

COUNCIL MEETING

7:30 P.M.

DATE: SEPTEMBER 6, 1983

AGENDA

- I CALL TO ORDER:
- II ROLL CALL:
- III DETERMINATION OF QUORUM:
- IV APPROVAL OF MINUTES: (White)
 - Minutes of meeting of August 15, 1983 and Special Meeting of August 29, 1983
- V AWARDING OF BIDS AND HEARING:
 - 1. Public Hearing - Vacation of School Street
 - 2. Public Hearing - Vacation of 26th Street - between 316 and 61
- VI REPORTS FROM CITY STAFF:
 - A - City Planner (pink)
 - 1. 1st Reading - Ordinance Amendment - Towers
 - 2. 2nd Reading - Ordinance Amendment - Communications Tower as a permitted use in PI Zone
 - 3. Final Plat - Birchwood 5th and Ash - Al Sieben
 - 4. Preliminary Plat, variance and PRD Permit - Whispering Meadow - Pleasant Drive and Whispering Lane - Mike Williams
 - 5. Ordinance Amendment Request - Gasoline dispensing in the C-5 District - Dennis McNamara
 - 6. Reconsideration of rezoning along Lock and Dam Road - Gayle Erickson
 - 7. Committee Report and Planning Commission recommendation - two family dwelling in R-2 District.
 - 8. Discussion on North Frontage Road charges
 - 9. Report on Vermillion River Watershed Meeting.
 - 10. Permission for Street Banners - Anson Bros.
 - B - City Administrator (green)
 - 1. Arena Parking Lot
 - 2. Boat Ramp Proposal
 - 3. Real Estate Abatement
 - 4. Appoint Caroline Chandler to fill NRRC vacancy
 - 5. Approve 1983 NRRC Budget Proposal
 - 6. City Hall and Fire Dept. phone system
 - 7. Main Street Project
 - 8. Appointment of HRA Executive Director
 - 9. Appointment of Citizen Advisory Committee for Cable Television
 - 10. Recommendations for Charter Commission Members

11. Bug Zapper Ordinance
12. Declare two Police Cars as excess property
13. Lindeman House (East 4th St.) - Kiwanis Club
14. Estimates for City Buildings roof repairs

C - City Attorney

D - City Engineer (yellow)

1. Proposals for Downtown Parking Lot

2. Request from Al Sieben for fill.

3. Request for street lights west end of Tierney Dr.

VII

COMMENTS FROM AUDIENCE:

VIII

UNFINISHED BUSINESS:

IX

NEW BUSINESS:

X

REPORTS FROM CITY COMMITTEES, OFFICERS, COUNCILMAN:

XI

COMMUNICATIONS AND MISCELLANEOUS BUSINESS:

XII

PAYMENT OF CLAIMS:

1. Pay all bills as audited.

2. Partial Payment \$56,319.97 - Austin P. Keller - 1983 Construction

3. Reimbursement \$250.00 - William Collins - Sidewalk Replacement

4. Reimbursement \$312.50 - John Hanks - Sidewalk Replacement

XIII

ADJOURNMENT:

Hastings, Minnesota
August 15, 1983

The City Council of the City of Hastings, Minnesota met in a regular meeting on Monday, August 15, 1983 at 7:30 p.m. in the Hastings National Guard Armory.

Members Present: Councilmen Karnick, Nesbitt, Klimek, Pike, Plan, Kulzer, Werner, and Mayor Stoffel.

Members Absent: Councilman Trautmann.

The Mayor called for additions or corrections to the minutes of the meeting of the regular meeting of August 1, 1983 and the special meeting of August 9, 1983 and hearing none declared the minutes approved as presented.

The Mayor declared the public hearing for the Industrial Development Bonds for the Regina Hospital open at 7:30 p.m. No one desired to speak on the issue after being given the opportunity to do so. The City Administrator introduced John Utley, an Attorney with Holmes and Graven, representing the Hospitals Bonding Consultant, no comments were made. The Mayor closed the public hearing at 7:37 p.m.

PUBLIC HEARING -
INDUSTRIAL DEVELOPMENT
BOND - REGINA HOSPITAL

Moved by Councilman Pike, seconded by Councilman Werner to adopt Resolution No. 47-83 giving preliminary approval to a project under the Municipal and Industrial Development Act, referring the proposal to the Minnesota Energy and Economic Development Authority for approval and authorizing preparation of necessary documents. Ayes, 7; Nays, None. Copy of Resolution on file.

RESOLUTION NO. 47-83

Moved by Councilman Pike, seconded by Councilman Karnick to adopt Resolution No. 48-83 awarding the bid for the demolition of the St. John's Hotel to Al Sieben Construction, the apparent low bidder. Ayes 7; Nays, None. Copy of Resolution on file.

RESOLUTION NO. 48-83
AWARD BID - ST. JOHN'S
HOTEL DEMOLITION

The Mayor declared the public hearing open at 7:42 p.m. Allan Larson, City Engineer, gave a brief presentation of the project, Mr. Dennis Palmer of Barr Engineering gave a presentation of the construction portion of the project and Mr. Gerald Shannon of Springstead Incorporated gave a report on the financing of the project. Comments from citizens were taken at this time. A complete tape is on file in the office of the City Administrator. The Mayor closed the public hearing at 9:18 p.m.

PUBLIC HEARING -
N.W. PONDING BASIN
AND TRUNK STORM SEWER

Moved by Councilman Kulzer, seconded by Councilman Pike to order in the Northwest Storm Sewer and Ponding Basin Project as recommended by Barr Engineering, with a minimum of 20% assessed to the benefit area as shown on the maps by the Engineers, the exact percentage to be determined at a later date. Ayes, 7; Nays, None.

The Mayor called for a five minute recess.

The Mayor opened the Public Hearing at 9:40 p.m. for consideration of the ordinance amendment for the Communication Tower located at the Dakota County Government Center. Everyone desiring to speak on the issue was given the opportunity to do so. The Mayor closed the public hearing at 9:45 p.m.

PUBLIC HEARING -
ORDINANCE AMENDMENT -
COMMUNICATIONS TOWERS

Moved by Councilman Karnick, seconded by Councilman Nesbitt to table the ordinance amendment until the September 6, 1983 regular City Council meeting. The Staff is directed to submit a comprehensive tower regulation ordinance. Ayes, 7; Nays, None.

ABD662

August 15, 1983

TRANSFER OF GRAVEL
 PIT PERMIT -
 KLUENDER'S PIT -
 WENDALE ROAD

Moved by Councilman Plan, seconded by Councilman Werner to approve the transfer of the Gravel Pit owned by Donald H. and Lillian H. Kluender to Willion F. Holst, III, DBA - Holst's Construction Company, Incorporated. Ayes, 7; Nays, None.

VERMILLION RIVER
 WATERSHED
 REPRESENTATION

An appointed representative was requested to be at a meeting to discuss the Joint Powers Agreement for the Vermillion Watershed District at the Dakota County Vo-tech School on August 24, 1983. The Mayor volunteered to be the representative for this meeting.

RESOLUTION NO. 49-83
 WATERSHED DISTRICT -
 JOINT POWERS AGREEMENT

Moved by Councilman Werner, seconded by Councilman Klimek to adopt Resolution No. 49-83 whereby the City would agree to a Joint Powers Watershed Management Agreement with other Communities within the Vermillion River Watershed, on the condition that one of the voting members of the Watershed Board be appointed by the City of Hastings. Ayes, 7; Nays, None. Copy of Resolution on file.

RECONSIDERATION -
 ZONING OF LOCK AND
 DAM ROAD - GAYLE
 ERICKSON

Reconsideration of the vote pertaining to the zoning change for the Lock and Dam Road - Gayle Erickson, could not be considered at this meeting, as ruled by the City Attorney, as the only effective Councilmember voting in the majority was absent. (Councilman Trautmann)

CHANGE COUNCIL MEETING
 DUE TO A HOLIDAY

Moved by Councilman Karnick, seconded by Councilman Klimek to change the regular City Council meeting to September 6, 1983 at 7:30 p.m. in the City Hall Council Chambers due to September 5th being Labor Day which is a legal holiday. Ayes, 7; Nays, None.

3RD READING - ORDINANCE
 #142 - ADOPTION OF
 MINNESOTA UNIFORM
 FIRE CODES

Moved by Councilman Werner, seconded by Councilman Kulzer to pass the 3rd and Final Reading of Ordinance #142 adopting the Minnesota Uniform Fire Code. Ayes, 7; Nays, None.

HIRE ASSISTANT WATER
 SUPERINTENDENT

Moved by Councilman Karnick, seconded by Councilman Klimek to hire James Heusser for the Assistant Water Superintendent position effective September 6, 1983 at the current union salary. Position requires a six month probationary period. Ayes, 7; Nays, None.

SUBURBAN RATE
 AUTHORITY BUDGET

Moved by Councilman Pike, seconded by Councilman Werner to authorize the expenditures of \$736.20 in the 1984 budget, for assessments for the operation of the Suburban Rate Authority. Ayes, 7; Nays, None.

LIQUOR LICENSE -
 MCCABE'S PUB INC.-
 880 BAHLS DRIVE

Moved by Councilman Pike, seconded by Councilman Klimek to approve the application for a on sale and Sunday on-sale liquor license for Michael J. McCabe - DBA - McCabe's Pub Incorporated, 880 Bahls Drive. His license will be in effect when the building is constructed and all City requirements are met. Ayes, 7; Nays, None.

APPOINTMENT BY MAYOR -
 PLANNING COMMITTEE -
 NEW LIBRARY SITE

Moved by Councilman Karnick, seconded by Councilman Nesbitt to approve the appointment of the Mayor's Planning Committee for a new Library Site. These Members include: Andy Klimek, Dutch Plan, Richard Graham, Eleanor Hartman, and Dorothy Ahlgren, Librarian. Ayes, 7; Nays, None.

LAKE REBECCA PAY BACK

Moved by Councilman Nesbitt, seconded by Councilman Karnick for the City of Hastings to adopt the fifty year (50) pay back for the Lake Rebecca Project and also adopt Resolution No. 50-83. Ayes, 7; Nays, None. Copy of Resolution on file.

August 15, 1983

Moved by Councilman Werner, seconded by Councilman Klimek to authorize advertisement for bids to repair the Ice Arena roof and also to obtain cost estimates on the Police, Fire and Street Buildings. Ayes, 7; Neyes, None.

ICE ARENA ROOF

Moved by Councilman Klimek, seconded by Councilman Kulzer to accept the resignation of Volunteer Fire Fighter-Keith Kaas. The Council expresses its thanks for Mr. Kaas for his services. Ayes, 7; Neyes, None.

RESIGNATION -- VOLUNTEER
FIRE FIGHTER -
KEITH KAAS

Moved by Councilman Pike, seconded by Councilman Kulzer that the City of Hastings go on record as being in favor of the petition for annexation for the property known as the "Tuttle Farm"; but that the hearings be delayed as long as meaningful discussions take place on orderly annexation by the City Council. Ayes, 5; Neyes, Karnick and Nesbitt. Motion passes.

PETITION FOR ANNEXATION
"TUTTLE FARM"

Moved by Councilman Kulzer, seconded by Councilman Werner that the payment of \$11,500 for repairing the retaining wall between 3rd and 4th Streets be taken out of the Engineering Fund Balance, by amending the 1983 budget. Ayes, 7; Neyes, None.

RETAINING WALL REPAIR
ENGINEERING

Moved by Councilman Kulzer, seconded by Councilman Klimek that the City of Hastings hire the State Auditor to do the 1983 Audit for the City. Ayes, 7; Neyes, None.

1983 AUDIT

Moved by Councilman Plan, seconded by Councilman Pike to extend Wisconsin Employers Insurance Company agreement until September 1, 1984. The present rates of \$77.00 per month for single coverage and \$199.00 per month for family coverage to be effective through that date. Ayes, 7; Neyes, None.

CITY EMPLOYEES
GROUP INSURANCE

Moved by Councilman Pike, seconded by Councilman Karnick to approve the real estate tax abatement for Donald Regan, 19-02800-010-69. The assessed value for years 1981 and 1982 being reduced to \$3,966. Ayes, 7; Neyes, None.

REAL ESTATE
TAX ABATEMENT

Moved by Councilman Kulzer, seconded by Councilman Klimek proposing that the City pay \$14,175 to Mr. David Rowe, the Contractor for the boat ramp at Jaycee Park, for installation of 750 square feet of sheeting for the construction of the ramp.

BOAT RAMP PROPOSAL

Moved by Councilman Karnick, seconded by Councilman Klimek to table the boat ramp proposal until the September 6, 1983 regular City Council meeting, when the City Staff could obtain the opinion of the Army Corps of Engineers. Ayes, 7; Neyes, None.

Moved by Councilman Kulzer, seconded by Councilman Pike to adopt Resolution No. 51-83 authorizing the final payment of \$14,902.53 for the Pleasant Drive reconstruction. Ayes, 7; Neyes, None.

RESOLUTION NO. 51-83
FINAL PAYMENT -
PINE BEND PAVING

Moved by Councilman Klimek, seconded by Councilman Pike to adopt Resolution No. 52-83 approving the final payment to Allied Blacktop in the amount of \$2,230.79 out of the 1983 Pleasant Drive Seal Coat Program. Ayes, 7; Neyes, None.

RESOLUTION NO. 52-83
ALLIED BLACKTOP

Moved by Councilman Werner, seconded by Councilman Kulzer to authorize advertisement for bids for the Northwest Ponding Basin and Trunk Storm Sewer. Bids to be opened on September 12, 1983. Ayes, 7; Neyes, None.

RESOLUTION NO. 53-83
AUTHORIZE ADVERTISEMEN
FOR BIDS - N.W. PONDING
BASIN AND TRUNK STORM
SEWER

ABD662

August 15, 1983

AUDIENCE COMMENTS -
EUBEN DUPLEX -
5TH AND RIVER STS.

Tony Blatnik stated that he was unsatisfied with the Council's handling of the special use permit for the duplex on 5th and River Streets.

CONSENT AGENDA

Moved by Councilman Pike, seconded by Councilman Kulzer to (1) pay all bills as audited. Ayes, 7; Nays, None.

ADJOURNMENT

Moved by Councilman Werner, seconded by Councilman Klimek to adjourn the meeting at 11:17 p.m. Ayes, 7; Nays, None.

ATTEST:

Mayor

City Administrator/Clerk



Hastings, Minnesota
August 29, 1983

The Public Hearing was opened by the Mayor at 7:05 p.m. to consider the proposed use of Federal Revenue Sharing Funds to be received by the City during the calendar year 1984. The Mayor asked if anyone wished to speak on the issue. The Council discussed various allocations for Federal Revenue Sharing Funds. The Mayor closed the public hearing at 7:30 p.m.

PUBLIC HEARING -
FEDERAL REVENUE
SHARING FUNDS - 1984

The following items were presented for consideration by Staff and Council:

- Dutch Elm \$ 40,000
- NRRC 25,000
- Sidewalk Reconstruction 18,900
- Debt Service 10,000
- Community Ed Joint Budget:
 - A. Tennis Court Resurfacing 8,000
 - B. Kennedy Warming House 3,000
- Two Police Vehicles 22,600
- Parks pick-up 9,000
- Animal Pound 25,000
- (Possible cost share with County dog pound.)
- Energy Conservation/Public Bldgs. roofs
- Two new tennis courts for open play
- Latto Hospital - up dating

ABD662

The City Council of the City of Hastings, Minnesota met in a special meeting on Monday, August 29, 1983 at 7:30 p.m. in the City Hall Council Chambers.

Members Present: Councilmen Karnick, Nesbitt, Klimek, Pike, Plan, Kulzer, Trautmann, Werner, and Mayor Stoffel.

Members Absent: None.

The purpose of the special meeting was to discuss the consideration of a Resolution on the Micro-wave Communications Tower at the Dakota County Government Center site and to adopt the resolution for the 1984 Transit Funding.

Moved by Councilman Trautmann, seconded by Councilman Kulzer to adopt Resolution No. 54-83 declaring Hastings City Council's intent to permit a micro-wave communications tower at the Dakota County Government Center site under certain conditions. Copy of Resolution on file. Ayes, 8; Nays, None.

RESOLUTION NO. 54-83
DECLARING HASTINGS
INTENT TO PREVENT A
MICRO-WAVE COMMUNICA-
TION TOWER AT THE
DAKOTA COUNTY GOVERN-
MENT CENTER

Moved by Councilman Klimek, seconded by Councilman Karnick to adopt Resolution No. 55-83 whereby the City of Hastings would enter into a contract with the State of Minnesota to provide transit service in the City of Hastings. Copy of Resolution on file. Ayes, 8; Nays, None.

RESOLUTION NO. 55-83
1984 TRANSIT CONTRACT

Moved by Councilman Trautmann, seconded by Councilman Nesbitt to adjourn the special meeting at 8:17 p.m. Ayes, 8; Nays, None.

ADJOURNMENT

ATTEST: _____
Mayor City Administrator/Clerk

MINUTES OF
HASTINGS HOUSING AND REDEVELOPMENT AUTHORITY
THURSDAY, JULY 21, 1983
7:30 P.M.

The meeting was called to order at 7:40 p.m.

Members Present: Commissioner Eddy, Thorsen, and Kulzer.

Members Absent: Commissioners Soleim and Legler.

Moved by Eddy, seconded by Thorsen to approve the minutes of the June 15, 1983 HRA meeting. Ayes, 3; Nays, 0.

Introduced and met the new City Administrator, Gary E. Brown, and heard his views on the HRA's functions in the downtown area redevelopment.

Mr. Brown had met with the HRA of Dakota County and discussed the possibility of a high-rise condo and low rent buildings with a number of stories. The Dakota County HRA stated that there might be aid or monies available through grants to help first time home buyers.

Mr. Brown suggested that if we, the HRA, got together a comprehensive plan; they, the Dakota County HRA, would consider making out a grant application.

The application was to Hud for a grant for Housing and Redevelopment by October 1, 1983.

The question is what does the HRA want to include in their comprehensive plan?

- a. Low interest loans?
- b. Housing?
- c. Underground utilities?

A motion was made by Commissioner Eddy to pursue the comprehensive plan with Dakota County HRA who in turn would apply for grant monies. The motion was seconded by Commissioner Thorsen. Ayes, 3; Nays, 0.

Question - Do we need a meeting to pursue this? - "Yes" A special meeting was set up for August 11, 1983 at 7:00 p.m. inviting the Dakota County HRA, City Council, Downtown Businessmen, Chamber of Commerce and Media.

Discussion - East Hastings, Ramsey and Tyler Street Storm Sewer, there does seem to be a water drainage problem. City staff recommends to include with a downtown project or if no project to be had, then pursue by itself with some HRA participation.

Also discussed was the possible use of the spur railroad tracks along the river for a tourist street car. Would be looking for possible monies from the Great River Road. Would like City staff to look into any tourism money that might be available.

Motion was made to contract with the City of Hastings to make Gary E. Brown our Executive Director of the Hastings HRA by Commissioner Eddy, seconded by Commissioner Thorsen. Ayes, 3; Nays, 0.

Moved by Thorsen, seconded by Eddy to adjourn the meeting at 9:00 p.m. Ayes, 3; Nays, 0.

MINUTES OF
HASTINGS HOUSING AND REDEVELOPMENT AUTHORITY
THURSDAY, AUGUST 11, 1983
7:00 P.M.

The meeting was called to order by Chairman Kulzer at 7:10 p.m.
Members Present: Commissioners Kulzer, Thorsen, and Soleim.
Members Absent: Commissioners Legler and Eddy.

There were no minutes of previous meeting to approve. The purpose of this meeting was stated informational, two items were to be discussed. 1.) Dakota County HRA and possible cooperation between local and County group and; 2.) Murray Laub Project.

Mr. Mark Ulfers of Dakota County HRA presented a discussion on funds available, grants, and some experience that they have had in this area.

- I. Community Development Block Grants for Rehabilitation of
 - a. Homes
 - b. Rental Property
 - c. Commercial Property

(February 1st deadline for application.)

- II. Commercial Rehabilitation Bond Program at 25% Investment Credit.

- III. Physical Facilities Grant
 - a. Sewer/Sanitary and Storm
 - b. Water
 - c. Sidewalk
 - d. Lighting.

(January 1st deadline for application.)

- IV. Mortgage Revenue Bonds:
 - a. Lower interest loans for development

Murray Laub then took the floor and listed some of the goals and offered his concept for the development of the riverfront. This would include most of the area from Sibley Street East to the Railroad property and would include high-rise apartment complex, senior citizen housing, parkland, parking lot, public area, i.e. YWCA, library at a cost of 10 to 14 million dollars.

It was moved and seconded to request the City Administrator to work with the Dakota County HRA to prepare information for a grant application for a downtown comprehensive grant. Information requested to be ready for HRA meeting of October 20, 1983. Ayes 3, Nays 0.

It was moved and seconded to adjourn the meeting at 9:00 p.m.

MINUTES OF HASTINGS PLANNING COMMISSION

MONDAY, AUGUST 22, 1983

7:30 P.M.

The meeting was called to order at 7:37 p.m. by Chairman Murphy.

Members Present: Commissioners Murphy, Swanson, Stevens, Reuter, Martin, Simacek, and Conzemius.

Members Absent: Commissioners Wendler and Anderson.

Moved by Commissioner Conzemius, seconded by Commissioner Simacek to approve the Minutes of the August 8, 1983 meeting.
7 Ayes, 0 Nays.

APPROVAL OF MINUTES

Chairman Murphy opened the Public Hearing at 7:38 p.m. the Planner noted that on file were copies of the Notice of Public Hearing, Affidavit of Publication, and Certificate of Mailing. Thus, the Public Hearing was properly called. After all people present had an opportunity to be heard on the matter, Chairman Murphy closed the Public Hearing at 7:46 p.m.

PUBLIC HEARING - PRE-LIMINARY PLAT AND PRD - WHISPERING MEADOW - PLEASANT DRIVE AND WHISPERING LANE - MIKI WILLIAMS

Commissioner Reuter asked where the garages were in the site plan. The Planner indicated that they were tuck under garages.

Moved by Commissioner Simacek, seconded by Commissioner Martin to recommend approval of the Preliminary Plat, the variance from the five acre PRD minimum, and the PRD permit, subject to the August 19, 1983 Staff Report. 7 Ayes, 0 Nays.

The proposal involved a proposed bar and grill of approximately 2,304 square feet. The proposal basically met zoning requirements.

SITE PLAN REVIEW - McCABE'S PUB - SOUTH FRONTAGE ROAD AND BAHLS DRIVE - MIKE McCABE

Moved by Commissioner Swanson, seconded by Commissioner Conzemius to approve the site plan for McCabe's Pub subject to the August 19, 1983 Staff Report. 6 Ayes, Martin Naye.

The request was to amend the list of permitted uses in the C-5 zoning district to include gasoline dispensing.

ORDINANCE AMENDMENT REQUEST - GASOLINE DISPENSING IN THE C-5 DISTRICT - DENNIS McNAMARA

Moved by Commissioner Simacek, seconded by Commissioner Conzemius to recommend approval of the proposed amendment to include gasoline dispensing without auto repair, as a permitted use in the C-5 zoning district, as it appears to be consistent with the original intent of the C-5 zoning district. 6 Ayes, Swanson Abstaining.

Moved by Commissioner Reuter, seconded by Commissioner Conzemius to recommend approval of the final plat for Birchwood Townhomes conditioned upon the City's copy of the plat containing the lot sizes and total plat area. 7 Ayes, 0 Nays.

FINAL PLAT - BIRCHWOOD
5TH AND ASH STREETS -
AL SIEBEN

Moved by Commissioner Simacek, seconded by Commissioner Stevens to schedule a Public Hearing for the September 12, 1983 Planning Commission Meeting. 7 Ayes, 0 Nays.

SPECIAL USE PERMIT -
USED CAR LOT - FORMER
WEBBER FORD PROPERTY

Moved by Commissioner Swanson, seconded by Commissioner Stevens to recommend approval of the street vacation with the exception of the area needed by the State of Minnesota for the new intersection of Highways 316 and 61. 5 Ayes, Reuter, Martin Naye.

STREET VACATION 26TH
STREET BETWEEN (HWA
316 & 61

Moved by Commissioner Simacek, seconded by Commissioner Martin to recommend the vacation of School Street subject to any objections from the School District, and the provision of an easement to cover the existing utilities within the street right-of-way. 7 Ayes, 0 Nays.

STREET VACATION -
SCHOOL STREET BETWEEN
LYN WAY AND THE SENIOR
HIGH SCHOOL PROPERTY

Commissioner Simacek gave the Committee Report which recommended new standards for dealing with two family dwellings in the R-2 district.

COMMITTEE REPORT -
TWO FAMILY DWELLINGS
IN THE R-2 DISTRICT

Moved by Commissioner Reuter, seconded by Commissioner Martin to include a 1,600 square foot house size minimum before conversion of existing homes rather than the 1,500 square foot minimum recommended by the Committee. 4 Ayes, 3 Nays.

Moved by Commissioner Simacek, seconded by Commissioner Conzemius to adopt the following standards as a recommendation to Hastings City Council for dealing with two family dwellings in the R-2 district:

1. That the special use permit process be eliminated, and that the two family dwellings be permitted uses as long as they meet the following conditions.
2. That the lot be located on a 30 foot surfaced street.
3. That the lot size base begin with 7,000 square feet, and add 2,700 square feet (totaling 9,700 square feet) for the second unit.
4. That the two family new construction setbacks be the same as the setbacks for a single family home in the R-1 district.
5. For conversions, a 1,500 square foot minimum house size, excluding the basement, before conversion would be allowed.
6. A 66 foot lot frontage for conversions, and a 75 foot frontage for new construction.
7. Two off-street parking stalls per unit.

7 Ayes, 0 Nays.

Mr. Allan Larson, the City Engineer, was present with the Mr. Jim Benshoof, a traffic consultant the City has hired to look at the Highway 55 corridor, and representatives from the Minnesota Department of Transportation, to go over the possible options for changing intersections coming on to Highway 55.

WORKSHOP ON HIGHWAY
55 INTERSECTION

Moved by Commissioner Simacek, seconded by Commissioner Stevens to adjourn at 11:24 p.m. 7 Ayes, 0 Nays.

ADJOURNMENT

Minutes of
The Joint Hastings City Council/Planning Commission
Committee on Two Family Dwellings
in the R-2 Zoning District

Monday, August 22, 1983

6:30 P.M.

The Meeting was called to order at 6:32 p.m. by Commissioner Simacek.

Members Present: Councilman Trautmann, Plan, Nesbitt, Kulzer, Klimek, and Mayor Stoffel, Planning Commission Members Simacek, Reuter, Martin, Stevens, and Murphy.

The Planner explained some background information on lot sizes he had presented to the Committee. He also reviewed some of the standards discussed at the last meeting. Committee members began discussing the various standards that had been identified.

Mr. Chuck Hartwig questioned the need for establishing a restrictive lot size. He reasoned that if the house is built with two or more stories, the additional size is not needed.

After much discussion, Councilman Truatmann suggested that the following standards be recommended to the Planning Commission:

1. Eliminate special use permits for two family dwellings in the R-2 District provided the other new standards are met.
2. That all proposed two family dwellings be located on a street with a minimum surfaced width of 30 feet.
3. That the lot size minimum be based on a standard of 7,000 square feet for the first unit , with an additional 2,700 square feet (for a total of 9,700 square feet) for the second unit. This could be used as a formula for allowing buildings of three or more units, if this is pursued as a separate issue.
4. For newly constructed two family dwellings, the same setbacks as required for a single family dwelling in the R-1 zoning district would apply to two family dwellings in the R-2 district.
5. A minimum 66 foot lot frontage for conversions, and a 75 foot frontage for new construction two family dwelling lots.
6. That homes being considered for conversions must have a minimum total floor area of 1,500 square feet, excluding the basement, before they could be allowed to be converted.
7. That two off-street parking stalls be required per unit.

The majority of the Committee appeared favorable to the proposed standards. The meeting was adjourned at 7:30 p.m.

August 31, 1983

MEMO

TO: MAYOR AND COUNCIL MEMBERS

FROM: PAUL BURNS

SUBJECT: SEPTEMBER 6, 1983 COUNCIL MEETING - PLANNERS AGENDA ITEMS

1. Street Vacation - 26th Street Between Highways 316 & 61
The Planning Commission's recommendation was to vacate that portion of the 26th Street right-of-way up to the point where MN/Dot had acquired property from Mr. Webber for the relocated intersection. However, the entire length should be vacated, so that that portion of the right-of-way would be vacated to MN/Dot.
2. Street Vacation - School Street
The Planning Commission recommended vacating School Street subject to the retention of an easement for existing utilities, and subject to any comments from the School District. As of the writing of this memo, the School District has not indicated any need for the right-of-way. Pedestrian access is available at other locations.
3. First Reading Tower Ordinance
See separate memo.
4. Ordinance Amendment - Second Reading - Communications Tower as a Permitted Use in the Public Institution Zone
The County has indicated a desire to include stipulations in the lease agreement covering the items of television and radio reception, and security and liability. They previously agreed to the setback proposed in the proposed tower ordinance. Consequently, the second reading of the original ordinance amendment listing a communications tower as a permitted use in the P-I zone could be passed.
5. The Planning Commission recommended approval of the Birchwood Final Plat, subject to the City's copy containing the total lot and plat area. This has since been added to the City's copy.
6. The Planning Commission recommended approval of the Preliminary Plat, PRD size variance, and PRD permit for Whispering Meadow conditioned upon the August 19, 1983 Staff Report.

7. Ordinance Amendment Request

The Planning Commission voted to recommend approval of an ordinance amendment that would allow gasoline dispensing, without auto repair, as a permitted use in the C-5 district, since they felt that this was compatible with the original intent of the district.

8. Reconsideration of Rezoning along Lock and Dam Road - Gayle Erickson

Mr. Erickson has again requested that the Council reconsider his request.

9. Committee Report and Planning Commission Recommendation - Two Family Dwellings in the R-2 District

See separate memo.

10. Discussion of North Frontage Road Changes

There are several options for addressing the problem of the intersection of the North Frontage Road and Westview Drive. One of those options would require acquiring some land between the Stoffel Beverage Building and the Water Tower property to allow for a new intersection at that location. A group of individuals is planning to develop that property in the near future, and they need an answer on whether or not that option will be pursued, since this will affect the design of their development. By the time of the meeting, we hope to have the traffic consultant's recommendation on this option.

11. Report on Vermillion River Watershed Meeting

Councilman Trautmann and I attended the Watershed Meeting at the Dakota County Vocational Technical School recently, and transmitted the Council's position on that matter. Some of the people attending reacted negatively to the City's position, others indicated an understanding of our provision. It was suggested that a task force be formed to attempt to resolve the representation issue. I believe there were two volunteers from each of the three categories of units of government (townships, rural cities, and cities). Naturally, we volunteered to have a representative from Hastings participate. Since most of the representatives are elected officials, I would recommend that we designate a Council Member to represent Hastings. Of course, the Staff would assist, and perhaps even accompany this representative to the meetings.

V-1

August 19, 1983

MEMO

TO: PLANNING COMMISSION

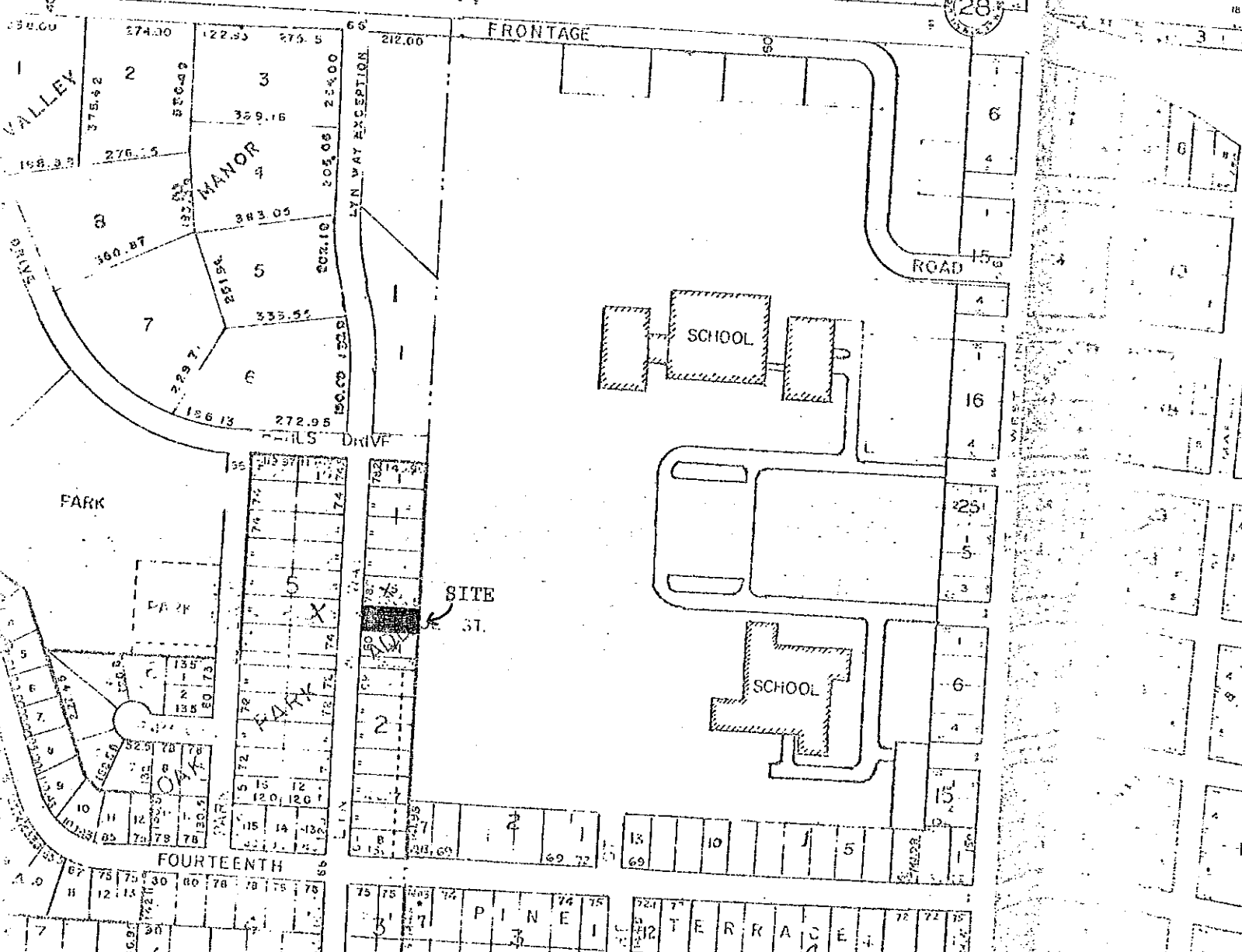
FROM: PAUL BURNS

SUBJECT: STREET VACATION - SCHOOL STREET - BETWEEN LYN WAY AND SENIOR HIGH SCHOOL PROPERTY

The adjacent neighbors have petitioned for the vacation of that portion of School Street between Lyn Way and the High School property. Actually this is the entire length of School Street.

Any vacation should be conditioned upon the retention of an easement for the sewer and water lines that lie within the right-of-way. It has also been suggested that this right-of-way should be evaluated for retaining an easement for a pedestrian pathway. The trail plan in Hastings park systems plan indicates trails located along Bahls Drive and Prairie Street off 14th Street entering the School property. Since these routes appear to be on more logical foot traffic routes, I don't feel that a pathway easement is necessary at the School Street right-of-way.

By Monday nights meeting, I hope to have been able to contact the School District for any reactions they may have. Barring any objections from them, I would recommend approving the School Street vacation with the condition that easements be retained for the utilities in the right-of-way.



W AREA
PONDING BASIN

ADDITION

STATE

EIGHTH

FRONTAGE

VALLEY

MANOR

LYN WAY EXCEPTION

SCHOOL

ROAD

PARK

SITE ST.

SCHOOL

FOURTEENTH

PINE

TERRACE



V-2

August 19, 1983

MEMO

TO: PLANNING COMMISSION
FROM: PAUL BURNS
SUBJECT: STREET VACATION - 26TH STREET BETWEEN HIGHWAY 316 & 61

As the attached letter indicates, the property owners of land adjacent to the unimproved 26th Street in south Hastings have requested the vacation of this street. Staff research has indicated that no utilities exist in the right-of-way. We have contacted the Department of Transportation to verify whether this would effect their needs, particularly for the new intersection being constructed, but have not yet received their response. Hopefully their response will be available by the time of the meeting. Unless Mn/Dot comes up with an objection, I would recommend approval of the street vacation.

MORATZKA, DILLON & KUNKEL

PROFESSIONAL ASSOCIATION

ATTORNEYS AT LAW

705 VERMILLION STREET

P.O. BOX 486

HASTINGS, MINNESOTA 55033

(612) 437-7740

TIMOTHY D. MORATZKA
TIMOTHY K. DILLON
PHILLIP L. KUNKEL

LEGAL ASSISTANT
JENNY Y. McGOON

CANNON FALLS OFFICE
4TH AND MILL
CANNON FALLS, MINNESOTA 55009
(507) 263-4654

TWIN CITIES LINE: 333-6738

MERLE S. OLSON
(1905-1976)

July 22, 1983

Mr. Paul Burns
City Planner
City Hall
100 Sibley
Hastings, MN 55033

RE: John and Susan Webber

Dear Paul:

Confirming our telephone conversation of several days ago, please be advised that our office represents John and Susan Webber with regard to the possible vacation of a portion of 26th Street. Enclosed please find a copy of a Minnesota Department of Transportation right of way parcel layout which we think indicates most clearly the location of the property involved and the existence of 26th Street. Also enclosed please find a plat map which shows the general location of the property.

As we discussed, it is our understanding that the State of Minnesota has acquired Fee Title to the property on the north side of 26th Street. Obviously to obtain the necessary signature from the State of Minnesota, Department of Transportation, to ask the city to vacate 26th Street could take a significant amount of time and effort on the part of our client. In order to expedite the matter and possibly avoid those problems, we would ask that the City Council consider vacating that portion of 26th Street which is adjacent to Lot 1, Block 7, Town of Vermillion on its own motion pursuant to §6.9 of the Hastings City Code.

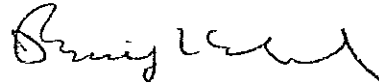
We would appreciate it if you could bring this matter to the Council's attention and advise us of their response.

Mr. Paul Burns, City Planner
RE: John and Susan Webber
July 22, 1983
Page 2

If you have any questions regarding this matter, please do not hesitate to contact our office.

Very truly yours,

FOR THE FIRM



Phillip L. Kunkel

PLK/kde
Enclosures
c: John Webber



Minnesota
Department of Transportation
District 9
3485 Hadley Avenue North, Box 2050
North St. Paul, Minnesota 55109

(612) 770-2311

August 19, 1983



Mr. Gary E. Brown
City Administrator/Clerk
City of Hastings
100 Sibley Street
Hastings, Minnesota 55033-0097

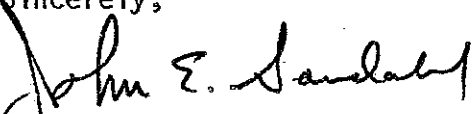
Dear Mr. Brown:

SUBJECT: S.P. 1913 (61=3)
DAKOTA COUNTY
HEARING SEPTEMBER 6, 1983
VACATION OF PORTION OF 26th STREET

Receipt of Notice of Public Hearing on the above referenced matter is hereby acknowledged.

For your information MN/DOT does not object to vacation of that portion of 26th street as colored red on the attached print.

Sincerely,

for 
Kermit K. McRae, P.E.
District Engineer

Enclosure

25th ST.

T.H. 316 CONN. PT. 5+05.78=
T.H. 61 P.O.C. 13+17.01
& T.T.C. 90° 00' 00"

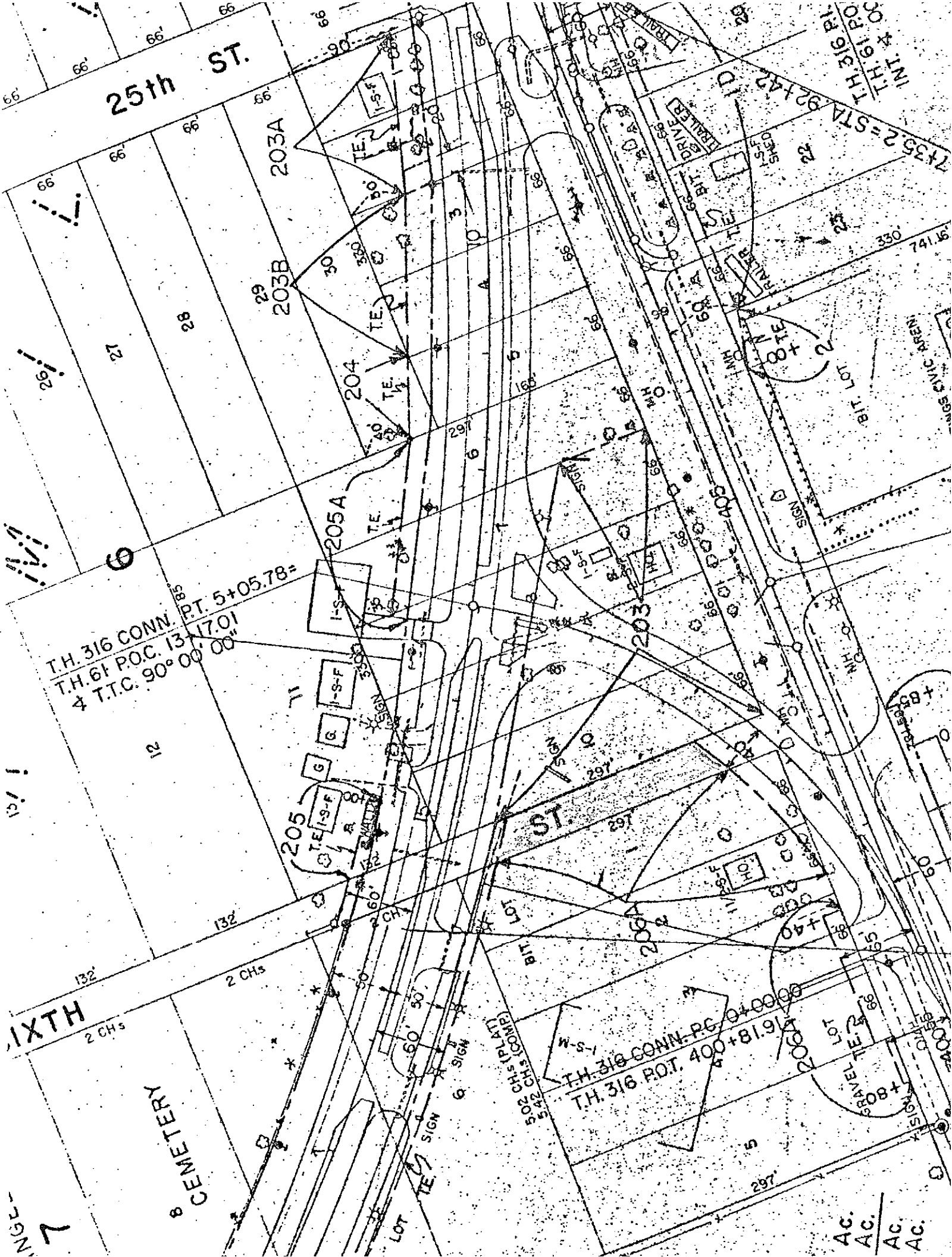
IXTH

CEMETERY

ST.

T.H. 316 CONN. P.C. 0+00.00
T.H. 316 P.O.T. 400+81.91

AC.
AC.
AC.
AC.



VI-A-1

September 1, 1983

MEMO

TO: MAYOR AND COUNCIL MEMBERS
FROM: PAUL BURNS
SUBJECT: FIRST READING TOWER ORDINANCE

Since the last meeting, the Staff has researched various other cities regulations regarding towers. The only other City to have a formal set of rules was Eagan. Their ordinance also covers wind generators (windmills). It would be a good idea to include such things in a tower ordinance for Hastings. The following are a list of some items I would recommend be included in such an ordinance:

1. That all towers be set back from all property lines a distance equal to the height of the tower. In determining the height of the tower, the total height, including any projecting antennas shall be counted.
2. For any towers requiring lighting, only approved red lights would be allowed at night. Flashing or strobe lights would only be permitted during the day and bad weather.
3. Commercial or Institutional towers shall be guarded against unauthorized climbing by a nonclimbable fence at least 6 feet high, with a lockable gate. Personal T.V. and radio towers or wind energy conversion towers must be unclimbable by design for the first eight (8) feet, or surrounded by a fence of at least three (3) feet in height.
4. Liability insurance should be provided for all towers.
5. All towers shall comply with all building code requirements, and any other state, federal or local regulations.
6. Wind energy conversion systems shall not have rotor diameters greater than 35 feet.
7. Blade archs created by wind energy conversion systems shall be a minimum of 30 feet above the ground.
8. All wind energy conversion systems shall be equiped with automatic speed control devices.
9. All towers shall be adequately grounded for protection against lightning strikes.
10. All attachments to towers shall be at least eight (8) feet above the ground at all points.

II-A-1

FREDERICK W. JOY, JR.
COUNTY ADMINISTRATOR

DAKOTA COUNTY
* DAKOTA COUNTY GOVERNMENT CENTER
1560 HWY. 55 - HASTINGS, MINNESOTA 55033

TELEPHONE
(612) 437-0418



August 9, 1983

Mr. Gary Brown, City Administrator
City of Hastings
100 Sibley Street
Hastings, MN 55033

Dear Gary,

At its August 3, 1983 meeting, the County Board of Commissioners considered the action taken by the Hastings City Council regarding the construction of a communication tower at the Government Center site. As the attached resolution indicates, the County Board accepted the condition that the tower be setback a distance equal to or greater than its height. However, the condition that the County own the tower was found to be unacceptable, as such a condition is not consistent with the purpose for which the County initially gave its concept approval.

It is felt by the County that a lease agreement with Chicago and Northwestern, rather than ownership of the tower, best serves the County's interests and meets the County's future needs. It is also very likely that provisions can be incorporated into the lease agreement that will address the concerns expressed by the City Council as they relate to responsibility for correcting any unforeseen problems that may occur in the future with the tower. Toward this end, a provision similar to that which is attached could, we feel, be incorporated into the lease agreement between Dakota County and Chicago-Northwestern for the construction of the tower.

I hope this approach proposed by the County Board meets with the approval of the City Council at its meeting on August 15. If you have any questions, please feel free to call at anytime.

Sincerely,

Frederick W. Joy, Jr.
Frederick W. Joy, Jr.
County Administrator

FWJ:na
Enclosures

Draft paragraphs proposed to be included in lease between Dakota County and Owner of microwave tower:

Article _____ General

Paragraph _____ . Community Relations

The County, acting on behalf of the Owner and the County, shall initiate communications with the City of Hastings and other affected parties with regard to significant improvements, repairs and modifications of the microwave tower and appurtenances. The County and the Owner agree that the County will receive, investigate and seek to resolve any complaints regarding the communications tower, including interference with radio and television reception caused by the operation of the microwave equipment.

Paragraph _____ . Protection of Persons and Property

The Owner shall take all reasonable precautions for the safety of, and shall provide all reasonable protection to prevent damage, injury or loss to:

1. Employees at the site and other person who may be affected thereby;
2. His work and materials and equipment to be incorporated therein which are under the care, custody and control of the Owner or any of his subcontractors; and
3. Other property at the site or adjacent thereto.

The Owner shall promptly remedy damage or loss to property caused in whole or in part by the Owner, and subcontractor, or anyone directly employed by any of them, or by anyone for whose acts any of them may be liable.

VII-A-2

RESOLUTION DECLARING HASTINGS CITY COUNCIL'S INTENT TO PERMIT A MICROWAVE COMMUNICATIONS TOWER AT THE COUNTY GOVERNMENT CENTER SITE UNDER CERTAIN CONDITIONS

WHEREAS, the Dakota County Board has requested Hastings City Council to permit a Microwave Communications Tower to be constructed at the Dakota County Government Site in Hastings, and;

WHEREAS, Hastings City Council wishes to regulate this tower and future towers in the community for such things as setbacks, security, type of equipment, and liability, and is working on a Comprehensive Tower Ordinance;

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Hastings indicates its intent to permit the Dakota County Board to construct a 160 foot tall Microwave Communications Tower on the Dakota County Government Center Site on the following conditions, which shall be included in a Comprehensive Tower Ordinance for the City of Hastings.

1. That the tower be setback a distance from all property lines equal to the height of the tower. No antenna shall be added which effectively increases the height of the tower by 5%.
2. That security fencing be provided around the tower to prevent vandalism and injury.
3. That evidence of liability coverage be provided.
4. That a procedure for resolving questions of radio and television reception interference be provided.
5. That the tower construction conform to all Minnesota State Building Code requirements, as well as any other applicable local, state, and federal regulations.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF HASTINGS, MINNESOTA THIS 29TH DAY OF AUGUST, 1983.

Mayor

City Administrator/Clerk

BOARD OF COUNTY COMMISSIONERS

DAKOTA COUNTY, MINNESOTA

Date August 2, 1983

Resolution No. 83-482

Motion by Commissioner Loeding -- Seconded by Commissioner Voss

WHEREAS, in previous action, the County Board authorized the advertisement of bids for the provision of a radio communications tower on land to be leased from Dakota County at the Government Center site; and

WHEREAS, discussions have been held between representatives of the City of Hastings and County Staff regarding this construction; and

WHEREAS, a request was made to the City of Hastings for an amendment to the City's zoning ordinance to permit construction of a tower on the Government Center site; and

WHEREAS, the Hastings City Council has given preliminary approval to the construction of a tower subject to the following conditions:

Point #1 - That the tower be set back a distance equal to or greater than its height.

Point #2 - That the County retain ownership of said tower.

NOW, THEREFORE, BE IT RESOLVED, That with respect to the two conditions presented by the City of Hastings, that Point #1 (the setback requirement) is acceptable to the County, but that Point #2 (County ownership) is not acceptable; and

BE IT FURTHER RESOLVED, That Commissioner Harris and Commissioner Loeding be authorized to meet with the City of Hastings to further discuss ways in which this matter can be resolved through a lease arrangement with the prospective lessor.

Table with 4 columns: Name, YES, Name, NO. Rows include Harris, Hollenkamp, Voss, Loeding, and Streefland.

State of Minnesota } ss. County of Dakota

I, C. D. Onischuk, duly elected, qualified and acting County Auditor of the County of Dakota, State of Minnesota, do hereby certify that I have compared the foregoing copy of a resolution with the original minutes of the proceedings of the Board of County Commissioners, Dakota County, Minnesota, at their session held on the 2nd day of August 1983, now on file in my office, and have found the same to be a true and correct copy thereof.

Witness my hand and official seal at Hastings, Minnesota, this 4th day of August

Handwritten signature of C. D. Onischuk

County Auditor

Al Sieben CONSTRUCTION

16190 LeRoy Avenue East Hastings, Minnesota 55033

August 25, 1983

City of Hastings
Hastings, Minn

c/o Gary Brown - City Admin.

This is our formal request to the City of Hastings in regard to our need for approximately 5,000 yards of fill at our Birchwood Townhouse project at 5th and Ash streets. This 5,000 yards represents in place volume.

We would like to secure this fill from the City from the excess fill the City will have during the construction of the ponding basin. We would like to borrow or rent this fill until next year and then return it to the City when it will be needed to complete the ponding basin construction.

If this proposal is not satisfactory, we would be willing to pay for the fill and then sell it back, or we would be willing to pay rent on it, or in the event the City would not need it, we would be willing to just keep it and pay for it.

Thank you for your consideration.

Sincerely yours, .


Al Sieben

- 1) No. FRONT RD. APPROX. 6200 CY.
- 2) MAX SLOPE
- 3) NOT DISTURB BASIN
- 4) AT BAL POINT NOW.

August 19, 1983

MEMO

TO: PLANNING COMMISSION

FROM: PAUL BURNS

SUBJECT: PRD AND PRELIMINARY PLAT - WHISPERING MEADOW - MIKE WILLIAMS

Please refer to the drawings of this proposal that were included in your last packets. The site characteristics and zoning ordinance requirements are compared below:

<u>Characteristics</u>	<u>Proposed</u>	<u>Required</u>
Lot Size	4.574 acres	2.235 acres
Building Setbacks		
Front	41	25
Side	25	½ building height
Rear	41	20
Parking Setbacks		
Front	30	30
Side	25	5
Rear	N/A	N/A
Roadway Width	24'	20'
Open Space Area	21% (Approx.)	10% of total
Parking Stalls	78	66
Site Area	4.574 acres	5 acres

As you can see, most of the site characteristics meet zoning ordinance requirements. The one exception would be meeting the minimum five acre PRD site requirement. This is a requirement we are continually coming in conflict with. If a variance were not granted to this requirement, the site could only be used for duplexes, nursing homes, retirement homes, dormitories, schools and churches, fire stations, and etc. I believe that this requirement is inappropriate as it applies to many of the developments we are being faced with. Consequently, I would recommend approval of the variance from the minimum five acre PRD site requirement. Other comments are as follows:

1. Drainage is the obvious first question that comes to mind when evaluating any development in this area. The City Engineer has indicated that the existing drainage swale will not be adversely affected by the proposed development, and that 100 year drainage protection will be maintained for both the existing and proposed units. Those units closest to the storm sewer and overflow swale are six to eight feet above the bottom of the swale. Also, an emergency overflow route has been designed into the development, along with some use of storm sewer within the development.
2. I would again suggest that the buildings be oriented to allow enough room for parking in front of the garages, in addition to the 24 foot driveway.
3. The driveway in front of Block 5 is shown to abut directly adjacent to the property line. This should be moved back at least five feet. No ordinance requirement stipulates this, but I feel this is necessary.
4. At the writing of this memo, no planting plan has been submitted. A screening fence is shown along Pleasant Drive, as well as berming is indicated along Pleasant Drive and Whispering Lane. A planting plan should be included before final approval by the City Council.
5. As of the writing of this memo, exterior elevations of the units have not been submitted. These should be submitted before final approval by the City Council.
6. Recreational facilities have not been indicated. I would recommend establishing a minimum amount of facilities at least identical to those provided for in the Whispering Oaks Development nearby, and leave the specific equipment up to the homeowners association to be provided within one year of the start of construction.

I would recommend approval of the preliminary plat, PRD permit, and variance for PRD parcel size, conditioned upon the items in this memo.

VI A-5

August 19, 1983

MEMO

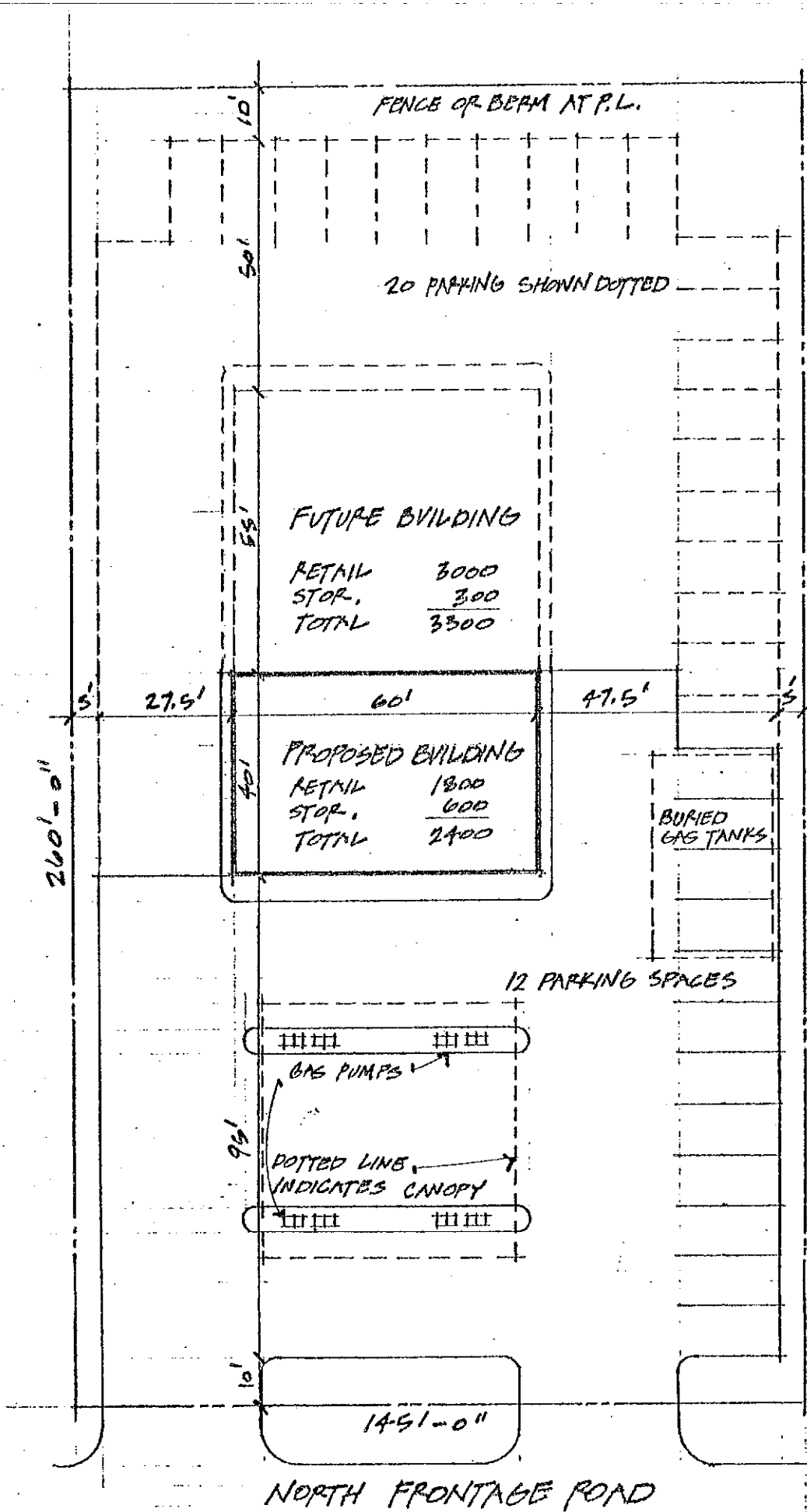
TO: PLANNING COMMISSION

FROM: PAUL BURNS

SUBJECT: ORDINANCE AMENDMENT REQUEST - GASOLINE DISPENSING
IN THE C-5 DISTRICT - DENNIS MCNAMARA

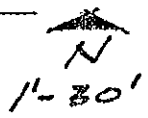
Mr. Dennis McNamara is proposing to amend the zoning ordinance to add gasoline dispensing as a permitted use in the C-5 Zoning District. Presently gas dispensing, or "Service Stations" are permitted in the C-2 District as a permitted use, and in the C-3 and C-4 Districts as a Special Use.

The current proposal would be to allow only gas dispensing, as opposed to a full service station, including auto repair. In recent years, a number of individuals have indicated an interest in this kind of thing in the C-5 District along the North Frontage Road. Considering the nature and location of areas zoned C-5, and also considering that the C-5 District was intended to allow uses similar to the downtown area, but with larger lot sizes, I believe allowing gas dispensing (pumps only) would not be inconsistent with the intent of the C-5 District, or the Comprehensive Plan. Consequently, I would recommend approval of this proposed amendment. However, I believe that auto repair might better be restricted to the shopping center district, or some other district.



PROPOSED SITE PLAN

8-17-83



VI-A-#6

TANNER & RING, P.A.
ATTORNEYS AT LAW
755 Westview Drive
P.O. Box 65
Hastings, Minnesota 55033

DAVID E. TANNER
MICHAEL R. RING

(612) 437-8037

August 5, 1983

Mr. Gary Brown
City Administrator
City Hall
100 Sibley Street
Hastings, Minnesota 55033

Re: Gayle Erickson R-3 Rezoning

Dear Mr. Brown:

Following last Mondays Council Meeting concerning the condominium proposal, I am led to believe that there are basically two problems with the rezoning. First, the effect on Lake Rebecca and second, the lift station.

In talking with the owner of the land and my client, Mr. Erickson, I have obtained their agreement to execute a flowage easement to the City over that property lying below 691 feet elevation. I have also asked the City Attorney to draft such a document for signature by Mr. Reuter and Mr. Erickson. The second part of the Lake Rebecca objection is that the land must be stabilized. It is the intention of Mr. Erickson to cover the existing material with soil which will support grass or other vegetation which will in effect clean up that area not occupied by a building. It will also stabilize the bank and prevent erosion. This work would be accomplished as part of the condominium construction and specifics can be set out in the site plan.

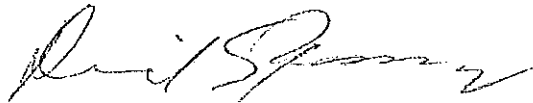
The second issue is the sewer lift station. I understand that the City has already obtained information concerning a lift station in the general vicinity of this subject property. I would ask that the City make that information available to Mr. Erickson so that he may adopt a plan for either a privately owned lift station serving his condominium or a lift station to be dedicated to the public which would serve not only his project, but the other unserved residences in the area. The cost of the private lift station would be borne entirely by Mr. Erickson. If the project would be dedicated, I propose that the condominium units each be treated as one participant and each of the other housing units served be treated as one unit, and the cost of the entire project be pro-rated among all of the served residential units. For example, if there are twelve condominium units and three other houses served, or a total of 15 units, Mr. Erickson would pay 12/15ths of the entire cost of the project. The City may assess or do whatever they like regarding the payment of the balance of the construction costs. Mr. Erickson will agree to either a publicly or privately owned lift station and will build the system to the specifications reasonably required by the City Engineer.

Mr. Gary Brown
Page -2-
August 5, 1983

It is my hope that resolution of the two problems stated above will enable this matter to be reintroduced at the earliest possible time for reconsideration by the City Council. As Mr. Erickson indicated it is important to move ahead rather promptly with this project because of the favorable construction costs, interest rates and market for this kind of development. Your assistance in this matter is greatly appreciated.

Very truly yours,

TANNER & RING, P.A.



David E. Tanner

DET/dh

cc: Mr. Gayle Erickson
Mr. Thomas Reuter

September 1, 1983

MEMO

TO: MAYOR AND COUNCIL MEMBERS

FROM: PAUL BURNS

SUBJECT: RECOMMENDATIONS FROM THE PLANNING COMMISSION AND
JOINT COMMITTEE ON TWO FAMILY DWELLINGS IN THE R-2
DISTRICT

On August 22, both the Joint Committee and the Planning Commission passed recommendations on the two family dwellings issue. The recommendations only vary slightly between the two bodies. The Planning Commission recommended that the minimum house size before conversion would be allowed should be 1,600 square feet excluding the basement, and the Joint Committee recommended 1,500 square feet. Aside from that, the recommendations are as follows:

1. Eliminate special use permits for two family dwellings in the R-2 District, provided the other new standards are met.
2. That all proposed two family dwellings be located on a street with a minimum surfaced width of 30 feet.
3. That the lot size minimum be based on a standard of 7,000 square feet for the first unit, with an additional 2,700 square feet (for a total of 9,700 square feet) for the second unit. This could be used as a formula for allowing buildings of three or more units, if this is pursued as a separate issue in the future.
4. For newly constructed two family dwellings, the same setbacks as required for a single family dwelling in the R-1 zoning district would apply to two family dwellings in the R-2 district.
5. A minimum 66 foot lot frontage for conversions, and a 75 foot frontage for new construction two family dwelling lots.
6. For conversions, the Planning Commission recommendation was a minimum of 1,600 square feet before conversion would be allowed, excluding the basement; the Joint Committee recommended 1,500 square feet.
7. That two off-street parking stalls be required per unit.

VI A-10


September 1, 1983

MEMO

TO: MAYOR AND COUNCIL MEMBERS
FROM: PAUL BURNS
SUBJECT: REQUEST FOR STREET BANNERS - ANSON BROTHERS GRAIN ELEVATOR

Anson Brothers has requested permission to place banners across 2nd Street and Tyler Street on September 7th and 8th to advertise their Grand Opening. After checking with the City Engineer, I find that this would be acceptable, as long as the street light poles are not used. Apparently they are not strong enough to withstand the wind loads. I would recommend approving the request, provided that Mr. Anson find suitable anchors for the banners.

August 23, 1983

TO: MAYOR AND CITY COUNCIL
FROM: GARY E. BROWN 
SUBJECT: CORPS OF ENGINEERS COMMENTS ON THE DNR RAMP

On Tuesday, August 23, 1983, the Hedrick Shandskov, of the Army Corps of Engineers, (725-7775) indicated to me that "The DNR puts in more ramps in the Mississippi River than anyone else does and we rely on their expertise" referring to the letter dated August 10, 1983 in the City Council's packet of August 15, 1983 where Mr. Carlson indicated that the approach of putting in the sheet piling on the left corner of the ramp would adequately deter the erosion and insure a safe and reliable boat ramp. Mr. Shandskov also indicated that the Corps did not construct many ramps.

lty



STATE OF
MINNESOTA
DEPARTMENT OF NATURAL RESOURCES

BOX , CENTENNIAL OFFICE BUILDING • ST. PAUL, MINNESOTA • 55155

DNR INFORMATION
(612) 296-6157

FILE NO. _____

August 11, 1983

Mr. Marty MacNamara
City of Hastings
100 Sibley Street
Hastings, MN 55037

Dear Mr. MacNamara:

I am responding to your request concerning the placement of additional sheet piling permanently around the ramp at the access under construction on the Mississippi River. Attached are plans indicating the extent that our engineers believe the sheet piling is necessary-49 lineal feet on the upstream corner of the ramp. The attached letter to the Army Corps of Engineers explains the reasons for the sheet piling. We have agreed to pay the contractor for installing these pilings.

In further discussions with our Engineering they do not believe additional sheet piling is necessary for protection of the ramp. However, this is a new access and the hydraulics of the river are not entirely predictable. Even sheet piling may not be adequate during a disastrous flood. However, it is the engineer's best judgement that the amount of sheet piling already provided for as cited above should suffice under normal conditions.

Sincerely,

Michael T. Markell, Supervisor
Water Access Section
Trails & Waterways Unit
Box 52 - Centennial Building
Saint Paul, Minnesota 55155-1679
(612) 296-6413

MTM/lr

cc Donald M. Carlson, Special Assistant to the Commissioner
John Ernster

PROPOSAL

FROM

*Lowell Cont. Co.
(Dave Lowe)*

436-5688

Proposal No.

Page No.

Date *8/11/83*

PROPOSAL SUBMITTED TO

WORK TO BE PERFORMED AT

Name *City of Hastings*

Street _____

Street *4th Gary Brown*

City _____

State _____

State _____

Date of Plans _____

Telephone _____

Architect _____

We hereby propose to furnish all the materials and perform all the labor necessary for the completion of

*Re-driving the sheeting to protect boat launch ramp from erosion.
DNR is to purchase & drive 750 sq. ft. at a cost of \$18.90
per sq. ft. with approximately 750 sq. ft. remaining.
It is therefore recommended that some if not all of the
remaining sheet piling be driven to grade to protect the ramp.*

*Cost being equal to DNR agreement of \$18.90 per sq. ft. with a
maximum cost not to exceed \$14,175.00 for labor & material.*

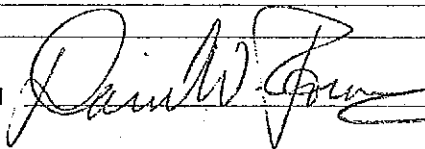
All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of

Dollars (\$ _____)

with payments to be made as follows:

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's Compensation and Public Liability Insurance on above work to be taken out by _____

Respectfully submitted



Per _____

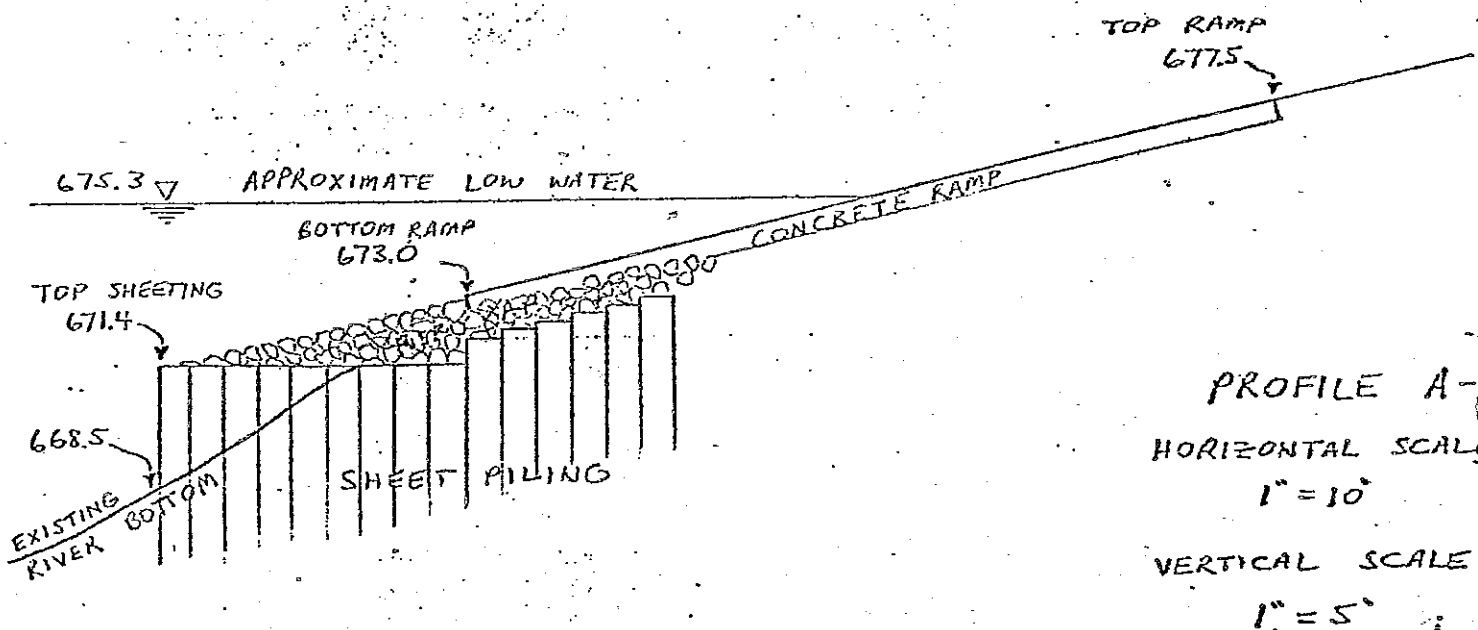
NOTE - This proposal may be withdrawn by us if not accepted within _____ days

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Accepted _____ Signature _____

Date _____ Signature _____

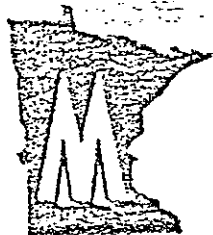


MINNESOTA DEPARTMENT OF NATURAL RESOURCES

BUREAU OF ENGINEERING

Designed	Drawn EMI 10 AUG '83
Survey	Checked
Datum	Revised

BOAT RAMP PLAN MODIFICATION
 JAYCEE PARK SITE
 MISSISSIPPI RIVER WATER ACCESS
 DAKOTA CO. NEAR HASTINGS

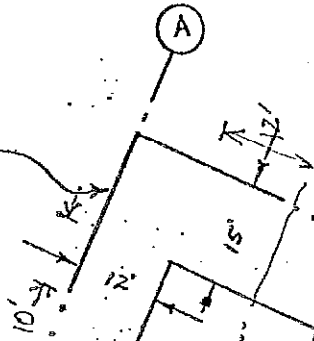


Sec. 21	T. 115	N. R. 17	W.
Dist. Code	Ren.	Sheet	File

MISSISSIPPI RIVER



SHEET PILING
TO BE DRIVEN
TO ELEVATIONS
SHOWN ON
PROFILE A-A'



24'x40'
CONCRETE
BOAT
RAMP

WATER LINE 675.3

DASHED LINE INDICATES
RAMP LOCATION AS SHOWN
IN ORIGINAL PERMIT APPLICATION

SOLID LINE
RAMP AS BUILT

A

PLAN
SCALE 1" = 30'



SPRING STREET

ABATEMENTS---

June 15, 1983

Real Estate: Approved

James Ollig
#19-83600-020-01
Hastings, City of

Upon reviewing the property it was found that no interior inspection was allowed by the owner when it was built. It was found to have a poor floor plan, therefore, a reduction in grade is requested. Therefore, the assessed value should be reduced to \$18,567.

David E. Nelson
#19-51000-040-02
Hastings, City of

In 1982 the appraiser valued new construction of a single family residence on this parcel. The new construction actually took place on the lot adjacent to this property. All structure values were removed and the lot was again reduced to 75% of value in accordance with vacant land rules. The assessed value should be reduced to \$7,128.

Marty McNamara

HASTINGS NATURAL RESOURCES COMMISSION

APPLICATION FOR APPOINTMENT

DATE Aug 1 1983

NAME Caroline Luaine Chandler

ADDRESS 1820 Pine St.

PHONE NO. (HOME) 437-5478 WORK unemployed

SIGNATURE Caroline L. Chandler

The information below is optional. The applicant may or may not provide the data requested. Use additional sheets of paper if necessary.

EMPLOYMENT DATA

Place of Employment

Position Held

Brief statement of position content

EDUCATIONAL DATA

High School Attended Hastings High School

Year Graduated 1970

College or University attended

Year Graduated Major Degree

Technical, Vocational or Trade School attended Hastings College of Hair Design

Course of Study Cosmetology

Post graduate school _____

Major _____ Degree _____

Other (Enter data not covered above) _____

RESIDENCY/FAMILY DATA

Number of years Hastings resident 20

Spouse's name _____

Number of Children 2

MILITARY EXPERIENCE

Branch of service _____

Period: From _____ To _____

GENERAL INFORMATION/REMARKS (Fill in as desired by applicant)

Why do you wish to serve on the Natural Resources Commission? I love working outdoors. I am an avid fisherman & hunter. I have worked for the Park Rapids Parks Dept., mowing, ^{Park Rapids, MN} planting, painting and driving dump truck ^{riding}. I have also been school bus driver, have class B ^{licens}

Other Remarks I can handle chain saw, axes, hoes, & rakes. I don't mind getting dirty or hard work.

August 31, 1983


TO: MAYOR AND CITY COUNCIL
 FROM: NATURAL RESOURCES AND RECREATION COMMISSION
 SUBJECT: 1983 BUDGET PROPOSALS

- 1.) Request the City Council to advertise and accept bids to complete the irrigation system at Veterans Park Softball/Baseball Complex. There will be approximately \$15,000 left in the Softball Complex Fund when the final payment is made to the contractor. The NRRC would like to appropriate an additional \$3,000 out of our budget for this project. Preliminary estimates are for \$18,000 to complete this system.
- 2.) Contribute \$500.00 to the Hastings Youth Athletic Association for construction of a storage shed at Veterans Park Baseball Field.
- 3.) Provide \$10,000 to the Hastings Hockey Boosters to construct a warming house behind the Civic Arena. All labor to construct the building will be provided by the Hockey Boosters. They will work with the building inspector in constructing the building.
- 4.) Bleachers for Veterans Park Baseball/Softball Complex \$6,000
- 5.) Playground equipment Veterans Park Baseball/Softball Complex \$3,000.
- 6.) Water testing Lake Isabell \$500.

TOTAL	\$23,000
Balance for extra expense of the above projects. (painting, etc.)	<u>2,000</u>
 TOTAL BUDGET PROPOSAL/ALLOCATED	 \$25,000

August 30, 1983
Agenda 9-6-83

TO: MAYOR AND CITY COUNCIL
FROM: GARY E. BROWN
SUBJECT: PHONE SYSTEM



Please find enclosed a letter from Nancy Schmidt, Business Service Representative from United Telephone Company, regarding the City's phone system. As previously indicated the City can purchase the entire system for \$3,455.55, thereby showing a pay back of fifteen (15) months. It would be the City's recommendation to pay forward on the interest free payment plan which would save the City an additional \$135. If the Council concurs the purchase will be made of the phone system.

lty



UNITED TELEPHONE SYSTEM - MIDWEST GROUP
105 PEAVEY ROAD/CHASKA, MINNESOTA 55318

Northern Division
United Telephone of Iowa
United Telephone of Minnesota

WRITERS DIRECT DIAL NUMBER

(612) 448-2221

August 11, 1983

Mr. Gary E. Brown
City of Hastings
City Administrator
100 Sibley Street
Hastings, MN 55033

Dear Mr. Brown:

This letter is in regard to the request by Marge Kelly for the purchase price of the telephone system for The City of Hastings (437-4127). Listed below I have itemized the equipment, its current monthly lease rate, and the total purchase price.

<u>QUANTITY</u>	<u>ITEM DESCRIPTION</u>	<u>MONTHLY LEASE RATE</u>	<u>PURCHASE PRICE</u>
1	Key System Common Equipment	\$ 71.35	\$1,070.25
6	Line Terminations into Key System	1.30	117.00
1	Key System Intercom	14.60	219.00
1	Additional Intercom Link	4.05	60.75
11	Touch Tone 10 Button Telephones	83.05	1,245.75
11	Station Numbers	36.30	544.50
2	Busy Lamp Fields	9.70	145.50
2	Manual Exclusion Buttons	.70	10.50
1	Extension Bell	.75	13.50
1	Bell Chime	1.60	28.80
TOTAL MONTHLY COST		\$223.40	
TOTAL PRICE TO PURCHASE			\$3,455.55

Purchase of the telephone system would eliminate the \$223.40 monthly cost of leasing equipment. Payment of the system can be made as a one time billing charge or over 12 monthly installments. Our installment billing is an interest free payment plan, however, a \$.1.00 per month surcharge is applied.

Page 2
City of Hastings
August 11, 1983

All equipment is warranted for parts and labor for thirty (30) days after both parties have signed the Sales Agreement. Maintenance after the warranty period is as follows:

\$40.00 weekdays 8:00AM-5:00PM
\$60.00 after 5:00PM
\$80.00 holidays

If and when you call United, you simply pay for the labor and material used in repair. The other options available to you are to perform your own maintenance or contract with another vendor of telephone repair service.

The prices quoted are in effect for 30 days. If you have any questions, please call me at 448-2221.

Sincerely,

Nancy Schmidt

Nancy Schmidt
Business Service Representative

NS/cw



UNITED TELEPHONE SYSTEM - MIDWEST GROUP
105 PEAVEY ROAD/CHASKA, MINNESOTA 55318

Northern Division
United Telephone of Iowa
United Telephone of Minnesota

WRITERS DIRECT DIAL NUMBER

(612) 448-2221

August 24, 1983

Mr. Don Latch
115 West 5th
Hastings, MN 55033

Dear Mr. Latch:

Per our telephone conversation, you will find the following information enclosed:

- 1). A breakdown of the local service for the accounts 437-5610, 437-3126, 437-5470, and 437-1522.
- 2). The monthly lease for the telephone equipment now in effect.
- 3). The purchase price for the telephone equipment.
- 4). Any increase we as United Telephone Company are aware of for the upcoming year.

I. Breakdown of Local Service Billing

<u>QUANTITY</u>	<u>DESCRIPTION</u>	<u>RATE</u>
	<u>Lines</u>	
5	Touch Tone Business Lines	\$215.05
	<u>Common Equipment</u>	
1	Common Equipment (1-6 lines)	21.10
6	Trunk Cards	8.10

<u>QUANTITY</u>	<u>DESCRIPTION</u>	<u>RATE</u>
	<u>Telephones</u>	
1	Touch Tone 10 Button Keyphone	\$ 7.55
3	Rotary Dial 10 Button Keyphones?	20.25
7	Touch Tone Single Line Telephones	19.25
	<u>Miscellaneous</u>	
1	Fire Bar	63.35
2	Gongs	2.90
2	Extension Bells	1.50
4	Beehive Lamps	3.20
1	Horn	5.15
2	Alarm Channels	34.95
6	Additional Listings	5.40

The monthly lease for the telephone equipment is now \$89.00

The purchase price for the telephone equipment is \$1,322.15. This can be purchased under one of the following options:

- 1). A one time payment of the equipment.
- 2). A 12 month installment billing for the system, which we do not charge any interest under, only a monthly billing service charge of \$1.00.
- 3). A third party financing for the system which can be extended more than 12 months.

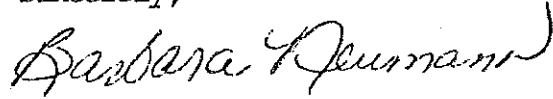
I have also enclosed a maintenance contract which would go into effect after the warranty on your system would expire after the purchase. Of the customers that have purchased their telephone equipment from us, they have elected this contract for you are only billed when you have a repair call and the trouble is found to be in the telephone equipment.

In reference to your questions as to if we see any increasing rates next year, I do see the monthly leased rates for the telephone equipment to continue to go up. There will be a monthly access line charge going into effect just after the first of the year but the amount we, at this time, are not sure what it will be.

Page 3
Don Latch
August 24, 1983

If you have any questions, or would like me to send you the sales agreement and contracts, please feel free to call me.

Sincerely,

A handwritten signature in cursive script that reads "Barbara Neumann". The signature is written in dark ink and is positioned to the right of the typed name.

Barbara Neumann
Communications Consultant

BN/cw

VI B.7

September 1, 1983

TO: MAYOR AND CITY COUNCIL


FROM: GARY E. BROWN 

SUBJECT: MAIN STREET PROJECT

The City Planner and City Administrator will make a small presentation to the City Council regarding the possibility of the city applying through the State Planning Agency for a Main Street Project. Five cities within the State of Minnesota will be selected to conduct extensive work in the area of promoting and developing their main streets. Staff will explain the opportunities available to the City and also will report on meetings of the downtown association held on Friday, September 2, 1983, and of the HRA meeting held on September 1, 1983, regarding this project.

lty


September 1, 1983

TO: MAYOR AND CITY COUNCIL
FROM: GARY E. BROWN 
SUBJECT: APPOINTMENT OF EXECUTIVE DIRECTOR OF THE HRA

The Chairman of the HRA Board has requested the City Council to consider the appointment of the City Administrator as the Executive Director of the HRA. It should be pointed out that the HRA has voted to pay \$6,000 out of HRA funds towards the employment of the City Administrator.

lty

September 1, 1983

TO: MAYOR AND CITY COUNCIL
FROM: GARY E. BROWN 
SUBJECT: CITIZEN ADVISORY COMMITTEE FOR CABLE TELEVISION

As some of you know the installation of Cable TV has already begun. The Cable Ordinance calls for an advisory Committee to be selected for the Administration of Cable Television. Staff is requesting that the City Council consider members for this Committee. A memo previously submitted to the Council from Dianne Latuff is attached for the Councils information.

April 28, 1983

TO: MAYOR AND COUNCIL
FROM: DIANNE LATUFF
SUBJECT: CITIZEN ADVISORY COMMITTEE FOR CABLE TELEVISION

As per your request a letter was mailed out on March 23, 1983 to the attached list of organizations within the City of Hastings for participation on the Citizen's Advisory Committee for Cable Television.

Listed below you will find the names of persons that have expressed an interest in being on this Committee.

Ken Saelens	Garden Club
Darlene Hallberg	A.A.U.W.
Jim Abbott (tentative - however they are requesting a representative)	Chamber of Commerce
Bob Soleim	Investment Club
Dawn Sheridan	Board of Education
Don May	Board of Education
Carolyn Mortensen	School Staff Member
David Clough	School Staff Member
David Mattson	School Staff Member
Leonard Schwartz	School Staff Member
John Sanstead	Hastings Concert Assoc.
Gary Gronquist	Hastings Concert Assoc.
Pat Gildemeister	Hastings Concert Assoc.

lty

VI B-10

September 1, 1983

TO: MAYOR AND CITY COUNCIL

FROM: GARY E. BROWN 

SUBJECT: CHARTER COMMISSION

In reviewing the various Commissions and Committees of the City Council the City Administrator discovered that it had been sometime since the Charter Commission had met, and in fact all of the terms of the Members have expired. A list of those members has been included in the council packet. The State Statutes require that the Charter Commission meet on an annual basis. The membership of this Commission is nominated by the City Council with actual appointment by the Chief Judge of District Court. Staff is requesting that the City Council consider names for the Charter Commission so that compliance with State Law can take place.

CHARTER COMMISSION

(2 & 4 Yr Terms)

			<u>Appointed</u>	<u>Term Expires</u>
Kenneth Stevens 2150 Louis La.	(4 Yr)	(Chrmn)	9-12-75	8-1-79
Merle Knutson 1917 Pine St.	(4 Yr)	(Sec)	9-12-75	8-1-79
Audrey Anderson 1517 Forest St.	(4 Yr.)		9-12-75	8-1-79
Robert Kulzer 220 W. 10th St.	(4 Yr)		9-12-75	8-1-79
Theodore Shannon 1319 W. 21st St.	(4 Yr)		9-12-75	8-1-79
Audrey Kuhn 418 W. 12th St.	(2 Yr)		4-30-77	8-1-79
George Irvin 1913 Pine St.	(2 Yr)		4-30-77	8-1-79
Michael O'Connor P.O. Box 13	(4 Yr)		1-16-78	8-1-81
Michael Ring 1125 Ramsey St.	(4 Yr)		1-16-78	8-1-81
Charles Caturia 909 Ramsey St.	(4 Yr)		2-6-78	8-1-81
Jeanne McGree 125 W. 18th St.	(4 Yr)		2-21-78	8-1-81
Kathleen Seibert 1513 Lyn Way	(4 Yr)		3-6-78	8-1-81

The appointment date and term expiration date is taken from the Court Order issued.

There will be 7 vacancies on the Charter Comm. August 1, 1979

Commission can be a minimum of 7 members.

*Not less than 7 nor more than 15
8 for 2 yr terms
7 for 4 yr terms
2 terms served consecutively*

*Meetings:
at least once per year*

Chief Judge of District Court

Council. nominate up to full membership

City Attorney will follow

VI B-11

September 1, 1983

TO: MAYOR AND CITY COUNCIL

FROM: GARY E. BROWN 

SUBJECT: BUG ZAPPER ORDINANCE

The City Attorney's Office has prepared an amendment to the current ordinance regarding bug zappers (or an electronic insect control device). The City Council is requested to consider this for a 1st Reading and also to consider a possible hearing before the 3rd and Final Reading of the ordinance.

lty

CITY OF HASTINGS

AN ORDINANCE REGULATING THE USE OF
INSECT ELECTROCUTING SYSTEMS.

ORDINANCE NO.:

Be it ordained by the City Council of the City of Hastings as follows:

- Subd. 1. It is unlawful for any person to operate, between the hours of 11:00 p.m. and 8:00 a.m. of the following day, an insect electrocuting system or device, which emits a sound that is audible on property other than that of the operator.
- Subd. 2. Every person who violates this section, upon conviction thereof, shall be guilty of a misdemeanor, punishable by a fine of up to \$500.00 or by imprisonment for up to 90 days or both.

VII B-12



HASTINGS POLICE DEPARTMENT


107 West 5th Street
Hastings, Minnesota
612-437-4126



DARYL A. PLATH
Chief of Police

August 31, 1983

MEMO TO: Mayor Stoffel
City Council Members

FROM: Daryl A. Plath, Chief of Police 

I am requesting that you declare two 1977 Chevrolet Impalas as surplus property, to be sold at a public auction. These are the two unmarked vehicles replaced by the two 1982 Chevrolet Malibus recently purchased from O'Brien Chevrolet.

DAP/cs

September 6, 1983

MEMO

TO: MAYOR AND COUNCIL MEMBERS
FROM: MERLIN WILBUR
SUBJECT: MYRTEL LINDEMANN ESTATE - 1512 EAST 4TH STREET

The Hastings Kiwanis Club has purchased Myrtel Lindemann Estate and proposes to restore this historical site.

Attached find a copy of a letter addressed to the Building Inspector and the City Attorney outlining the proposed clean-up and restoration project and its time table. The final intent of the Kiwanis Club is to undertake resotration and eventually donate it to one of the historical societies or possibly even the City.

I feel that the schedule outlined by the Kiwanis Club would meet the intent of the order issued by the Council for abatement of the property.

Therefore, with the afore mentioned items as their goals, I would ask that the City Council officially accept the letter of intent and pass all appropriate motions for acceptance thereto.



The HASTINGS KIWANIS CLUB

Hastings, Minnesota 55033

July 27, 1983

Mr. Merlin Wilbur
City of Hastings
Building Inspector
100 Sibley Street
Hastings, Minnesota 55033

And

Mr. Donald Fluegel, City Attorney
Hertogs, Fluegel, Sieben, Polk, et al
999 Westview Drive
Hastings, Minnesota 55033

Gentlemen:

We understand that you have several concerns about our offer submitted to the administrators of the Glasby estate for the purchase of the "Barker Home" on East Fourth Street. As you know, the purchase agreement is subject to the Kiwanis Club's Board of Directors approval. Prior to our next Board meeting, we feel that all interested parties should have full knowledge about the contemplated transaction. An intelligent decision can then be made.

The Kiwanians see this as an opportunity to generate some much needed interest in preserving our heritage. It is our understanding that the Barker home is the second oldest structure in Hastings. It is also a unique building inasmuch as it is constructed of stone. These factors were our prime motivators in submitting our offer to the administrator.

If we decide to acquire the property, we view it as a long term restoration project. We don't perceive the Club as the final owner. Rather, we would donate it to one of the historical societies or, possibly, the City. Prior to achieving this goal, a great deal of work must be put into the building. Our preliminary timetable would be as follows:

Mr. Merlin Wilbur
City of Hastings

and

Mr. Donald Fluegel
City Attorney

Fall 1983

General clean up work

Yard (clean out excessive shrubs, trees, etc.)

Inside (clean out everything from the interior)

Secure the premises

Board up windows, doors

1984 and ensuing years

Roof the home, possibly put a new floor in, new windows, etc.

Realistically, we feel that the project cannot be done "right away". In order to properly restore the home, a great deal of research is required. Additionally, there will be considerable costs to do that which is planned. Funds for the project will be generated from various fund raisers we currently have.

The aforementioned items are realistic goals for us. To attain the desired end, we recognize the need to work closely with the City and neighbors of the home. We would appreciate input from your respective offices regarding this project. For instance, we would like to know the requirements we would have with the inspection department (permits, codes, etc.).

If you could please forward a letter to:

Roger Hullander
11800 Lockridge Avenue South
Hastings, Minnesota 55033

detailing your concerns and comments regarding this proposed project.

Very truly yours,

Roger Hullander
Barker Home Committee



David A. Thue
Secretary-Treasurer

cc: Mayor Lu Stoffel
City of Hastings
100 Sibley Street
Hastings, Minnesota 55033

September 1, 1983

VI D-2

MEMO

TO: HONORABLE MAYOR AND COUNCILORS
FROM: ALLAN LARSON
SUBJECT: REQUEST FOR FILL AT BIRCHWOOD TOWNHOUSE PROJECT - 5TH AND ASH
STREETS - AL SIEBEN CONSTRUCTION

At present, Engineering Department does not have the information from Dennis Palmer, Barr Engineering Company, regarding the fill requested by Mr. Sieben, to submit in the Council packets. I will, however, at the upcoming meeting, address the issue.

gu
attachment

Al Sieben CONSTRUCTION

16190 LeRoy Avenue East Hastings, Minnesota 55033

August 25, 1983

City of Hastings
Hastings, Minn

c/o Gary Brown - City Admin.

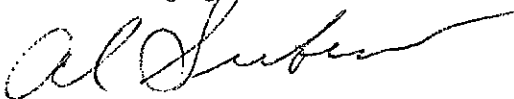
This is our formal request to the City of Hastings in regard to our need for approximately 5,000 yards of fill at our Birchwood Townhouse project at 5th and Ash streets. This 5,000 yards represents in place volume.

We would like to secure this fill from the City from the excess fill the City will have during the construction of the ponding basin. We would like to borrow or rent this fill until next year and then return it to the City when it will be needed to complete the ponding basin construction.

If this proposal is not satisfactory, we would be willing to pay for the fill and then sell it back, or we would be willing to pay rent on it, or in the event the City would not need it, we would be willing to just keep it and pay for it.

Thank you for your consideration.

Sincerely yours, .



Al Sieben

V1-D-3

✓ Mayor Stoffel, City of Hastings
City Council, City of Hastings

We the undersigners, who are home owners, taxpayers and residents of the western end of Tierney Drive, City of Hastings, do hereby request said City to install one or more street lights on the west end of this street.

There are numerous automobiles using this area to park and party. We hope this will put a stop to it without too much cost to the City.

Mr. & Mrs. Terry Jensen
Jarvis Terry 1528 Tierney Drive

Mr. & Mrs. Thomas Loesch
Loesch Thomas 1538 Tierney Drive

T. Robert Seiz
Seiz T. Robert 1548 Tierney Drive

Russ Kimball
Kimball R. L. 1560 Tierney Drive

Marlyn Teeter
Teeter Marlyn 1572 Tierney Drive

Mr. & Mrs. Allan Kaiser
Kaiser Allan M. 1596 Tierney Drive

Mr. & Mrs. Paul Ollmann
Ollmann Paul L. 1555 Tierney Drive

Mr. & Mrs. John W. Stark
Stark John W. 1545 Tierney Drive

Joel D. Evermann
Evermann Joel 1535 Tierney Drive

Copy to D. J. Fluegel, City Attorney

CITY OF HASTINGS

100 Sibley Street
Hastings, Minnesota 55033

PERIODICAL ESTIMATE FOR PARTIAL PAYMENTS

Estimate No. 3 Period Ending August 28, 1983 Sheet 1 of 5 City No. 83-1
Location 1983 Construction Program Original Contract Amount
Contractor Austin P. Keller Construction Co. \$ 179,689.34

Item	Description of Items	WORK COMPLETED TO DATE			
		Extra Work	Quantity	Unit Price	Total
	STREET CONSTRUCTION				
2101.502	Clearing		15	200.00	3,000.00
2101.507	Grubbing		14	50.00	700.00
2104.501	Remove Concrete C & G		207.1	2.00	414.20
2104.503	Remove & Repl. Conc. Sidewalk			3.00	
2104.505	Remove Concrete Driveway		40.66	4.00	162.64
2104.505	Remove Bit. Driveway		111.46	1.00	111.46
2104.50	Remove Bit. Pavement		488	1.00	488.00
2105.515	Unclassified Excavation		2016	2.00	4,032.00
2211.501	Aggregate Base Cl. 5		1636.31	5.00	8,181.55
2331.504	Bit. Material for Mix			185.00	
2341.508	Wear Course			11.70	
2506.522	Adjust Frame & Ring Castings		3	150.00	450.00
2531.501	Concrete Curb & Gutter		3064.80	4.70	14,404.56
2531.507	Conc. Drwy. Panels/Aprons		304.22	20.00	6,084.40
	Bit. Drwy Panels			7.00	
2575.501	Roadside Seeding			260.00	
2575.502	Seed Mix No. 5			2.00	
2575.505	Sodding/Inc. Topsoil			1.30	

Total Contract Work Completed		\$	_____
Approved Extra Orders Amount Completed		\$	_____
Total Amount Earned this Estimate		\$	_____
Less Percent Retained	\$	_____	
Less Previous Payment	\$	_____	
Total Deductions		\$	_____
Amount Due this Estimate		\$	_____

Contractor _____ Date _____
 Engineer _____ Date _____

CITY OF HASTINGS

100 Sibley Street
Hastings, Minnesota 55033

PERIODICAL ESTIMATE FOR PARTIAL PAYMENTS

- Estimate No. 3 Period Ending August 28, 1983 Sheet 2 of 5 City No. 83-1
 Location 1983 Construction Program Original Contract Amount
 Contractor Austin P. Keller Construction Co. \$ 179,689.34

Item	Description of Items	WORK COMPLETED TO DATE			
		Extra Work	Quantity	Unit Price	Total
	Mulch Material			260.00	
	Commercial Fertilizer			380.00	
	Catch Basin Casting R32501		2	250.00	500.00
	Drainage Swale		50%	600.00	600.00

Total Contract Work Completed		\$	_____
Approved Extra Orders Amount Completed		\$	_____
Total Amount Earned this Estimate		\$	_____
Less _____ Percent Retained	\$	_____	
Less Previous Payment	\$	_____	
Total Deductions		\$	_____
Amount Due this Estimate		\$	_____

Contractor _____ Date _____
 Engineer _____ Date _____

CITY OF HASTINGS

100 Sibley Street
Hastings, Minnesota 55033

PERIODICAL ESTIMATE FOR PARTIAL PAYMENTS

Estimate No. 3 Period Ending August 28, 1983 Sheet 3 of 5 City No. 83-1
 Location 1983 Construction Program Original Contract Amount
 Contractor Austin P. Keller Construction Co. \$ 179,689.34

Item	Description of Items	WORK COMPLETED TO DATE			
		Extra Work	Quantity	Unit Price	Total
	SANITARY SEWER				
1	Tap into Exist. MH		1	1,200.00	1,200.00
2	8" ESVCP 0'-10' Depth		294	18.00	5,292.00
3	8" ESVCP 10'-12' Depth		162	18.00	2,916.00
4	Relocate Exist. MH		1	1,200.00	1,200.00
5	10" ESVCP 10'-12' Depth		376	30.50	11,468.00
6	10" ESVCP 12'-14' Depth		120	30.50	3,660.00
7	10" ESVCP 14'-16' Depth		308	30.51	9,397.08
8	10" ESVCP 16'-18' Depth		58	30.52	1,770.16
9	10" ESVCP 18'-20' Depth		33	30.53	1,007.49
10	Standard 4' Dia. MH		8	900.00	7,200.00
11	Extra Depth MH		26.02	70.00	1,821.40
12	4" on 8" Wye Branches		3	50.00	150.00
13	4" on 10" Wye Branches		3	70.00	210.00
14	4" CISP Service		321	10.00	3,210.00
15	8" DIP. Drop Connection		2	600.00	1,200.00
16	Solid Rock Excavation		530.60	.10	53.06

Total Contract Work Completed		\$	_____
Approved Extra Orders Amount Completed		\$	_____
Total Amount Earned this Estimate		\$	_____
Less Percent Retained	\$	_____	
Less Previous Payment	\$	_____	
Total Deductions		\$	_____
Amount Due this Estimate		\$	_____

Contractor _____ Date _____
 Engineer _____ Date _____

CITY OF HASTINGS

100 Sibley Street
Hastings, Minnesota 55033

PERIODICAL ESTIMATE FOR PARTIAL PAYMENTS

Estimate No. 3 Period Ending August 28, 1983 Sheet 4 of 5 City No. 83-1
 Location 1983 Construction Program Original Contract Amount
 Contractor Austin P. Keller Construction Co. \$ 179,689.34

Item	Description of Items	WORK COMPLETED TO DATE			
		Extra Work	Quantity	Unit Price	Total
	WATERMAIN				
1	Connect to Exist 6" WM		3	1,000.00	3,000.00
2	6" DIP CL. 50 WM		589.1	13.00	7,658.30
3	8" DIP CL. 50 WM		882.2	18.00	15,879.60
4	6" Branch Service		18	15.00	270.00
5	6" MJ Gate Valve		8	300.00	2,400.00
6	8" MJ Gate Valve		2	400.00	800.00
7	6" MJ Hydrant		3	900.00	2,700.00
8	MJ Fitting		1150	1.00	1,150.00
9	3/4" "Type K" Copper		70	6.00	420.00
10	1" "Type K" Copper		254	7.00	1,778.00
11	3/4" Corp Stop/Incl. Tap		3	15.00	45.00
12	1" Corp. Stop/Incl. Tap		8	20.00	160.00
13	3/4" Curb Stop W/Box		2	50.00	100.00
14	1" Curb Stop W/Box		8	60.00	480.00

Total Contract Work Completed		\$	_____
Approved Extra Orders Amount Completed		\$	_____
Total Amount Earned this Estimate		\$	_____
Less Percent Retained		\$	_____
Less Previous Payment		\$	_____
Total Deductions		\$	_____
Amount Due this Estimate		\$	_____

Contractor _____ Date _____
 Engineer _____ Date _____

CITY OF HASTINGS

100 Sibley Street
Hastings, Minnesota 55033

PERIODICAL ESTIMATE FOR PARTIAL PAYMENTS

Estimate No. 3 Period Ending August 28, 1983 Sheet 5 of 5 City No. 83-1
Location 1983 Construction Program Original Contract Amount
Contractor Austin P. Keller Construction Co. \$179,689.34

WORK COMPLETED TO DATE					
Item	Description of Items	Extra Work	Quantity	Unit Price	Total
	STORM SEWER				
1	Connect to Exist. CB		1	1,000.00	1,000.00
2	15" RCP Cl. III		141	20.00	2,820.00
3	18" RCP Cl. III		406	22.00	8,932.00
4	24" RCP Cl. III		33	25.00	825.00
5	15" RCP Apron W/Trash Guard		1	500.00	500.00
6	Standard 4' Dia. MH		2	900.00	1,800.00
7	Standard Catch Basin		4	850.00	3,400.00

Total Contract Work Completed		\$147,001.90
Approved Extra Orders Amount Completed		\$
Total Amount Earned this Estimate		\$ 59,284.17
Less 5 Percent Retained	\$ 2,964.20	
Less Previous Payment	\$ 87,717.73	
Total Deductions		\$ 90,681.93
Amount Due this Estimate		\$ 56,319.97

Contractor _____ Date _____
Engineer _____ Date _____

September 1, 1983

MEMO

TO: MAYOR AND COUNCIL MEMBERS
FROM: MERLIN WILBUR
SUBJECT: PARTIAL REIMBURSEMENT OF SIDEWALK

Attached please find a copy of the receipt for sidewalk replacement at 317 W. 3rd Street, Hastings. The owner of the property is Bill Collins.

I have inspected the sidewalk and respectfully ask the City Council to reimburse Mr. Collins for 50% of project costs or \$250.

INVOICE

Dakota Rhoads Masonry, Inc.

19550 Michael Avenue East
Hastings, Minnesota 55033
(612)437-2100

No 1490

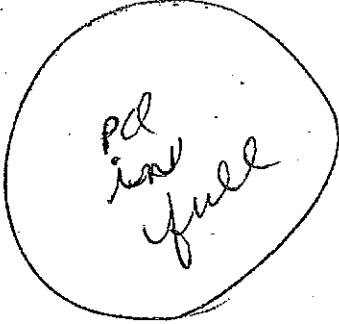
Date 8-29 19 83

Bill Collins

317 W. 3rd St.

Hastings, MN 55033

Please detach and return upper portion with your remittance \$ 500⁰⁰

DATE	CHARGES AND CREDITS	BALANCE
	Removal of existing sidewalk repour new walk.	500.00
	Total Amount Due:	\$500.00
		

Dakota Rhoads Masonry, Inc. 19550 Michael Ave. E., Hastings MN 55033
TERMS: 1½% Service Charge on all past due accounts over 30 days (18% per annum)

September 1, 1983

MEMO

TO: MAYOR AND COUNCIL MEMBERS
FROM: MERLIN WILBUR
SUBJECT: PARTIAL REIMBURSEMENT OF SIDEWALK . .

Attached please find a copy of the receipt for sidewalk replacement at 203 E. 6th Street, Hastings. The owner of the property is John Hanks.

I have inspected the sidewalk and respectfully ask the City Council to reimburse Mr. Hanks for 50% of projects costs or \$312.50.

STATEMENT

LANGENFELD MASONRY, INC.

11901 LOFTON AVENUE
HASTINGS, MINNESOTA 55033
PHONE 612-437-3751

Date 8-31-83

John Harber
203 E 6th St
437-4510

TERMS:

CHARGES AND CREDITS	BALANCE	
BALANCE FORWARD ▶		
<i>front walk as per estimate</i>	\$ 625.	<u>00</u>

Paid

8-31-83

Louis L

LANGENFELD MASONRY, INC.

Thank You

PAY LAST AMOUNT
IN THIS COLUMN

This Application must be submitted in DUPLICATE

STATE OF MINNESOTA
MINNESOTA ENERGY AND ECONOMIC DEVELOPMENT AUTHORITY

Application
For Approval of Municipal Industrial Revenue Bond Project

To: Minnesota Energy and Economic
Development Authority
480 Cedar St., Rm. 100 Hanover Bldg.
St. Paul, Minnesota 55101

Date _____

The governing body of Hastings, County of Dakota, Minnesota hereby applies to the Minnesota Energy and Economic Development Authority of the State of Minnesota for approval of this community's proposed Municipal Industrial Revenue Bond issue as required by Minn. Stat. §474.01, Subd. 7a.

We have entered into preliminary discussions with:

Firm Braemar Computer Corporation, or a wholly owned subsidiary

Address 11950 12th Avenue South

City Burnsville State MN State of Incorporation Minnesota

Attorney Briggs and Morgan, Bond Counsel

Address 2200 First National Bank Bldg, St. Paul, MN 55101

Name of Project Braemar Computer Corporation Project

This firm is engaged primarily in (nature of business): manufacturing, distributing and selling tape drives and related computer components

The funds received from the sale of the Industrial Revenue Bonds will be used to (general nature of project): acquire assets of Electro-Fab, Inc. (equipment), acquire real estate and building and acquire new equipment

It will be located in Hastings

The total bond issue will be approximately \$ 2,200,000, to be applied toward payment of costs now estimated as follows:

Acquisition of Existing Building and Equipment	\$	<u>1,400,000</u>
Equipment Acquisition and Installation (new)		<u>700,000</u>
Fees: Architectural, engineering, inspection, fiscal, legal, administration, or printing	}	<u>100,000</u>
Interest accrual during construction		
Initial bond reserve		
Contingencies		
Bond discount		
Other		

It is presently estimated that construction will begin on or about October 1983, and will be completed on or about May, 1985. When completed, there will be approximately 30 new jobs created by the project at an annual payroll of approximately \$360,000-450,000, based upon currently prevailing wages. (If applicable) There are 56 existing jobs provided by business within 3 years.

The tentative term of the financing is 20 years, commencing October, 1983.

The following exhibits are furnished with this application and are incorporated herein by reference:

1. An opinion of bond counsel that the proposal constitutes a project under Minn. Stat. §474.02.
2. A copy of the city council resolution giving preliminary approval for the issuance of its revenue bonds.
3. A comprehensive statement by the municipality indicating how the project satisfies the public purpose of Minn. Stat. §474.01.
4. A letter of intent to purchase the bond issue or a letter confirming the feasibility of the project from a financial standpoint.
5. A statement signed by the principal representative of the issuing authority to the effect that upon entering into the revenue agreement, the information required by Minn. Stat. §474.01, Subd. 8 will be submitted to the Minnesota Energy and Economic Development Authority.
6. A statement signed by the principal representative of the issuing authority that the project does not include any property to be sold or affixed to or consumed in the production of property for sale, and does not include any housing facility to be rented or used as a permanent residence.
7. A statement signed by the principal representative of the issuing authority that a public hearing was conducted pursuant to Minn. Stat. §474.01, Subd. 7b. The statement shall include the date, time and place of the meeting and that all interested parties were afforded an opportunity to express their views.
8. Copies of notice(s) as published which indicate the date(s) of publication and the newspaper(s) in which the notice(s) were published.
9. Provide a plan for compliance of employment preference of economically disadvantaged or unemployed individuals. (See Mn. Laws 1983, Ch. 289, 113.)

We, the undersigned, are duly elected representatives of Hastings, Minnesota, and solicit your approval of this project at your earliest convenience so that we may carry it to a final conclusion.

Signed by: (Principal Officers or Representatives of Issuing Authority; type or print Mayor's name on the line to the left of the signature line. Thank you.)

Lu Stoffel
Mayor's Name

Signature

Gary E. Brown
Title: Administrator-Clerk

Signature

This approval shall not be deemed to be an approval by the Authority or the State of the feasibility of the project or the terms of the revenue agreement to be executed or the bonds to be issued therefor.

Date of Approval

Authorized Signature - Minnesota Energy and Economic Development Authority

THE NATIONAL MAIN STREET CENTER ANNUAL REPORT FOR 1982

Executive Summary

After two years of a three year pilot partnership with six states and 30 communities, the National Main Street Center is pleased to report that the demonstration has had a remarkable effect—both with the government agencies conducting the state program and in the central business districts of the participating Main Street cities. The sheer numbers in achievements of the first two years deserve mention:

- Two-thirds of the pilot states have added new communities to the program, creating a total network of 63 towns.
- In the 48 cities that have been active partners for at least 18 months, 18 have formed new downtown organizations and 25 others have strengthened existing groups. Through these organizations, citizens are committing themselves to plan for and provide for economic stability for their future.
- More than 350 facade renovations have been completed. In the initial 30-town network, 28 cities have set up and are sponsoring free design assistance programs for local property owners.
- Financial institutions in 24 of the 30 1980 towns have joined together to provide low-interest loan pools to help local businesses upgrade their establishments.
- The towns have recorded 355 business starts despite 176 business closings, for a net gain of 179 new businesses in just 30 towns. In addition to those already-recorded new businesses, 19 cities have started business recruitment programs.
- More than \$59 million in private funds—nearly \$23 million in rehabilitation and over \$36 million in new construction—has been invested in the first-year network.

The needs, resources and priorities in the six demonstration states have been different, so the Center has worked with each state to "customize" the Main Street Approach to its communities—and all states report strong satisfaction with the partnership. Several have even shaped their small cities block grant program around the Main Street experience.

The Center and its partners have helped forge other strong partnerships—with corporations, foundations and academic institutions—to enrich the local and statewide resources already in place and channel their abilities back into downtown. Now, as the partnerships progress and the results begin to surface, the National Main Street Center has begun to work with additional states and towns that want to apply the emerging strategies of the Main Street Approach to their central business districts.

The National Main Street Center is proud to report the achievements made in the past two years in its partner states and communities. But those achievements are only part of the Main Street Approach; an equally important part is the fact that the Main Street Approach has helped thousands of individuals to understand that preservation can be a valid and effective path to economic development.

"For development to be successful, it is not enough just to have the public and private sectors working together. They must have a vision of what they work for."

Weiming Lu

The National Main Street Center is a human resource and technical reference program set up by the National Trust for Historic Preservation to stimulate economic development within the context of historic preservation. An earlier Trust pilot program developed a comprehensive strategy for economic revitalization that emphasized Main Street's existing and historic assets yet recognized its need to adapt to today's markets. Since 1979, the Main Street Approach—as the strategy has come to be known—has been successfully used by scores of towns engaged in revitalization activities.

The National Main Street Center was established by the National Trust in 1980 to make the Main Street Approach more widely available to states and towns searching for effective, affordable solutions to the problems in older central business districts. The Center publishes information, produces audiovisual materials, conducts training courses, and provides technical assistance to states and communities. The focus of most of the program has been a unique partnership between the Center, six states and 30 small cities. This is a report on the Center's activities during 1982, the second year of the three-year demonstration.

THE STATE PARTNERSHIP DEMONSTRATION

In 1980, with the assistance of I D E A (International Downtown Executives Association) and financial backing from a consortium of federal agencies (NEA, HUD, EDA, DOT, SBA), six states were competitively selected to participate in a pilot effort by the Center to help states marshal existing public and private resources and assist local Main Street revitalization efforts. The target states are Colorado, Georgia, Massachusetts, North Carolina, Pennsylvania and Texas. The goal of the state partnership is to use the Main Street Approach as an organizing framework to make the commercial revitalization process work more effectively. An equal goal is to encourage state agencies to work more closely with the business community, universities, and nonprofit groups to gain their involvement in Main Street programs.

The Center serves as a catalyst by providing training, on-site technical assistance and access to an impressive group of supporting organizations, and by encouraging the sharing of experiences within the demonstration network.

In the first year (1981) project managers and state staff received a week of training on how to use the Center's four-part approach to implement a local downtown revitalization program. After the training the towns were visited by interdisciplinary resource teams led by one of the Center's staff. Leading consultants in real estate finance, small business development, parking, architecture and promotions spent nearly a week in each town addressing its unique needs and resources. State officials were also part of these teams, learning first hand the problems and opportunities of the downtown. This experience helped them design state support systems and future training programs.

During the second year, the state coordinators and Center staff worked closely with participating communities to solve specific problems and to capitalize on opportunities. The Center provided on-site technical assistance and an open line for consultation, developed and distributed information packets and helped conduct in-state training sessions. Also, because the towns and states are part of a supportive network, information about successful programs from one town was able to be communicated quickly to other communities.

Development and new investment are badly needed in most of the Main Street communities. However, many of the local project managers and state staff did not sufficiently understand investors' motives or know enough about the real estate process to market the opportunities in their communities and create a welcoming climate for developers and investors. The Center organized a training seminar, "Understanding the Real Estate Development Process" that was given to state staff and local managers in January, 1982. The five-day intensive training program brought together developers, real estate attorneys, financial consultants and other professionals who took participants through the complex stages of a successful development project.

Despite a national economic slump, more than \$22 million in rehabilitation projects and \$36 million in new construction were granted in the pilot communities in 1982. Over 350 new businesses were placed into operation in those downtowns. Both the reinvestment statistics and business starts also translate into new jobs and a positive outlook toward investment in central business districts.

Additional indicators point to progress: Almost every town either formed a new downtown organization or reorganized an existing one to better meet the challenges facing the central business district. More than two-thirds of the towns have set up low interest loan pools or interest subsidy programs in partnership with local lenders. After years of apathy or faint-hearted efforts, most of the towns are now actively marketing their downtown areas using a more cohesive image in their promotion efforts. During the past two years more than 350 building facades have been improved. Changes range from inexpensive paint jobs or a new awning to a full-fledged restoration. They are signs of a new confidence that translates to investors and consumers that downtowns are coming back, becoming once again a good place to live and work.

Overall, progress in the 30 pilot towns has been more rapid than originally anticipated by the Center, attributable in part to a shortening of the process brought about by their learning from one another. Those network towns that have full-time project managers and have adopted the four-part Main Street Approach are doing well. Their success bears out the Center's belief that properly applied technical assistance, when coupled with improvements in community attitudes, can greatly enhance the chances of successful downtown revitalization.

Although we are pleased with the progress of individual towns, the primary goal of the state partnership demonstration was to institutionalize the state's role in supporting local revitalization efforts, particularly in small communities. The success of their network towns has helped strengthen the six state programs. Some have expanded and others have begun to evaluate state policies in light of the Main Street Approach. At the Center we have learned that each state is quite different in resources, political and economic outlook and overall culture. Sometimes what works in Pennsylvania would be ineffective in Colorado. All, however, have reported that the Main Street Approach is an effective organizing framework for their small city development activities.

The following is a brief description of each of the six state partnerships and the highlights of their 1982 programs.

COLORADO

The Main Street Demonstration Program is housed in the Colorado Division of Commerce and Development and is coordinated by Patrick Coyle, who joined the program in April, 1982 following several management changes in the department. Much of the focus in 1982 was on strengthening partnerships the state office has made with other state agencies, particularly the Colorado State Historic Preservation Office, and with the Colorado Downtown Development Association (CDDA), the fast-growing new statewide association in which three of the Colorado Main Street communities have taken a leadership role. To demonstrate its commitment to the Main Street program, the Division

of Commerce and Development made \$25,000 grants to each of the five demonstration towns to cover some of the local project management expenses. Each community also received \$8,000 from the Gates Foundation to underwrite free design assistance for participating downtown building owners.

A chronic problem in Colorado has been the shortage of capital, particularly to meet small business needs. Recent state legislation authorized the state housing finance authority to issue up to \$150 million in bonds for financing small business development. The Main Street program and CDDA actively encouraged this move and have also worked closely with HUD and appropriate state offices in the shaping of state priorities for Community Development Block Grant projects.

To help the many Colorado communities involved in downtown revitalization the Division of Commerce and Development and the CDDA jointly sponsor quarterly workshops and an annual Governor's Conference on Downtown Development. This year the theme was downtown organization and more than 100 people attended. The Division also provided technical assistance to more than 20 percent of the state's communities and helped CDDA produce its bimonthly newsletter. The state has budgeted funds for an evaluation of the Main Street demonstration program so other communities can directly benefit from their three years of experience.

In the final year of the demonstration Colorado plans to place emphasis on institutionalizing the program in the network towns and will continue to work closely with the Colorado Downtown Development Association.

Highlights of the Colorado Towns

Delta (Pop. 4,000)

- 24 new businesses opened downtown
- \$214,000 was invested in rehab projects
- small business training seminars attracted high participation

Durango (Pop. 11,000)

- 47 new businesses opened downtown
- \$585,000 was invested in rehab projects
- 13 facade improvements were completed
- \$200,000 UDAG was approved for downtown project

Grand Junction (Pop. 28,000)

- 15 new businesses opened downtown
- building rehab investment reached \$270,000
- \$2.4 million in new construction got underway
- Tax Increment District approved \$10 million in bonding authority for Downtown Development Authority

Manitou Springs (Pop. 5,000)

- Manitou Springs Development Company pushed through first SBA 503 loan in state; also spearheaded reopening Manitou Springs Bottling Plant to produce and distribute Manitou Natural Sparkling Water
- 9 new businesses opened downtown
- setback occurred with bad fire in major downtown hotel, but restoration now underway.

Sterling (Pop. 13,000)

- 8 new businesses opened downtown
- \$515,000 was invested in rehab and new construction
- business loans available through CDBG fund and Urban Renewal Authority.
- sales tax increment financing approved

GEORGIA

The Georgia Main Street project is housed in the Industrial and Commercial Development Unit of the Department of Community Affairs. During 1982 Bruce MacGregor and Lyn Menne, the state coordinators, continued to work with the original five network towns and help select an additional three towns. Regular meetings of the statewide Task Force brought officials from various state agencies together with representatives of business and civic groups to encourage cooperative partnerships and to participate in workshops. As an example of the supportive alliances that are forming, the Georgia Highway Department fabricated a special "Main Street Community" sign that will be erected where state highways enter the participating towns. The state historic preservation office has helped, too, with technical assistance on preservation matters.

Another important entry into the Georgia Main Street program is the Georgia Trust for Historic Preservation. The energetic statewide preservation organization raised funds and hired an architect to provide free design assistance to the network towns. The Georgia Main Street Center also has a valuable resource in the Georgia Power Company, a major utility that is pioneering in providing community development and design assistance to selected small cities.

The Georgia Main Street Center sponsored a very successful regional conference "DESIGN 82: Rehabilitation for the Professional" attended by more than 90 communities throughout the southeast. Other workshops were held on various forms of financing downtown revitalization. A recent Georgia law allows communities to designate the downtown as a development district, which permits financial institutions to make low interest loans to the city's Development Authority. These funds can then be made available for joint development projects in the designated area. The Georgia Downtown Development Association worked very hard for this important enabling legislation which is now being used by a number of Main Street towns.

Future activities of the Georgia Main Street Center include a workshop on "Bankers as Partners in Downtown Revitalization," cosponsored by the Georgia Bankers Association. Another gathering, "Downtown: Reason to Celebrate," will bring together a variety of organizations to focus on promoting and generating activity downtown during Georgia's semiquincentennial (250th birthday observance).

Highlights of the Georgia Towns

Athens (Pop. 44,000)

- 19 new businesses opened downtown
- \$1.26 million was invested in rehab projects
- work with Chamber resulted in purchase of vacant department store which is being converted into convention center

La Grange (Pop. 25,000)

- \$1.42 million was invested in rehab downtown
- new construction investment totalled \$6.03 million
- \$200,000 revolving loan fund for small businesses was set up
- business seminars attracted wide merchant participation

Waycross (Pop. 20,000)

- retail recruitment program established
- property values have increased by 25 percent over the last three years
- \$234,000 was invested in rehabilitation projects

Rome (Pop. 30,000)(added in 1982)

- established a Downtown Development Authority as well as a downtown promotion office
- 26 new businesses opened downtown
- \$237,000 was invested in rehab

Thomasville (Pop. 15,000)(added in 1982)

- CDBG funds used for facade incentive grants and project manager salary
- established a Downtown Development Authority, Main Street Advisory Board and architectural review board
- 17 new businesses started downtown
- \$109,000 was invested in rehabilitation projects

NOTE: CANTON and SWAINSBORO were originally designated pilot towns by the Department of Community Affairs. They received training and resource team visits in 1981. However, due to their size and a lack of local financial commitment, both have been very slow to adopt the Main Street Approach. In 1982 the Center decided to work with Rome and Thomasville, which are ready to use our assistance.

MASSACHUSETTS

In addition to continued work in the five demonstration towns, during 1982 the Massachusetts Main Street Program expanded its efforts to train public officials and business leaders across the state to implement the Main Street Approach. Despite cuts in federal funds and severe decreases in local revenues due to Proposition 2.5, the Main Street program continued to receive support from state government. The program is coordinated by Kathleen Bartolini and is housed in the Executive Office of Communities and Development (EOCD). An Economic Development Administration 304 grant of \$15,000 was distributed among the Main Street towns to subsidize local promotion and advertising programs in 1983. Last year's EDA grant supported a series of special conferences and training sessions:

Bankers Conference—A statewide conference was held for bankers and investors in March, 1982 in Sturbridge. The focus was on the banker's role in downtown revitalization with sessions on creative finance for commercial areas, including the use of financial incentives under the Massachusetts' Commercial Area Revitalization District (CARD) Program. The 240 bankers who attended also heard Tom Richey, project manager and Robert Vestrello, banker, describe the successful low interest loan program in Williamsport, Pennsylvania, another city that is part of the Main Street demonstration. The conference was co-sponsored by the Massachusetts Division of Banks, the Boston office of the Comptroller of the Currency, and the American Planning Association, with special assistance from the First National Bank of Boston and IBM Corporation.

Tax Conference—The Main Street Program and its parent agency EOCD also sponsored a one-day seminar on tax incentives available under the Economic Recovery Tax Act of 1981. Held in cooperation with the American Planning Association and the Massachusetts Historical Commission, the seminar attracted more than 125 developers, investors, and planners.

Small Business Training—A series of small business training workshops were held in each Main Street community. The EOCD sponsored them in cooperation with the Amesbury Business Association, Edgartown Board of Trade, Northampton Downtown Business Association, Downtown Southbridge Associates, and the Taunton Area Chamber of Commerce. The workshops were conducted by a consulting team that included a business owner, a management consultant specializing in family owned businesses, and a CPA. Individual consultations were also available. Response to the three-day workshops was very favorable with good merchant participation in each of the five communities.

Real Estate Analysis—As an additional service to the demonstration cities, EOCD provided a real estate consultant to help each project manager analyze a prominent building for its redevelopment feasibility. In one or two cases, the program went beyond pro forma analysis to seek development financing. The project managers participated in the loan negotiations, giving them a chance to learn the ropes.

The Massachusetts Main Street Newsletter was continued through the year, and on-going technical assistance was provided to the towns for grants packaging, promotional assistance, and planning.

As 1982 ended, Michael Dukakis was inaugurated as governor. While Governor Dukakis has a strong record in support of local economic development, Massachusetts' state budget problems remain and may inhibit the state's third-year activities. Nevertheless, 1982 was a year of achievement in the network towns.

Highlights of the Massachusetts Towns

Amesbury (Pop. 14,000)

- \$786,000 was invested in rehabilitation and new construction projects
- 10 new businesses opened downtown
- Amesbury Days, a major summer promotion, was substantially expanded

Edgartown (Pop. 2,800)

- \$266,000 in rehabilitation and new construction projects
- merchants established a yearly promotional schedule
- a new partnership was formed with community leaders

Northampton (Pop. 29,000)

- established a downtown business association
- 20 new businesses opened downtown
- \$5,222,000 was invested in rehabilitation projects

Southbridge (Pop. 16,500)

- the downtown business association saw a 100% increase in membership
- \$1,863,000 was invested in rehabilitation projects
- major upper floor reuse study completed to encourage more conversions

Taunton (Pop. 42,000)

- \$300,000 UDAG to expand bus terminal downtown
- reduction in commercial vacancies
- Christmas promotion drew 20,000 people

NORTH CAROLINA

The North Carolina Main Street program operates from the Division of Community Assistance in the Department of Natural Resources and Community Development and continues to be coordinated by Oppie Jordan with the strong support of the Division's director. North Carolina has placed emphasis on building effective partnerships with business, especially the banking industry. North Carolina National Bank has assisted the program since its inception. In 1982 the state produced a manual for NNCNB and its local lending officers on the tax benefits of rehabilitating old buildings.

Learning from Massachusetts and in cooperation with the state banking association, the North Carolina Main Street program held a series of workshops on the role of local banks in downtown revitalization. The state program plans to serve as a clearinghouse between developers and investors and its network communities and has sought the help of IBM in setting up a computerized central data file, which may be operated in cooperation with the Department of Commerce's business recruitment program.

North Carolina has also placed priority on strengthening and expanding the Main Street program. In just 18 months the achievements of the network towns have led the state legislature to include the program in the state budget. Two full-time staff including a registered architect try to keep ahead of the growing number of requests from towns. Following the announcement that there would be new communities added in 1982, competition was keen. Governor James Hunt hosted a reception in the state capitol for key elected officials and business leaders from the winners: Clinton, Morgantown, Rocky Mount, Statesville, and Wilson.

The state Main Street program continues to foster information sharing among its network of partners. Design workshops were held in three of the towns and numerous meetings were held with planning associations and educational institutions. One town (Shelby) pioneered a successful tax-exempt loan pool and 10 communities are using it as a model. Future workshops are planned on promotions and creative financing techniques. The North Carolina program has reached out to the state's major utilities and organized a trip for their executives to see first-hand the work of the Georgia Power Company.

Highlights of the North Carolina Towns

New Bern (Pop. 16,000)

- \$1,500,000 in rehab projects
- 20 new businesses opened downtown
- started a specialty shop recruitment program tied to expanding tourism efforts

Salisbury (Pop. 26,000)

- \$3,361,000 in rehab projects
- established incentive grant program for facade renovations
- expanded Main Street staff and increased funding

Shelby (Pop. 17,000)

- \$691,000 in rehab projects
- created the first tax-exempt loan pool in state (\$1,000,000)
- followed recommendation of NMSC resource team and formed new downtown association with paid staff

Tarboro (Pop. 10,000)

- \$1.47 million loan pool established in conjunction with UDAG
- 15 facade improvements in downtown
- The Albemarle, a \$14 million retirement center downtown, began construction

Washington (Pop. 9,000)

- \$148,000 in rehab projects
- 14 new businesses downtown
- \$1 million loan pool established

PENNSYLVANIA

Pennsylvania's experience with the Main Street program has resulted in significant impacts on state policies and programs for small town commercial revitalization. Governor Dick Thornburgh has directed that the Department of Community Affairs take the lead since DCA has skilled community development personnel and good experience working with local government officials. Eileen Hagan of DCA serves as Main Street program coordinator and works closely with the state's four demonstration communities: Easton, Jim Thorpe, Uniontown and Williamsport. Because of the strong commitment of the Thornburgh Administration to the Main Street demonstration, the Pennsylvania DCA provided yearly grants of \$25,000 to each of the network towns to cover local project management expenses. Despite some very adverse economic conditions at work across the Keystone State, Pennsylvania's network towns continued to experience reinvestment in businesses and buildings, improved marketing techniques by downtown merchants and instituted a general increase in downtown promotion—all adding up to a stronger, healthier downtown business environment.

The enthusiasm of the Main Street communities has spread to many other Pennsylvania towns that have been seeking low cost commercial revitalization strategies. Already Pennsylvania has begun to institutionalize the Main Street process through two key programs where state dollars back up strong policy commitments to downtown revitalization.

The first of these programs is the creation of Pennsylvania's own Main Street Program. This new initiative, funded solely with state-appropriated funds, is modeled after the concept developed by the National Trust and further developed through the Pennsylvania Main Street demonstration effort. It provides three-year phased grants to towns striving to stimulate economic development through the preservation of their commercial centers. State funds will be used to pay the individual hired to coordinate the effort—the Project Manager. The three year breakout is \$25,000 the first year, \$12,500 the second year and \$6,750 the third year. Applications for Main Street grants have been higher than anticipated, with 26 communities submitting proposals for a chance to become one of the 14 new Main Street towns.

In addition to the Pennsylvania Main Street program, the DCA will also be providing financial assistance under the state administered Small Communities Block Grant Program (CDBG) to commercial revitalization projects which are built upon the Main Street Approach. This CDBG program, previously administered by the U.S. Department of Housing and Urban Development, has been molded to meet Thornburgh's priorities of community conservation and economic development and is designed to assist communities meet their pressing local problems.

Small cities can use these grants to operate a facade improvement program; rehabilitate a run-down building into retail/office use; or erect new signage, graphics and other public improvements. With individual grants available up to a maximum of \$750,000, Pennsylvania's small communities program will be a powerful tool for communities undertaking comprehensive downtown revitalization programs.

The Pennsylvania Main Street program has continued to provide each of the four demonstration towns with \$10,000 grants to help fund design and architectural services and will make similar grants available to the 14 new communities for each of the three years of their start-up programs.

One reason there is such enthusiasm for Main Street among Pennsylvania's cities is the outreach efforts of the state program. An August workshop sponsored by the Department of Community Affairs (DCA) to explain and promote the Main Street concept, for instance, attracted more than 50 local officials who came to hear how the program might be applied in their town. Plans are already underway to offer similar workshops on this topic in other parts of the state.

Pennsylvania plans to focus on two areas during the third year of the national/state partnership demonstration. These are continuing the program at the local level once state funding terminates and conducting an objective evaluation of the partnership experience that could also serve as an effective ongoing model of program evaluation.

Highlights of the Pennsylvania Towns

Easton (Pop. 28,000)

- \$142,000 in rehab projects
- implementation of \$100,000 loan pool for facade improvements; an additional \$500,000 requested by property owners
- established a small business assistance program

Jim Thorpe (Pop. 5,000)

- a \$500,000 rehab project was completed
- five new businesses were started in this, the smallest of the Pennsylvania towns
- started a paint program and completed seven facades

Uniontown (Pop. 15,000)

- \$167,000 in rehab projects
- established a strong organizational structure with over 500 active volunteers for Main Street
- major festivals and promotions attracted thousands of people, including 50,000 for the second annual Italian festival
- established a \$100,000 facade improvement program plus \$150,000 rental rehab program

Williamsport (Pop. 34,000)

- started a variety of loan pools combining block grant funds, low interest bank loans, and a local foundation loan
- over \$5.8 million of property improvement and business reinvestment in last 24 months
- a revamped merchants organization has set up a variety of promotions

TEXAS

The state's ambitious goal of selecting five new cities each for a ten-year period is working well. Texas now has 15 communities in its network and the demand to become a Texas Main Street community increases each year as the success of the program becomes better known. The cities that are now in their third year are preparing to transfer the project to the private sector and are becoming less dependent on the state office. Communities selected in the second round are achieving even more rapid success than the original five, in part because the state has undertaken an impressive communications/sharing-of-experience effort.

Housed in the Texas Historical Commission, the Texas Main Street Project has strengthened its position in the state as evidenced by increased staff and by obtaining

approval of the Legislative Budget Board for increased funding in the 1984-85 biennium. A consortium of 19 state agencies has been formed and has met each February to hear a Main Street update and meet project managers from the new towns. This organizational step has resulted in increased interagency support for the program. An Interagency Council, consisting of the Texas Historical Commission, Texas Department of Community Affairs, Texas Industrial Commission and the Governor's Office of Policy and Planning oversees the daily working of the project and has provided programmatic and policy support.

Anice Read serves as coordinator of the Texas Main Street program. The state office has become a clearinghouse for investors and developers. An EDA grant is being used to provide a market study to each city. The office responds to inquiries by sending out information on buildings for sale and lease or opportunities for new businesses and notifies project managers when a retailer is ready to expand to another city.

The Texas Main Street office has been very instrumental in getting nearly all of the banks and savings and loans in all of the network towns to participate in low interest revolving funds, a feat that received national coverage last year in *American Banker*, the industry's daily newspaper.

The state office has made communications a high priority. The local managers regularly receive ideas on successful promotions through a weekly memo from the state office. This round-robin newsletter helps them communicate with one another and gives the state office an opportunity to transmit new information relating to their projects.

The Texas Main Street program also decided to work for high visibility during its first year and launched an intensive press campaign. The result was a statewide AP article, pieces in the Texas Municipal League's publication and *Texas Retailer*. Additionally, the *Dallas Times Herald* devoted an entire Sunday magazine to color coverage of the program. Such publicity has greatly strengthened the project's credibility and has begun to come automatically as success becomes more visible in the Main Street communities.

Highlights of the Texas Towns

Hillsboro (Pop. 7,300)

- over \$2,250,000 of rehab and new construction projects were completed in 1982
- membership in the downtown organization has increased tenfold and a bimonthly newsletter has been started
- seven loans made from the low-interest loan pool; five more are pending (\$90,000)

Navasota (Pop. 6,000)

- almost \$800,000 in rehab projects
- created a downtown organization that is growing in strength
- assisted in bringing a new bank to the community

Plainview (Pop. 23,000)

- \$323,000 in rehab projects
- 11 new businesses downtown
- downtown organization has doubled in size since the project began

Seguin (Pop. 18,000)

- over \$600,000 in rehab and new construction projects
- 13 new businesses downtown
- downtown landscape plan completed and approved by city

Georgetown (Pop. 10,000)

- \$621,000 in rehab projects
- new downtown organization formed
- 20 design projects completed

1982's PARTNERSHIP PRIORITIES

The state partnership continued to be the Center's main priority during 1982. Meeting that priority meant developing practical training courses to equip project managers to meet emerging local needs; assisting state agencies in their efforts to bring important private sector resources into the local development process; expanding the network within the states; sharing lessons learned; working to institutionalize the Main Street Approach as an effective development tool within the states; and encouraging local citizens not only to commit more of their own resources to strengthening their community cores, but also to understand preservation as an effective foundation to plan from and build for their future.

Progress in the six states was remarkable. And because the progress was the result of partnership, the Center was able to begin helping others implement the Main Street Approach—including tapping the partnership's growing experience to stimulate revitalization in other communities.

TRAINING AND TECHNICAL ASSISTANCE

During 1982, the Center opened the basic Main Street training program to other interested states and towns through a San Francisco conference that attracted a large number of western cities. In August, the Center held its new Real Estate Development course in Austin, Texas, in cooperation with the Texas Main Street Center. National Main Street Center staff also conducted intensive training sessions in New York for neighborhood development companies, and in the states of Washington and Oregon for downtown revitalization practitioners. Staff members also accepted numerous invitations to present the Main Street Approach at other organizations' conferences and seminars, and at universities and schools of architecture.

Simultaneously, the Center continued work on *The Main Street Book*, a major publication on the revitalization process scheduled for publication by the National Trust's Preservation Press in 1984.

The Center also produced a slide-tape presentation on graphics, supported by a grant from the National Endowment for the Arts. Called "Signs for Main Street: Messages and Images," the show has been so popular a tool for promoting the importance of visual improvements in economic restructuring, that the NEA has committed funds for three other slide-tape shows on the Main Street Approach. Work is underway on "Keeping Up Appearances," "Main Street's Looking Up!" and "Evolution of the Storefront" and the Center will begin distribution of these technical assistance aids shortly.

Throughout 1982, the Center continued to bring the Main Street Approach to a broad national audience by sponsoring a regular "National Main Street Center Report" within the International Downtown Executives Association's monthly *Center City Report*. By focusing on revitalization issues facing smaller cities, and on Main Street Center activities and experiences, this regular coverage helped to explore and refine the revitalization needs of smaller cities.

FINANCING AND MANAGEMENT

While the Center continued to attract support from corporations and foundations throughout 1982, it also acknowledged that a long-term and balanced revenue base is essential to provide ongoing revitalization assistance. To assure that balanced base, the Center began to offer its services to states and towns on a consulting basis—an important managerial decision that required staff to become more entrepreneurial in outlook while retaining the strong sense of mission characteristic of a nonprofit organization. A benchmark was reached in August when the Center was competitively selected by the Pennsylvania Intergovernmental Council to produce four two-day workshops on economic development for community-based organizations throughout the state.

The Center is currently funded by income from its services, publications, audiovisual materials, training programs and technical assistance; and strong support from corporations and foundations, as well as assistance from its parent, the National Trust for Historic Preservation.

Responsibility for daily management of the Center shifted during 1982 to Scott Gerloff, Assistant Director of the National Main Street Center since 1981, while Mary C. Means, creator of the Main Street program and Director of Special Projects for the National Trust, accepted a year-long Loeb Fellowship at Harvard University. Means and Gerloff continue to share responsibility for National Main Street Center planning and development within the Trust.

FUTURE PLANS

As the Center enters the third year of its Main Street demonstration program, plans call for placing primary emphasis on evaluation and communication of the program and its results.

The National Main Street Center's three-year demonstration partnership has been a capacity-building effort—a program of targeted training, technical assistance and resources brokering designed to increase the ability of towns and states to control the fate of their central cores. Since 1977, the National Trust has grappled with the difficulty of measuring the impact of the Main Street program. Economic data have been collected periodically in the three original pilot towns and in most of the network communities. During the final year of its demonstration, the Center expects to conduct an objective evaluation of the Main Street process, including both the economic data and the intangible aspects—attitude changes, business confidence and civic spirit—because the Main Street Approach values both hard data and personal commitment.

In addition, the Center will undertake a widespread communications effort on the Main Street Approach and the Main Street experience. One aspect of that communications effort is our exploration of producing a new film as a sequel to the still widely used "Main Street," produced in 1978. Another aspect is stronger liaison and possible joint ventures with other groups that have vested interests in older downtowns. In expanding our partnership, the Center will continue to serve as an advocate for central areas as a competitive investment center and the focus of community life. The Center is also reviewing other demonstration possibilities, including testing the Main Street Approach's usefulness in neighborhood commercial areas of larger cities.

Because of the growing demand for Main Street services and because of strong interest in the Main Street Approach by a diversified constituency, the National Trust has made a commitment to the Center's continuation as an important bridge between preservationists and the downtown development community. The Center's work has begun to change attitudes about the validity of preservation as an economic development outlook. Based upon the state demonstration experience, we are increasingly convinced that, properly managed, preservation can generate new confidence in the future of older downtowns, serve as a framework for managing change and become a magnet for reinvestment.

STATES AND COMMUNITIES PARTICIPATING IN THE NATIONAL MAIN STREET CENTER

The National Main Street Center's six states and demonstration communities:

COLORADO

1980 Towns: Delta
Durango
Grand Junction
Manitou Springs
Sterling

GEORGIA

1980 Towns: Athens
Canton
LaGrange
Swainsboro
Waycross

1981 Towns: Fitzgerald
Rome
Thomasville
Washington

TEXAS

1980 Towns: Eagle Pass
Hillsboro
Navasota
Plainview
Seguin

1981 Towns: Gainesville
Georgetown
Kingsville
McKinney
Marshall

1982 Cities: Brenham
Harlingen
Lufkin
Stamford
Waxahatchie

MASSACHUSETTS

1980 Towns: Amesbury
Edgartown
Northampton
Southbridge
Taunton

NORTH CAROLINA

1980 Towns: New Bern
Salisbury
Shelby
Tarboro
Washington

1981 Towns: Statesville
Morgantown
Wilson
Rocky Mount
Clinton

PENNSYLVANIA

1980 Towns: Easton
Jim Thorpe
Titusville
Uniontown
Williamsport

1982 Towns: Aliquippa
Blairsville
Bloomsburg
Brookville
Butler
Carlisle
Clarks Summit
Columbia
Connellsville
Forest City
Lock Haven
Media
Oil City
Pottstown

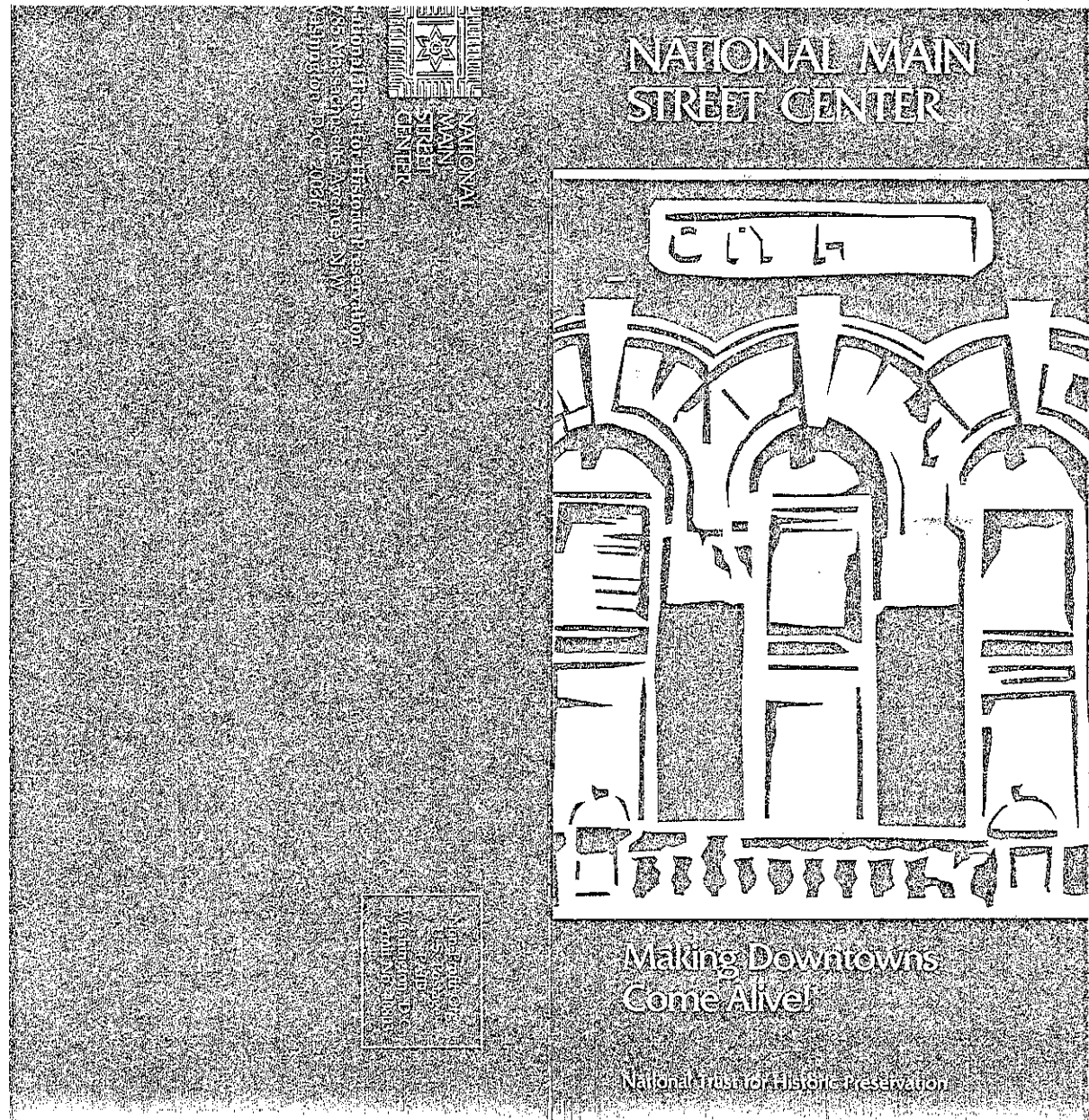
NATIONAL MAIN STREET CENTER STATE DEMONSTRATION: SECOND YEAR PROGRESS IN 30 TOWNS

STATES	COLORADO					GEORGIA					MASSACHUSETTS					NORTH CAROLINA					PENNSYLVANIA					TEXAS					
ABOUT THE TOWNS	Delta	Durango	Grand Junction	Manitou Springs	Sterling	Athens	Thomasville	LaGrange	Swainsboro	Waycross	Amesbury	Northampton	Southbridge	Taunton	Edgartown	New Bern	Salisbury	Shelby	Tarboro	Washington	Easton	Jim Thorpe	Uniontown	Williamsport	Georgetown	Hillsboro	Navasota	Seguin	Plainview	TOTALS	
Population (1000s)	4	11.4	28	5	13	44	15	25	7	20	14	29	16.5	42	2.8	16	26	17	10	9	28	5	15	34	10	7.3	6	18	23		
Project Budget (\$1000s)	34	85	157	25	60	56	50	20	2	40	70	15	52	62	5	55	45	98	30	68	25	25	50	27	18	22	19	23.5	21.5	\$1,260,000	
Staff																															
Full Time	2	2	3	1	2	2	1	1	0	1	4	1	2	0	0	2	1	1	1	0	1	1	2	1	1	1	1	1	1	37	
Part Time	0	0	1	1	1	0	1	0	1	1	0	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0	20	
ORGANIZATION																															
New Downtown Organizations (in 2 years)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	18	
Reorganized existing group (in 2 years)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	25	
Workshops (design, tax, etc.)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	26	
DESIGN																															
Free design assistance available	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	27
Facade changes	2	13	7	5	6	11	7	6	2	3	7	6	5		2	4	13	7	5	4	4	3	6	8	16	11	18	5	6	169	
Number of rehab projects	6	21	11	10	9	14	12	8	7	8	11	25	9	0	3	12	17	7	7	11	5	3	6	10	12	11	19	16	10	300	
Number of new construction projects	2		4		2	1	1	5			1				1		1		3					1		1		1	3	27	
PROMOTIONS																															
Major event promotions (number)	11	14	14	13	12	12	3	5	0	1	3	7	4	6	2	5	3	1	2	4	12	2	8	5	6	3	5	4	5	172	
New promotional literature	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
ECONOMICS																															
Low interest loan pool or subsidy program	•		•		•	•	•	•		•	•	•	•	•		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	24
Business and developer recruit-programs		•	•		•	•	•			•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	19
Business																															
Starts	24	47	15	9	8	19	17	9	5	9	10	20	0	0	4	20	18	6	4	14	9	3	12	18	10	13	10	13	11	355	
Failures	13	26	9	5	1	4	14	6	4	4	7	0	0	2	1	5	9	3	0	7	2	1	7	2	4	10	7	9	5	176	
\$ Cost of rehab projects (1000s)	64	585	270	176	515	1,234	121	1,417	18	224	386	5,222	1,863	0	116	1,510	3,361	691	169	148	100	600	167	1,944	621	259	797	225	86	\$22,898,000	
\$ Cost of new construction projects (1000s)	187		2,400		25	700	42	4,273			400		0	150		380		19,995					4,000		2,000	0	350	223	\$36,125,000		
Total \$\$ Reinvested Downtown (1000s)	251	585	2,670	176	540	1,934	163	5,690	18	224	786	5,222	1,863		266	1,510	3,741	691	20,164	148	100	600	167	5,944	621	2,259	797	575	309	\$59,023,000	

- **Technical Assistance to States.** The center's experience in the national demonstration offers valuable lessons in bringing together policy, program and private resources. Professional center staff members are available to consult with state agencies involved in local economic development activities to help them adapt the Main Street approach to the state's community needs and to develop statewide partnerships to address local needs.
- **Help for Communities.** Because each town's situation is unique, the center is flexible in meeting local needs and is able to work directly with selected communities, depending on availability of staff, to provide hands-on assistance. The training can range from providing on-site analysis of a town's human, economic and physical potential, to a resource team visit by experienced Main Street leaders to help develop a local action strategy and build support.
- **Publications and Audiovisual Materials.** The center has produced a wide variety of technical manuals and booklets, as well as slide/tape presentations that have also been designed for use by civic leaders and public officials to promote downtown revitalization. For detailed information on them, write the center directly and ask for a free list.

THE NATIONAL MAIN STREET CENTER:
 Making Downtowns Come Alive!
 For further information on National Main Street Center assistance programs, publications and audiovisual materials, call or write

National Main Street Center
 National Trust for Historic Preservation
 1785 Massachusetts Avenue, N.W.
 Washington, D.C. 20036
 (202) 673-4219



In hundreds of cities and towns throughout the United States, civic leaders are working to bring life back to Main Street. Whether it's the major downtown corridor in a small town or a neighborhood commercial area in a big city, Main Street is being rediscovered. As they work to reinforce and rekindle the economic vitality and values that Main Street stands for, many states and towns are turning to the National Main Street Center for assistance.

WHAT IS THE NATIONAL MAIN STREET CENTER?

It is a human resource and technical reference center set up by the National Trust for Historic Preservation to stimulate economic development within the context of historic preservation. Back in 1977, in response to a growing concern that traditional preservation methods were not suitable for widespread application in older commercial areas, the National Trust launched a pilot program to develop a comprehensive strategy for economic revitalization that would emphasize Main Street's existing and historic assets. Three midwestern towns, representing a wide range of problems, were competitively selected for intensive analysis and hands-on assistance. Three years of on-site involvement in all aspects of revitalization in these community laboratories created the Main Street approach, a process that has been successfully used by scores of towns engaged in revitalization activities.

The National Main Street Center was established by the National Trust in 1980 to make the lessons of the pilot program more widely available to states and towns searching for effective and affordable solutions to the problems in their older central business districts.

HISTORIC PRESERVATION AND DOWNTOWN DEVELOPMENT—

Aren't those contradictory approaches? On the surface, it might seem so. Actually, preservation is an outlook—an attitude—about

Preservation accommodates progress and needed changes, but not unthinkingly.

As a matter of fact, the older fabric of many downtowns has often provided a very successful backdrop and symbol for new and renewed investment. Look at Boston's Quincy Market or Seattle's Pioneer Square. Not every town has such distinctive flavor, but most older commercial districts have a lot of individual character—sometimes hidden under aluminum slipcovers or garish signs. With relatively minor expense, Main Street's older buildings can serve as a focus for new activity and a symbol of community pride. The new federal tax credits make historic commercial buildings attractive to investors too. The Main Street approach, combining history with present needs, helps preservationists and downtowns live and work together at the town's crossroads.

WHAT IS THE MAIN STREET APPROACH?

It is a combined process that builds on the idea of the downtown's total IMAGE, not just the physical image, although that's the most visible part; the approach builds on less tangible aspects, too: How people feel about the place and how they can work together to improve and maintain it. Four elements contribute to the total image; each receives careful attention under the Main Street approach:

Organization. How separate groups can work together more effectively in the downtown area: bankers, city government, merchants, the chamber of commerce, civic groups and individual citizens.

Promotion. Promoting and advertising the downtown as an exciting community stage, a meeting place and a gathering place filled with activity, lively stores, quality service and community focus.

Design. Enhancing the visual quality of the downtown: buildings, signs, window displays, landscaping and environment, "people places" and physical elements.

Economic Restructuring. Diversifying the downtown economy—filling gaps by recruiting new stores to provide a balanced retail

mix, converting unused space into apartments or offices and improving the competitiveness of Main Street's traditional merchants.

The Main Street approach is incremental. It means many small changes taking place over a period of several years; it means strengthening local leadership and local commitment to care for and manage the area over the long haul. The center's preservation-based approach has been nationally recognized as effectively scaled to the resources of most small cities and many urban neighborhood shopping streets.

HOW DOES THE NATIONAL MAIN STREET CENTER OPERATE?

In 1980, the center began conducting a three-year national demonstration in partnership with 30 communities in six states (Colorado, Georgia, Massachusetts, North Carolina, Pennsylvania and Texas) to encourage imaginative use of business and government resources to support local revitalization initiatives. The center has provided training, on-site technical assistance, information and resource brokerage services to the demonstration network. Local results have been tremendously encouraging as banks pitch in, universities take an active role in business training efforts, developers share their knowledge and state agencies retool assistance programs to emphasize local needs. The Main Street approach provides an organizational structure for a wide variety of activities that can be focused for maximum impact. Based on its six-state demonstration experiences, the center is also able to work with other states and selected communities to apply these strategies to their Main Streets. The center offers the following assistance:

- **Training.** The center has developed two specific short courses: one on the Main Street process, the other on real estate development for older commercial areas. The center also works with interested sponsors to design and conduct targeted training ac-



STATE OF MINNESOTA
WASTE MANAGEMENT BOARD

123 THORSON BUILDING
7323 58TH AVENUE NORTH
CRYSTAL, MINNESOTA 55428

ROBERT G. DUNN
CHAIRMAN
TELEPHONE:
METRO AREA (612) 536-0816
OUTSTATE 1-800-652-9747

August 30, 1983

Mayor Lu Stoffel
City of Hastings
100 Sibley Street
Hastings, MN 55033

cc: Wallace Erickson
Paul Burns

OFFICIAL NOTIFICATION

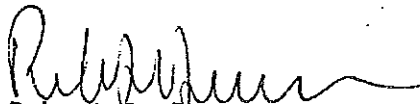
Dear Mayor Stoffel:

On August 25, 1983, the Minnesota Waste Management Board selected 13 areas in Metropolitan area communities for inclusion on the state's "Inventory of Preferred Areas" for hazardous waste processing facilities. At that time the Board also voted to exclude the proposed area in Hastings from inclusion on the inventory.

This action completes the Board's search for areas for the inventory. On April 22, 1982, the Board designated eight areas outside the Twin Cities Metro area as preferred areas for hazardous waste processing facilities. The thirteen areas selected last week will be added to these eight areas already on the inventory.

Enclosed are maps of the preferred areas identified for the Twin Cities Metropolitan area and a press release discussing this latest Board action.

Sincerely,


Robert G. Dunn
Chairman

RD:sm

Enclosures

BOARD MEMBERS: DISTRICT 1 LAURENCE HUNTER, Hastings
DISTRICT 2 KEITH KUITERS, Clarks Grove
DISTRICT 3 WILLIAM KIRCHNER, Richfield
DISTRICT 4 MILTON KNOLL, JR, White Bear Lake

DISTRICT 5 LOUISE KUDERLING, Minneapolis
DISTRICT 6 THOMAS RENNER, Elk River
DISTRICT 7 ALLAN EIDE, Hitterdal
DISTRICT 8 DAVID HARTLEY, Hermantown



MINNESOTA WASTE MANAGEMENT BOARD

PREFERRED AREAS FOR HAZARDOUS WASTE PROCESSING FACILITIES
IN THE TWIN CITIES METRO AREA
August 25, 1983

<u>Anoka County</u>	<u>Approximate Acreage</u>
Fridley	370
Ramsey*	190
<u>Dakota County</u>	
Inver Grove Heights*	590
Lakeville	390
Rosemount*	1020
<u>Hennepin County</u>	
Minneapolis	All industrial land appropriate for haz. waste processing
Plymouth	1000
<u>Ramsey County</u>	
Roseville	190
St. Paul A	910
St. Paul B	290
<u>Scott County</u>	
Shakopee*	1870
<u>Washington County</u>	
Cottage Grove*	550
Forest Lake	85

* Denotes preferred areas designated for incineration




MINNESOTA WASTE MANAGEMENT BOARD



Inventory of Preferred Areas for Processing Facilities

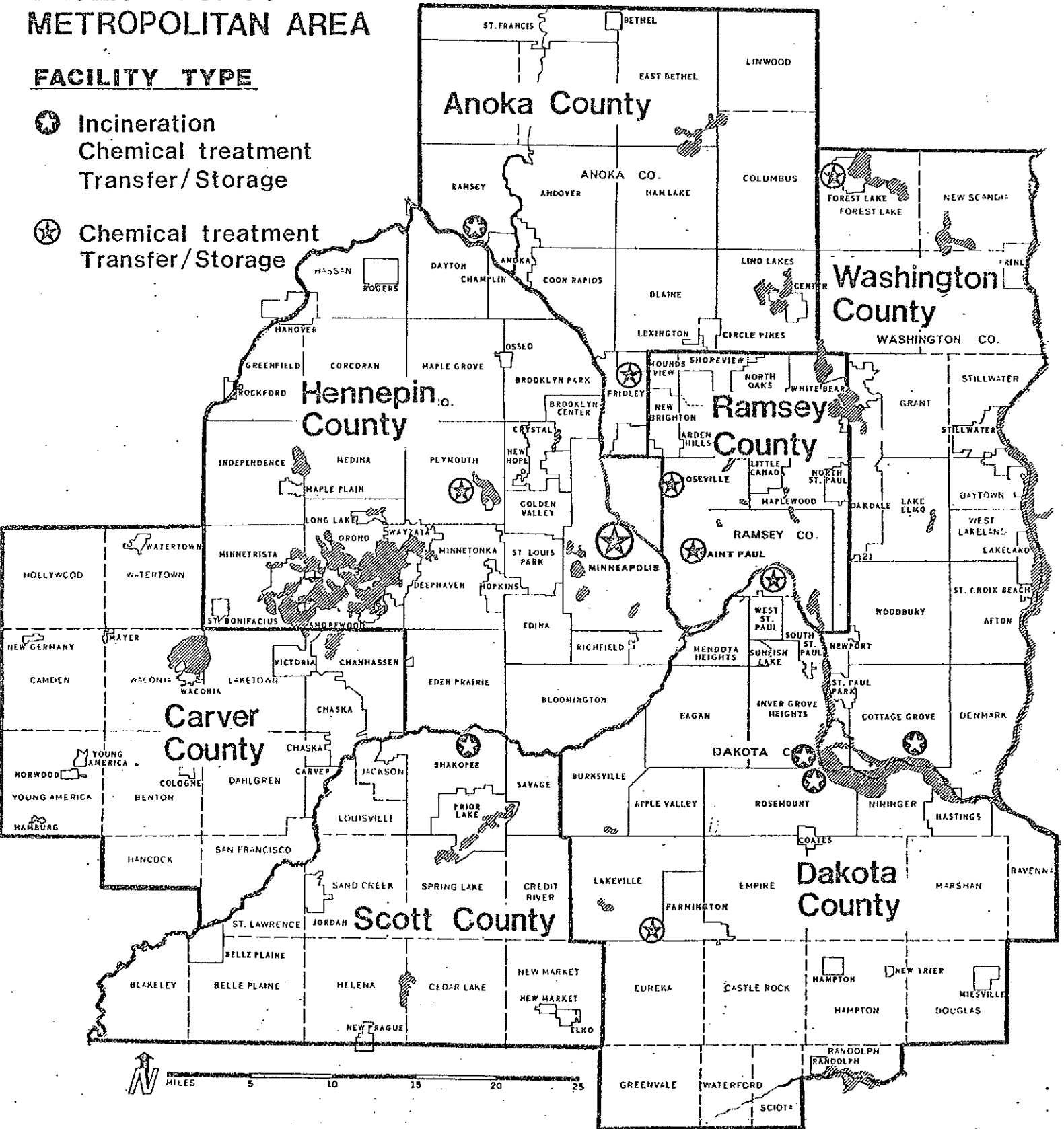
8/25/83

SEVEN COUNTY METROPOLITAN AREA

FACILITY TYPE

-  Incineration
-  Chemical treatment
-  Transfer/Storage

-  Chemical treatment
-  Transfer/Storage



FROM: The Minnesota Waste Management Board
7323 - 58th Avenue North, Crystal, MN 55428

CONTACT: Patrick Hirigoyen
(612) 536-0816
(Outstate 1-800-652-9747)

MINNESOTA WASTE MANAGEMENT BOARD
SELECTS "PREFERRED AREAS"
FOR HAZARDOUS WASTE PROCESSING FACILITIES
IN TWIN CITIES METRO AREA

Thirteen different areas in twelve Twin Cities Metropolitan-area communities--including two in St. Paul and large tracts of industrially zoned land in Minneapolis--have been selected by the Minnesota Waste Management Board as "preferred areas" for hazardous waste processing facilities, where the Board will encourage private developers to obtain sites for such facilities as chemical waste treatment plants, storage facilities and incinerators.

In a meeting today at the State Office Building in St. Paul, the Board voted to select--with some reductions in the size of several areas--areas proposed earlier in St. Paul, Cottage Grove, Rosemount, Inver Grove Heights, Roseville, Shakopee, Fridley, Plymouth, Lakeville, Forest Lake, and Ramsey.

In addition, the Board accepted a proposal by the City of Minneapolis under which all industrially-zoned areas in which the city's "performance standards" would permit hazardous waste processing facilities will be considered "preferred areas."

Of the 16 areas originally proposed by the Board as preferred areas in the Twin Cities Metro area in December, 1982, only an area in Hastings was eliminated. The Board cited the area's soil and aquifer conditions and relatively poor transportation access for its decision.

(more)

The Board's actions complete the development of an "Inventory of Preferred Areas" for hazardous waste processing facilities, one of the Board's three major hazardous waste management responsibilities. The Board is also required to develop a comprehensive state Hazardous Waste Management Plan and to select, by early-1986, at least one secure hazardous waste disposal site.

The preferred areas are not being considered for the final disposal of hazardous wastes, nor will the state specifically site and operate hazardous waste processing facilities. The Board will encourage private developers to obtain permits for and site hazardous waste processing facilities within preferred areas.

The Board is required to identify at least three preferred areas for each of three different categories of hazardous waste processing facilities: chemical waste treatment plants, hazardous waste incinerators and transfer/storage facilities. At transfer/storage facilities, hazardous waste would be stored temporarily and later transferred to treatment or disposal facilities.

The areas in Rosemount, Inver Grove Heights, Cottage Grove, Shakopee and Ramsey were designated as suitable for all three types of facilities; the remaining areas were selected as suitable only for treatment plants or transfer/storage facilities.

In evaluating the areas, the Board looked at such factors as existing and planned industrial development, proximity to residential development, transportation access, soil and aquifer conditions, city wells, sewer services, and parks and historic sites.

Public hearings were conducted on all the Twin City proposed preferred areas earlier this year.

(more)

In April, 1982 the Board selected eight preferred areas for hazardous waste processing facilities in eight communities outside the Twin Cities Metro area: Willmar, Crookston, Fergus Falls, Rochester, St. Cloud, Duluth, Owatonna and Mankato.

In addition to the Board's acceptance of the Minneapolis proposal, it also reduced the size of many of the areas from that originally proposed, based on information and a variety of local concerns identified during the Board's public hearing process. Only the areas in Forest Lake, Rosemount and Roseville were not reduced by the Board.

If hazardous waste processing facilities are established within preferred areas, they would likely handle such chemicals and materials as solvents, acids, inks, cyanides, oils and greases and heavy metal wastes.

In its draft Hazardous Waste Management Report, released August 3, the Board estimates approximately 174,000 tons of hazardous wastes are generated in Minnesota each year, and that approximately 80 percent of the total originates in the seven-county Twin Cities Metro area.

Minnesota's hazardous wastes are generated by chemical industries, rubber and plastics firms, metal fabricators, printing firms, platers and circuit board manufacturers, and a wide range of other industries.

The Board has identified hazardous waste reduction and treatment as preferred to land-disposal, and sees the establishment of new treatment facilities as necessary in reducing the state's dependence on the land-disposal of hazardous wastes.