651-292-0072

POPE ASSOCIATES, INC.
228 EUBANK PARK DRIVE
ST. PAUL, MN 55104-5118
TEL: (651) 442-7000
FAX: (651) 442-1001

Professional Services:

LOUCKS ASSOCIATES
Planning • Civil Engineering • Land Surveying
Landscape Architecture • Environmental
7200 Hemlock Lane • Suite 300
Minneapolis, Minnesota 55169
Telephone: (763) 424-5505
Fax: (763) 424-5822
www.LoucksAssociates.com

© 2004

CADD Qualification:

CADD files prepared by the Consultant for this project are instruments of the Consultant's professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

C08261-4-1.DWG/Layout1

Submittal:		
02-08-09	City Submittal	
02-25-09	Rev. City Submittal	
03-16-09	Revised City Submittal	
04-29-09	Revised Building & Layout	

Professional Signature:

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

43912
License No. Eric Bearley - PE
Date

Quality Control:

EWB WRP

Project Lead: EWB/RLL Drawn By: 2/6/09

Checked By: Review Date:

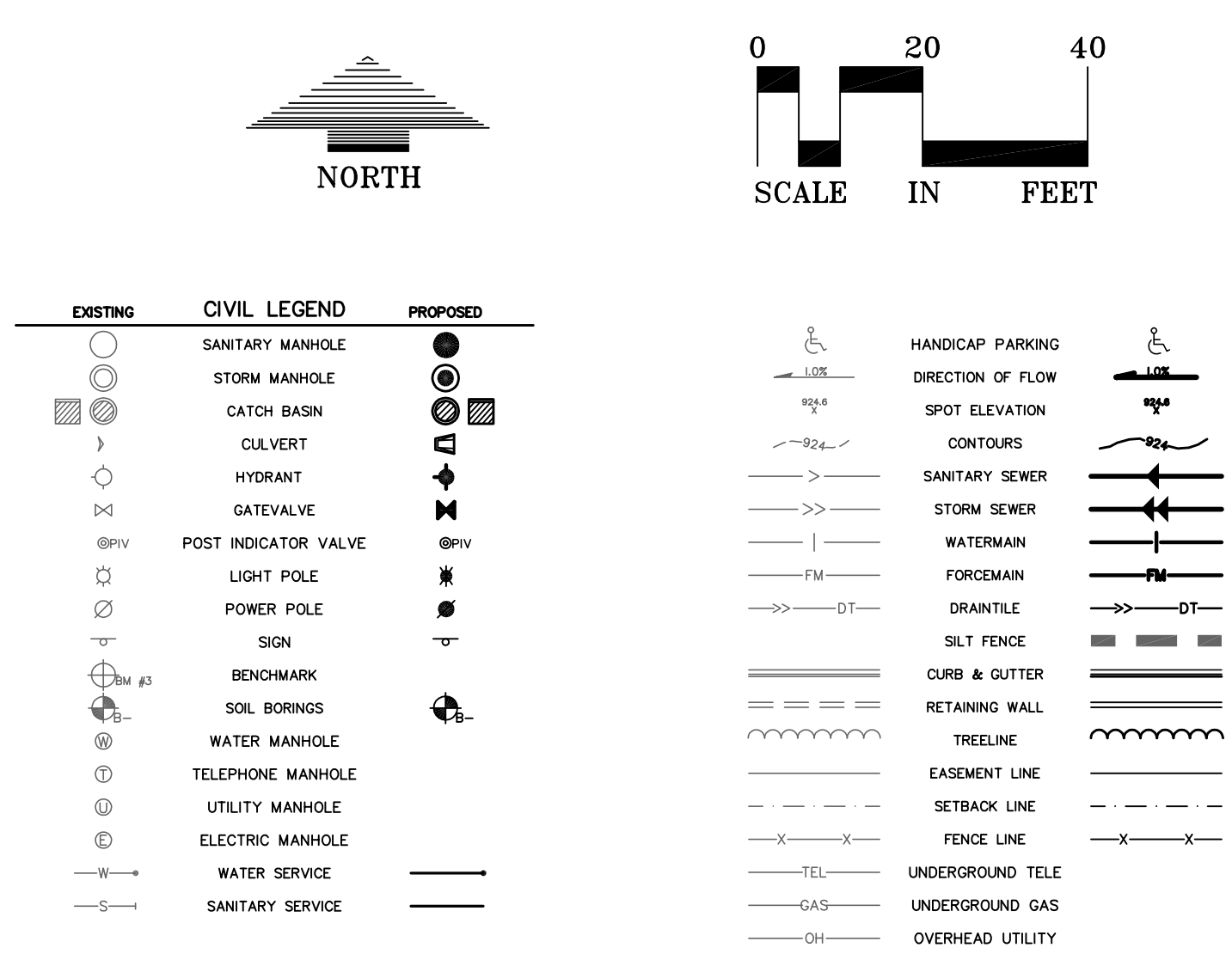
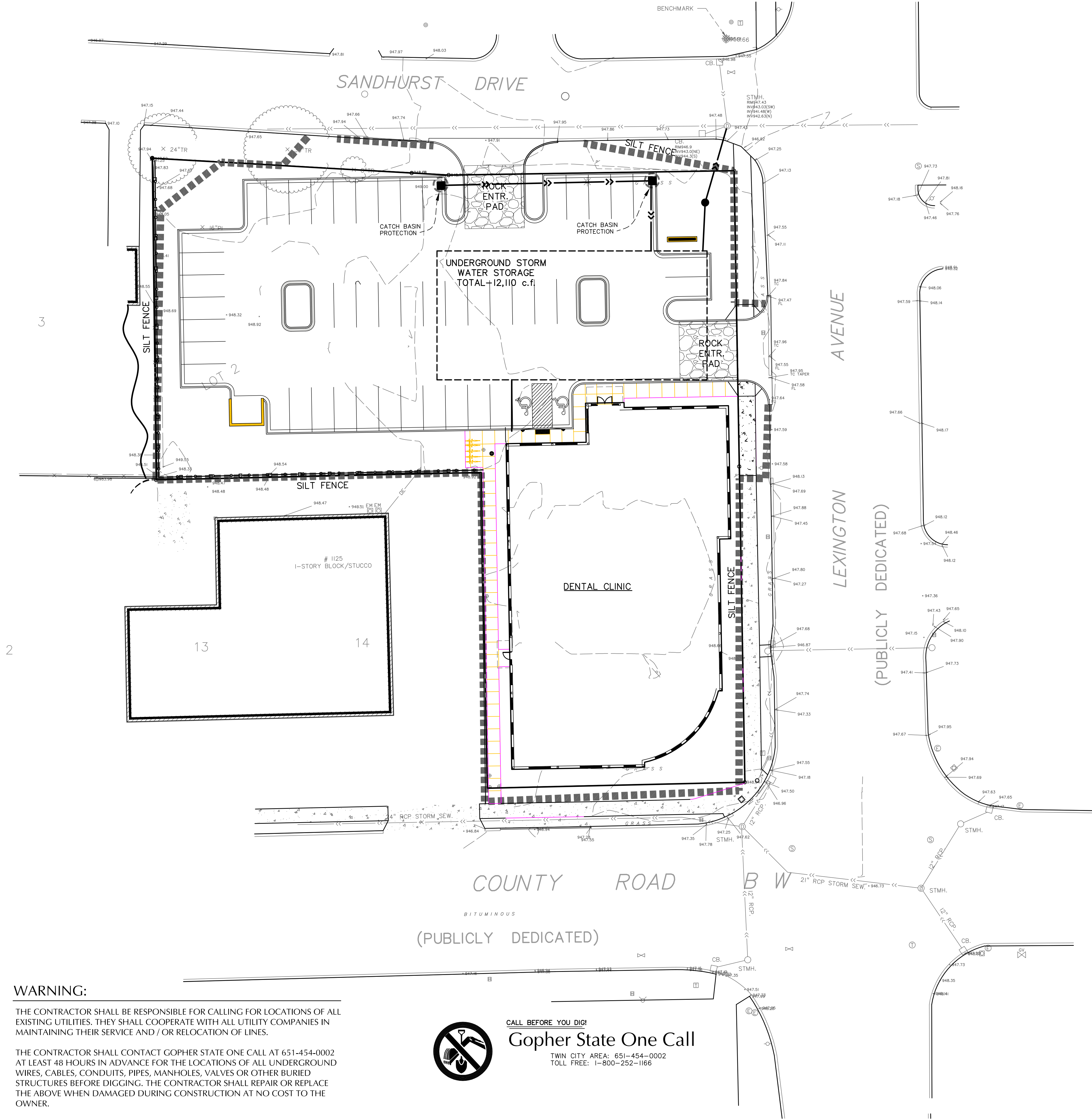
Sheet Index:	
C1-1	Existing Conditions Plan
C1-2	Demolition Plan
C2-1	Site Plan
C3-1	Grading and Drainage Plan
C3-2	Storm Water Pollution Prevention Plan
C4-1	Utility Plan
C8-1, C8-2	Utility Details
L1-1	Landscape Plan

Sheet Title:

Utility Plan

Project No.:08-261

Sheet No.:



STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
GENERAL NOTES:

- THE NATURE OF THIS PROJECT WILL CONSIST OF CONSTRUCTING: A 11,200 SQ.FT. DENTAL CLINIC, UTILITIES, AND A UNDERGROUND STORMWATER TREATMENT SYSTEM.
- THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:
 - INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE PAD.
 - INSTALLATION OF STAGE 1 SILT FENCE AROUND SITE.
 - CLEAR AND GRUB FOR UNDERGROUND STORAGE SYSTEM.
 - INSTALL STAGE 2 SILT FENCE AROUND ALL STRUCTURES, PONDS AND WETLAND RESTORATION.
 - CONSTRUCT UNDERGROUND STORAGE SYSTEM.
 - CLEAR AND GRUB REMAINDER OF SITE.
 - STRIP AND STOCKPILE TOPSOIL.
 - ROUGH GRADING OF SITE.
 - STABILIZE DENUDE AREAS AND STOCKPILES.
 - INSTALL SANITARY SEWER, WATERMAIN, STORM SEWER, AND SERVICES.
 - SUB-CUT PARKING, INSTALL PAVEMENT SECTION.
 - INSTALL CURB AND GUTTER.
 - PAVE SITE.
 - INSTALL SEED AND MULCH.
 - REMOVE ACCUMULATED SEDIMENT FROM STORAGE SYSTEM.
 - WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

3. SITE DATA:
AREA TO BE DISTURBED = 0.97 ac.
IMPERVIOUS AREA = 0.64 ac.
POST CONSTRUCTION = 0.75 ac.

SOIL TYPES: SEE SOILS REPORT

POST CONSTRUCTION RUNOFF COEFFICIENT CN=89

- THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.

5. CONSTRUCTION ACTIVITY - EROSION PREVENTION PRACTICES
TIME AN AREA CAN REMAIN OPEN WHEN NOT ACTIVELY BEING WORKED:
7 DAYS
14 DAYS
21 DAYS
DENOTES SLOPES STEEPER THAN 3:1

- ON SLOPES 3:1 OR GREATER MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES, SLOPE LENGTHS CAN NOT BE GREATER THAN 75 FEET.

- ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.

- TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEPT [EX: CLEAN AGGREGATE STOCK PILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES].

- SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.

- SOLID WASTE MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.

- EXTERNAL WASHING OF CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE.

- NO ENGINE DEGREASING IS ALLOWED ON SITE.

- THE OWNER WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITTEE AND IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR (CONTRACTOR) WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITTEE FOR PARTS II.B., PART II.C AND PART IV. OF THE NPDES PERMIT AND IS JOINTLY RESPONSIBLE WITH THE OWNER FOR COMPLIANCE WITH THOSE PORTIONS OF THE PERMIT.

- CHANGE OF COVERAGE-UPON COMPLETION OF GRADING, UTILITIES, AND STREET CONSTRUCTION THE NEW OWNER (HOME BUILDER) MUST SUBMIT A SUBDIVISION REGISTRATION WITHIN 7 DAYS OF ASSUMING OPERATIONAL CONTROL OF THE SITE, COMMENCING WORK ON THEIR PORTION OF THE SITE, OR OF THE LEGAL TRANSFER, SALE OR CLOSING ON THE PROPERTY. NOTE: THE NEW CAN IMPLEMENT THE ORIGINAL SWPPP CREATED FOR THE PROJECT OR DEVELOP AND IMPLEMENT THEIR OWN SWPPP.

- TERMINATION OF COVERAGE-PERMITTEE(S) WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA. ALL PERMITTEE(S) MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ONE OR MORE OF THE FOLLOWING CONDITIONS HAVE BEEN MET:
 - FINAL STABILIZATION, PER NPDES PERMIT PART IV.C. AND DEFINITION IN APPENDIX B HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE.
 - ANOTHER OWNER HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED.
 - FOR RESIDENTIAL CONSTRUCTION ONLY, TEMPORARY EROSION PROTECTION AND DOWN GRADIENT PERIMETER CONTROL FOR INDIVIDUAL LOTS HAS BEEN COMPLETED AND THE RESIDENCE HAS BEEN TRANSFERRED TO THE HOMEOWNER. ADDITIONALLY, THE PERMITTEE MUST DISTRIBUTE THE MPCA'S "HOMEOWNER FACTSHEET" TO THE HOMEOWNER TO INFORM THE HOMEOWNER OF THE NEED FOR, AND BENEFITS OF, FINAL STABILIZATION.

- INSPECTIONS
 - INITIAL INSPECTION FOLLOWING SILT FENCE INSTALLATION BY CITY REPRESENTATIVE IS REQUIRED.
 - EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 0.5" OVER 24 HOURS RAIN EVENT.
 - STABILIZED AREAS: ONCE EVERY 30 DAYS
 - FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.

- OWNER MUST KEEP RECORDS OF ALL PERMITS REQUIRED FOR THE PROJECT, ALL INSPECTIONS AND MAINTENANCE, PERMANENT OPERATION AND MAINTENANCE AGREEMENTS, AND REQUIRED CALCULATIONS FOR TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS. THESE RECORDS MUST BE RETAINED FOR THREE YEARS.

- SWPPP MUST BE AMENDED WHEN:
 - THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON DISCHARGE
 - INSPECTIONS INDICATE THAT THE SWPPP IS NOT EFFECTIVE AND DISCHARGE IS EXCEEDING WATER QUALITY STANDARDS.
 - THE BMP'S IN THE SWPPP ARE NOT CONTROLLING POLLUTANTS IN DISCHARGES OR IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.

SILT FENCE REQUIRED MAINTENANCE:

- WHEN SEDIMENT REACHES 1/3 THE HEIGHT OF SILT FENCE IT MUST BE REMOVED WITHIN 24 HOURS.
- REPAIR OR REPLACE DISFUNCTIONAL SILT FENCE WITHIN 24 HOURS.

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



CALL BEFORE YOU DIG!

Gopher State One Call

TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

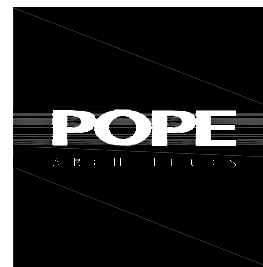
Project Name:

Roseville Crossing

Roseville, Minnesota

Roseville Crossing LLC.
C/O Wellington Management, Inc.

1625 Energy Park Drive, Suite 100
St. Paul, Minnesota 55108
Ph. 651-292-9844 Fax. 651-292-0072



POPE ASSOCIATES INC.
1225 EUBANK PARK DRIVE
ST. PAUL, MN 55104-8118
TEL: (651) 442-8200
FAX: (651) 442-1001

Professional Services:

LOUCKS
ASSOCIATES

Planning • Civil Engineering • Land Surveying
Landscape Architecture • Environmental

7200 Hemlock Lane • Suite 300
Minneapolis, Minnesota 55169
Telephone: (763) 424-5505
Fax: (763) 424-5822
www.LoucksAssociates.com

©2004

CADD Qualification:

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

C08261-3-2.DWG/Layout1

Submital:

02-08-09 City Submittal
02-25-09 Rev. City Submittal
03-16-09 Revised City Submittal
04-29-09 Revised Building & Layout

Professional Signature:

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Eric Beasley - PE

43912

License No.

Date

Quality Control:

EWB WRP

Project Lead: EWB/RLI Drawn By: 2/6/09

Checked By: Review Date:

Sheet Index:

C0-1 Cover Sheet
C1-1 Existing Conditions Plan
C1-2 Demolition Plan
C2-1 Site Plan
C3-1 Grading and Drainage Plan
C3-2 Storm Water Pollution Prevention Plan
C4-1 Utility Plan
C8-1, C8-2 Utility Details
L1-1 Landscape Plan

Sheet Title:

Storm Water Pollution
Prevention Plan

Project No.:

08-261

Sheet No.:

C3-2

LANDSCAPE INSTALLATION:

COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

NO PLANTING WILL BE INSTALLED UNTIL COMPLETE GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

WHERE SOD/SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.

SEED ALL AREAS DISTURBED DUE TO GRADING OTHER THAN THOSE AREAS NOTED TO RECEIVE SOD. SEED SHALL BE INSTALLED AND MULCHED AS PER MNDOT SPECS.

SOD ALL DESIGNATED AREAS DISTURBED DUE TO GRADING. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD SPECIFICATION FOR NURSERY STOCK. AMERICAN ASSOCIATION OF NURSERYMEN, UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED SHRUB HEIGHT. ORNAMENTAL TREES SHALL HAVE NO V CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE FINISHED GRADE.

ANY CONIFEROUS TREE PREVIOUSLY PRUNED FOR CHRISTMAS TREE SALES SHALL NOT BE USED. ALL CONIFEROUS TREES SHALL BE FULL FORM, NATURAL TO THE SPECIES, WITHOUT PRUNING.

PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. LANDSCAPE ARCHITECT MUST APPROVE ALL STAKING OF PLANT MATERIAL PRIOR TO ANY AND ALL DIGGING.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND/OR QUOTATION.

ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH DRIED BONE MEAL, OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS OR MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 0-20-20 OF 12 OZ PER 2.5" CALIPER PER TREE AND 6 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-10-10 THE FOLLOWING SPRING IN THE TREE SAUCER.

ALL PLANTING AREAS RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 8" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS PEAT OR MANURE AND 10 PARTS SAND.

ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS.

WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 1" GREATER IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.

BLACK POLY EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SOD/SEED UNLESS NOTED OTHERWISE.

ALL SHRUB BED MASSINGS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH AND FIBER MAT WEED BARRIER.

ALL TREES TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.

ALL ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.

SPREAD GRANULAR PRE EMERGENT HERBICIDE (PREEN OR EQUAL) PER MANUFACTURES RECOMMENDATIONS UNDER ALL MULCHED AREAS.

MAINTENANCE STRIPS TO HAVE EDGER AND MULCH AS SPECIFIED/INDICATED ON DRAWING OR IN SPECIFICATION.

VERIFY EXISTING/PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, HE MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND/OR INSTALLATION.

CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE/PEST CONTROL.

CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE.

WARRANTY (ONE FULL GROWING SEASON) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

REPRODUCIBLE AS-BUILT DRAWING(S) OF ALL LANDSCAPE INSTALLATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.

UNLESS NOTED OTHERWISE THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SEED/SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.

FALL SODDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 - NOVEMBER 1. FALL SEEDING FROM AUGUST 15 - SEPTEMBER 15; DORMANT SEEDING IN THE FALL SHALL NOT OCCUR PRIOR TO NOVEMBER 1. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

CONIFEROUS PLANTING MAY OCCUR FROM AUGUST 15 - OCTOBER 1 AND FALL DECIDUOUS PLANTING FROM THE FIRST FROST UNTIL NOVEMBER 15. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

PROTECT ALL EXISTING OAKS ON SITE SCHEDULED TO REMAIN. IF EXISTING OAKS ARE DAMAGED IN ANY MANNER, ABOVE OR BELOW GROUND IN THE ROOT SYSTEM, AN ASPHALTIC TREE PRUNING PAINT SHOULD BE APPLIED IMMEDIATELY AFTER WOUNDING. OAKS ARE NOT TO BE PRUNED, REMOVED OR TRANSPLANTED BETWEEN APRIL 15 AND JULY 1. NOTIFY LANDSCAPE ARCHITECT IF THESE DATES ARE UNAVOIDABLE.

LANDSCAPE CONTRACTOR SHALL ESTABLISH TO HIS SATISFACTION THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.

LANDSCAPE REQUIREMENTS:

1 TREE PER 50 FEET OF PARKING LOT FRONTAGE.

TREES REQUIRED = 7

1 TREE PER 25 PARKING SPACES

TREES REQUIRED = 2

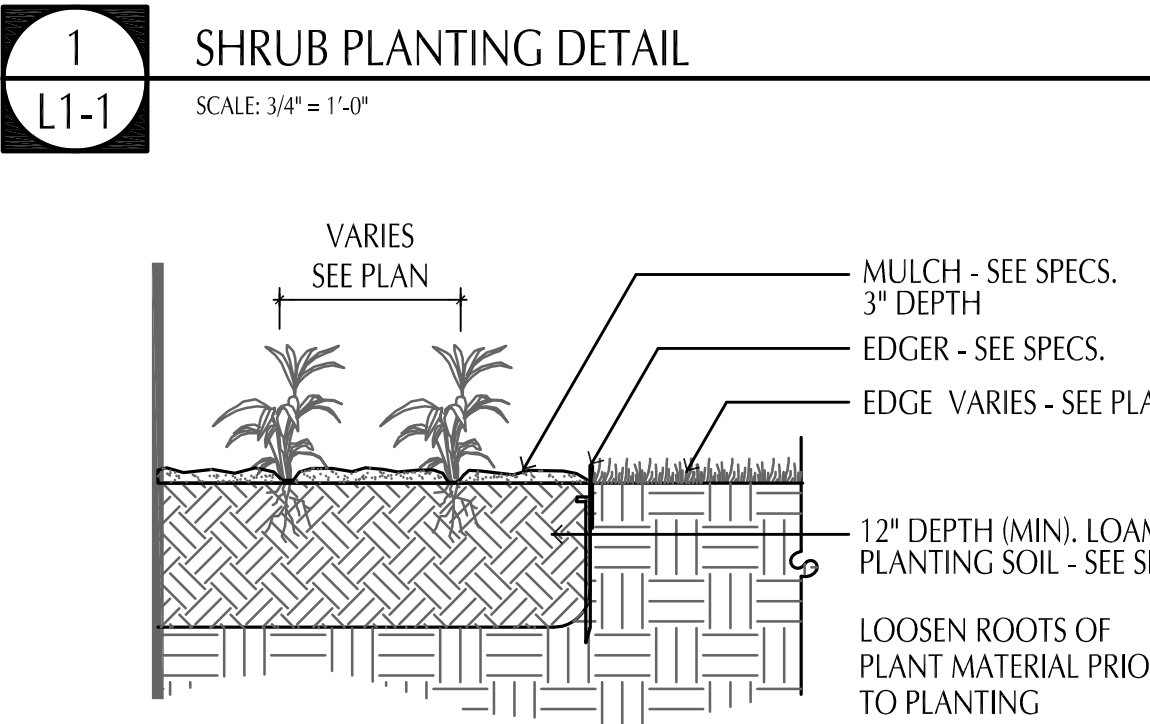
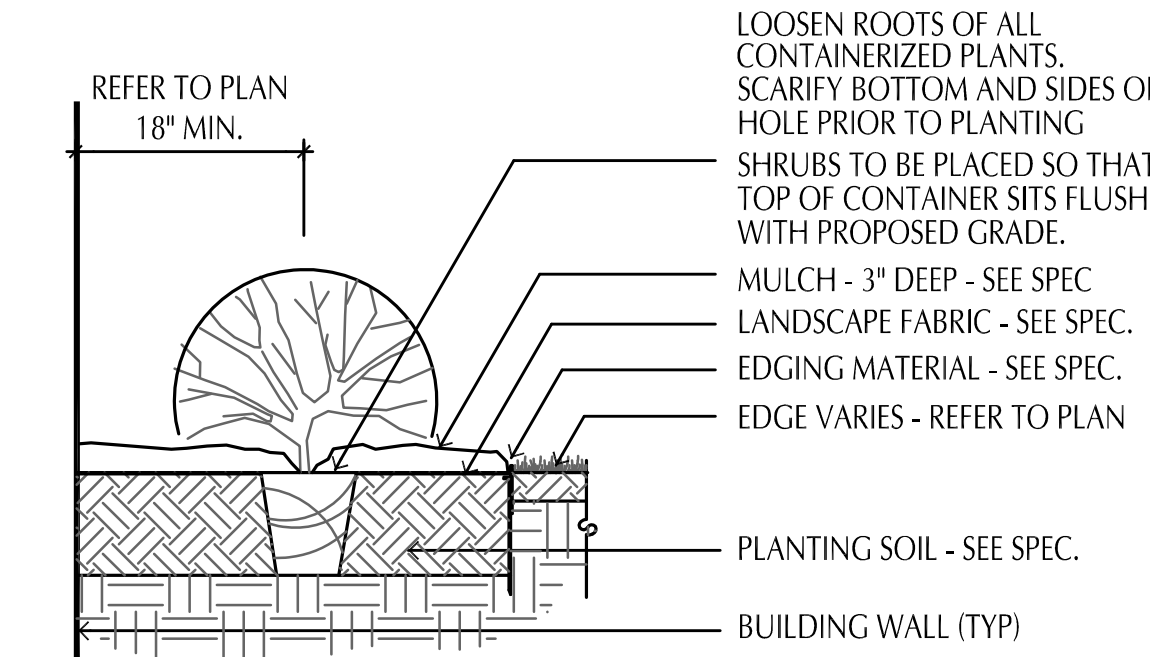
TOTAL TREES REQUIRED = 9

(25% MUST BE CONIFEROUS)

TREES PROVIDED = 6

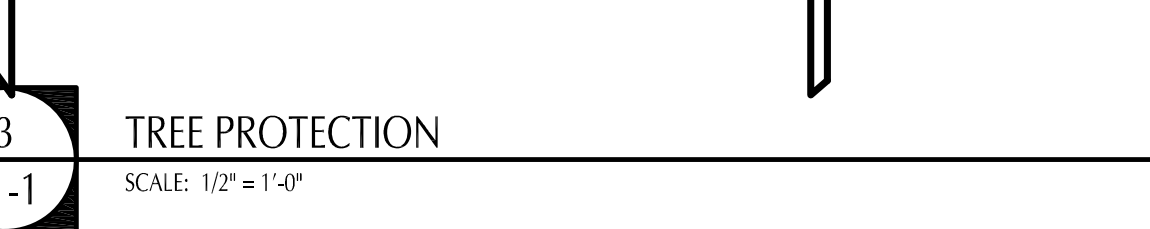
EXISTING TREES TO REMAIN = 3

LANDSCAPE DETAILS:



TREE PROTECTION NOTE:
INSTALL SNOW FENCE AROUND EACH TREE TO BE PROTECTED PRIOR TO GRADING. FENCE SHALL BE PLACED AT THE DRIP EDGE OR CRITICAL ROOT ZONES OF THE TREES. FENCING SHALL BE NO CLOSER THAN 6' TO THE TRUNK OF ANY TREE TO BE PROTECTED. THE PERIMETERS FOR TREES BEING PROTECTED SHALL BE DESIGNATED AT ALL TIMES DURING CONSTRUCTION ACTIVITY AND SIGNAGE SHALL BE INSTALLED AT ALL TREE PROTECTION AREAS THAT INSTRUCTS WORKERS TO STAY OUT. CONTRACTOR SHALL AVOID ALL AREAS WITHIN TREE PROTECTION FENCE. SOIL SHOULD BE PROTECTED FROM EROSION AND CHANGES IN CHEMISTRY FROM CONCRETE OR TOXIC MATERIALS SUCH AS FUELS AND PAINTS.

THE CONTRACTOR SHALL HAVE "TREE PAINT" ON SITE AT ALL TIMES. IF AN OAK IS WOUNDED DURING CONSTRUCTION, THE CONTRACTOR MUST IMMEDIATELY APPLY PAINT TO THE WOUND IN ORDER TO PREVENT OAK WILT. ALL DAMAGE TO TREES TO BE PROTECTED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT.



GENERAL NOTES

CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID. HE SHALL INSPECT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.

VERIFY LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.

ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

CONTRACTOR SHALL PROTECT ALL EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING PLANTING OPERATIONS. ANY DAMAGE TO SAME SHALL BE REPAIRED AT NO COST TO THE OWNER.

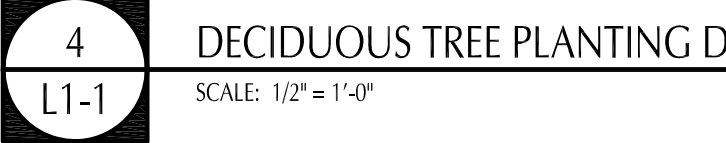
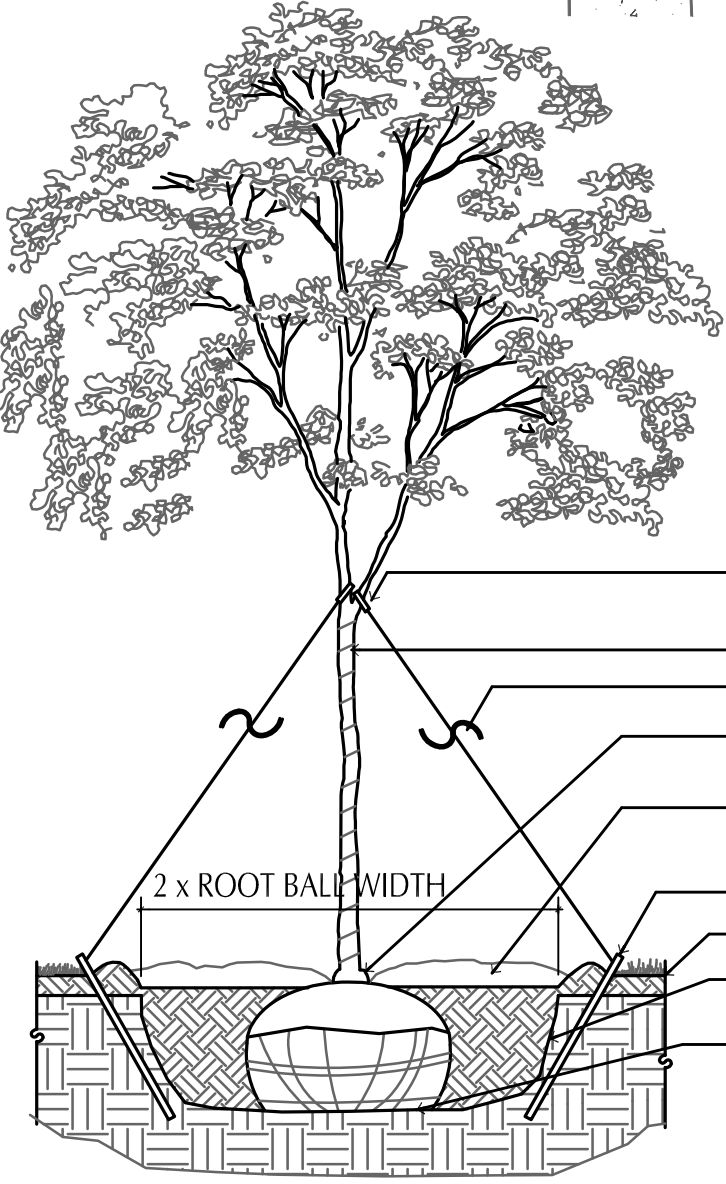
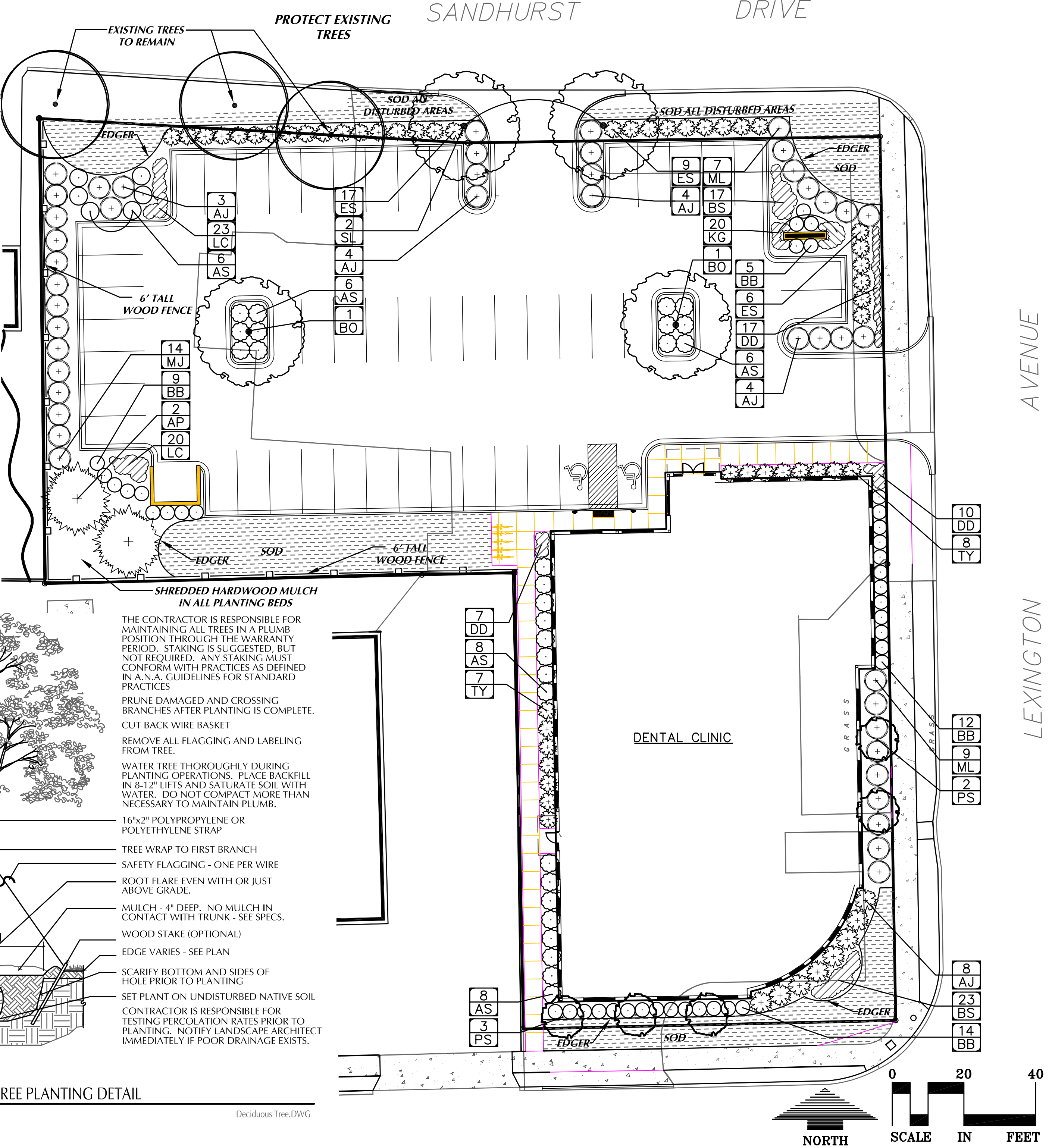
CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10' - 0\"/>

ALL UNDERGROUND UTILITIES SHALL BE LAID SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.

THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT.

LANDSCAPE PLAN:



THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL TREES IN A PLUMB POSITION THROUGH THE WARRANTY PERIOD. STAKING IS SUGGESTED, BUT NOT REQUIRED. ANY STAKING MUST CONFORM WITH PRACTICES AS DEFINED IN A.N.A. GUIDELINES FOR STANDARD PRACTICES.

PRUNE ANY DAMAGED BRANCHES AFTER PLANTING IS COMPLETE. REMOVE ALL FLAGGING AND LABELING FROM TREE.

WATER TREE THOROUGHLY DURING PLANTING OPERATIONS. PLACE BACKFILL IN 8-12\"/>

16\"/>

SAFETY FLAGGING - ONE PER WIRE

MULCH - 4\"/>

WOOD STAKE (OPTIONAL)

EDGE VARIES - SEE PLAN

SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING

ROOT BALL SET ON MOUNDED SUBGRADE

CONTRACTOR IS RESPONSIBLE FOR TESTING PERCOLATION RATES PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF POOR DRAINAGE EXISTS.

PLANT SCHEDULE:

SYM	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	CONT	COMMENTS
DECIDUOUS TREES						
BO	2	BICOLOR OAK	Quercus bicolor	2.5\"	B&B	SINGLE STEM
SL	2	SENTRY LINDEN	Tilia americana "McSentry"	2.5\"	B&B	SINGLE STEM
ORNAMENTAL TREES						
PS	5	PINK SPIRES CRABAPPLE	Malus x 'Pink Spires'	1.5\"	B&B	SINGLE STEM
EVERGREEN TREES						
AP	2	AUSTRIAN PINE	Pinus nigra	6\"	HGT	B&B FULL FORM
DECIDUOUS SHRUBS						
AS	34	ANTHONY WATERER SPIREA	Spirea x bumalda 'Anthony Waterer'	24\"	HGT	POT PLANT 5' O.C.
BB	40	BUTTERFLYBUSH	Diervilla sessilifolia 'Butterfly'	24\"	HGT	POT PLANT 4' O.C.
CONIFEROUS SHRUBS						
AJ	23	ANDORRA COMPACT JUNIPER	Juniperus horizontalis 'Plumosa Compacta'	24\"	SPRD	POT PLANT 6' O.C.
ES	32	ELEGANS SPRUCE	Picea abies 'Elegans'	36\"	HGT	POT PLANT 5' O.C.
ML	16	MOTHER LODGE JUNIPER	Juniperus horizontalis 'Mother Lode'	24\"	SPRD	POT PLANT 6' O.C.
TY	15	TAUNTON YEW	Taxus x media 'Taunton'	24\"	SPRD	POT PLANT 5' O.C.
PERENNIALS						
BS	40	BLACK EYED SUSAN	Rudbeckia fulgida 'Goldsturm'	1	GAL	POT PLANT 2' O.C.
DD	34	DARING DECEPTION DAYLILY	Hemerocallis x 'Daring Deception'	1	GAL	POT PLANT 2' O.C.
KG	20	KARL FOERSTER GRASS	Calamagrostis acutiflora 'Karl Foerster'	1	GAL	POT PLANT 2' O.C.
LC	43	LITTLE MAGNUS CONEFLOWER	Echinacea purpurea 'Little Magnus'	1	GAL	POT PLANT 2' O.C.

Project Name:

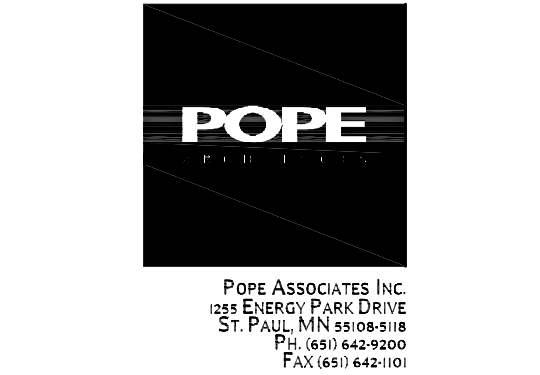
Roseville Crossing

Roseville, Minnesota

Roseville Crossing LLC.

C/O Wellington Management, Inc.

1625 Energy Park Drive, Suite 100
St. Paul, Minnesota 55108
Ph. 651-292-9844 Fax. 651-292-0072



Professional Services:

LOUCKS ASSOCIATES

Planning • Civil Engineering • Land Surveying
Landscape Architecture • Environmental

7200 Hemlock Lane - Suite 300
Minneapolis, Minnesota 55369
Telephone: (763) 424-5595
Fax: (763) 424-5822
www.LoucksAssociates.com

© 2004

CADD Qualification:

CADD files prepared by the Consultant for this project are instruments of the Consultant's professional service for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawings for information and reference only. All amended or unamended revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any and all responsibilities, claims, and liabilities.

L1-1-08261.DWG/Layout1

Submittal:

02-06-09 City Submittal
02-25-09 Rev. City Submittal
03-16-09 Revised City Submittal

02-06-09 City Submittal
02-25-09 Rev. City Submittal
03-16-09 Revised City Submittal

Professional Signature:

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Paul Kangas - ASLA
License No. Date

Quality Control:

TJF TJF
PAK

Checked By: Review Date:

Sheet Index:

Cb-1 Cover Sheet
C1-1 Existing Conditions Plan
C1-2 Demolition Plan
C1-3 Site Plan
C1-4 Grading and Drainage Plan
C1-5 Storm Water Pollution Prevention Plan
C1-6 Utility Plan
C1-7 Landscape Plan

Sheet Title:

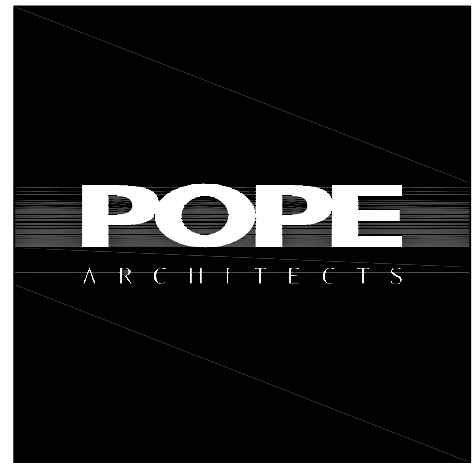
LANDSCAPE PLAN

Project No.:

08261

Sheet No.:

L1-1



POPE ASSOCIATES INC.
1255 ENERGY PARK DRIVE
ST. PAUL, MN 55108-5118
PH. (651) 642-9200
FAX (651) 642-1101

Wellington
MANAGEMENT, INC.

ROSEVILLE
CROSSING

ARCHITECTURAL SITE PLAN

Issues and Revisions:	
OWNER'S REVIEW	2-4-09
CITY SUBMITTAL	2-6-09
CITY RESUBMITTAL	2-25-09
CITY RESUBMITTAL	3-16-09
OWNER REVIEW	3-20-09
OWNER REVIEW	4-6-09
CITY RESUBMITTAL	4-9-09
CITY RESUBMITTAL	4-29-09

Commission No.	82443-07028C
Drawn by	DD
Checked by	GV

SHEET

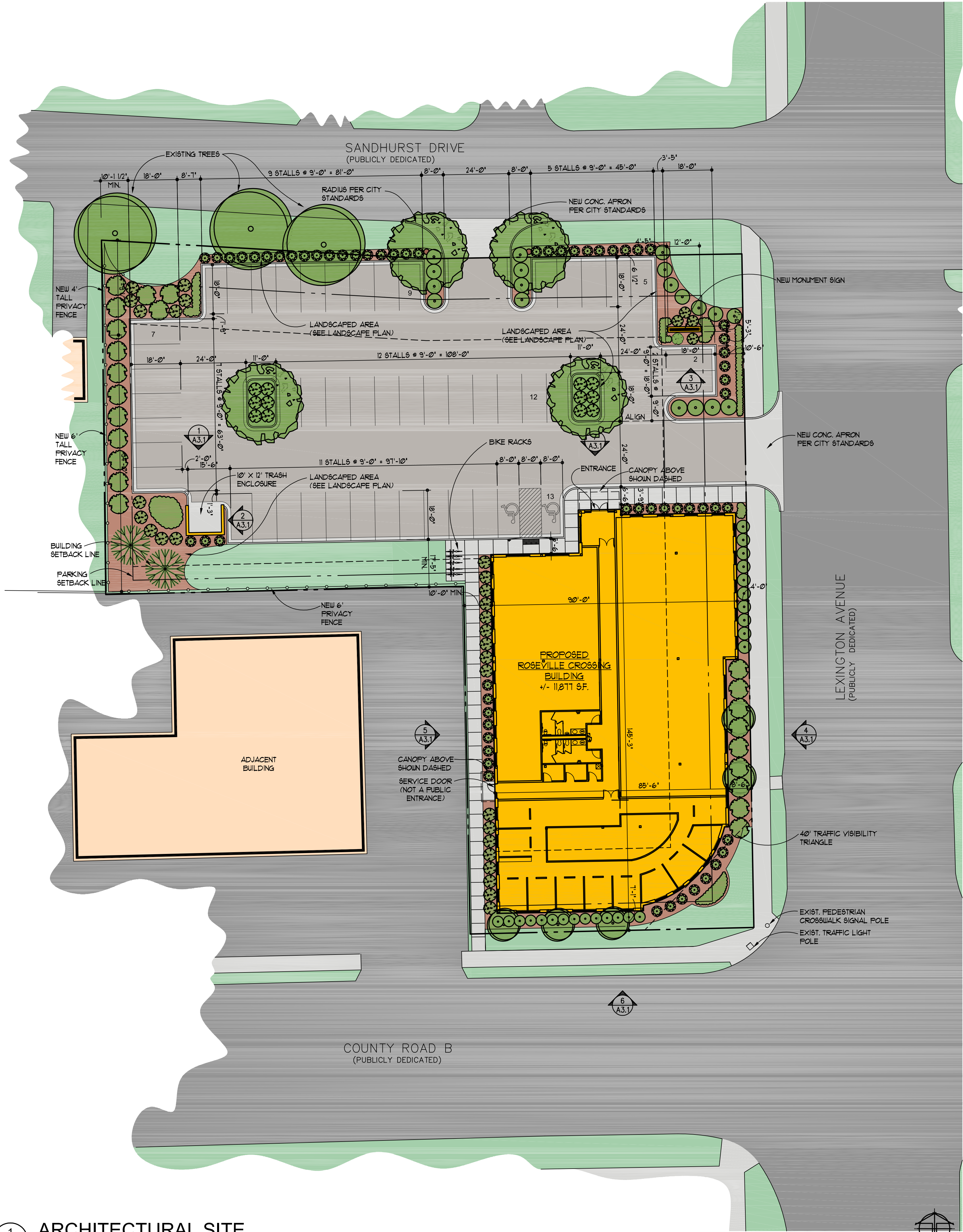
A1.1

SITE PLAN GENERAL NOTES

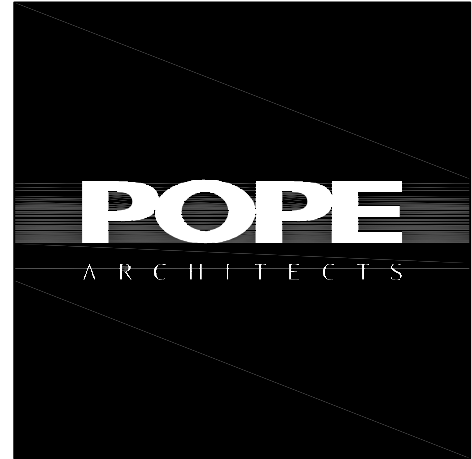
A) SITE INFORMATION HAS BEEN TAKEN FROM A SITE SURVEY PREPARED BY HANSEN THORP PELLINEN OLSON INC. 1810 MARKET PLACE DRIVE EDEN PRAIRIE, MN 55344-3644 DATED 1-13-03. GENERAL CONTRACTOR IS TO VERIFY ALL SITE INFORMATION BEFORE STARTING CONSTRUCTION, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

B) REFER TO THE GENERAL NOTES FOR OTHER APPLICABLE INFORMATION.

SITE DATA		
ZONING DISTRICT: B3 & R1		
ZONING REQUIREMENTS	REQUIRED	PROVIDED
BUILDING SETBACKS		
FRONT	30'	4' AND 7'
REAR	20'	NA
SIDE	10'	10'
PARKING SETBACKS		
FRONT	15'	6 1/2"
REAR	5'	17'-5"
SIDE	10'	10'
SITE AREA		42,063 S.F. (0.9656 ACRES)
PROPOSED BUILDING AREA		11,877 S.F.
FLOOR AREA RATIO	1.0 MAX	0.26
PARKING AREA	--	19,127 S.F.
LANDSCAPE RATIO IN PARKING AREA (5% OF PARKING AREA)	1,385 S.F.	6,583 S.F.
PARKING SPACES (based on 8,884 s.f. of tenant space)	44	48



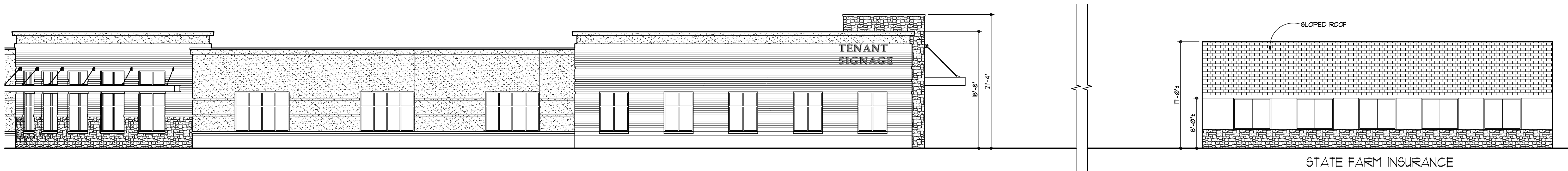
1 ARCHITECTURAL SITE
A1.1 1"=20'-0"



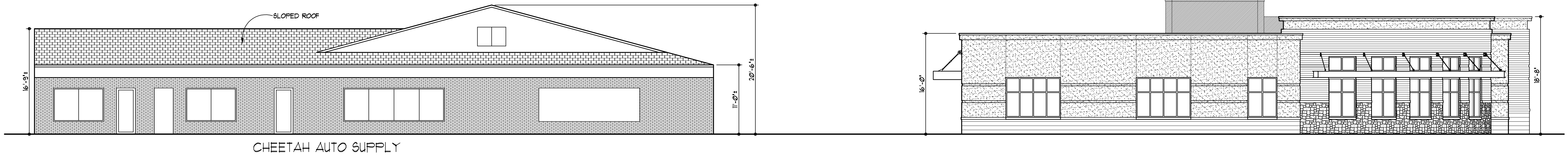
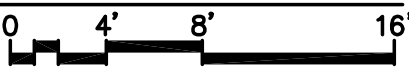
POPE ASSOCIATES INC.
1255 ENERGY PARK DRIVE
ST. PAUL, MN 55108-5118
PH. (651) 642-9200
FAX (651) 642-1101

Wellington
MANAGEMENT, INC.

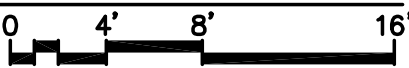
ROSEVILLE
CROSSING



2 EAST ELEVATION (LEXINGTON AVENUE)
A3.2 1/8"=1'-0"



1 SOUTH ELEVATION (COUNTY ROAD B)
A3.2 1/8"=1'-0"

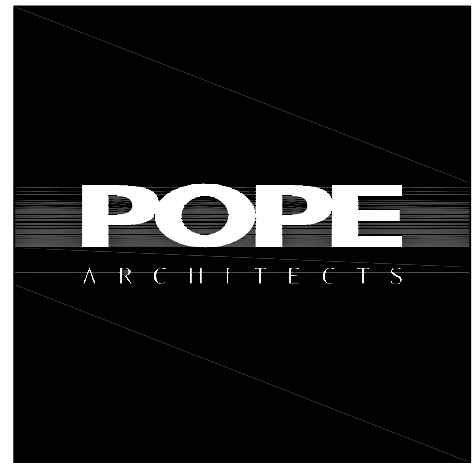


EXTERIOR
ELEVATIONS

Issues and Revisions:
CITY RESUBMITTAL 3-16-09
CITY RESUBMITTAL 4-29-09

Commission No. 82443-07028C
Drawn by KH, DD
Checked by GV

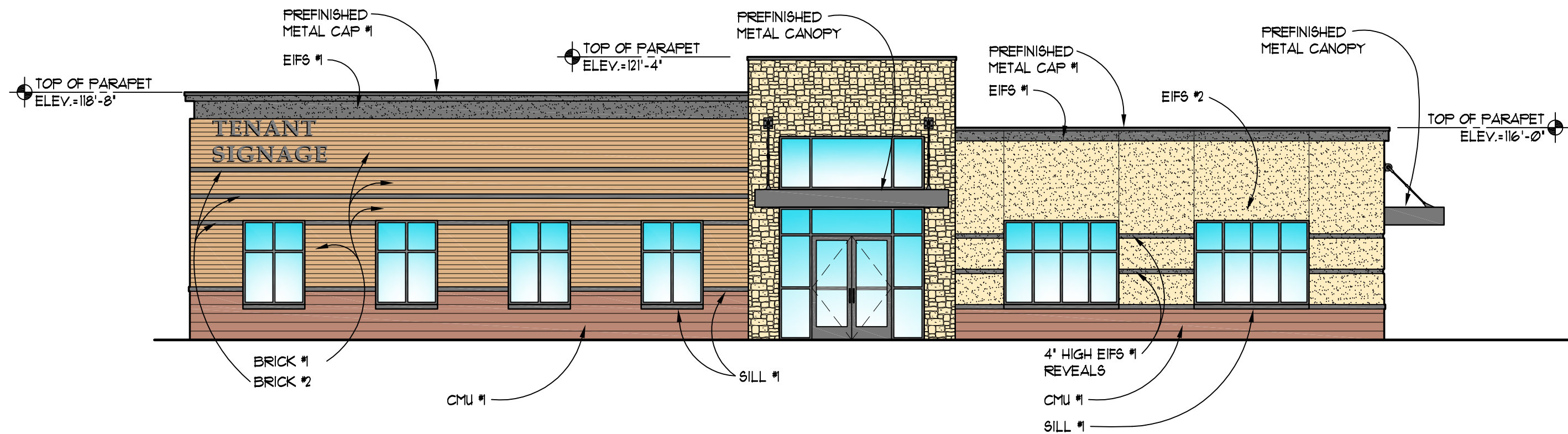
SHEET
A3.2



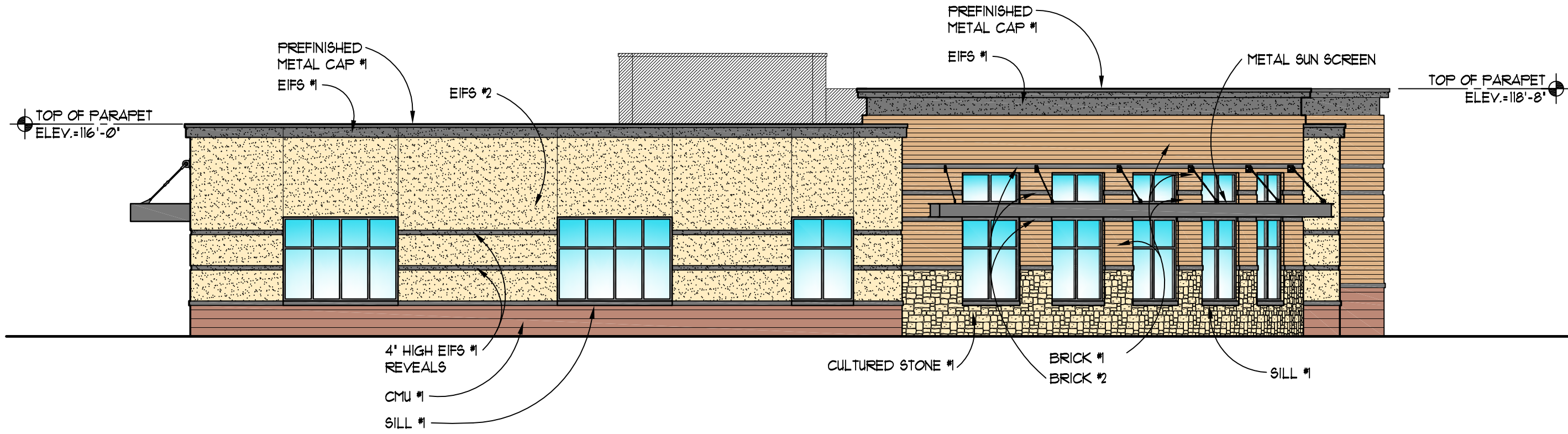
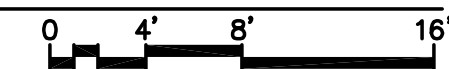
POPE ASSOCIATES INC.
1255 ENERGY PARK DRIVE
ST. PAUL, MN 55108-5118
PH. (651) 642-9200
FAX (651) 642-1101

Wellington
MANAGEMENT, INC.

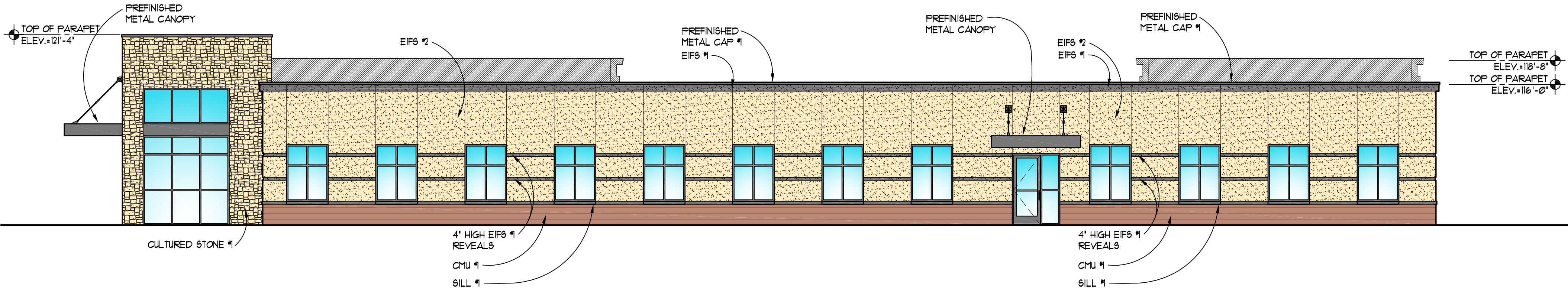
ROSEVILLE
CROSSING



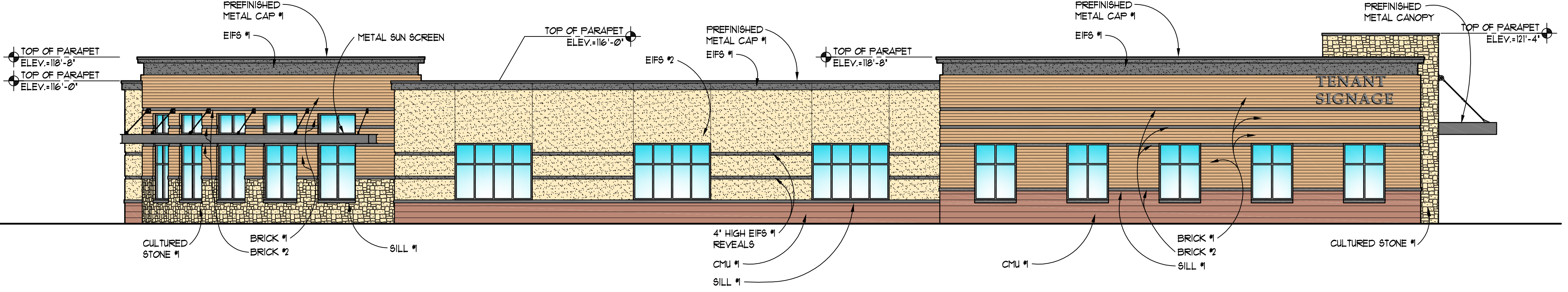
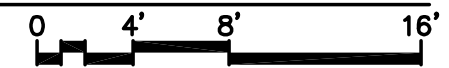
7 NORTH ELEVATION
A3.1 1/8"=1'-0"



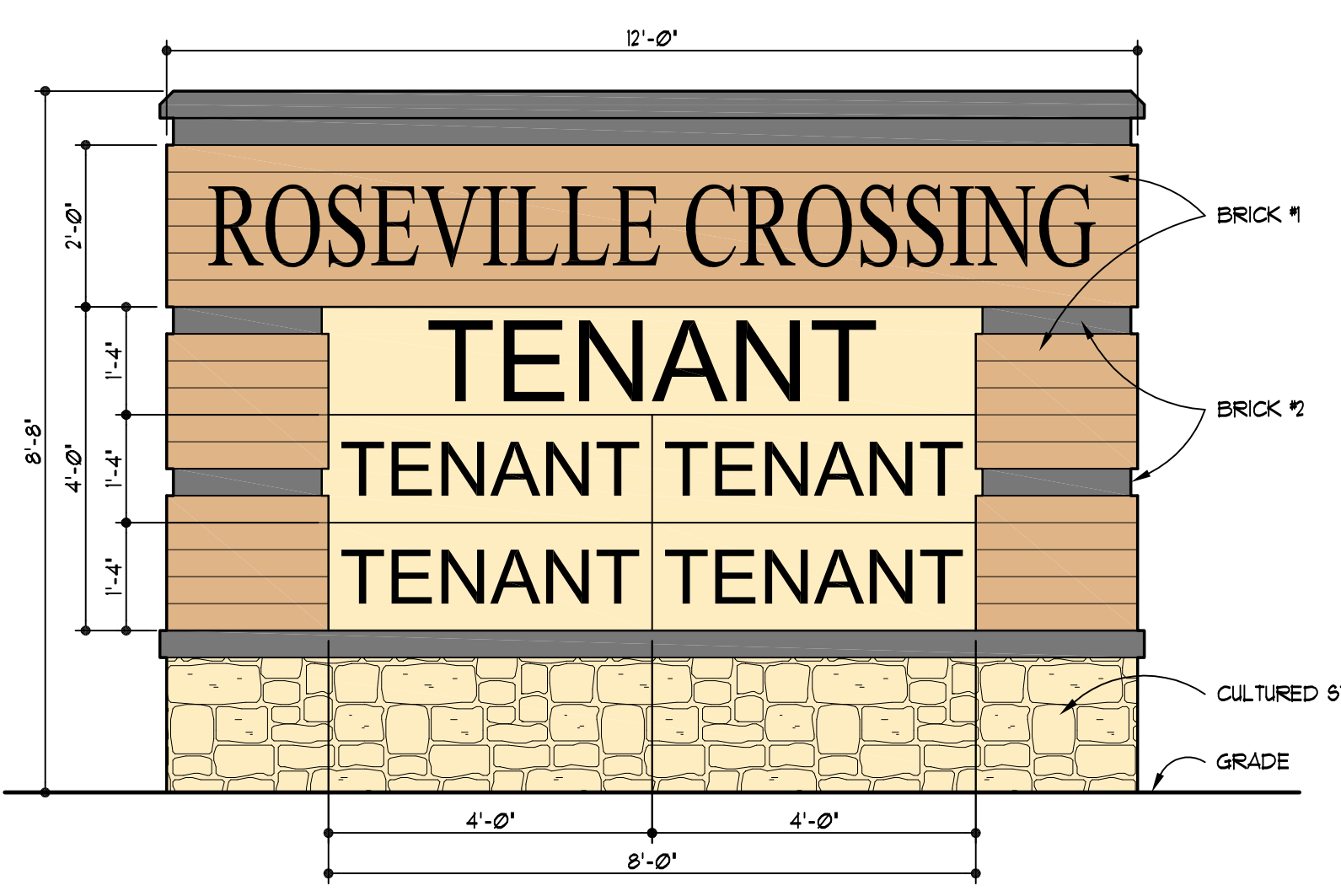
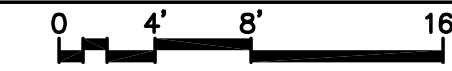
6 SOUTH ELEVATION
A3.1 1/8"=1'-0"



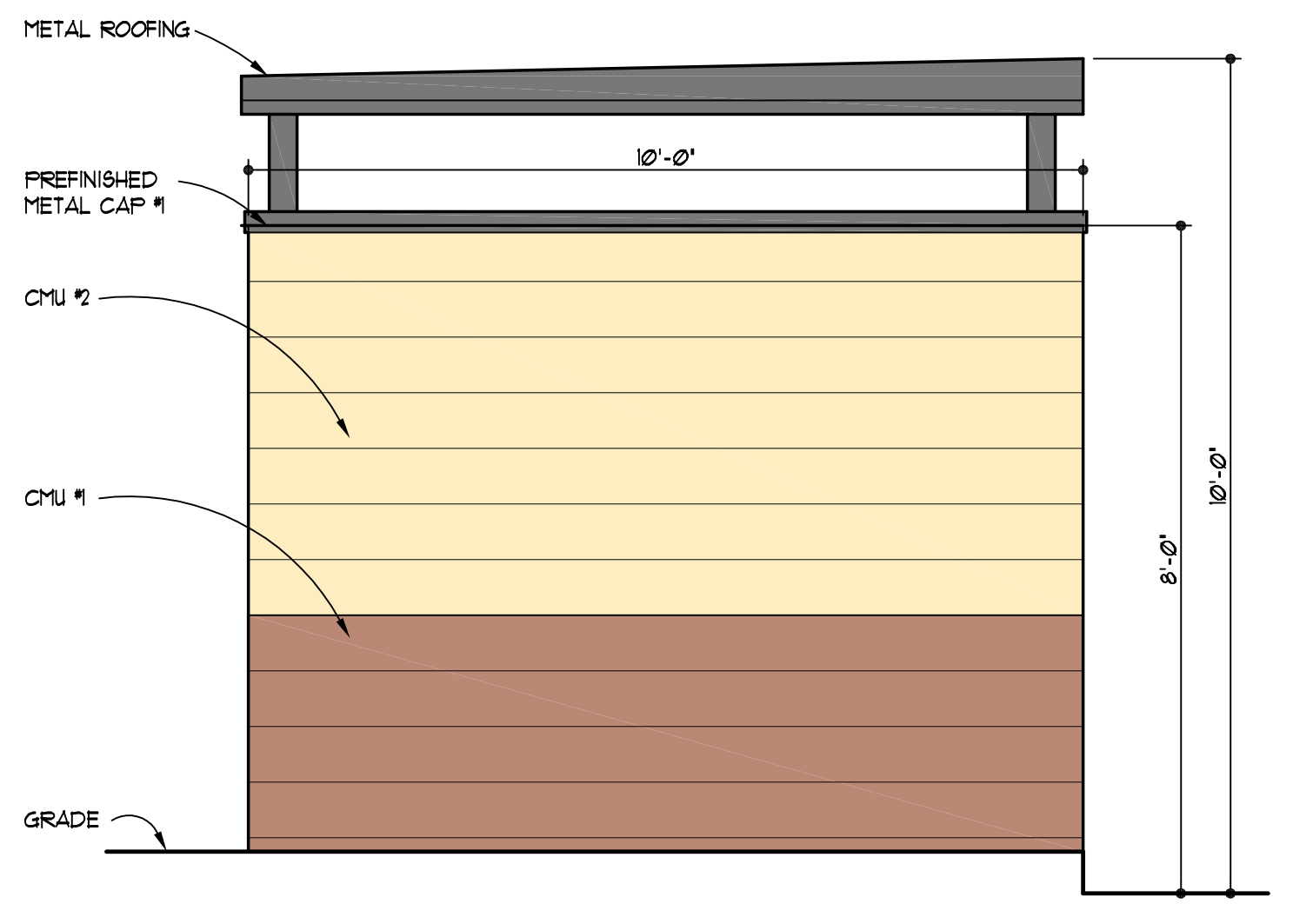
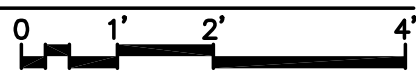
5 WEST ELEVATION
A3.1 1/8"=1'-0"



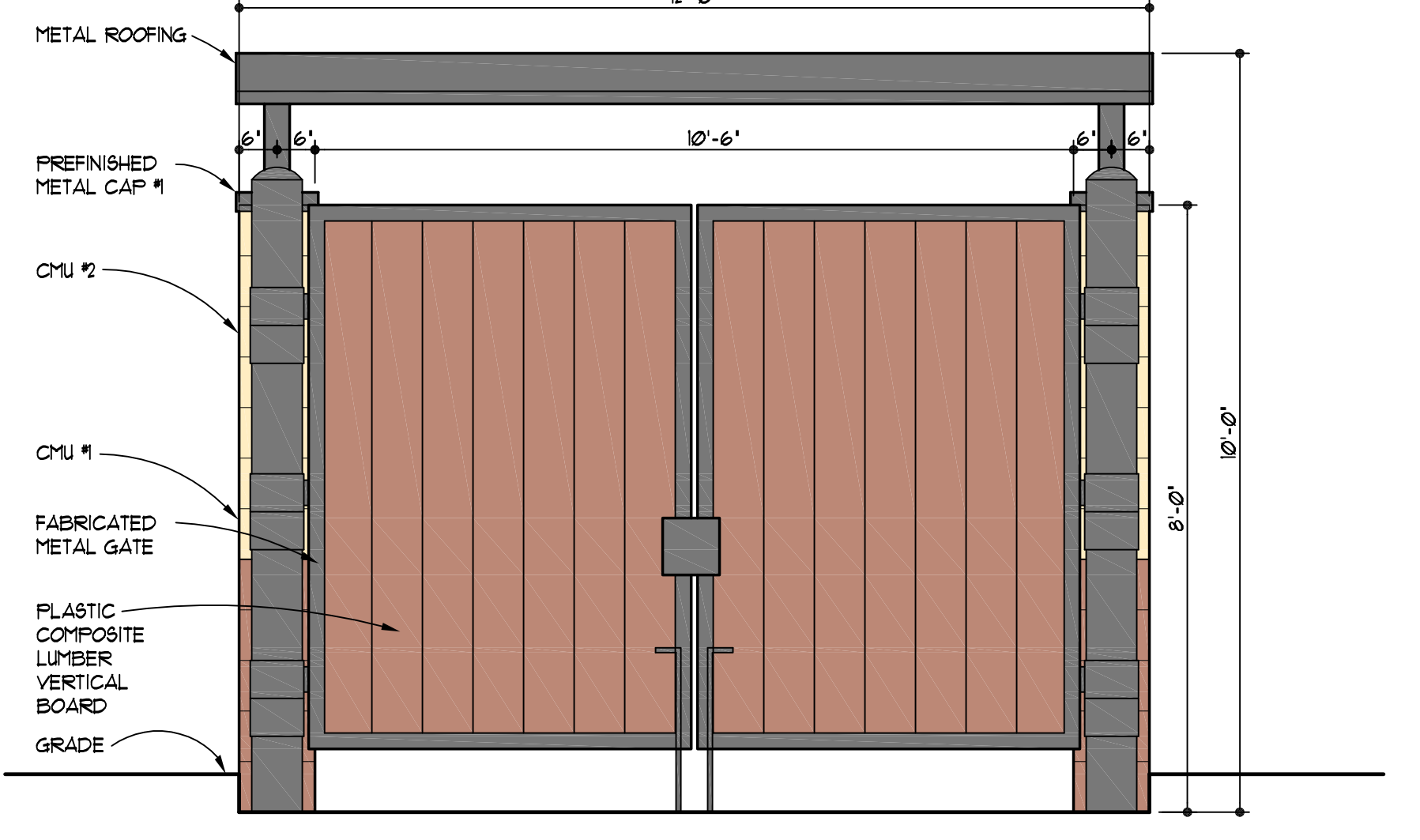
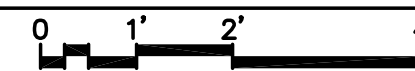
4 EAST ELEVATION
A3.1 1/8"=1'-0"



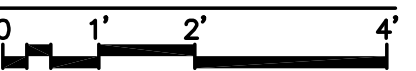
3 MONUMENT SIGN ELEVATION
A3.1 1/2"=1'-0"



2 TRASH ENCLOSURE ELEVATION
A3.1 1/2"=1'-0"



1 TRASH ENCLOSURE GATE ELEVATION
A3.1 1/2"=1'-0"



EXTERIOR ELEVATIONS

Issues and Revisions:	
OWNER'S REVIEW	2-4-09
CITY SUBMITTAL	2-6-09
CITY RESUBMITTAL	2-25-09
CITY RESUBMITTAL	3-16-09
CITY RESUBMITTAL	4-29-09

Commission No.	82443-07028C
Drawn by	DD
Checked by	GV

SHEET

A3.1



POPE
ARCHITECTS

PROJECT
Roseville Crossing
Lexington & County Road B

4-22-09 82443-07028a



POPE
ARCHITECTS

PROJECT
Roseville Crossing
Lexington & County Road B

4-22-09 82443-07028a

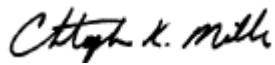
ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 3/30/09

Item No.: 13.b

Department Approval

City Manager Approval




Item Description: Consider Adjustments to the 2009 Budget

BACKGROUND

On December 15, 2008, the City Council adopted the Final 2009 Budget. As with previous year's budgets, the 2009 Budget carried a number of revenue and expenditure assumptions which are based on prior years' results, expected trends, and projections based on inputs from a variety of sources. Among the assumptions made was that the City would receive from the State of Minnesota, approximately \$400,000 in Market Value Homestead Credit (MVHC) in 2009. These monies are used to support police, fire, streets, parks & recreation, and administrative and finance functions.

At the time the 2009 Budget was adopted, it was acknowledged that the State of Minnesota was facing a projected budget shortfall but the magnitude of that shortfall and its impact on MVHC was unknown. The fate of the City's MVHC aid is still unknown, but all indications suggest that the City will lose its allotment for 2009 and possibly beyond.

In recognition of the expected loss of MVHC, it is prudent for the City to publicly acknowledge the impact and to make budget adjustment as necessary. While the Council can choose to take any number of actions in response to this, it is suggested that the Council first give consideration to the following options in offsetting the loss:

- 1) Use cash reserves
- 2) Make temporary or short-term budget cuts
- 3) Make structural or long-term budget cuts

Each of these options is discussed further below.

Cash Reserves

MVHC revenues are deposited into the tax-supported programs; primarily the General and Parks & Recreation Funds. For 2009, the City could choose to offset the loss in MVHC by using reserves from these funds. However, both of these funds have cash reserves that are already below industry-recommended levels, as well as the amounts prescribed in the Council-adopted Cash Reserve Policy. In total, the General and Parks & Recreation Funds are approximately \$3 million below recommended levels. Using reserves further will only weaken these Funds' ability to generate interest earnings and respond to contingencies and unforeseen circumstances.

33
34 Temporary or Short-Term Budget Cuts

35 The Council could choose to use short-term measures such as leaving employee positions temporarily
36 vacant, reducing overtime, delaying vehicle and equipment purchases, or reducing Staff training and
37 conferences.

38
39 However, this would have the effect of spreading an increased workload over less Staff, and effectively
40 prohibiting the City from realizing the optimal value of its vehicles and equipment. While this approach
41 may offset the loss of MVHC for 2009, it would not necessarily provide a viable option beyond 2009. In
42 short, it would not be sustainable.

43
44 Structural or Long-Term Budget Cuts

45 Finally, the Council could choose structural or long-term measures such as; organizational restructuring
46 that result in the elimination of employee positions, eliminating programs and services, or reducing service
47 levels.

48
49 This option presents the most viable option for ensuring financial and operational sustainability. It will
50 better equate the public's ability or willingness to pay for services with the actual demand for those
51 services.

52
53 Potential 2009 Budget Cuts

54 In recognition of the expected loss in MVHC in 2009, and possibly beyond, City Staff has compiled a list of
55 potential spending cuts. These cuts are summarized in *Attachment A*. Bear in mind, that the proposed cuts
56 were based on the premise that the impact from the loss of MVHC should be borne by each department on a
57 proportionate basis based on the 2009 Budget. This represents only one of several formulas that could be
58 used.

59
60 City Staff will be present at the meeting to address any Council inquiries and impacts from any spending
61 cuts.

62 **POLICY OBJECTIVE**

63 It is recommended that the City publicly acknowledge the expected loss of MVHC and its potential impact.

64 **FINANCIAL IMPACTS**

65 The City expects to lose \$400,000 in MVHC in 2009, and possibly beyond; creating a budget shortfall in
66 the property tax-supported programs.

67 **STAFF RECOMMENDATION**

68 Not applicable.

69 **REQUESTED COUNCIL ACTION**

70 City Staff is seeking direction on whether to make cost-cutting adjustments to the 2009 Budget.
71

Prepared by: Chris Miller, Finance Director
Attachments: A: Summary of Potential 2009 Budget Reductions
B. Staff Memos

**Attachment A –
List of Potential 2009 Budget Reductions**

The table below summarizes the potential 2009 Budget Reductions.

Division / Function	Item	Budget Reduction/ Savings
City Council	Advertising	\$ 500
City Council	Conferences	1,000
City Council	Employee recognition	500
City Council	Worksession expenses	200
Human Rights Commission	General expenses	250
Ethics Commission	General expenses	250
Administration	Citywide employee training	4,000
Administration	Employee career dev. training	3,000
Administration	Position advertising	5,000
Administration	Professional services	5,000
Administration	Temporary employees	3,000
Elections	Supplies and materials	960
Legal	Professional services	5,675
Contingency	Reduced contingency	6,967
Finance / Accounting	Reduced reception desk duties	16,260
Central Services	Reduced color copying	2,253
Insurance	Reduced internal charges	2,357
Building Maintenance	Professional services	20,000
Engineering	ROW, erosion control mgmt.	20,000
Street Maintenance	6-month vacancy in Staff position	31,148
Parks & Recreation	Staff reorganization, reduction of 1.5 FTE's	75,000
Parks & Recreation	Program and service level cuts	36,000
Parks & Recreation	Reduce PIP	6,000
Pathway Maintenance	Program and service level cuts	4,124
Boulevard Maintenance	Program and service level cuts	1,767
	Subtotal	\$ 251,211

**Attachment A –
List of Potential 2009 Budget Reductions**

Division / Function	Item	Budget Reduction/ Savings
Police	Leave Police Officer position vacant	\$ 64,539
Police	Lost citation revenue	5,994
Police	Reduction of 2 CSO positions	35,390
Police	Family Violence Network	6,050
Police	Explorer Program	1,285
Police	Junior Badges	1,000
Police	McGruff	1,600
Police	Digital Interview Room equipment	20,000
Police	National Night Out	2,000
Police	City Hall Open House materials	600
Police	Citizen Park Patrol Shirts	300
Police	LEC Range	1,500
Police	Professional services	19,644
Police	Hiring physical / psych tests	2,725
Police	IAWP Conference	1,675
Police	Administrative tickets	1,304
Police	All Other Conferences	8,755
Fire	Reduce on-duty staffing	48,448
	Subtotal	\$ 222,809
	Grand Total	\$ 474,020

As the tables above indicate, City Staff have identified in excess of \$400,000 in recognition of the last-minute cuts that were made to various operating budgets late last year, but were not subject to the same cost-cutting allocation formula that is being used for these purposes.



William J. Malinen, City Manager
February 20, 2009

Dear Bill,

Given the state of the economy, the uncertainty of the future and the financial condition of the City of Roseville, Roseville Parks and Recreation is optimistic about being part of the solution to stabilize for a brighter future. Part of the following recommendations will make the requested reductions and positively position the department for the future and suggests hiring front line employees back as future resources allow.

You have requested a plan and related impacts for the \$117,000 share of the MVHC reduction given to Parks and Recreation. My understanding is that the City of Roseville is in a financial condition that requires restructuring, reallocating, reducing and/or eliminating throughout all departments. Given community expectations and demands, it has been very difficult to reduce an already lean operation. It is our intent to reduce and adjust in areas that would result in the least impact to the community and will gain efficiencies along the way.

It is extremely important to implement the proposed program immediately as we are approaching our busiest season of the year. In many ways, the program has begun by default.

The Parks and Recreation Department materials and supplies budget has continually been challenged with no inflationary consideration so the majority of the proposal is personnel related. The majority of the savings comes from a complete reorganization of the department operations. We are confident that the proposed new structure will gain efficiencies, realize the necessary savings and will allow for the best and most efficient use of the current staff, their talents (see attached before and after structure) and other resources.

The Plan and the Impacts

The proposed plan is anticipated to be fully implemented by March 15, 2009 and:

- 1) Allows for increased efficiencies
- 2) Reduces staffing for operations by 3120 FTE hours
- 3) Overall increases responsibilities and duties of existing employees
- 4) Modifies some programs and services
- 5) Affects every single department employee
- 6) Is all interrelated
- 7) Makes long term structural changes necessary to meet the Parks and Recreation Departments \$117,000 given share of the MVHC reduction

The specific categories and amounts totaling \$117,000 are as follows:

<u>ITEM AND IMPACT</u>	<u>ANNUAL SAVINGS</u>
<i>1). Staff Reorganization</i>	<i>\$75,000</i>
• Reduces 3120 FTE hours (1 ½ FTE) • Assistant Director position focuses on Recreation and Business operations • Park Project Coordinator position changes to Planning, Facilities and Maintenance Superintendent • Recreation Superintendent position changes to Supervisor • Golf Course Superintendent responsibilities are expanded to serve entire department in area of expertise and special projects • Program/Marketing position reduced from 1 FTE to ¾ beginning July 1st, 2009 • A Customer Service Position reduced from ¾ to ½ time • A Customer Service Position will be left vacant • A Parkkeeper position will be changed to Park Foreman • A Parkkeeper position will be left vacant to be filled as resources allow • Staff will no longer have an office at HANC and duties will be expanded to serve entire recreation division • Working with Leadership St. Paul to enhance volunteer model • Focus will be more on day to day operations rather than special projects • Clear priorities for staff will be set allowing for little discretion • Uncertainty of volunteer involvement without a staff presence at HANC • Project and event management time will be scrutinized • Positively positions department for the future	
<i>2). Program and service cutbacks and operation adjustments</i>	<i>\$36,000</i>
• Renegotiated custodial services contract ○ New provider • City Hall Campus - evening/weekend after hours reduced ○ City Hall campus facilities open T, W, & Th ○ Other times will require city wide FT staff to take responsibility ○ Less public meeting/gathering space available • Skate Park changed from Tier 2 to Tier 1 ○ Will be a non supervised, non admission skate park ○ Will allow RSC FT maintenance employees to help with park maintenance • HANC Part Time staffing reduced ○ Part of reorganization plan ○ All programs to cover all direct costs ○ Possible reduction in programs based upon program minimums • Portable restroom reduction ○ Community concern ○ Change in level of service • Eliminate 4th of July daytime activities ○ Loss of community heritage ○ Will still have evening program with fireworks assuming no cost assistance from other departments is available	



Public Works Maintenance Department

Memo

To: Bill Malinen, City Manager
From: Duane Schwartz, Public Works Director
Date: March 25, 2009
Re: 2009 MVHC Budget Reduction Impacts

Potential 2009 MVHC Public Works Department Budget Adjustments

- | | |
|--|----------|
| 1. Reduce Building Maintenance Professional Services | \$20,000 |
| This is possible due to new janitorial contract. | |
| 2. Reduce Engineering/Admin Budget due to permit fees | \$20,000 |
| ROW and Erosion Control permit revenue is adequate to this level. | |
| 3. Keep open current vacant maintenance position until 2010 military leave returns | \$31,000 |
| Total | \$71,000 |

The remaining vacant maintenance worker salary/ benefit dollars (\$20,000) will be used to backfill certain critical operations with skilled temporary labor.

It is anticipated the individual on military leave will rejoin staff in February 2010 in the current vacant position so no layoff will be required.

This plan allows for current programs to continue at near current levels as reduced by 2009 approved budget.

We anticipate the need to reorganize our ROW management program for 2010 to gain efficiency and reduce duplication. Permit fee revenue and utility funds will be necessary to accomplish without tax impact.

MEMORANDUM

DATE: February 27, 2009

TO: Bill Malinen, City Manager

FROM: Richard B. Gasaway, Fire Chief

RE: Budget Reduction Plan

To achieve the \$48,000 reduction necessary to balance the 2009 budget, we propose reducing the on-duty part-time shift staffing by 12 shift hours per day (a day is defined as a 24-hour period). A reduction of 12 hours each day equates to the elimination of seven part-time shifts per week (one shift each 24-hour period). This would be accomplished by having one scheduled position working less hours each shift. The affected employee would be rotated each week so each firefighter is impacted by reduced hours plan. Each shift will maintain a minimum of staffing of four firefighters. Thus, if the fifth scheduled firefighter were to report off, the shift would run with four and no firefighter's hours would be reduced for that shift (because of the savings would be achieved from the fifth firefighter reporting off). Part-time firefighters working nighttime shifts would end their shift at 10:00pm (versus working until 6:00am). Part-time firefighters working daytime shifts would start their shift at 10:00am (versus 6:00am). This equates to a 12-hour reduction in part-time staffing each 24-hour period, between the hours of 10:00pm and 10:00am.

As proposed, this plan is expected to create a budget savings: \$48,647.

Impact:

Currently, there are five firefighters scheduled to be on-duty 24 hours-a-day. The personnel are split into two crews; a crew of two on the medical response vehicle and a crew of three on the fire engine. When a medical call is received, it is the nature and severity of the call that determines which crew (or if both crews) will respond. If there is a report of a medical call, only the medical crew will respond. If there is a second medical call while the first medical call is being handled (this happens about 30% of the time) then the engine crew will respond to the second medical call. If the medical call sounds critical (cardiac arrest, non-breather, unconscious, vehicle accident, etc.) then both crews may respond because of the labor-intensive nature of providing medical care to critical patients. When a patient is critical, one of the on-duty firefighters may ride down to the hospital with Allina. If there is a report of a fire, both crews respond.

The hours of 10:00pm to 10:00am were chosen for the staffing reduction because this timeframe represents the least busy hours of the day for fires and medical emergencies. Roughly one-third of emergency calls occur during the hours when staffing will be reduced. The exposure from reduced staffing during these hours is reduced because evening hours represents the time when the highest number of firefighters are available for callbacks from home.



Memo

To: Bill Malinen, City Manager
From: Chris Miller, Finance Director
Date: January 28, 2009
Re: 2009 Budget Reductions Related to the Loss of MVHC

Bill,

You recently asked the Department Heads to identify potential budget cuts in recognition that the City is likely to lose approximately \$400,000 annually in general-purpose state aid; also known as Market Value Homestead Credit reimbursement or MVHC. Based on a formula that distributes the impact of the loss of MVHC on a proportionate basis of each division's operation budget, the Finance Department would have to accommodate the following budget reductions to the 2009 Budget:

- ❖ Finance/Accounting - \$16,261
- ❖ Central Services - \$2,254
- ❖ Insurance - \$2,357

Based on a cursory review, it is proposed that the reductions would come from:

- ❖ Reduced color printing and copying for City documents
- ❖ Use of Insurance Fund reserves
- ❖ A 0.25 FTE reduction in the Finance/Accounting area

The proposed budget reductions and subsequent impacts are discussed in greater detail below.

Central Services Division

The Central Services division reduction of \$2,254 can be accommodated by a reduction in the amount of printing costs – specifically, a 50% reduction in the amount of color copies that are typically made over the course of the year. The savings would come from reduced color toner purchases and maintenance charges which are tied directly to the number of copies made. Color toner and copies cost 5 times as much as black and white copies do.

This would likely have the greatest impact on publications produced by the Parks & Recreation Department, but would also have some impact on other departments as well.

Insurance Division

The Insurance Services division reduction of \$2,357 can be accommodated by a reduction in the General Fund's share of the City's property/liability coverage. But because the City's insurance premiums are fixed for 2009, this will require the use of reserves held in the City's Insurance Fund to offset this reduction.

The Fund currently has a balance of approximately \$700,000, so the impact will be negligible in the short term. However, in the future the General Fund's portion of the City's property/liability coverage will need to increase to an amount commensurate with the annual premiums.

Finance/Accounting Division

The vast majority of duties and responsibilities of the Finance/Accounting division are performed in conjunction with Federal, State, and Local (City Code) mandates; and/or in recognition of generally accepted accounting principles. In short, the Department provides very little discretionary-type services. We must also recognize that many of the services provided by the Department are funded by specific revenue sources, which makes it problematic when considering budget reductions in revenue-generating programs.

The following table summarizes the functions performed in the Finance/Accounting division as well as any applicable program revenue:

Finance Division Functions

<u>Function</u>	<u>FTE's</u>	<u>Hours</u>	<u>Cost</u>	<u>Cost Per Hour</u>	Less <u>Program Revenue</u>	<u>Net Cost (Surplus)</u>
Payroll	0.83	1,716	\$ 60,975	\$ 35.53	\$ -	\$ 60,975
Purchase Orders	0.03	52	2,475	47.60	-	2,475
Business Licensing (a)	0.40	832	31,150	37.44	(300,000)	(268,850)
Accounts Payable	0.63	1,300	41,603	32.00	-	41,603
Accounts Receivable	0.03	52	2,150	41.35	-	2,150
Utility Billing	0.98	2,028	62,805	30.97	(62,805)	-
Receptionist / Cash Receipts	1.00	2,080	64,355	30.94	-	64,355
General Acctg / Financial Reporting	1.38	2,860	136,775	47.82	-	136,775
Risk Management	0.50	1,040	62,150	59.76	-	62,150
Treasury Management (b)	0.25	520	34,875	67.07	(300,000)	(265,125)
Debt Management (c)	0.13	260	19,575	75.29	(30,000)	(10,425)
Budget and Capital Planning	0.50	1,040	78,150	75.14	-	78,150
Contract Admin (JPA's, wireless leases)	0.13	260	19,375	74.52	(19,375)	-
Economic Development (d)	0.13	260	19,575	75.29	(5,000)	14,575
Contracted Services - Lake Elmo	0.13	260	8,751	33.66	(14,400)	(5,649)
Total	7.00	14,560	\$ 644,738	\$ 44.28	\$ (731,580)	\$ (86,842)

Comments

- (a) Total revenues derived from business licensing = \$350,000. Approximately \$50,000 is used for Police background and compliance checks and calls to the establishment, the remaining is shown here.
- (b) Total interest earnings = \$1.7 million annually with portfolio management oversight. Absent this oversight, it is estimated the earnings would only be \$1.5 million.
- (c) Through conduit debt financing, the City earns on average, \$30,000 per year.
- (d) The City typically charges a 5% admin fee for managing TIF projects. The amount shown above relates only to the portion attributable to the Finance Staff

As the table above indicates, the functions performed in the Finance/Accounting division generate over \$730,000 annually in program-related revenues. This translates into an annual divisional surplus of approximately \$86,000 that is used to offset other tax-supported programs. It could be argued however, that a portion of the program revenues ought to be allocated to other operational costs as well.

It can also be argued that the surplus monies from the City's License Center (approximately \$200,000 annually), which is managed by Finance Department Staff, ought to be included in the revenues shown in the table as well. In practice however, those monies are used to support other General Fund operations.

If the Finance/Accounting division is tasked with reducing its budget by \$16,261 it would have to do so in those areas that do NOT generate any program revenue. Otherwise, the City might find itself unable to perform the tasks that generate those revenues, thereby increasing the City's budget challenges further. As a result, we need to first look at identifying budget reductions in the following non-revenue areas:

- ❖ Payroll
- ❖ Purchase orders
- ❖ Accounts payable
- ❖ Accounts receivable
- ❖ Receptionist / cash receipts
- ❖ General accounting / financial reporting
- ❖ Risk management
- ❖ Budgeting & capital planning

However, as noted above, many of these functions are performed as a requirement under federal or state law. The duties associated with the City's payroll, accounts payable, cash receipts, risk management and accounting and financial reporting functions are required by law (and not surprising, are also required under generally accepted accounting principles). Therefore, the only functions that remain truly discretionary include:

- ❖ Accounts receivable
- ❖ Purchase orders
- ❖ Receptionist
- ❖ Budgeting & capital planning

In total, these functions cost approximately \$100,000 annually and entail approximately 1,560 hours of staff time. The budgeting and capital planning function is performed by the City's Finance Director (a salaried individual) and comprises 1,040 staff hours. This leaves 520 hours remaining for the other listed functions which are performed by hourly employees. To accommodate \$16,261 in budget cuts the Department must cut approximately 385 staffing hours from hourly employees, or 8 hours per week.

Alternatively, the Department could through attrition downgrade various positions in the department and/or look to reduce costs in non-personnel areas. However, non-personnel costs in the Finance/Accounting division only amount to \$9,680 annually and would necessitate the complete elimination of all; office supplies, phones and other office equipment, training and conferences, and professional memberships. Therefore, it is impractical to make \$16,261 in budget cuts without reducing staff.

Absent a voluntary reduction, the elimination of 385 staffing hours would require the forced reduction in hours involving one or more current employees. However, these employees would be entitled to unemployment payments for the lost wages which would reduce the budget savings by 60% in the first year.

The reduction in staff would not in of itself eliminate the accounts receivable, purchase orders, and receptionist duties. The City would have to change its accounting and purchasing policies to no longer require purchase orders and to no longer track whether billed accounts were actually paid on an on-going basis. Instead, salaried individuals would have to absorb these functions as part of their year-end closing duties. This would weaken the City's internal controls, and delay the collection of unpaid accounts which would subsequently result in less interest earnings.

In addition, the City could no longer house an individual at the reception desk full-time. This would necessitate a change in how the City receives in-bound phone calls and may require individuals to walk down to the finance area to receive a receipt. It may also require greater directional signage in the main lobby area. Finally, it could have an impact on those departments that have service counters near the lobby as customers seek assistance in finding various locations within the building or seek answers to general inquiries.

Final Comments

While the budget reductions described above are relatively small, the cuts could jeopardize the Department's ability to generate revenues not only to support the Finance Department, but other departments as well.

In addition, the City needs to be mindful of the cumulative effects of staffing reductions and reduced skillsets. The Finance Division has steadily reduced its workforce and downgraded its professional requirements since the late 1980's. At its staffing highpoint, the Division had 10 FTE's, whereas today we have 7. In 2002 the Finance Division had 8 employees, 7 of which were professional level, 4-year degree required positions. Today, the Division has 7 employees, only 3 of which are at a professional level. Personnel changes since 2002 include:

- ❖ Eliminated a full-time Accountant position
- ❖ Downgraded the Accounting Supervisor position to an Accountant position
- ❖ Downgraded a professional-level position (Payroll) to a technician level
- ❖ Downgraded a professional-level position (Accounts Payable) to a technician level
- ❖ Downgraded a professional-level position (Utility Billing) to a technician level

These staffing changes are unprecedented compared to other City Departments. And while they've produced significant on-going savings, it has left the Division with diminished skillsets and capabilities.

In the past decade, the Finance/Accounting Division has eliminated or reduced a number of tasks and responsibilities to accommodate these staffing changes. Some of those tasks include:

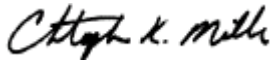
- ❖ Reduced internal audits of City purchases and payroll timekeeping
- ❖ Reduced emphasis on managing the City's investment portfolio
- ❖ Elimination of monthly financial reporting to City Departments
- ❖ Elimination of non-payment utility billing reminders
- ❖ Elimination of on-site audits of lawful gambling operations
- ❖ Elimination of quarterly financial reports related to the City's lawful gambling operations

Absent staffing increases it is unlikely that these tasks could be reinstituted.

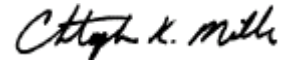
REQUEST FOR COUNCIL ACTION

Date: 5/11/09
Item No.: 12.d
RCA 2 of 2

Department Approval



Acting City Manager Approval



Item Description: Discussion on Alternative Revenue Sources

BACKGROUND

As the City prepares for the expected loss of \$400,000 in Market Value Homestead Credit (MVHC), and recognizing the importance of achieving long-term financial sustainability, the City is faced with the prospect of reducing program and service levels. While the re-evaluation of the City's program offerings is on-going, it is arguably prudent to at least consider alternative revenue sources as a means of minimizing program and service cuts.

Over the past several years, City Staff have identified a number of potential revenue sources that are in use in other municipalities and that could be implemented in Roseville. We have also identified some potential sources that would offset specific program costs. They include (but are not limited to):

- ❖ Gas and/or electric franchise fee
- ❖ Street light utility fee
- ❖ Continued regional cooperation efforts
- ❖ Special services district assessments
- ❖ Commercial police patrol fee
- ❖ Increase business licensing fees
- ❖ Increases fines
- ❖ Vehicle towing fees
- ❖ Animal recover/transport fee
- ❖ Home security check fee
- ❖ Increase business alarm fees
- ❖ Student enrollment fee

These new revenue sources not only could be used to offset the loss of MVHC, it could also provide greater transparency in demonstrating the amounts needed to fully recover program costs. In addition, they could be used to strengthen the City's asset replacement funding mechanisms.

Individually, these revenues sources, such as the vehicle towing fee might garner as little as \$10-20 per occasion. By contrast, if the City enacted a street light utility or electric franchise fee it could generate hundreds of thousands of dollars annually.

33 Before pursuing the use of these alternative revenue sources, the City would need to affirm whether it has
34 the legal authority to enact them. If the Council is agreeable, City Staff can work with the City Attorney to
35 determine whether they are permitted.

36
37 The Council is asked to provide feedback on their general acceptance to these new revenue sources. If the
38 Council is unsupportive then there is little reason to pursue them further.

39
40 City Staff will be available at the meeting to provide some general comments and address any Council
41 inquiries.

42 **POLICY OBJECTIVE**

43 The use of varied revenue sources provides greater stability in preserving programs and service levels, and
44 can produce a more equitable distribution of program costs. This is further supported in the Council-
45 adopted Revenue Policy.

46 **FINANCIAL IMPACTS**

47 The potential revenues that could result from implementing these new funding sources vary substantially,
48 but could be significant and may allow the City to preserve program and services at current levels.

49 **STAFF RECOMMENDATION**

50 Staff recommends the continued diversification of revenue streams to support City programs and services.

51 **REQUESTED COUNCIL ACTION**

52 City Staff is seeking direction on whether to pursue the alternative revenue sources identified above.

53

Prepared by: Chris Miller, Finance Director
Attachments: A: City Revenue Policy – Adopted 2/25/08.

Revenue Policy

Purpose

- ❑ To provide a diversified and strong set of revenues to ensure a stable revenue system for City programs and services
- ❑ To match revenues with similar uses to ensure adequate funding for the various City services and programs over the long-term

Policy

- ❑ The City will try to maintain a diversified and stable revenue system and to shelter it from short run fluctuations in any one revenue source
- ❑ Absent any outside legal restrictions, all Federal, State, County, or other governmental financial aids, should be formally designated, by resolution, towards a specific program or service. General purpose aids shall only be used for capital or non-recurring expenditures and not for on-going operations.
- ❑ Each year the City will recalculate the full costs of activities supported by user fees, to identify the impact of inflation and other cost increases, and will set those fees as appropriate. Fees will be established and adopted annually on the Fee Schedule.
- ❑ The City will set fees and user charges for each enterprise fund, such as water and sewer, at a level that fully supports the total direct and indirect cost of the activity. Indirect costs include the cost of annual straight life depreciation of capital assets and each fund's share of the administrative and general government costs incurred by the general operating fund
- ❑ Absent public policy reasons to the contrary, the City will set fees and user charges for non-enterprise funds, at a level that fully supports the total direct and indirect cost of the activity. Indirect costs include the cost of annual straight life depreciation of capital assets

Implementation

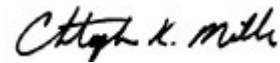
The Budget accurately allocates the revenues and expenditures of City programs and services.

REQUEST FOR COUNCIL ACTION

Date: 05-11-2009
Item No.: 13.a

Department Approval

Acting City Manager Approval



Item Description: **Update to City Council on Code Enforcement actions taken to resolve current public nuisance violations at various Twin Lakes properties.**

BACKGROUND

At the March 30, 2009 City Council meeting the Council directed staff to inspect the Twin Lakes redevelopment area and act upon any public nuisances observed. Staff inspected the Twin Lakes area in early April and observed the following violations:

- o 2814 Cleveland Avenue (Dorso):
 - Junk and debris.
 - Building in need of maintenance.
- o 2001 County Road C (Roseville Properties):
 - Building not secure.
 - Building in need of maintenance.
- o 2690 Prior Avenue (P.I.K.):
 - Building not secure.
 - Graffiti.
 - Junk and debris.
 - Building in need of maintenance.
- o 2660 Cleveland Avenue (Roseville Properties):
 - Two buildings not secure.
 - Buildings in need of maintenance.
- o 1947 County Road C (Roseville Properties):
 - Two buildings not secure.
 - Graffiti.
 - Buildings in need of maintenance.

On April 17th notices were sent to all property owners identifying observed violations and requesting that public nuisances be corrected within 14 days. The notices addressed the more significant of the issues such as: buildings not secure, graffiti and junk/debris. Building maintenance issues were deferred in order to take care of the more imminent public safety issues first.

On May 5th, staff re-inspected each of the sites for compliance. Some of the identified public nuisances had been corrected while some had not:

- o 2814 Cleveland Avenue (Dorso) – violation not corrected.
- o 2001 County Road C – (Roseville Properties) violation corrected.
- o 2690 Prior Avenue – (P.I.K.) violations corrected.

o 2660 Cleveland Avenue – (Roseville Properties) violations not corrected, also additional debris dropped on site.

o 1947 County Road C – (Roseville Properties) violations not corrected.

Staff has had contact with representatives of Roseville Properties. In preparation for the demolition of the their buildings, they have opened up the building for inspections by demolition contractors. They are planning on tearing down the buildings in the next 60-90 days, and would like to hold off making any corrections (i.e. painting over the graffiti).

Staff is prepared to send second notices to those property owners who had not completed corrections. However, given the potential of the buildings at 2660 Cleveland Ave. and 1947 County Road C to be torn down in the near future, the City may want to consider holding off sending a second notice at this time. Staff would, however, send the second notice to 2814 Cleveland Ave as it relates to junk and debris on the property. The notice will state that if corrections were not completed in 10 days, the next course of action would be for the City to abate the violations.

For a historical perspective, a history of code enforcement actions taken in the Twin Lakes redevelopment area is attached (Attachment A).

A status update, including pictures, will be provided at the Council hearing.

The City Attorney will be prepared to discuss the Hazardous Building Law and how the City could initiate the procedure if desired.

POLICY OBJECTIVE

The City goals within the Comprehensive Plan are to protect and improve property values (Goal 3, 4, and 5; page 6 and, Section 3) and to adhere to performance standards which protect the integrity of the housing units and the neighborhood (Policy 6, page 8, Section 3).

FINANCIAL IMPACTS

Costs for abatements undertaken by the city are collected from the affected property owners:

In the short term, costs of abatements on commercial properties are paid out of the Community Development Department budget.

Each property owner is then billed for actual and administrative costs. If charges are not paid, staff recovers costs as specified in Section 407.07B.

STAFF RECOMMENDATION

Staff recommends that the Council direct Community Development staff to continue to work with the property owners to correct the code violations.

REQUESTED COUNCIL ACTION

Will be based on discussion.

Prepared by: Don Munson, Permit Coordinator; Patrick Trudgeon, Community Development Director

Attachments: A: Past code enforcement actions at Twin Lakes
B: Map showing location of code violations



Community Development Department

Memo

To: Pat Trudgeon, Community Development Director
From: Don Munson, Building Official
Date: 02-05-2009
Re: Twin Lakes – Code Enforcement

Following are the results of a search of computer files for land use violations occurring in the Twin Lakes Area bounded by County Road C, Cleveland, County Road C-2 and Arthur Street:

2009:

- 2660 Cleveland: File 2009-10: Snow not shoveled along pathway.
- 2001 Cty Rd C: File 2009-11: Snow not shoveled along pathway.
- 1947 Cty Rd C: File 2009-12: Snow not shoveled along pathway.

2008:

- 2001 Cty Rd C: File 2008-11: Snow storage covering public pathway.
- 2690 Cleveland: File 2008-36: Grass over 8".
- 2680 Prior Ave: File 2008-322: Danger to Children – broken windows – abated.
- 2001 Cty Rd C: File 2008-364: Grass over 8".
- 2660 Cleveland: File 2008-367: Grass over 8".
Snow storage covering public pathway.
- 2001 Cty Rd C: File 2008-913: Snow storage around building.
- 2001 Cty Rd C: File 2008-930: Snow storage around building.

2007:

- 1947 Cty Rd C: File 2007-276: Grass over 8".
Building not secure – open.
Junk & debris on site.
- 2650 Cleveland: File 2007-278: Grass over 8"
- 2690 Cleveland: File 2007-278: Grass over 8".
Junk & debris on site.
- 2750 Cleveland: File 2007-278: Grass over 8".
Debris pile in front of building.
- 2814 Cleveland: File 2007-278: Grass over 8".
Machinery stored in ROW.

- 2690 Prior Ave: File 2007-278: Grass over 8".
Junk & debris on site.
Building not secure – open.
Graffiti on building.
- 2001 Cty Rd C: File 2007-279: Grass over 8".
Building not secure – open.
Junk & debris on site.
- 2690 Cleveland: File 2007-280: Junk & debris on site and grass over 8".
- 2814 Cleveland: File 2007-283: Grass over 8".
- 1984 Cty Rd C-2: File 2007-284: Grass over 8".
- 2660 Cleveland: File 2007-290: Grass over 8".
Building Maintenance.
Building not secure – open.
Junk & debris on site.

2006:

- 2814 Cleveland: File 2006-68: Semi's stored in front yard areas.

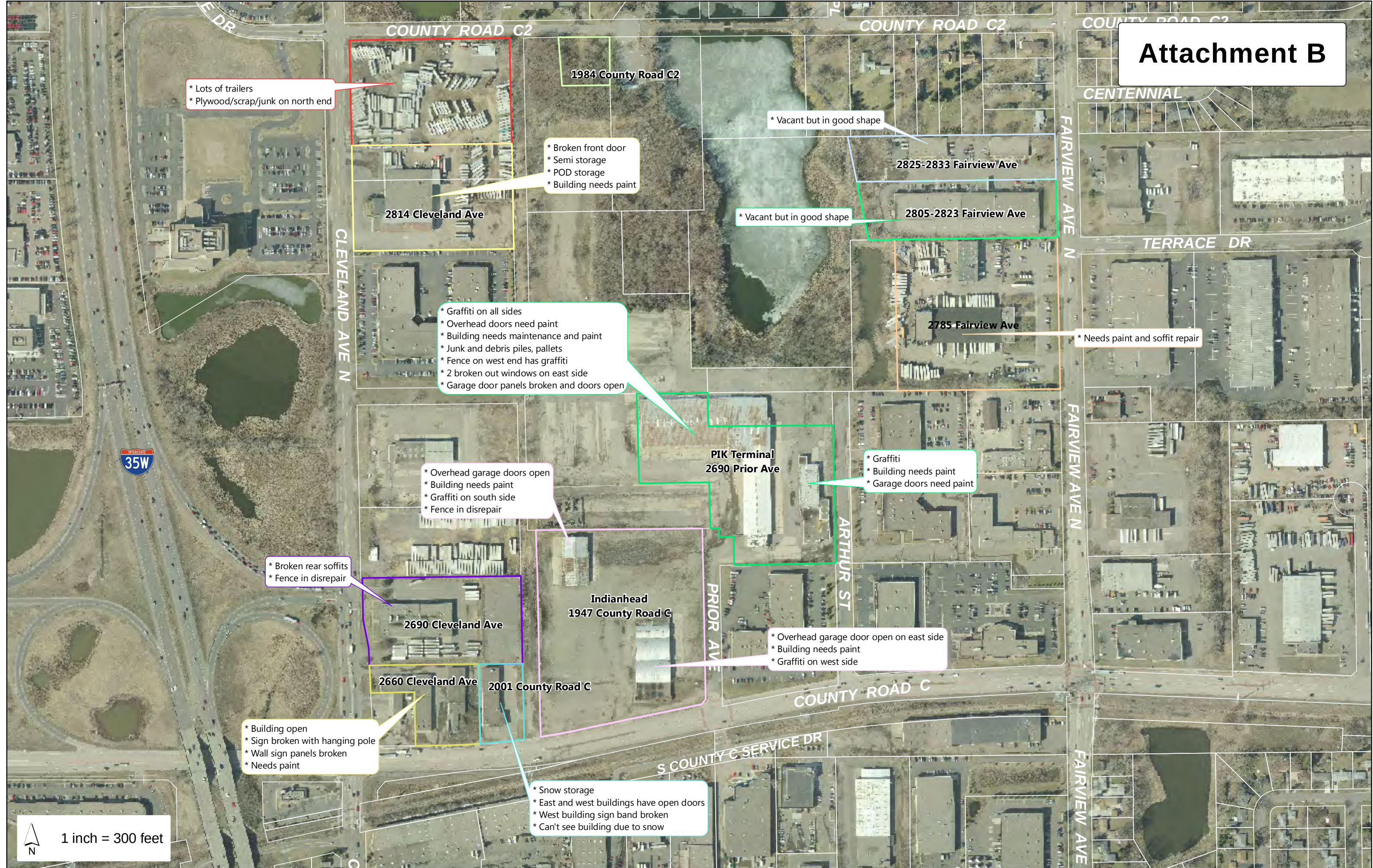
2005:

- 1947 Cty Rd C: File 2005-66: Semi's stored in front yard areas.
Dirt being dumped in front yard area.

2004:

- 1947 Cty Rd C: File C04-26: Semi's stored in front yard areas.
- 1947 Cty Rd C: File C04-185: Grass over 8".

Attachment B



ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 05-11-2009
Item No.: 13.b

Department Approval

Acting City Manager Approval

P. Trudgeon

Christopher K. Miller

Item Description: **Environmental Cost Recovery in Twin Lakes**

BACKGROUND

At the April 27th City Council meeting, Councilmember Ihlan requested that the City Council discuss the recovery of environmental clean up costs at Twin Lakes. On December 17, 2007, Larry Espel of Green Espel Law Firm prepared a memo regarding the laws regarding environmental cost recovery. The memo also reviewed the procedure for a party such as the City to compel previous property owners to pay for the costs of the clean up as well as providing an estimate on what it would cost to begin the process. The memo did note that the burden of proof would be on the City to prove that potentially responsible parties have caused or contributed to the environmental condition of the property. A copy of the memo is attached.

POLICY OBJECTIVE

The Twin Lakes Redevelopment Area has long been targeted for environmental cleanup. Any process that would generate funds to assist in the environmental cleanup would be beneficial.

FINANCIAL IMPACTS

The Espel memo estimates that initial costs that the City would need to conduct the environmental cost recovery would range from \$35,000 to \$70,000.

REQUESTED COUNCIL ACTION

The City Council should discuss whether or not the City should hire environmental consultants and attorneys to explore the possibility of recovering the costs for the clean-up within Twin Lakes.

Prepared by: Patrick Trudgeon, Community Development Director (651) 792-7071

Attachments: A: Memo from Larry Espel dated December 17, 2007

GREENE ESPEL MEMORANDUM

PROFESSIONAL LIMITED LIABILITY PARTNERSHIP
SUITE 1200

200 SOUTH SIXTH STREET
MINNEAPOLIS, MINNESOTA 55402
(612) 373-0830 FAX (612) 373-0929

PRIVILEGED AND CONFIDENTIAL

TO: Roseville City Council

FROM: Larry D. Espel, Greene Espel PLLP

DATE: December 17, 2007

RE: *Environmental Cost Recovery*

Introduction

We have been requested to prepare, for the benefit of the Roseville City Council, an introductory summary describing the process by which the City could attempt to have current and/or previous property owners pay for any environmental contamination that they may have caused in the Roseville Twin Lakes Redevelopment Area.

The principal available options include various statutory or common law claims that can support private cost recovery, declaratory relief or injunctive relief. In some circumstances, federal or state agencies will take steps to mandate response actions by private parties. The following memorandum will outline the various alternatives.

RCRA

Under the Resource Conservation and Recovery Act ("RCRA"), 42 U.S.C. §§ 6971, *et seq.*, the City could pursue injunctive relief (not cost recovery) against past or current generators or operators who contributed to environmental problems. Under 42 U.S.C. § 6972(a)(1)(B), "any person may commence a civil action on his own behalf * * * against any person, including any past or present generator . . . or past or present owner or operator of a treatment, storage, or disposal facility, who has contributed . . . to the past or present handling, storage, treatment, transportation, or disposal of any solid or hazardous waste which may present an imminent and substantial endangerment to health or the environment." RCRA allows injunctive relief to compel the past or present owner or operator to cease disposal or to take such other action as may be necessary. This is not a cost recovery remedy. However, courts can order responsible persons to pay future response costs.

As noted, RCRA claims depend upon an imminent and substantial endangerment to health or the environment. This entails a showing of a threat, and may be shown even if the impact will not be felt until later. The Eighth Circuit Court of Appeals has said that RCRA is limited to situations in which the potential for harm is great, but this is a fact-specific analysis that leaves room for interpretation. If remedies have already been performed, RCRA injunctions are generally not available and prior costs cannot be recovered. Conversely, in at least one Seventh Circuit case, a claim for an injunction under RCRA failed where the risks of off-site contamination would not materialize unless or until excavation was performed and there was no showing that the excavation was imminent.

Remedies under RCRA can be any form of injunctive relief necessary to prevent ongoing releases. RCRA remedies may not support clean-up of the offending site itself.

RCRA can reach any type of hazardous waste and there is no petroleum exclusion under RCRA.

Before a citizen (or any other person, such as the City) may bring a RCRA action, notice must be given to the EPA, the state and the alleged violator. RCRA actions will not be allowed to proceed if there is already a response action underway at the instigation of the federal or state authorities.

RCRA allows the recovery of attorneys' fees or other costs to the prevailing party.

CERCLA

Under the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. §§ 9601 to 9675, the City can pursue a cost recovery claim against owners, operators or transporters who are responsible for sites or facilities from which there is a release, or a threatened release, which causes the incurrence of response costs for a hazardous substance. The cost recovery statute is set forth at 42 U.S.C. § 9607. The plaintiff can recover any "necessary costs of response ... consistent with the national contingency plan." *Id.*

CERCLA claims are available for "hazardous substances," which are defined somewhat differently than RCRA's "hazardous wastes." In some respects, CERCLA's reach is broader than RCRA's but in other respects CERCLA is more limited. A significant difference is that CERCLA does not reach petroleum spills.

In contrast to RCRA, which is primarily a preventative statute, CERCLA is designed to address situations in which harm has already occurred in addition to preventing threats. The remedy in CERCLA is, in the first instance, cost recovery. This means that parties seek to recover sums that have already been expended on the recovery. However, courts have also coupled cost recovery awards with additional relief such declaratory relief and injunctions addressing ongoing or future obligations. CERCLA does not allow recovery of attorneys' fees for the prosecution of cost recovery claims (although fees can be recovered if incurred as part of the response action itself).

Private cost recovery (including claims by parties such as the City) depend upon a showing that the sums expended were necessary and consistent with the National Contingency Plan ("NCP").

The NCP has certain requirements for action. Those requirements depend upon whether a response action is a “removal” action or a “remedial” action.

For a removal action, the steps included are limited and expeditious. They include a Removal Site Evaluation (400 CFR 300.410) and a Removal Action (400 CFR 300.415). A removal site evaluation consists of a removal preliminary assessment and, if warranted, a removal site inspection. 400 CFR 300.410(a). A removal site evaluation shall be undertaken “as promptly as possible.” 400 CFR 300.410(b). The removal preliminary assessment shall be based on readily available information. If removal action is not required,¹ but remedial action under 300.430 may be necessary, a remedial site evaluation shall be initiated. 400 CFR 300.410(i).

Removal actions are to “begin as soon as possible to abate, prevent, minimize, stabilize, mitigate, or eliminate the threat to public health or welfare of the United States or the environment.” 400 CFR 300.415(b)(3).² Under 400 CFR 300.415(b)(5), removal actions shall be terminated after \$2 million has been obligated for the action or 12 months have elapsed from the date that removal activities begin on-site, unless there is a determination that (i) there is an immediate risk to public health or the environment; and continued response actions are immediately required to prevent, limit, or mitigate an emergency, and such assistance will not otherwise be provided; or (ii) continued response action is otherwise appropriate and consistent with the remedial action to be taken. Under 40 CFR 300.415(g), if a removal action will not fully address the threat and the release may require remedial action, there shall be an orderly transition from removal to remedial response activities.

In contrast to the relatively expeditious and preliminary nature of a removal assessment, an investigation for a remedial action includes many more formal and fully developed investigation, planning and implementation steps. These include a Remedial Preliminary Assessment (PA) (40 CFR 300.420(b)), a Remedial Site Inspection (SI) (40 CFR 300.420(c)) and a Remedial Investigation/Feasibility Study (RI/FS) (40 CFR 300.430). “Remedial actions are to be

¹ The NCP provides a listing of factors to be considered in determining the appropriateness of a removal action. 400 CFR 300.415(b)(1). These include:

- Exposure to nearby human populations, animals or the food chain
- Contamination of drinking water supplies or sensitive ecosystems
- Hazardous substances in drums, barrels, tanks, or other bulk storage containers, that may pose a threat of release
- High levels of hazardous substances largely near the surface
- Weather conditions that may cause migration or releases
- Threat of fire or explosion
- Availability of other mechanisms to respond
- Other situations or factors that may pose threats

² A list of removal actions is provided at (e)(1)-(8), such as fences, drainage controls, stabilization of berms, capping to reduce migration, using chemicals to retard or mitigate spread, excavation or removal of highly contaminated soils from drainage areas to reduce spread or direct contact,

implemented as soon as site data and information make it possible to do so.” 40 CFR 300.430(a)(1). The NCP provides program management principles, including: “Sites should generally be remediated in operable units when early actions are necessary or appropriate to achieve significant risk reduction quickly, when phased analysis and response is necessary or appropriate to achieve significant risk reduction quickly, when phased analysis and response is necessary or appropriate given the size or complexity of the site, or to expedite the completion of the total site cleanup.” 40 CFR 300.430(a)(1)(ii).

Extensive guidance is given for remedial investigations and related work. “The purpose of the remedial investigation/feasibility study (RI/FS) is to assess site conditions and evaluate alternatives to the extent necessary to select a remedy.” 40 CFR 300.430(a)(2). An RI/FS generally includes project scoping, data collection, risk assessment, treatability studies, and analysis of alternatives. *Id.* The NCP addresses numerous topics for an RI/FS, including Project Scoping (40 CFR 300.430(b)), Community Relations (40 CFR 300.430(c)), Remedial Investigations (RI) (40 CFR 300.430(d)) and Feasibility Studies (40 CFR 300.430(e)). The Remedial Design/Remedial Action (RD/RA) stage includes the development of the actual design of the selected remedy and the implementation of the remedy through construction. A period of operation and maintenance may follow the Remedial Action activities. 40 CFR 300.435(a).³

MERLA

Minnesota has its own cost recovery statute, the Minnesota Environmental Response and Liability Act (“MERLA”), found at Minn. Stat. §§ 115B.01, *et seq.* MERLA is similar to CERCLA in some respects although there are many differences. MERLA allows cost recovery for response actions necessary as a result of releases or threatened releases of hazardous substances, but also allows recovery of lost profits and other damages in certain circumstances. MERLA allows a prevailing plaintiff to recover attorneys’ fees. However, MERLA is subject to certain defenses on retroactivity depending upon the date of the releases of hazardous substances. But, the City is in a better position than private parties to pursue claims for historical releases. Also, the City is allowed to recover any “reasonable and necessary response costs,” whereas private parties could recover only removal costs. Minn. Stat. § 115B.04, subd. 1.

Under Minn. Stat. § 115B.04, subd. 1, “any person” who is responsible for a release or threatened release of a hazardous substance from a facility is strictly liable, joint and severally, for, among other things, “all reasonable and necessary response costs incurred by the state, a political subdivision of the state or the United States” and “all reasonable and necessary removal costs incurred by any person.” Minn. Stat. § 115B.04, subd. 1(1) and (2). A responsible person (RP), however, may assert as a defense against such claims that the hazardous substance released from the facility in question was placed or came to be located in or on the facility before April 1, 1982 and

³ In addition to the provisions presented in the NCP, the EPA has provided a library full of other guidance documents addressing removal actions, remedial actions, and the types of documents one needs to prepare to address different steps in either type of process. In general, the EPA tends to refer to removal actions as immediate, short-term responses, whereas remedial actions are long term actions.

that the MPCA did not authorize the response action(s) taken by the political subdivision or the private person pursuant to Minn. Stat. § 115B.04, subd. 6.

MERA

Minnesota also has a Minnesota Environmental Rights Act (“MERA”), Minn. Stat. §§ 116B.01, *et seq.* This statute allows “civil action in the district court for declaratory or equitable relief in the name of the state of Minnesota against any person, for the protection of the air, water, land, or other natural resources located within the state, whether publicly or privately owned, from pollution, impairment, or destruction.” Minn. Stat. § 116B.03. A claim under MERA depends upon a showing of actual or threatened pollution, impairment or destruction. The statute allows injunctive relief, but not damages, and does not provide for recovery of attorneys’ fees.

Common Law Claims

Various common law claims can be invoked in some circumstances. Typical claims include claims for nuisance, trespass, negligence, strict liability for ultrahazardous activities, contribution or indemnity. These common law claims do not materially augment the available claims or remedies and are largely superseded by the statutory claims mentioned above. However, if there is litigation, parties customarily invoke such claims in addition to the statutory claims mentioned above.

Statutes of Limitation

We have not looked closely enough at the facts to evaluate the application of potential statutes of limitation. However, we do not believe that most available claims would be cut-off.

In general, if there is an ongoing imminent and substantial endangerment, RCRA claims will be available, because the statute of limitations will not cut off ongoing claims.

CERCLA claims are likewise generally available where the response actions remain incomplete. Claims for a removal action are to be brought within 3 years after completion of the removal action and claims for a remedial action must be brought within 6 years after initiation of physical on-site construction of the remedial action. It does not appear, from information we have received, that the City has conducted a removal action or initiated a remedial action. So, the statute of limitations is unlikely to have expired.

MERLA claims for cost recovery are probably available. A 1998 amendment to Minn. Stat. § 115B.11, specifies:

Subd. 2. Action for recovery of costs.

(a) An action for recovery of response costs under section 115B.04 * * * may be commenced any time after costs and expenses have been incurred but must be commenced no later than six years after initiation of physical on-site construction of a response action.”

(b) A party prevailing in an action commenced within the time required under paragraph (a) shall be entitled to a declaratory judgment of liability for all future reasonable and necessary costs incurred by that party to respond to the release or threatened release * * *.

The availability of the tort-style damages available under Section 115B.05 depend upon the time of placement. Under Minn. Stat. § 115B.06, “Section 115B.05 does not apply to any claim for damages arising out of the release of a hazardous substance which was placed or came to be located in or on the facility wholly before July 1, 1983.”

There are other provisions limiting the retroactivity of MERLA. For example, Section 115B.15 provides:

Sections 115B.01 to 115B.14 apply to any release or threatened release of a hazardous substance occurring on or after July 1, 1983, including any release which began before July 1, 1983, and continued after that date. Sections 115B.01 to 115B.14 do not apply to a release or threatened release which occurred wholly before July 1, 1983, regardless of the date of discovery of any injury or loss caused by the release or threatened release.

Similarly, Section 115B.04, subd. 6, states:

Defense to certain claims by political subdivisions and private persons. It is a defense to a claim by a * * * private person for recover of the costs of its response actions under this section that the hazardous substance released from the facility was placed or came to be located in or on the facility before April 1, 1982, and that the response actions of the political subdivision or private person were not authorized by the agency as provided in section 115B.17, subdivision 12. This defense applies only to response costs incurred on or after July 1, 1983.

Minn. Stat. § 115B.17, subd. 12 states that the MPCA may authorize a political subdivision to undertake a response action or a private party to undertake a removal action with respect to a pre-April 1, 1982 hazardous substance release if the action qualifies for authorization under rules developed under Minn. Stat. § 115B.17, subd. 13. The MPCA’s authorization must be consistent with this authorization criteria established under subdivision 13. Subdivision 12 does not prohibit a political subdivision or a private person from undertaking a removal or remedial action without MPCA authorization. Presumably, however, such action would be done without the ability to recover the costs from an RP.

The MPCA, under Minn. Stat. § 115B.17, subd. 13, is required to maintain rules “establishing state criteria for determining priorities among releases and threatened releases.” In addition to promulgating the criteria for determining priorities, the MPCA is also to maintain a Permanent List of Priorities (PLP) which reflects “priorities among releases or threatened releases for the purpose of taking remedial action and, to the extent practicable consistent with the urgency of the action, for taking removal action” under Minn. Stat. § 115B.17. The MPCA is to modify the PLP

“from time to time, according to the criteria set forth in the rules.” The list of priorities and the rules promulgated pursuant to this subdivision:

shall be based upon the relative risk or danger to public health or welfare or the environment, taking into account to the extent possible the population at risk, the hazardous potential of the hazardous substances at the facilities, the potential for contamination of drinking water supplies, the potential for direct human contact, the potential for destruction of sensitive ecosystems, the administrative and financial capabilities of the [MPCA], and other appropriate factors.

Minn. R. Ch. 7044 includes the MPCA rules created pursuant to Minn. Stat. § 115B.17, subd. 13. As will be seen, however, while Chapter 7044 establishes how it is that the MPCA will create and maintain the PLP, it is silent in terms of explaining exactly how it is that the MPCA uses these rules (if at all) to “authorize” pre-April 1, 1982 response actions under Minn. Stat. § 115B.17, subd. 12. Indeed, Minn. R. 7044.0100 (“Scope”) says nothing about providing guidance for such authorizations. Instead, the “scope” of the Chapter 7044 rules is to establish release classifications, to describe the procedures for the creation and maintenance of the state’s Permanent List of Priorities and Project List, to establish funding priorities for the Project List and to specify a ranking system to be used in scoring sites. Minn. R. 7044.0100. Furthermore, the rules leave many gaps about, e.g., what the MPCA does with a site’s HRS ranking and what criteria it uses to classify releases or threatened releases.

The MPCA does not have any objective standards that it uses when it considers a cleanup authorization under subdivision 12. The few MPCA subdivision 12 authorizations that exist typically lack a lot of detail or rationale.

Practical Considerations

Any consideration of efforts to compel past or current parties to pay for historical or ongoing contamination is tied to the ability to identify past or current polluters who have viable assets or funding. The information provided to us suggests that Indianhead Trucking was a prior owner for a significant portion of the Roseville Twin Lakes Redevelopment Area. We have not checked into the historical records closely, but we believe that Indianhead has long ago filed for bankruptcy and is defunct. We are unaware that Indianhead has any viable successors who assumed Indianhead’s liability. Thus, evidence that might tie existing contamination to prior activities of Indianhead will not, as a practical matter, support claims either for cost recovery or injunctive relief.

On the other hand, where various hazardous substances or wastes have become commingled, one party can be called upon to pay jointly and severally for an entire liability, unless the polluter can establish the divisibility of its own releases. So, if the evidence establishes that there are viable parties who are responsible for past or ongoing releases, those parties might be called upon to pay far more than their share of liability. A long-standing debate in environmental law relates to responsibility for “orphan shares,” that is, those shares attributable to defunct parties. There are some cases that suggest that a plaintiff bears responsibility for such shares, but there has been considerable re-shuffling of the case law by recent United States Supreme Court cases and those cases could lead to re-examination of the “orphan share” allocation.

The first steps in any formal program to compel others to address contamination include the following:

1. An environmental consultant should be engaged to examine available reports with the specific charge of identifying
 - a. Reasonable and necessary response actions associated with imminent and substantial threats or releases, and
 - b. Responsible persons, past and present (viable or not).
 - c. Without checking with any consultants, but based upon the general nature of the existing available reports, we anticipate that the costs for this analysis would be in the \$20-\$40,000 range.
2. An attorney should be engaged to evaluate the viability of any specific claims against identified responsible persons.
 - a. In general, the costs associated with this analysis would be in the \$15-30,000 range.
3. The attorney and consultant should work with the City to develop a plan relating to
 - a. A specific plan to identify any work that the City considers necessary and reasonable under applicable environmental standards, including a timetable and rationale for when the steps need to be taken;
 - b. A plan for communications with the MPCA (or, less likely, the EPA) to see if the MPCA will prompt actions by the responsible persons or will authorize the City to take any response actions with anticipated cost recovery;
 - c. Ensuring that any steps taken in which the City would advance costs would comply with the NCP to ensure eligibility for cost recovery;
 - d. Attending to any notices to EPA, the State and responsible parties if any injunctive relief is contemplated under RCRA.
 - e. It is premature to estimate costs associated with the costs of work or implementation of this plan. These costs could be better identified in connection with the work that is outlined in steps 1 and 2.

As noted above, it is possible that the costs incurred in connection with this work would be recoverable from responsible parties. However, this would depend upon a valid showing that potentially responsible parties have caused or contributed to past or ongoing releases of hazardous wastes or hazardous materials and that the relief proposed is consistent with one or more of the applicable statutes that allow such recoveries.