



AGENDA
REGULAR MEETING OF THE CITY COUNCIL OF
THE CITY OF WHITE BEAR LAKE, MINNESOTA
TUESDAY, SEPTEMBER 25, 2018
7:00 P.M. IN THE COUNCIL CHAMBERS

1. CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

2. APPROVAL OF MINUTES

Minutes of the Regular City Council Meeting on September 11, 2018

3. APPROVAL OF THE AGENDA

4. VISITORS AND PRESENTATIONS

- A. Mark Burch's retirement recognition
- B. White Bear Lake Hockey Association

5. PUBLIC HEARINGS

- A. Resolution adopting an assessment roll for 2018 Mill and Overlay Project (City Project Nos: 18-13)
- B. Resolution adopting an assessment roll for 2018 Street Reconstruction Project (City Project Nos: 17-06, 18-01, 18-06)
- C. Resolution adopting an assessment roll for Centerville Road Improvements (City Project No. 18-16)

6. LAND USE

Nothing scheduled

7. UNFINISHED BUSINESS

Nothing scheduled

8. ORDINANCES

- A. Second reading of an ordinance adopting the 2018 International Property Maintenance Code and deletion of White Bear Lake City Ordinance, Chapter 804 related to smoke detector requirements

9. NEW BUSINESS

- A. Resolution supporting the nomination of Jo Emerson for the Board of Directors of the National League of Cities
- B. Resolution suspending massage therapy establishment and massage therapist licenses at White Orchid Spa

10. CONSENT

- A. Resolution designating polling places for all 2019 Elections
- B. Resolution accepting a donation from the White Bear Lake Hockey Association for the Sports Center renovation project

11. DISCUSSION

- A. Summary of Ward 4 meeting regarding redevelopment at County Road E/Bellaire

12. COMMUNICATIONS FROM THE CITY MANAGER

- Contested case pre-hearing conference – DNR water appropriation permit amendments
- Climate-Smart municipalities – exchange program

13. ADJOURNMENT



**MINUTES
REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF WHITE BEAR LAKE, MINNESOTA
TUESDAY, SEPTEMBER 11, 2018
7:00 P.M. IN THE COUNCIL CHAMBERS**

1. CALL TO ORDER AND ROLL CALL

Mayor Jo Emerson called the meeting to order at 7:02 p.m. Councilmembers Doug Biehn, Kevin Edberg, Steven Engstran, Dan Jones and Bill Walsh in attendance. Staff members present were City Manager Ellen Hiniker, Assistant City Manager Rick Juba, Community Development Director Anne Kane, City Engineer Mark Burch, Assistant City Engineer Jesse Farrell, Finance Director Don Rambow, Assistant Finance Director Kerri Kindsvater, City Clerk Kara Coustry and City Attorney Andy Pratt.

PLEDGE OF ALLEGIANCE

2. APPROVAL OF MINUTES

It was moved by Councilmember **Jones** seconded by Councilmember **Walsh**, to approve the Minutes of the Regular City Council Meeting on August 28, 2018.

Motion carried. Councilmember Edberg abstained.

3. APPROVAL OF THE AGENDA

It was moved by Councilmember **Biehn** seconded by Councilmember **Jones**, to approve the agenda as presented.

Motion carried unanimously.

4. VISITORS AND PRESENTATIONS

A. Proclamation – Constitution Week September 17-23, 2018

Mayor Emerson read a Proclamation in recognition of Constitution Week and proclaimed the week of September 17th as Constitution Week in the City of White Bear Lake, Minnesota.

5. PUBLIC HEARINGS

Nothing scheduled

6. LAND USE

A. Non-Consent

1. Consideration of a Planning Commission recommendation regarding a request by the Bonne Family for a Lot Split and 5 Variances (Case No. 18-2-LS & 18-12-V)

Community Development Director Kane reported the subject site, 4320 Cottage

Park Road, is located on the east side of Cottage Park Road at the south end of Circle Drive. It is zoned R-2, Single Family Residential and it lies within the Shoreland Overlay District of White Bear Lake. She described a 27,000 square foot lot with a single-family residence on the north half and a tennis court on the south half. The applicants would like to subdivide the property into two lots for the purposes of selling off a lot for the construction of a new single-family residence. Consequently, the applicant is requesting a lot split and 5 variances in order to subdivide the parcel in two.

Ms. Kane explained all five variances:

- 2,625 sq. ft. variance from the 15,000 sq. ft. lot size for Parcel A;
- 85 sq. ft. variance from the 15,000 sq. ft. lot size for Parcel B;
- 13 ft. variance from the 80 ft. min. lot width at the OWHL for Parcel A;
- 12 ft. variance from the 80 ft. min. lot width at the OHWL for Parcel B;
- 3 ft. variance from the 100 ft. min. lot width at the street side for Parcel A.

Ms. Kane explained that the Cottage Park neighborhood is complicated, and the western lot line extends into the middle of the road. Because of this, engineering staff requested a transportation, drainage and utility easement be dedicated with this subdivision, and that the easement extend from the west property line to 5 feet east of the edge of road. The Planning Commission forwarded a recommendation for approval of all five variances and lot split on a vote of 6:1.

In response to Councilmember Walsh, Ms. Kane noted that two neighbors were supportive and a third neighbor supported the variances but expressed reservations to any future requests for front-yard setback variances in the area. Councilmember Walsh stated this neighborhood is carved out and had no concerns with these variances being in Cottage Park.

Councilmember Jones inquired as to why staff had originally requested removal of the retaining wall. Ms. Kane replied, staff was concerned with water quality and pollution control from runoff and was interested in some sort of more ecologically sensitive buffer from the lot to the lake, rather than a wall.

Councilmember Edberg inquired whether both parcels after the split would remain in the family and if the City Council should be aware of any potential issues with this. It was Ms. Kane's understanding they intended to sell to a family member to construct a new home where the tennis courts are currently. She was not able to anticipate additional concerns.

Councilmember Biehn was also concerned that staff's recommendation to remove the retaining wall was pulled as a condition of approval and asked to review the photos again.

Mr. Bonne clarified that the retaining wall, which is about 5 inches wide, extends the full two lots and is not deteriorated at all. There is one crack where his father had placed boulders to help prevent further deterioration. With further review, Councilmember Jones expressed satisfaction with the current retaining wall.

It was moved by Councilmember **Walsh**, seconded by Councilmember **Biehn**, to adopt **Resolution No. 12256** a request by the Bonne Family for a Lot Split and 5 Variances.

Motion carried unanimously.

2. Consideration of a Planning Commission recommendation regarding a request by St. Ann's Chapel for a Conditional Use Permit to establish a convent and for a Variance (Case No. 18-4-CUP & 18-10-V)

Community Development Director Kane reported that St. Ann's purchased the property at 2436 Spruce Place, adjacent to their campus on County Road E. The residence will house ten Sisters that serve St. Ann's Church and Academy. For that to happen, St. Ann's Chapel is seeking a conditional use permit to establish a convent in an R-3 Single Family Residential District and a variance to reduce the side yard setback from 20 to 10 feet.

Ms. Kane reported that the Zoning Code identifies places of worship as conditional use permits in all residential districts. As an ancillary use of St. Ann's Chapel, a convent housing up to ten Sisters requires a conditional use permit. The Zoning Code finds such uses are suitable, but requires an extra layer of review to determine the use is compatible, does not negatively impact surrounding properties and does not overburden public infrastructure serving the site.

Ms. Kane stated that the Zoning Code does require a 20-foot side yard setback for places of worship, while the residential side yard setback requirement is 10 feet. The existing home retains a 10-foot side yard setback. As Ms. Kane explained, unlike a place of worship where many may assemble, a convent is essentially residential in nature and therefore it is appropriate to maintain the 10-foot side yard setback.

Ms. Kane reported the distinction of this CUP for a "convent" rather than a congregate residence as prescribed by State Statutes for group homes with fewer than 7 residents. This distinction would not establish a precedent for other congregate residence facilities (e.g. sororities / fraternities) seeking to locate in single-family neighborhoods.

Ms. Kane said that a couple of neighbors expressed concerns with drainage, lighting, noise and impact on surrounding property values. Mostly attributed to the church and academy property. Ms. Kane explained that concerns about lighting could be address through the existing code, and confirmed the church parking lot was in conformance with the original design related to drainage.

Councilmember Jones asked if this was a residence, what variances would be needed. Ms. Kane responded, none would be needed.

It was moved by Councilmember **Jones**, seconded by Councilmember **Edberg**, to adopt **Resolution No. 12257** approving a request by St. Ann's Chapel for a Conditional Use Permit to establish a convent and for a Variance (Case No. 18-4-CUP & 18-10-V).

Motion carried unanimously.

B. Consent

1. Consideration of a Planning Commission recommendation regarding a request by

Barbara Mundis / All Star Pet Hotel and Day Care for a Conditional Use Permit and a Variance (Case No. 18-6-CUP & 18-13-V). **Resolution No. 12258**

- 2. Consideration of a Planning Commission recommendation regarding a request by Shawn Petry and Dolores Welch for a Recombination Subdivision (Case No. 18-1-LS). **Resolution No. 12259**

It was moved by Councilmember **Biehn**, seconded by Councilmember **Walsh** to approve the consent agenda as presented.

Motion carried unanimously.

7. UNFINISHED BUSINESS

Nothing scheduled

8. ORDINANCES

Nothing scheduled

9. NEW BUSINESS

- A. Resolution approving the proposed preliminary 2018 tax levy collectible in 2019

City Manager Hiniker reported on the preliminary tax levy, which must be certified to the County by the end of September, in time for property tax statements to be mailed in late November. Once certified, the tax levy may be lowered but not increased. She expected the final budget draft would be ready early November and anticipated asking Council to hold a Truth in Taxation Hearing on November 27, with Council’s final budget approval on December 11, 2018.

Ms. Hiniker reviewed a proposed \$720,000 preliminary levy increase to include the following items:

- \$272,000 Personnel services/wages, insurance and worker’s compensation
- \$39,000 Fuel consumption increase (\$2.70/gallon)
- \$19,000 Professional services (Actuarial, FMP, Strategic Planning)
- \$40,000 Parks & Street Maintenance
- \$105,000 Fire Department staffing changes (12 FTE Firefighter/Paramedics)
- \$25,000 Urban Tree Management (EAB)
- \$220,000 Debt service – Construction Fund

Ms. Hiniker reminded Council that the levy represents 50% of general fund revenues. Nearly half of the general fund goes toward public safety. She reviewed the real estate market in which overall property valuation increased 7% in 2018. Ms. Hiniker reviewed the impact of this levy on a median value home amounting to \$413.54/year and referred to 2007 taxes at \$396.61/year for comparison. This represents an increase of \$16.93 or 4.3% over a thirteen-year period. She also showed how White Bear Lake ranks lowest in property taxes per capita among other comparable MN cities ranging in populations between 16,000 – 37,000.

Councilmember Walsh believes the City is well-run, as indicated relative to other

comparable cities - White Bear Lake's tax per capita is the lowest. He reviewed a chart of historical tax levies over time, and said to watch the increasing trend of higher tax levies in recent years. He stated the City's budget is growing and what we spend is growing, but the City's tax revenue pie is also growing and funding more. He stated he would support the preliminary budget but will continue to look for ways to reduce the tax levy.

Councilmember Edberg stated that conflating growth in levy with growth in total expenditures as not necessarily accurate. The City has multiple streams of revenue, one being interest earnings that have declined significantly in recent years and can no longer be relied upon. Councilmember Edberg pointed out that the City now needs to levy more to offset the revenues it used to have.

Councilmember Biehn stated it is easier to keep up than to catch up. He stated there is not an excess of employees by any means and the only comment he hears is that the City is not doing enough. He has never heard a complaint from residents about taxes and supports this tax levy again this year.

Mayor Emerson expressed pride in the City. Streets and other infrastructure are well maintained and maintenance is not deferred. She stated that the departments work hard to keep budgets down and the organization is still lean and mean. She stated that nobody likes tax increases, but challenged anyone to find what to cut.

Councilmember Jones reviewed the math to show the value of City services. Using the average home value of \$222,500, residents pay \$34/month for streets, reconstruction, police, fire, ambulance, parks, sewer, marina, downtown, supporting arts, local food shelf support, armory, sports center, city services, permits, licensing, building inspections and so much more. Compare that to \$50 to plow snow from a driveway each time it snows. He pointed out that staff needs raises, gas goes up and emergency services have different requirements today. Councilmember Jones added that in 2008 when he first came into office, the City had \$2 million in interest revenue, which is today is only \$200,000. He supports this tax levy and added the City could double taxes today and the City will still not be in the top 50% relative to comparable cities.

It was moved by Councilmember **Edberg**, seconded by Councilmember **Jones** to adopt **Resolution No. 12260** approving the proposed preliminary 2018 tax levy collectible in 2019.

Finance Director Rambow added that in 2013, the City was allocated approximately \$2.3 million annually in local government aid (LGA), which represented \$725 more than today's allocation of LGA. In 2019, the City will be getting only \$800 in additional LGA compared to 2018, which effectively amounts to no increase. He also pointed out that while the \$720,000 is significant, 30% is going toward capital infrastructure, not for operations. Lastly, when bonds were sold last spring, the City's rating increased to AA+, just short of achieving AAA, which is the highest possible bond rating.

Motion carried unanimously.

- B. Resolution accepting work and authorizing final payment to Hydro-Klean LLC for the 2018 Sanitary Sewer Main Lining Program, City Project No. 18-07

City Engineer Burch reported that Hydro-Klean LLC has completed construction of the

2018 Sanitary Sewer Main Lining Project (City Project 18-07). All of the work specified in the contract was accomplished and the sanitary sewer mains are back in service. The original contract amount for this project was \$112,318.50 and the final revised contract amount is \$110,815.00.

Mr. Burch added that since 2004, the City has added nearly \$2 million in sanitary sewer lining, which has significantly reduced the number of sewer line backups in the City every year. With that, Mr. Burch recommended the Council accept the work and authorizing final payment to Hydro-Klean in the amount of \$110,815.00.

It was moved by Councilmember **Biehn**, seconded by Councilmember **Walsh** to adopt **Resolution No. 12261** accepting work and authorizing final payment to Hydro-Klean LLC for the 2018 Sanitary Sewer Main Lining Program, City Project No. 18-07.

Motion carried unanimously.

- C. Resolution Approving a Cooperative Landscape Agreement with MnDOT for the Lunds & Byerlys Landscape Plan in the I-35E right-of-way

Community Development Director Kane recalled last spring when the Towers Crossing Developer sought City Council authorization to submit for the Community Roadside Community Partnership Grant program. The application was approved and MnDOT awarded \$10,000 toward the acquisition of replacement landscape materials along the I-35E corridor, adjacent to Lunds and Byerlys.

Ms. Kane explained that the cooperative landscape agreement allows for the removal of volunteer growth and provides \$10,000 in MnDOT funding, which needs to come through the City of White Bear Lake. Through an agreement, the developer will post 125% to ensure any obligations through the cooperative landscape agreement are covered by the developer and not the City.

It was moved by Councilmember **Jones**, seconded by Councilmember **Engstran** to adopt **Resolution No. 12262** approving a Cooperative Landscape Agreement with MnDOT for the Lunds & Byerlys Landscape Plan in the I-35E right-of-way

Motion carried unanimously.

10. CONSENT

- A. Acceptance of minutes from July Park Advisory Commission; June Environmental Advisory Commission; July White Bear Lake Conservation District; August Planning Commission
- B. Resolution approving massage therapist license and transfer. **Resolution No. 12263**
- C. Resolution accepting donation from the White Bear Lake Lions Club for the Soldiers' Memorial Flagpole restoration project. **Resolution No. 12264**
- D. Resolution approving budgeted payment to White Bear Lake Area Historical Society. **Resolution No. 12265**

It was moved by Councilmember **Biehn** seconded by Councilmember **Walsh**, to

approve the consent agenda as presented.

Motion carried unanimously.

11. DISCUSSION

Councilmember Edberg asked for an update on the flashing yellow signal at 2nd Street. Mr. Burch reported that this signal is in MnDOT's program. They will wait until that signal is replaced in two to three years to implement a flashing yellow left turn signal.

Councilmember Biehn inquired as to the status of the crosswalk light at Whitaker Street. Mayor Emerson stated that this will be a while yet. Mr. Burch explained that Engineering is trying to coordinate this project with the Bruce Vento Trail project. Ms. Hiniker added that this intersection is a conversation point with Ramsey County and MnDOT related to the Rush Line BRT project as well.

12. COMMUNICATIONS FROM THE CITY MANAGER

- Rain Gardens – Many neighborhood volunteers helped plant a newly redesigned rain garden at Lake Avenue / Johnson. The City partnered with Rice Creek Watershed District and Ramsey County Soil & Water Conservation Division to construct five homeowner raingardens as part of the City's 2018 street reconstruction project. The City provided the curb cut, Ramsey County designed the raingardens, and Rice Creek Watershed District provided a 75% cost share grant (with the homeowner paying 25% of the cost).
- DNR Lawsuit update – The Court of Appeals asked Judge Marrinan to reconsider a stay request and released an order to stay the provisions of the judge's initial order. The defendants have released their briefings, but the plaintiffs have yet to submit theirs. Oral arguments will be heard this fall. The Court of Appeals then has 90 days to issue an opinion, which is anticipated in early 2019.
- Mark Burch's retirement reception is on Sept. 25, 2018 from 4:30 p.m – 6:30 p.m.in City Hall prior to his last City Council meeting.
- Volunteer Dinner – October 2 at the Boatworks Commons at 6:00 p.m.
- Work Session – Rush Line is on October 15, 2018 at 6:00 p.m. in the Expansion Room of City Hall.
- County Road E and Bellaire – A community engagement follow-up meeting will be led by Councilmember Edberg at Redeemer Lutheran Church on Monday, September 24 at 6:30 p.m.
- Engineering Updates – Mark Burch, City Engineer
 - Street reconstruction is nearly complete and notices announcing the Sept. 25th assessment hearing were mailed.
 - The Flag Pole will be erected next week.
- Community Development Updates – Anne Kane, Director

- Habitat for Humanity Project – St. Regis Drive will be ready for occupancy next month.
- Rush Line update – With 6 to 9 months into a two-year environmental planning process, there are five BRT stations that will serve White Bear Lake. Concepts are extremely preliminary at this time, but station locations include Buerkle Road, County Road E, Cedar Avenue, Marina Triangle and downtown. A station with a parking ramp will be important, either in the downtown or at the Marina Triangle. Ramsey County Rush Line staff will be approaching the City Council regarding two City-owned locations as platforms, either downtown at Clark Avenue or service to the Marina Triangle through the old Public Works site.

Councilmember Walsh pointed out that no federal or state funding has been dedicated to the construction of Rush Line.

13. ADJOURNMENT

There being no further business before the Council, it was moved by Councilmember **Jones** seconded by Councilmember **Walsh** to adjourn the regular meeting at **8:20 p.m.**

Jo Emerson, Mayor

ATTEST:

Kara Coustry, City Clerk



City of White Bear Lake
Engineering Department

MEMORANDUM

To: Ellen Hinker, City Manager

From: Mark Burch, P.E., Public Works Director/City Engineer

Date: September 18, 2018

Subject: **Final Assessment Roll for the 2018 Mill and Overlay Project**
City Project No.: 18-13

SUMMARY

The 2018 Mill and Overlay Project including Eleventh Street, Sumac Circle, Sumac Ridge, Manitou Drive and Manitou Lane has been completed. The last phase of the public improvement process is City Council adoption of the final assessment rolls.

The City Council ordered a public hearing on the assessment rolls for these projects to be held at its September 25, 2018 meeting. The Engineering Department has prepared the final assessment rolls for Council consideration, advertised the public hearing in the White Bear Press and mailed notices to all property owners affected by these improvements. A copy of the final assessment rolls is attached to this memo.

The final assessment roll for Sumac Circle, Sumac Ridge, Manitou Drive and Manitou Lane has been prepared using a residential mill and overlay street assessment rate of \$13.39 per assessable front foot for residential properties, \$17.51 per assessable foot for apartments and \$21.32 per assessable foot for commercial properties. The final assessment roll for 11th Street, which is a partial reconstruction project, has been prepared with a revised assessment rate of \$20.88 per assessable foot instead of the proposed \$26.78 rate due to lower project costs encountered during construction. This revised assessment rate reduced residential assessments approximately \$472 per property. The City's assessment policy has been applied to determine assessable footages for properties and all of the assessments are the same as proposed at the public hearing except for the revision to 11th Street which was held on March 13, 2018.

The interest rate for all the utility and street improvement projects has been set at five and a quarter percent (5.25%) per annum for ten (10) years for residential properties and fifteen (15) years for apartments and commercial properties.

RECOMMENDED COUNCIL ACTION

The City Council will conduct a public hearing on the proposed assessment rolls for the 2018 Mill & Overlay Project and consider adopting and approving the assessment rolls for Eleventh Street, Sumac Circle, Sumac Ridge, Manitou Drive and Manitou Lane.

ATTACHMENTS

Resolution

Assessment Rolls

RESOLUTION NO.:

**RESOLUTION ADOPTING AN ASSESSMENT ROLL FOR
2018 MILL AND OVERLAY PROJECT INCLUDING
ELEVENTH STREET / SUMAC CIRCLE /
SUMAC RIDGE / MANITOU DRIVE / MANITOU LANE**

CITY PROJECT NO.: 18-13

WHEREAS, pursuant to proper notice duly given as required by law, the City Council has met and heard and passed upon all objections to the proposed assessment for mill and overlay and street reconstruction improvements on Eleventh Street, Sumac Circle, Sumac Ridge, Manitou Drive, and Manitou Lane.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of White Bear Lake, Minnesota that:

1. The assessments in the amount of \$122,499.56, a copy of which is attached, is hereby accepted, and shall constitute the special assessments against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvements in the amount of the assessment levied against it.
2. Such assessment shall be payable in annual installments extending over a period of ten (10) years for residential properties, and fifteen (15) years for apartments and commercial properties, the first of the installments to be payable with the 2019 Property Taxes and shall bear interest at the rate of five and a quarter percent (5.25%) per annum from the date of adoption of this assessment resolution. To the first installment shall be added interest on the entire assessment from the date of this resolution until December 31, 2019. To each subsequent installment when due shall be added interest for one year on all unpaid installments.
3. The owner of any property so assessed may, at any time prior to certification of the assessment to the County Auditor, pay the whole or a portion of the assessment on such property to the City of White Bear Lake, and no interest shall be charged if the entire assessment is paid within thirty (30) days from the adoption of this resolution; and they may, at any time thereafter, pay to the County Auditor the entire amount of the assessment remaining unpaid, with interest accrued to December 31st of the year in which payment is made. Such payment must be made before November 15th or interest will be charged through December 31st of the succeeding year.
4. The Clerk shall forthwith transmit a certified duplicate of this assessment to the County Auditor to be extended on the proper tax lists of the County, and such assessments shall be collected and paid over in the same manner as other municipal taxes.

The foregoing resolution offered by Councilmember _____ and supported by Councilmember _____, was declared carried on the following vote:

RESOLUTION NO.:

Ayes:
Nays:
Passed:

Jo Emerson, Mayor

ATTEST:

Kara Coustry, City Clerk

**PROPOSED ASSESSMENT ROLL
STREET IMPROVEMENTS
CITY PROJECT NO. 18-13**

**CITY OF WHITE BEAR LAKE
2018 Mill & Overlay Project
CITY PROJECT NO. 18-13**

CREATED:	11/15/2017
UPDATED:	8/23/2018

County Data Current 8/2/18

Manitou Drive, Manitou Lane, Sumac Circle, Sumac Ridge, & 11th Street

ASSESSMENT CODE 93201813

STREET ASSESSMENT
CALCULATIONS

STORM SEWER
ASSESSMENT
CALCULATIONS

	PIN	NO *	PROPERTY ADDRESS	FRONT FOOTAGE	ASSESSABLE FOOTAGE	STREET ASSESSMENT	LOT AREA	ASSESSABLE AREA	PREVIOUS STORM SEWER ASSESSMENT	STORM ASSESSMENT	TOTAL ASSESSMENT	
1	143022110061	1, 20	2125 11th St	231.56	77.89	\$1,626.34					\$1,626.34	1
2	143022110062	20	2135 11th St	80.00	80.00	\$1,670.40					\$1,670.40	2
3	143022110063	10, 20	2145 11th St	90.72	80.00	\$1,670.40					\$1,670.40	3
4	143022110064	10, 20	2155 11th St	72.31	80.00	\$1,670.40					\$1,670.40	4
5	143022110065	10, 20	2165 11th St	40.00	80.00	\$1,670.40					\$1,670.40	5
6	143022110066	10, 20	2160 11th St	55.75	80.00	\$1,670.40					\$1,670.40	6
7	143022110067	10, 20	2150 11th St	57.00	80.00	\$1,670.40					\$1,670.40	7
8	143022110068	10, 20	2140 11th St	90.48	80.00	\$1,670.40					\$1,670.40	8
9	143022110069	20	2130 11th St	80.00	80.00	\$1,670.40					\$1,670.40	9
10	143022110070	1, 20	2120 11th St	190.00	67.50	\$1,409.40					\$1,409.40	10
11	363022430078	18	2507 Sumac Rdg	4794.85	41.33	\$723.77					\$723.77	11
12	363022430079	18	2505 Sumac Rdg	4794.85	41.33	\$723.77					\$723.77	12
13	363022430080	18	2503 Sumac Rdg	4794.85	41.33	\$723.77					\$723.77	13
14	363022430081	18	2501 Sumac Rdg	4794.85	41.33	\$723.77					\$723.77	14
15	363022430082	18	2517 Sumac Rdg	4794.85	41.33	\$723.77					\$723.77	15
16	363022430083	18	2515 Sumac Rdg	4794.85	41.33	\$723.77					\$723.77	16
17	363022430084	18	2513 Sumac Rdg	4794.85	41.33	\$723.77					\$723.77	17
18	363022430085	18	2511 Sumac Rdg	4794.85	41.33	\$723.77					\$723.77	18
19	363022430086	18	2527 Sumac Cir	4794.85	41.33	\$723.77					\$723.77	19
20	363022430087	18	2525 Sumac Cir	4794.85	41.33	\$723.77					\$723.77	20
21	363022430088	18	2523 Sumac Rdg	4794.85	41.33	\$723.77					\$723.77	21
22	363022430089	18	2521 Sumac Rdg	4794.85	41.33	\$723.77					\$723.77	22
23	363022430090	18	0 Sumac Rdg	0.00	0.00	\$0.00					\$0.00	23
24	363022430097	18	2537 Sumac Cir	4794.85	41.33	\$723.77					\$723.77	24
25	363022430098	18	2535 Sumac Cir	4794.85	41.33	\$723.77					\$723.77	25
26	363022430099	18	2533 Sumac Cir	4794.85	41.33	\$723.77					\$723.77	26
27	363022430100	18	2531 Sumac Cir	4794.85	41.33	\$723.77					\$723.77	27
28	363022430101	18	2545 Sumac Cir	4794.85	41.33	\$723.77					\$723.77	28
29	363022430102	18	2543 Sumac Cir	4794.85	41.33	\$723.77					\$723.77	29
30	363022430103	18	2541 Sumac Cir	4794.85	41.33	\$723.77					\$723.77	30
31	363022430104	18	2539 Sumac Cir	4794.85	41.33	\$723.77					\$723.77	31
32	363022430105	18	2553 Sumac Cir	4794.85	41.33	\$723.77					\$723.77	32
33	363022430106	18	2551 Sumac Cir	4794.85	41.33	\$723.77					\$723.77	33

34	363022430107	18	2549 Sumac Cir	4794.85	41.33	\$723.77				\$723.77	34
35	363022430108	18	2547 Sumac Cir	4794.85	41.33	\$723.77				\$723.77	35
36	363022430109	18	2561 Sumac Cir	4794.85	41.33	\$723.77				\$723.77	36
37	363022430110	18	2559 Sumac Cir	4794.85	41.33	\$723.77				\$723.77	37
38	363022430111	18	2557 Sumac Cir	4794.85	41.33	\$723.77				\$723.77	38
39	363022430112	18	2555 Sumac Cir	4794.85	41.33	\$723.77				\$723.77	39
40	363022430113	18	2569 Sumac Cir	4794.85	41.33	\$723.77				\$723.77	40
41	363022430114	18	2567 Sumac Cir	4794.85	41.33	\$723.77				\$723.77	41
42	363022430115	18	2565 Sumac Cir	4794.85	41.33	\$723.77				\$723.77	42
43	363022430116	18	2563 Sumac Cir	4794.85	41.33	\$723.77				\$723.77	43
44	363022430117	18	2577 Sumac Rdg	4794.85	41.33	\$723.77				\$723.77	44
45	363022430118	18	2575 Sumac Rdg	4794.85	41.33	\$723.77				\$723.77	45
46	363022430119	18	2573 Sumac Cir	4794.85	41.33	\$723.77				\$723.77	46
47	363022430120	18	2571 Sumac Cir	4794.85	41.33	\$723.77				\$723.77	47
48	363022430121	18	0 Manitou Cir	0.00	0.00	\$0.00				\$0.00	48
49	363022430122	18	2538 Sumac Cir	4794.85	41.33	\$723.77				\$723.77	49
50	363022430123	18	2536 Sumac Cir	4794.85	41.33	\$723.77				\$723.77	50
51	363022430124	18	2532 Sumac Cir	4794.85	41.33	\$723.77				\$723.77	51
52	363022430125	18	2530 Sumac Cir	4794.85	41.33	\$723.77				\$723.77	52
53	363022430126	18	2548 Sumac Cir	4794.85	41.33	\$723.77				\$723.77	53
54	363022430127	18	2546 Sumac Cir	4794.85	41.33	\$723.77				\$723.77	54
55	363022430128	18	2542 Sumac Cir	4794.85	41.33	\$723.77				\$723.77	55
56	363022430129	18	2540 Sumac Cir	4794.85	41.33	\$723.77				\$723.77	56
57	363022430130	18	2558 Sumac Cir	4794.85	41.33	\$723.77				\$723.77	57
58	363022430131	18	2556 Sumac Cir	4794.85	41.33	\$723.77				\$723.77	58
59	363022430132	18	2552 Sumac Cir	4794.85	41.33	\$723.77				\$723.77	59
60	363022430133	18	2550 Sumac Cir	4794.85	41.33	\$723.77				\$723.77	60
61	363022430134	18	0 Sumac Rdg	0.00	0.00	\$0.00				\$0.00	61
62	363022430136	18	2518 Sumac Rdg	1264.58	31.61	\$553.57				\$553.57	62
63	363022430137	18	3193 Manitou Dr	1264.58	31.61	\$553.57				\$553.57	63
64	363022430138	18	3195 Manitou Dr	1264.58	31.61	\$553.57				\$553.57	64
65	363022430139	18	2516 Sumac Rdg	1264.58	31.61	\$553.57				\$553.57	65
66	363022430140	18	2512 Sumac Rdg	1264.58	31.61	\$553.57				\$553.57	66
67	363022430141	18	3197 Manitou Dr	1264.58	31.61	\$553.57				\$553.57	67
68	363022430142	18	3199 Manitou Dr	1264.58	31.61	\$553.57				\$553.57	68
69	363022430143	18	2510 Sumac Rdg	1264.58	31.61	\$553.57				\$553.57	69
70	363022430144	18	3185 Manitou Dr	1264.58	31.61	\$553.57				\$553.57	70
71	363022430145	18	3177 Manitou Dr	1264.58	31.61	\$553.57				\$553.57	71
72	363022430146	18	3179 Manitou Dr, Unit 269	1264.58	31.61	\$553.57				\$553.57	72
73	363022430147	18	3187 Manitou Dr	1264.58	31.61	\$553.57				\$553.57	73
74	363022430148	18	3189 Manitou Dr	1264.58	31.61	\$553.57				\$553.57	74
75	363022430149	18	3181 Manitou Dr	1264.58	31.61	\$553.57				\$553.57	75
76	363022430150	18	3183 Manitou Dr	1264.58	31.61	\$553.57				\$553.57	76
77	363022430151	18	3191 Manitou Dr	1264.58	31.61	\$553.57				\$553.57	77
78	363022430153	18	3169 Manitou Dr	1264.58	31.61	\$553.57				\$553.57	78
79	363022430154	18	3161 Manitou Dr Unit 2	1264.58	31.61	\$553.57				\$553.57	79
80	363022430155	18	3163 Manitou Dr Unit 3	1264.58	31.61	\$553.57				\$553.57	80
81	363022430156	18	3171 Manitou Dr Unit 4	1264.58	31.61	\$553.57				\$553.57	81
82	363022430157	18	3173 Manitou Dr Unit 5	1264.58	31.61	\$553.57				\$553.57	82
83	363022430158	18	3165 Manitou Dr Unit 6	1264.58	31.61	\$553.57				\$553.57	83
84	363022430159	18	3167 Manitou Dr Unit 7	1264.58	31.61	\$553.57				\$553.57	84

85	363022430160	18	3175 Manitou Dr Unit 8	1264.58	31.61	\$553.57				\$553.57	85
86	363022430161	18	3100 Manitou Dr	4794.85	41.33	\$723.77				\$723.77	86
87	363022430162	18	3102 Manitou Dr	4794.85	41.33	\$723.77				\$723.77	87
88	363022430163	18	3106 Manitou Dr	4794.85	41.33	\$723.77				\$723.77	88
89	363022430164	18	3108 Manitou Dr	4794.85	41.33	\$723.77				\$723.77	89
90	363022430169	18	3120 Manitou Dr	4794.85	41.33	\$723.77				\$723.77	90
91	363022430170	18	3122 Manitou Dr	4794.85	41.33	\$723.77				\$723.77	91
92	363022430171	18	3126 Manitou Dr	4794.85	41.33	\$723.77				\$723.77	92
93	363022430172	18	3128 Manitou Dr	4794.85	41.33	\$723.77				\$723.77	93
94	363022430173	18	3130 Manitou Dr	4794.85	41.33	\$723.77				\$723.77	94
95	363022430174	18	3132 Manitou Dr	4794.85	41.33	\$723.77				\$723.77	95
96	363022430175	18	2536 Manitou Ln	4794.85	41.33	\$723.77				\$723.77	96
97	363022430176	18	2538 Manitou Ln	4794.85	41.33	\$723.77				\$723.77	97
98	363022430177	18	2542 Manitou Ln	4794.85	41.33	\$723.77				\$723.77	98
99	363022430178	18	2540 Manitou Ln	4794.85	41.33	\$723.77				\$723.77	99
100	363022430179	18	2546 Manitou Ln	4794.85	41.33	\$723.77				\$723.77	100
101	363022430180	18	2548 Manitou Ln	4794.85	41.33	\$723.77				\$723.77	101
102	363022430185	18	2570 Manitou Ln	4794.85	41.33	\$723.77				\$723.77	102
103	363022430186	18	2572 Manitou Ln	4794.85	41.33	\$723.77				\$723.77	103
104	363022430187	18	2548 Sumac Rdg	4794.85	41.33	\$723.77				\$723.77	104
105	363022430188	18	2546 Sumac Rdg	4794.85	41.33	\$723.77				\$723.77	105
106	363022430189	18	2550 Sumac Rdg	4794.85	41.33	\$723.77				\$723.77	106
107	363022430190	18	2552 Sumac Rdg	4794.85	41.33	\$723.77				\$723.77	107
108	363022430191	18	2558 Sumac Rdg	4794.85	41.33	\$723.77				\$723.77	108
109	363022430192	18	2556 Sumac Rdg	4794.85	41.33	\$723.77				\$723.77	109
110	363022430193	18	2570 Sumac Rdg	4794.85	41.33	\$723.77				\$723.77	110
111	363022430194	18	2572 Sumac Rdg	4794.85	41.33	\$723.77				\$723.77	111
112	363022430195	18	2578 Sumac Rdg	4794.85	41.33	\$723.77				\$723.77	112
113	363022430196	18	2576 Sumac Rdg	4794.85	41.33	\$723.77				\$723.77	113
114	363022430197	18	2568 Sumac Rdg	4794.85	41.33	\$723.77				\$723.77	114
115	363022430198	18	2566 Sumac Rdg	4794.85	41.33	\$723.77				\$723.77	115
116	363022430199	18	2560 Manitou Ln	4794.85	41.33	\$723.77				\$723.77	116
117	363022430200	18	2562 Manitou Ln	4794.85	41.33	\$723.77				\$723.77	117
118	363022430201	18	0 Manitou Ln	0.00	0.00	\$0.00				\$0.00	118
119	363022430203	18	3153 Manitou Dr	1264.58	31.61	\$553.57				\$553.57	119
120	363022430204	18	3145 Manitou Dr	1264.58	31.61	\$553.57				\$553.57	120
121	363022430205	18	3147 Manitou Dr	1264.58	31.61	\$553.57				\$553.57	121
122	363022430206	18	3155 Manitou Dr	1264.58	31.61	\$553.57				\$553.57	122
123	363022430207	18	3157 Manitou Dr	1264.58	31.61	\$553.57				\$553.57	123
124	363022430208	18	3149 Manitou Dr	1264.58	31.61	\$553.57				\$553.57	124
125	363022430209	18	3151 Manitou Dr	1264.58	31.61	\$553.57				\$553.57	125
126	363022430210	18	3159 Manitou Dr	1264.58	31.61	\$553.57				\$553.57	126
127	363022430211	18	3137 Manitou Dr	1264.58	31.61	\$553.57				\$553.57	127
128	363022430212	18	3129 Manitou Dr	1264.58	31.61	\$553.57				\$553.57	128
129	363022430213	18	3131 Manitou Dr	1264.58	31.61	\$553.57				\$553.57	129
130	363022430214	18	3139 Manitou Dr	1264.58	31.61	\$553.57				\$553.57	130
131	363022430215	18	3141 Manitou Dr	1264.58	31.61	\$553.57				\$553.57	131
132	363022430216	18	3133 Manitou Dr	1264.58	31.61	\$553.57				\$553.57	132
133	363022430217	18	3135 Manitou Dr	1264.58	31.61	\$553.57				\$553.57	133
134	363022430218	18	3143 Manitou Dr	1264.58	31.61	\$553.57				\$553.57	134
135	363022430219	18	3118 Manitou Dr	4794.85	41.33	\$723.77				\$723.77	135

136	363022430220	18	3110 Manitou Dr	4794.85	41.33	\$723.77				\$723.77	136
137	363022430221	18	3112 Manitou Dr	4794.85	41.33	\$723.77				\$723.77	137
138	363022430222	18	3116 Manitou Dr	4794.85	41.33	\$723.77				\$723.77	138
139	363022430225	18	3148 Manitou Dr	4794.85	41.33	\$723.77				\$723.77	139
140	363022430226	18	3142 Manitou Dr	4794.85	41.33	\$723.77				\$723.77	140
141	363022430227	18	2527 Manitou Ln	4794.85	41.33	\$723.77				\$723.77	141
142	363022430228	18	2529 Manitou Ln	4794.85	41.33	\$723.77				\$723.77	142
143	363022430229	18	2533 Manitou Ln	4794.85	41.33	\$723.77				\$723.77	143
144	363022430230	18	2531 Manitou Ln	4794.85	41.33	\$723.77				\$723.77	144
145	363022430231	18	2537 Manitou Ln	4794.85	41.33	\$723.77				\$723.77	145
146	363022430232	18	2539 Manitou Ln	4794.85	41.33	\$723.77				\$723.77	146
147	363022430233	18	2543 Manitou Ln	4794.85	41.33	\$723.77				\$723.77	147
148	363022430234	18	2541 Manitou Ln	4794.85	41.33	\$723.77				\$723.77	148
149	363022430235	18	2547 Manitou Ln	4794.85	41.33	\$723.77				\$723.77	149
150	363022430236	18	2549 Manitou Ln	4794.85	41.33	\$723.77				\$723.77	150
151	363022430237	18	2551 Manitou Ln	4794.85	41.33	\$723.77				\$723.77	151
152	363022430238	18	2557 Manitou Ln	4794.85	41.33	\$723.77				\$723.77	152
153	363022430239	18	2542 Sumac Rdg	4794.85	41.33	\$723.77				\$723.77	153
154	363022430240	18	2540 Sumac Rdg	4794.85	41.33	\$723.77				\$723.77	154
155	363022430241	18	2536 Sumac Rdg	4794.85	41.33	\$723.77				\$723.77	155
156	363022430242	18	2538 Sumac Rdg	4794.85	41.33	\$723.77				\$723.77	156
157	363022430243	18	2532 Sumac Rdg	4794.85	41.33	\$723.77				\$723.77	157
158	363022430244	18	2530 Sumac Rdg	4794.85	41.33	\$723.77				\$723.77	158
159	363022430245	18	2526 Sumac Rdg	4794.85	41.33	\$723.77				\$723.77	159
160	363022430246	18	2528 Sumac Rdg	4794.85	41.33	\$723.77				\$723.77	160
161	363022430247	18	3198 Manitou Dr	4794.85	41.33	\$723.77				\$723.77	161
162	363022430248	18	3196 Manitou Dr	4794.85	41.33	\$723.77				\$723.77	162
163	363022430249	18	2522 Sumac Rdg	4794.85	41.33	\$723.77				\$723.77	163
164	363022430250	18	2520 Sumac Rdg	4794.85	41.33	\$723.77				\$723.77	164
165	363022430251	18	3180 Manitou Dr	4794.85	41.33	\$723.77				\$723.77	165
166	363022430252	18	3182 Manitou Dr	4794.85	41.33	\$723.77				\$723.77	166
167	363022430253	18	0 Manitou Dr	0.00	0.00	\$0.00				\$0.00	167
168	363022430255	18	2552 Manitou Ln	4794.85	41.33	\$723.77				\$723.77	168
169	363022430256	18	2550 Manitou Ln	4794.85	41.33	\$723.77				\$723.77	169
170	363022430257	18	2556 Manitou Ln	4794.85	41.33	\$723.77				\$723.77	170
171	363022430258	18	2558 Manitou Ln	4794.85	41.33	\$723.77				\$723.77	171

\$122,499.56

	Residential street assessment	
1	Corner lot	
2	Bound by streets on 3 or all sides	
3	Interior lot 100 ft maximum	
4	Maximum residential corner lot assessment	
5	1/2 maximum residential corner lot assessment	
6	Commercial lot per front foot assessment	
7	Apartment per foot assessment	
8	Lot splits in future to be assessed at future rate per front foot	

9	Lot split in future will be assessed at future rate per sq ft	
10	Cul de sac lot	
11	Residential irregular interior lot	
12	Lot has been assessed maximum storm sewer rate	
13	Residential storm sewer rate	
14	Commercial storm sewer rate	
15	Park & public storm sewer rate	
15a	Sanitary sewer service repair	varies on repairs
16	Assessment in lieu of charges	
17	Residential Street Mill & Overlay Rate	\$13.39
18	Apartment/Townhome Mill & Overlay Rate	\$17.51
19	Commercial Mill and Overlay Rate	\$21.32
20	Residential Partial Reconstruction Rate	\$20.88
21	Apartment Partial Reconstruction Rate	\$27.14
22	Commercial Partial Reconstruction Rate	\$33.38

ASSESSMENT PERIOD - 10 YEARS FOR RESIDENTIAL & TOWNHOMES 15 YEARS FOR APARTMENTS AND COMMERCIAL
INTEREST RATE - 5.25%

RAMSEY COUNTY ADMINISTRATIVE FEE (\$2.50 PER YEAR FOR 10 YEARS = \$25.00)

RAMSEY COUNTY ADMINISTRATIVE FEE (\$2.50 PER YEAR FOR 15 YEARS = \$37.50)

NON-RESIDENT PROPERTY ADDRESS		
13	363022430080	4489 Windjammer Ln, Fort Myers FL 33919-8234
21	363022430088	2002 London Carriage Grv, Colorado Springs CO 80920-6217
23	363022430090	1895 County Road E E, White Bear Lake MN 55110-4614
36	363022430109	4947 Morehead Ave, White Bear Lake MN 55110-2633
39	363022430112	4479 Windjammer Ln #2a, Ft Myers FL 33919-8232
40	363022430119	3265 Beneva Rd Unit 203, Sarasota FL 34232
41	363022430114	20525 Via Lerida, Yorba Linda CA 92887-3111
42	363022430115	3134 Torch Pointe Ln, Kewadin MI 49648-9360
48	363022430121	1895 County Road E E, White Bear Lake MN 55110-4614
54	363022430127	2546 Sumac Ridge, White Bear Township, MN 55110
61	363022430134	1895 County Road E E, White Bear Lake MN 55110-4614
62	363022430136	758 Garceau Ln, Vadnais Heights MN 55127-7181
75	363022430149	4145 22nd Ave S, Minneapolis MN 55407-3034
78	363022430153	900 Red Mills Rd, Walkill NY 12589-3223
81	363022430156	18 5764 150th St N, Hugo MN 55038
84	363022430159	15852 Ethan Trl N, Hugo MN 55038-2000
95	363022430174	1895 County Road E E, White Bear Lake MN 55110-4614
115	363022430198	883 Woodridge Ct, Mahtomedi MN 55115
121	363022430205	7903 Okpealuk St, Rapid City SD 57702-8943
127	363022430211	6387 25th St, Oakdale MN 55128-3708
137	363022430221	3540 Hoffman Rd W, White Bear Lake MN 55110-5222
151	363022430237	3105 Kennard Street, Apt 304, Maplewood MN 55109
162	363022430248	5919 Centerville Rd Unit 151, Saint Paul MN 55127-6833
167	363022430253	2560 N Rice St, Little Canada MN 55113-3713



City of White Bear Lake
City Engineer's Office

MEMORANDUM

To: Ellen Hiniker, City Manager

From: Mark Burch, Public Works Director/City Engineer

Date: September 11, 2018

Subject: **Final Assessment Roll for the 2018 Street Reconstruction Project (City Project Nos.: 17-06, 18-01 & 18-06)**

BACKGROUND / SUMMARY

The 2018 Street Reconstruction Project including Old White Bear Avenue, Eighth Street, Ninth Street, Tenth Street, Eleventh Street, Morehead Avenue, Johnson Avenue, Various Alleys and Birch Lake Boulevard South has been completed. The last phase of the public improvement process is City Council adoption of the final assessment rolls.

The City Council ordered a public hearing on the assessment rolls for these projects to be held at its September 25, 2018 meeting. The Engineering Department has prepared the final assessment rolls for Council consideration, advertised the public hearing in the White Bear Press and mailed notices to all property owners affected by these improvements. A copy of the final assessment rolls is attached to this memo.

The final assessment roll has been prepared using a residential street assessment rate of \$38.19 per assessable front foot for residential properties, \$50.22 per assessable front foot for apartments and \$60.95 per front foot for commercial properties. The assessment rolls also include assessments for sanitary sewer wye replacements, sanitary sewer separation costs, water service replacements and assessment adjustments. The City's assessment policy has been applied to determine assessable footages for properties and all of the assessments are the same as proposed at the public hearing which was held on March 13, 2018.

The interest rate for all the utility and street improvement projects has been set at five and a quarter percent (5.25%) per annum for fifteen (15) years for residential properties and twenty (20) years for apartments and commercial properties.

RECOMMENDED COUNCIL ACTION

The City Council will conduct a public hearing on the proposed assessment rolls for the 2018 Street Reconstruction Project and consider adopting and approving the assessment rolls for Old White Bear Avenue, Eighth Street, Ninth Street, Tenth Street, Eleventh Street, Morehead Avenue, Johnson Avenue, Various Alleys and Birch Lake Boulevard South.

ATTACHMENTS

Resolution

Assessment Rolls

RESOLUTION NO.:

**RESOLUTION ADOPTING AN ASSESSMENT ROLL FOR
2018 STREET RECONSTRUCTION PROJECT INCLUDING
OLD WHITE BEAR AVENUE / EIGHTH STREET / NINTH STREET / TENTH
STREET /
ELEVENTH STREET / MOREHEAD AVENUE / JOHNSON AVENUE / ALLEYS /
BIRCH LAKE BOULEVARD SOUTH**

CITY PROJECT NO.: 17-06, 18-01 & 18-06

WHEREAS, pursuant to proper notice duly given as required by law, the City Council has met and heard and passed upon all objections to the proposed assessment for street reconstruction improvements on Old White Bear Avenue, Eighth Street, Ninth Street, Tenth Street, Eleventh Street, Morehead Avenue, Johnson Avenue, Various Alleys and Birch Lake Boulevard South.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of White Bear Lake, Minnesota that:

1. The assessments in the amount of \$813,800.08, a copy of which is attached, is hereby accepted, and shall constitute the special assessments against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvements in the amount of the assessment levied against it.
2. Such assessment shall be payable in annual installments extending over a period of fifteen (15) years for residential properties, and twenty (20) years for apartments and commercial properties, the first of the installments to be payable with the 2019 Property Taxes and shall bear interest at the rate of five and a quarter percent (5.25%) per annum from the date of adoption of this assessment resolution. To the first installment shall be added interest on the entire assessment from the date of this resolution until December 31, 2019. To each subsequent installment when due shall be added interest for one year on all unpaid installments.
3. The owner of any property so assessed may, at any time prior to certification of the assessment to the County Auditor, pay the whole or a portion of the assessment on such property to the City of White Bear Lake, and no interest shall be charged if the entire assessment is paid within thirty (30) days from the adoption of this resolution; and they may, at any time thereafter, pay to the County Auditor the entire amount of the assessment remaining unpaid, with interest accrued to December 31st of the year in which payment is made. Such payment must be made before November 15th or interest will be charged through December 31st of the succeeding year.
4. The Clerk shall forthwith transmit a certified duplicate of this assessment to the County Auditor to be extended on the proper tax lists of the County, and such assessments shall be collected and paid over in the same manner as other municipal taxes.

RESOLUTION NO.:

The foregoing resolution offered by Councilmember _____ and supported by Councilmember _____, was declared carried on the following vote:

Ayes:
Nays:
Passed:

Jo Emerson, Mayor

ATTEST:

Kara Coustry, City Clerk

**PROPOSED ASSESSMENT ROLL
STREET IMPROVEMENTS**

OLD WHITE BEAR AVE (COTTAGE PARK RD - SOUTH SHORE BLVD)

**CITY OF WHITE BEAR LAKE
2018 STREET RECONSTRUCTION PROJECT
CITY PROJECT NO. 17-06**

CREATED:	9/13/2017
UPDATED:	8/23/2018

County Data Current 8/2/18

ASSESSMENT CODE 93201706

	PIN	NOTE *	PROPERTY ADDRESS	STREET ASSESSMENT CALCULATIONS			LOT AREA	STORM SEWER ASSESSMENT CALCULATIONS			SANITARY SEWER WYE ASSESSMENT	TOTAL ASSESSMENT	
				FRONT FOOTAGE	ASSESSABLE FOOTAGE	STREET ASSESSMENT		ASSESSABLE AREA	PREVIOUS STORM SEWER ASSESSMENT	STORM ASSESSMENT			
1	233022130033	1, 5	4395 Cottage Park Rd	294.54	93.58	\$2,692.42	18,555.40	18,555.40	\$0.00	\$2,226.65		\$4,919.07	1
2	233022130034		4350 White Bear Ave	61.64	61.64	\$2,354.03	8,681.51	8,681.51	\$0.00	\$1,041.78		\$3,395.81	2
3	233022130035	2	4351 Circle Dr	152.38	50.88	\$1,942.92	17,423.56	6,420.00	\$0.00	\$770.40		\$2,713.32	3
4	233022130036	2	4345 Circle Dr	204.00	76.00	\$2,902.44	20,834.44	10,417.22	\$0.00	\$1,250.07		\$4,152.51	4
5	233022130037	2	4330 Old White Bear Ave	150.00	56.25	\$2,148.19	14,609.23	7,304.61	\$0.00	\$876.55		\$3,024.74	5
6	233022130041	3	4324 Old White Bear Ave	127.00	100.00	\$3,819.00	12,403.17	12,403.17	\$0.00	\$1,488.38		\$5,307.38	6
7	233022420013	2	4282 Old White Bear Ave	193.44	50.06	\$1,911.79	8,282.63	4,141.32	\$0.00	\$496.96		\$2,408.75	7
8	233022420014	2	4292 Old White Bear Ave	162.76	60.46	\$2,308.78	8,424.72	4,212.36	\$0.00	\$505.48		\$2,814.26	8
9	233022420016	3	4300 Old White Bear Ave	100.00	100.00	\$3,819.00	7,971.23	7,971.23	\$0.00	\$956.55		\$4,775.55	9
10	233022420017	3,22	4310 Old White Bear Ave	102.64	100.00	\$3,819.00	8,803.76	8,803.76	\$0.00	\$1,056.45		\$2,884.65	10
11	233022420021	1,5	4256 White Bear Ave	335.00	90.00	\$2,692.42	12,104.49	12,104.49	\$0.00	\$1,452.54		\$4,144.96	11
12	233022420022	1,5	2140 Lakeview Ave	300.00	90.00	\$2,692.42	9,713.16	9,713.16	\$0.00	\$1,165.58		\$3,858.00	12
13	233022420027	2, 21	0 Cottage Park Rd	206.18	74.78	\$2,855.94	6,784.52	3,392.26	\$0.00	\$407.07		\$3,263.01	13
14	233022420028	3, 21	4278 Cottage Park Rd	168.00	42.50	\$1,623.08	5,408.00	2,704.00	\$0.00	\$324.48		\$1,947.56	14
15	233022420029	1, 21	4264 Cottage Park Rd	366.77	68.85	\$2,629.38	10,436.00	5,218.00	\$0.00	\$626.16		\$3,255.54	15
						\$40,210.80				\$14,645.10	\$0.00	\$52,865.10	

	Residential street assessment	\$ 38.19
1	Corner lot	
2	Bound by streets on 2, 3 or all sides	
3	Interior lot 100 ft maximum	\$ 3,819.00
4	Maximum residential corner lot assessment	\$ 5,384.00
5	1/2 maximum residential corner lot assessment	\$ 2,692.42
6	Commercial lot per front foot assessment	\$ 60.95
7	Apartment/Townhome per foot assessment	\$ 50.22
8	Lot splits in future to be assessed at future rate per front foot	
9	Lot split in future will be assessed at future rate per sq ft	
10	Cul de sac lot	
11	Residential irregular interior lot	
12	Lot has been assessed maximum storm sewer rate	
13	Residential storm sewer rate	\$0.12
14	Commercial storm sewer rate	\$0.24
15	Park & public storm sewer rate	\$0.06

16	Sanitary sewer service repair	varies on repairs
17	Assessment in lieu of charges	
18	Residential Street Mill & Overlay Rate	
19	Apartment/Town Home Mill & Overlay Rate	
20	Commercial Mill and Overlay Rate	
21	Appraiser's Opinion	
22	Assessment Adjustment	

ASSESSMENT PERIOD - 15 YEARS FOR RESIDENTIAL - 20 YEARS FOR APARTMENTS AND COMMERCIAL
INTEREST RATE (2018) - **5.25%**

RAMSEY COUNTY ADMINISTRATIVE FEE (\$2.50 PER YEAR FOR 15 YEARS = \$37.50)

RAMSEY COUNTY ADMINISTRATIVE FEE (\$2.50 PER YEAR FOR 20 YEARS = \$50.00)

NON-RESIDENT PROPERTY ADDRESS			
5	233022130037		9370 96th St N, Mahtomedi MN 55115-1394
11	233022420021	1	4701 Highway 61 N, WBL MN 55110
13	233022420027	2	4292 Cottage Park Rd, WBL MN 55110
14	233022420028	3	10040 Happy Valley Rd E Unit 8, Scottsdale AZ 85255-2395

**PROPOSED ASSESSMENT ROLL
STREET IMPROVEMENTS
CITY PROJECT NO. 18-01**

**CITY OF WHITE BEAR LAKE
2018 STREET RECONSTRUCTION PROJECT
CITY PROJECT NO. 18-01**

CREATED: 5/5/2017
UPDATED: 9/17/2018

County Data Current 8/2/18

ASSESSMENT CODE 93201801

	PIN	NO *	PROPERTY ADDRESS	STREET ASSESSMENT CALCULATIONS			LOT AREA	STORM SEWER ASSESSMENT CALCULATIONS			ALLEY ASSESSMENT CALCULATIONS			SEWER WYE ASSESSMENT	WATER SERVICE ASSESSMENT	TOTAL ASSESSMENT	
				FRONT FOOTAGE	ASSESSABLE FOOTAGE	STREET ASSESSMENT		ASSESSABLE AREA	PREVIOUS STORM SEWER ASSESSMENT	STORM ASSESSMENT	FRONT FOOTAGE	ASSESSABLE FOOTAGE	ALLEY ASSESSMENT				
1	133022210010	20	5009 Lake Ave Unit 103	160.00	2.71	\$47.45							\$0.00	\$0.00	\$47.45	1	
2	133022210012	20	5011 Lake Ave Unit 105	160.00	2.71	\$47.45							\$0.00	\$0.00	\$47.45	2	
3	133022210025	20	5011 Lake Ave Unit 305	160.00	2.71	\$47.45							\$0.00	\$0.00	\$47.45	3	
4	133022210028	20	5009 Lake Ave Unit G1	160.00	2.71	\$47.45							\$0.00	\$0.00	\$47.45	4	
5	133022210042	20	5009 Lake Ave Unit G15	160.00	2.71	\$47.45							\$0.00	\$0.00	\$47.45	5	
6	133022210043	20	5009 Lake Ave Unit G16	160.00	2.71	\$47.45							\$0.00	\$0.00	\$47.45	6	
7	133022210044	20	5009 Lake Ave Unit G17	160.00	2.71	\$47.45							\$0.00	\$0.00	\$47.45	7	
8	133022210052	20	5009 Lake Ave Unit G25	160.00	2.71	\$47.45							\$0.00	\$0.00	\$47.45	8	
9	133022210053	20	5009 Lake Ave Unit G26	160.00	2.71	\$47.45							\$0.00	\$0.00	\$47.45	9	
10	133022210067	20	5009 Lake Ave Unit G40	160.00	2.71	\$47.45							\$0.00	\$0.00	\$47.45	10	
11	133022210071	20	5011 Lake Ave Unit 106 & G19 & G20	160.00	8.13	\$142.36							\$0.00	\$0.00	\$142.36	11	
12	133022210072	20	5011 Lake Ave Unit 207 & G38 & G39	160.00	8.13	\$142.36							\$0.00	\$0.00	\$142.36	12	
13	133022210075	20	5009 Lake Ave Unit 301 & G41 & G42	160.00	8.13	\$142.36							\$0.00	\$0.00	\$142.36	13	
14	133022210076	20	5011 Lake Ave Unit 306 & G18	160.00	5.42	\$94.90							\$0.00	\$0.00	\$94.90	14	
15	133022210078	20	5009 Lake Ave Unit 203 & G5 & G6	160.00	8.13	\$142.36							\$0.00	\$0.00	\$142.36	15	
16	133022210079	20	5011 Lake Ave Unit 208 & G23 & G24	160.00	8.13	\$142.36							\$0.00	\$0.00	\$142.36	16	
17	133022210080	20	5009 Lake Ave Unit 104 & G2	160.00	5.42	\$94.90							\$0.00	\$0.00	\$94.90	17	
18	133022210081	20	5009 Lake Ave Unit 303 & G7 & G8	160.00	8.13	\$142.36							\$0.00	\$0.00	\$142.36	18	
19	133022210082	20	5011 Lake Ave Unit 205 & G14, G34, & G35	160.00	10.84	\$189.81							\$0.00	\$0.00	\$189.81	19	
20	133022210083	20	5009 Lake Ave Unit 201 & G3 & G4	160.00	8.13	\$142.36							\$0.00	\$0.00	\$142.36	20	
21	133022210084	20	5011 Lake Ave Unit 107 & G21 & G22	160.00	8.13	\$142.36							\$0.00	\$0.00	\$142.36	21	
22	133022210085	20	5011 Lake Ave Unit 308 & G 29-32	160.00	13.55	\$237.26							\$0.00	\$0.00	\$237.26	22	
23	133022210086	20	5009 Lake Ave Unit 101 & G11-13 & G33	160.00	13.55	\$237.26							\$0.00	\$0.00	\$237.26	23	
24	133022210087	20	5011 Lake Ave Unit 108 & G27 & G28	160.00	8.13	\$142.36							\$0.00	\$0.00	\$142.36	24	
25	133022210089	20	5009 Lake Ave Unit 304 & G9 & G10	160.00	8.13	\$142.36							\$0.00	\$0.00	\$142.36	25	
26	133022210090	20	5011 Lake Ave Unit 206 & G36 & G37	160.00	8.13	\$142.36							\$0.00	\$0.00	\$142.36	26	
27	133022220009	16	0 11th St (Memorial Beach Park)	260.80	260.80	\$9,959.95	16913.00	16913.00	\$0.00	\$1,014.78			\$0.00	\$0.00	\$10,974.73	27	
28	133022220015	6	2300 Hwy 96	118.91	118.91	\$7,247.56	40597.18	17975.00	\$0.00	\$4,314.00			\$0.00	\$0.00	\$11,561.56	28	
29	133022220021	1	4996 Stewart Ave	191.23	60.34	\$2,304.38	6906.83	6906.83	\$810.75	\$18.07	50.13	1.00	\$2,200.00	\$0.00	\$4,522.45	29	
30	133022220022		5008 Stewart Ave	0.00	0.00	\$0.00	14297.62	14297.62	\$1,621.50		100.26	1.00	\$2,200.00	\$0.00	\$2,200.00	30	
31	133022220023		5020 Stewart Ave	0.00	0.00	\$0.00	8843.87	8843.87	\$810.75		64.42	1.00	\$2,200.00	\$0.00	\$2,200.00	31	
32	133022220027	1	2262 11th St	200.00	62.50	\$2,386.88	8230.98	8230.98	\$1,035.00	\$0.00			\$0.00	\$0.00	\$2,386.88	32	
33	133022220029	1	4959 Stewart Ave	236.00	51.00	\$1,947.69	7285.55	7285.55	\$844.56	\$0.00			\$0.00	\$1,000.00	\$2,947.69	33	
34	133022220030	1	2286 11th St	191.82	60.55	\$2,312.40	7298.90	7298.90	\$182.60	\$693.27	50.39	1.00	\$2,200.00	\$0.00	\$5,205.67	34	
35	133022220031		4985 Morehead Ave	0.00	0.00	\$0.00	7042.08	7042.08	\$182.60	\$662.45	50.39	1.00	\$2,200.00	\$0.00	\$2,862.45	35	
36	133022220033	1	4958 Stewart Ave	191.61	60.51	\$2,310.88	6826.03	6826.03	\$810.76	\$8.36	50.41	1.00	\$2,200.00	\$0.00	\$4,519.24	36	
37	133022220034		4962 Stewart Ave	0.00	0.00	\$0.00	5898.26	5898.26	\$729.68		43.00	1.00	\$2,200.00	\$0.00	\$2,200.00	37	
38	133022220035		4976 Stewart Ave	0.00	0.00	\$0.00	7749.52	7749.52	\$940.47		57.82	1.00	\$2,200.00	\$0.00	\$2,200.00	38	
39	133022220036		4980 Stewart Ave	0.00	0.00	\$0.00	7038.14	7038.14	\$810.76		50.41	1.00	\$2,200.00	\$0.00	\$2,200.00	39	
40	133022220039		4975 Johnson Ave	0.00	0.00	\$0.00	9180.55	9180.55	\$1,101.66		20.00	1.00	\$2,200.00	\$0.00	\$2,200.00	40	
41	133022220040		4969 Johnson Ave	0.00	0.00	\$0.00	8361.78	8361.78	\$1,003.42		20.00	1.00	\$2,200.00	\$0.00	\$2,200.00	41	
42	133022220041	1,5	2309 10th St	213.02	70.51	\$2,614.00	10074.35	10074.35	\$1,208.92	\$0.00	72.00	1.00	\$2,200.00	\$3,539.57	\$8,353.57	42	
43	133022220044	1	2291 10th St	99.83	47.04	\$1,796.46	3535.55	3535.55	\$101.04	\$323.23			\$0.00	\$0.00	\$2,119.68	43	
44	133022220049	1, 5	4935 Lake Ave	148.49	74.25	\$2,614.00	11105.49	11105.49	\$1,332.66	\$0.00			\$0.00	\$0.00	\$2,614.00	44	
45	133022220050		2345 9th St	56.25	56.25	\$2,148.19	9355.99	9355.99	\$211.79	\$910.93			\$0.00	\$0.00	\$3,059.12	45	
46	133022220051		2341 9th St	56.25	56.25	\$2,148.19	8928.03	8928.03	\$109.99	\$961.37			\$0.00	\$0.00	\$3,109.56	46	
47	133022220052	1	2337 9th St	156.35	100.50	\$3,838.10	5702.52	5702.52	\$61.40	\$622.90			\$0.00	\$3,539.57	\$8,000.57	47	
48	133022220053		4942 Johnson Ave	60.02	60.02	\$2,292.16	3473.41	3473.41	\$34.11	\$382.70			\$0.00	\$3,539.57	\$6,214.43	48	
49	133022220056	1, 5	4955 Johnson Ave	141.39	90.92	\$2,614.00	4580.04	4580.04	\$120.20	\$429.40			\$0.00	\$0.00	\$4,243.40	49	
50	133022220057		4951 Johnson Ave	50.47	50.47	\$1,927.45	5385.94	5385.94	\$56.54	\$589.77	12.00	1.00	\$2,200.00	\$0.00	\$5,917.22	50	

51	133022220058		2302 10th St	50.00	50.00	\$1,909.50	4147.58	4147.58	\$132.09	\$365.62	88.91	1.00	\$2,200.00	\$3,539.57		\$8,014.69	51
52	133022220059		4947 Johnson Ave	50.47	50.47	\$1,927.45	7000.30	7000.30	\$85.88	\$754.16	50.47	1.00	\$2,200.00	\$1,000.00		\$5,881.61	52
53	133022220060		4943 Johnson Ave	50.47	50.47	\$1,927.45	7037.42	7037.42	\$85.88	\$758.61	50.47	1.00	\$2,200.00	\$0.00		\$4,886.06	53
54	133022220061		4937 Johnson Ave	50.47	50.47	\$1,927.45	6990.46	6990.46	\$85.88	\$752.98	50.47	1.00	\$2,200.00	\$0.00		\$4,880.42	54
55	133022220062	1	4935 Johnson Ave	201.39	130.93	\$5,000.22	7755.24	7755.24	\$103.06	\$827.57	60.47	1.00	\$2,200.00	\$2,539.57		\$10,567.36	55
56	133022220063	1	2291 9th St	201.12	130.66	\$4,989.91	7927.63	7927.63	\$219.11	\$732.21	60.20	1.00	\$2,200.00	\$3,539.57		\$11,461.68	56
57	133022220064	3	4942 Morehead Ave	100.40	100.00	\$3,819.00	14311.17	14311.17	\$365.19	\$1,352.15	100.40	1.00	\$2,200.00	\$0.00		\$7,371.15	57
58	133022220065	1, 4	4964 Morehead Ave	221.06	145.76	\$5,228.00	10634.60	10634.60	\$271.95	\$1,004.20			\$0.00	\$0.00		\$6,232.20	58
59	133022220066		2298 10th St	70.46	70.46	\$2,690.87	10458.57	10458.57	\$271.95	\$983.08	150.60	1.00	\$2,200.00	\$0.00		\$5,873.95	59
60	133022220069		4947 Morehead Ave	50.20	50.20	\$1,917.14	7102.53	7102.53	\$182.60	\$669.70	50.20	1.00	\$2,200.00	\$0.00		\$4,786.84	60
61	133022220070		4943 Morehead Ave	50.20	50.20	\$1,917.14	7074.73	7074.73	\$182.60	\$666.37	50.20	1.00	\$2,200.00	\$0.00		\$4,783.51	61
62	133022220071		4939 Morehead Ave	50.20	50.20	\$1,917.14	7459.83	7459.83	\$182.60	\$712.58	50.20	1.00	\$2,200.00	\$0.00		\$4,829.72	62
63	133022220072	1	2287 9th St	201.16	130.78	\$4,994.49	8099.01	8099.01	\$182.60	\$789.28	60.20	1.00	\$2,200.00	\$0.00		\$7,983.77	63
64	133022220077	1	4927 Morehead Ave	201.67	131.05	\$5,004.80	8240.46	8240.46	\$182.60	\$806.26	60.42	1.00	\$2,200.00	\$0.00		\$8,011.05	64
65	133022220078		4921 Morehead Ave	50.42	50.42	\$1,925.54	7116.78	7116.78	\$182.60	\$671.41	50.42	1.00	\$2,200.00	\$1,000.00		\$5,796.95	65
66	133022220079		4922 Stewart Ave	60.39	0.00	\$0.00	8501.34	8501.34	\$972.90	\$0.00	60.39	1.00	\$2,200.00	\$0.00		\$2,200.00	66
67	133022220080	1	2268 9th St	121.02	60.51	\$2,310.88	6672.96	6672.96	\$810.76	\$0.00	50.39	1.00	\$2,200.00	\$1,000.00		\$5,510.88	67
68	133022220081	1	4927 Johnson Ave	206.20	135.80	\$5,186.20	8994.71	8994.71	\$237.37	\$841.99	65.40	1.00	\$2,200.00	\$3,539.57		\$11,767.77	68
69	133022220082		4920 Morehead Ave	50.48	50.48	\$1,927.83	6914.81	6914.81	\$182.60	\$647.18	50.48	1.00	\$2,200.00	\$0.00		\$4,775.01	69
70	133022220083	1	4930 Morehead Ave	201.28	130.88	\$4,998.31	8394.89	8394.89	\$0.00	\$1,007.39	60.48	1.00	\$2,200.00	\$0.00		\$8,205.69	70
71	133022220084	1, 5	4927 Lake Ave	255.58	85.00	\$2,614.00	15038.64	15038.64	\$1,804.64	\$0.00			\$0.00	\$0.00		\$2,614.00	71
72	133022220085	1, 4	4926 Johnson Ave	225.92	150.46	\$5,228.00	11910.35	11910.35	\$0.00	\$1,429.24	75.00	1.00	\$2,200.00	\$0.00	\$1,200.00	\$10,057.24	72
73	133022220086		2344 9th St	75.00	75.00	\$2,864.25	11434.92	11434.92	\$0.00	\$1,372.19	75.00	1.00	\$2,200.00	\$0.00		\$6,436.44	73
74	133022220087		0 9th St	25.00	25.00	\$954.75	5574.82	5574.82	\$0.00	\$668.98	56.35	1.00	\$2,200.00	\$0.00		\$3,823.73	74
75	133022220096	1	4949 Stewart Ave	176.65	47.94	\$1,830.83	6394.49	6394.49	\$782.23	\$0.00			\$0.00	\$0.00		\$1,830.83	75
76	133022220108		2278 10th St	70.00	70.00	\$2,673.30	11685.26	11685.26	\$0.00	\$1,402.23			\$0.00	\$0.00		\$4,075.53	76
77	133022220109		2277 9th St	70.00	70.00	\$2,673.30	12358.95	12358.95	\$0.00	\$1,483.07	180.00	1.00	\$2,200.00	\$1,000.00		\$7,356.37	77
78	133022220110	1	2264 10th St	198.27	63.00	\$2,405.97	8610.00	8610.00	\$1,043.28	\$0.00			\$0.00	\$0.00		\$2,405.97	78
79	133022220111	1, 5	2269 9th St	259.50	82.67	\$2,614.00	13260.76	13260.76	\$1,535.02	\$56.27			\$0.00	\$0.00		\$2,670.27	79
80	133022220112		0 11th St (Old RR R/W)	0.00	0.00	\$0.00	20152.17	20152.17	\$0.00	\$2,418.26			\$0.00	\$0.00		\$2,418.26	80
81	133022220113	3	2292 11th St	141.67	100.00	\$3,819.00	17630.53	17630.53	\$0.00	\$2,115.66			\$0.00	\$0.00		\$5,934.66	81
82	133022220120		4975 Morehead Ave	0.00	0.00	\$0.00	13973.71	13973.71	\$361.92	\$1,314.93	100.00	1.00	\$2,200.00	\$0.00		\$3,514.93	82
83	133022220123	1	2295 11th St	172.26	100.76	\$3,848.02	7077.46	7077.46	\$0.00	\$849.30			\$0.00	\$0.00		\$4,697.32	83
84	133022220124		2299 11th St	89.55	89.55	\$3,419.91	8886.43	8886.43	\$0.00	\$1,066.37			\$0.00	\$0.00		\$4,486.29	84
85	133022220125		0 11th St	52.07	52.07	\$1,988.55	10053.69	10053.69	\$0.00	\$1,206.44			\$0.00	\$0.00		\$3,195.00	85
86	133022220127		2293 10th St	47.04	47.04	\$1,796.46	8159.08	8159.08	\$0.00	\$979.09			\$0.00	\$0.00		\$2,775.55	86
87	133022220128	1, 4	2287 11th St	342.62	201.52	\$5,228.00	28545.50	28545.50	\$0.00	\$3,425.46	201.52	1.00	\$2,200.00	\$0.00		\$10,853.46	87
88	133022220129	23	2298 11th St	73.00	73.00	\$2,787.87	7226.81	7226.81	\$86.49	\$780.73			\$0.00	\$0.00		\$2,434.60	88
89	133022220130	1	4985 Johnson Ave	177.00	50.00	\$1,909.50	7786.79	7786.79	\$934.41	\$0.00			\$0.00	\$0.00		\$1,909.50	89
90	133022220131		2299 10th St	47.04	47.04	\$1,796.46	11209.38	11209.38	\$163.12	\$1,182.01	172.75	1.00	\$2,200.00	\$0.00		\$5,178.46	90
91	133022220132		0 Moorhead Ave	0.00	0.00	\$0.00	8754.27	8754.27	\$0.00	\$1,050.51			\$0.00	\$0.00		\$1,050.51	91
92	133022220133		4984 Stewart Ave	0.00	0.00	\$0.00	6919.49	6919.49	\$810.75	\$0.00	50.41	1.00	\$2,200.00	\$0.00		\$2,200.00	92
93	133022220134		4986 Stewart Ave	191.54	60.49	\$2,310.11	7312.80	7312.80	\$810.75	\$66.79	50.41	1.00	\$2,200.00	\$0.00		\$4,576.90	93
94	133022220136	3, 20	4995 Johnson Ave Unit 101	390.00	50.00	\$875.50	50571.09	50571.09	\$0.00				\$0.00	\$0.00		\$875.50	94
95	133022220137	3, 20	4997 Johnson Ave Unit 102	390.00	50.00	\$875.50	50571.09	50571.09	\$0.00				\$0.00	\$0.00		\$875.50	95
96	133022220138	22	4959 Morehead Ave	40.00	40.00	\$1,527.60	19723.99	19723.99	\$137.33	\$2,229.55	130.00	1.00	\$2,200.00	\$0.00		\$5,957.15	96
97	133022220139		4955 Morehead Ave	67.10	67.10	\$2,562.55	11237.18	11237.18	\$641.52	\$706.94	20.00	1.00	\$2,200.00	\$0.00		\$5,469.49	97
98	133022220140		4951 Morehead Ave	65.20	65.20	\$2,489.99	9649.43	9649.43	\$249.92	\$908.01	50.20	1.00	\$2,200.00	\$0.00		\$5,598.00	98
99	133022220143		2340 10th St	234.27	70.26	\$2,683.23	13818.78	13818.78	\$1,658.25	\$0.00			\$0.00	\$0.00		\$2,683.23	99
100	133022220145	1	2261 11th St	200.00	62.50	\$2,386.88	8276.40	8276.40	\$786.60	\$206.57				\$0.00		\$2,593.44	100
101	133022230001		4921 Lake Ave	0.00	0.00	\$0.00	13512.90	13512.90	\$1,102.53	\$0.00	20.00	1.00	\$2,200.00	\$0.00		\$2,200.00	101
102	133022230002		4911 Lake Ave	0.00	0.00	\$0.00	12465.57	12465.57	\$975.74	\$0.00	20.00	1.00	\$2,200.00	\$0.00		\$2,200.00	102
103	133022230003		4905 Lake Ave	0.00	0.00	\$0.00	9500.77	9500.77	\$1,140.09	\$0.00	20.00	1.00	\$2,200.00	\$0.00		\$2,200.00	103
104	133022230004	1	4901 Lake Ave	231.69	57.93	\$2,212.35	17358.97	10675.22	\$1,281.03	\$0.00			\$0.00	\$0.00		\$2,212.35	104
105	133022230005		2351 8th St	40.00	40.00	\$1,527.60	7447.51	7447.51	\$0.00	\$893.70	40.00	1.00	\$2,200.00	\$0.00		\$4,621.30	105
106	133022230006		2345 8th St	40.00	40.00	\$1,527.60	5763.58	5763.58	\$0.00	\$691.63	40.00	1.00	\$2,200.00	\$0.00		\$4,419.23	106
107	133022230007	1, 4	4906 Johnson Ave	240.92	140.92	\$5,228.00	14413.18	14413.18	\$0.00	\$1,729.58	100.00	1.00	\$2,200.00	\$0.00		\$9,157.58	107
108	133022230008		4921 Johnson Ave	95.80	95.80	\$3,658.60	13642.82	13642.82	\$0.00	\$1,637.14	95.80	1.00	\$2,200.00	\$1,000.00		\$8,495.74	108
109	133022230009		4911 Johnson Ave	50.40	50.40	\$1,924.78	7135.88	7135.88	\$0.00	\$856.31	50.40	1.00	\$2,200.00	\$1,000.00		\$5,981.08	109
110	133022230010		4905 Johnson Ave	50.40	50.40	\$1,924.78	7004.89	7004.89	\$0.00	\$840.59	50.40	1.00	\$2,200.00	\$0.00		\$4,965.36	110
111	133022230011	1	4901 Johnson Ave	191.27	120.84	\$4,614.88	7524.44	7524.44	\$0.00	\$902.93	50.40	1.00	\$2,200.00	\$0.00	\$1,200.00	\$8,917.81	111
112	133022230012	1	4902 Morehead Ave	191.35	120.92	\$4,617.93	7566.88	7566.88	\$182.60	\$725.43	50.48	1.00	\$2,200.00	\$1,000.00		\$8,543.36	112
113	133022230013		4906 Morehead Ave	50.48	50.48	\$1,927.83	7049.07	7049.07	\$182.60	\$663.29	50.48	1.00	\$2,200.00	\$0.00		\$4,791.12	113
114	133022230014		4910 Morehead Ave	50.48	50.48	\$1,927.83	7215.58	7215.58	\$182.60	\$683.27	50.48	1.00	\$2,200.00	\$0.00		\$4,811.10	114
115	133022230015		4916 Morehead Ave	50.48	50.48	\$1,927.83	7334.95	7334.95	\$182.60	\$697.59	50.48	1.00	\$2,200.00	\$0.00		\$4,825.43	115
116	133022230016		4915 Morehead Ave	50.42	50.42	\$1,925.54	7116.78	7116.78	\$182.60	\$671.41	50.42	1.00	\$2,200.00	\$0.00			

117	133022230017		4911 Morehead Ave	50.42	50.42	\$1,925.54	7116.78	7116.78	\$182.60	\$671.41	50.42	1.00	\$2,200.00	\$0.00		\$4,796.95	117
118	133022230018		4905 Morehead Ave	50.42	50.42	\$1,925.54	7116.78	7116.78	\$182.60	\$671.41	50.42	1.00	\$2,200.00	\$0.00		\$4,796.95	118
119	133022230019	1	2287 8th St	191.57	121.00	\$4,620.99	7116.78	7116.78	\$182.60	\$671.41	50.42	1.00	\$2,200.00	\$0.00		\$7,492.40	119
120	133022230021		4912 Stewart Ave	50.39	0.00	\$0.00	7248.61	7248.61	\$810.76	\$0.00	50.39	1.00	\$2,200.00	\$0.00		\$2,200.00	120
121	133022230022		4916 Stewart Ave	50.39	0.00	\$0.00	7469.97	7469.97	\$810.76	\$0.00	50.39	1.00	\$2,200.00	\$0.00		\$2,200.00	121
122	133022230023	1	4895 Morehead Ave	191.65	121.04	\$4,622.52	7121.72	7121.72	\$182.60	\$672.01	50.43	1.00	\$2,200.00	\$0.00		\$7,494.52	122
123	133022230024		4891 Morehead Ave	50.43	50.43	\$1,925.92	7121.72	7121.72	\$182.60	\$672.01	50.43	1.00	\$2,200.00	\$0.00		\$4,797.93	123
124	133022230025		4885 Morehead Ave	50.43	50.43	\$1,925.92	7121.72	7121.72	\$182.60	\$672.01	50.43	1.00	\$2,200.00	\$1,000.00		\$5,797.93	124
125	133022230026		4881 Morehead Ave	50.43	50.43	\$1,925.92	7121.72	7121.72	\$182.60	\$672.01	50.43	1.00	\$2,200.00	\$0.00		\$4,797.93	125
126	133022230027		4877 Morehead Ave	50.43	50.43	\$1,925.92	7121.72	7121.72	\$182.60	\$672.01	50.43	1.00	\$2,200.00	\$0.00		\$4,797.93	126
127	133022230028	1	4871 Morehead Ave	191.63	60.52	\$2,311.07	7121.72	7121.72	\$182.60	\$672.01	50.43	1.00	\$2,200.00	\$0.00		\$5,183.07	127
128	133022230029	1	4872 Stewart Ave	191.61	0.00	\$0.00	7326.07	7326.07	\$810.75	\$0.00	50.41	1.00	\$2,200.00	\$0.00		\$2,200.00	128
129	133022230030	7	4878 Stewart Ave	0.00	0.00	\$0.00	14174.54	14174.54	\$1,637.37	\$0.00	100.82	1.00	\$2,200.00	\$0.00		\$2,200.00	129
130	133022230031		4884 Stewart Ave	0.00	0.00	\$0.00	7263.67	7263.67	\$810.75	\$0.00	50.41	1.00	\$2,200.00	\$0.00		\$2,200.00	130
131	133022230033	1, 4	4891 Johnson Ave	292.55	151.65	\$5,228.00	21424.52	21424.52	\$0.00	\$2,570.94	151.65	1.00	\$2,200.00	\$0.00		\$9,998.94	131
132	133022230034		4881 Johnson Ave	50.55	50.55	\$1,930.50	7336.04	7336.04	\$0.00	\$880.32	50.55	1.00	\$2,200.00	\$0.00		\$5,010.83	132
133	133022230035		4877 Johnson Ave	50.55	50.55	\$1,930.50	6946.38	6946.38	\$0.00	\$833.57	50.55	1.00	\$2,200.00	\$0.00		\$4,964.07	133
134	133022230036	1	4871 Johnson Ave	191.35	60.48	\$2,309.73	7150.00	7150.00	\$0.00	\$858.00	50.55	1.00	\$2,200.00	\$0.00		\$5,367.73	134
135	133022230037		2299 7th St	70.40	0.00	\$0.00	6947.24	6947.24	\$0.00	\$0.00	100.92	1.00	\$2,200.00	\$0.00		\$2,200.00	135
136	133022230038	1	2291 7th St	171.32	60.43	\$2,307.82	7288.14	7288.14	\$0.00	\$874.58			\$0.00	\$0.00		\$3,182.40	136
137	133022230039		4880 Morehead Ave	50.46	50.46	\$1,927.07	7348.61	7348.61	\$181.30	\$700.53	50.46	1.00	\$2,200.00	\$0.00		\$4,827.60	137
138	133022230040		4884 Morehead Ave	50.46	50.46	\$1,927.07	7074.47	7074.47	\$181.30	\$667.64	50.46	1.00	\$2,200.00	\$0.00		\$4,794.70	138
139	133022230041		4890 Morehead Ave	50.46	50.46	\$1,927.07	7469.26	7469.26	\$184.15	\$712.16	50.46	1.00	\$2,200.00	\$0.00		\$4,839.23	139
140	133022230042	1	2292 8th St	191.36	120.91	\$4,617.55	6938.60	6938.60	\$182.60	\$650.03	50.46	1.00	\$2,200.00	\$0.00		\$7,467.59	140
141	133022230043	1, 5	4893 Lake Ave	300.00	93.75	\$2,614.00	22237.37	16596.71	\$1,991.61	\$0.00			\$0.00	\$0.00		\$2,614.00	141
142	133022230048		2335 7th St	0.00	0.00	\$0.00	15127.28	15127.28	\$0.00	\$0.00	20.00	1.00	\$2,200.00	\$0.00		\$2,200.00	142
143	133022230049	1	4870 Johnson Ave	150.00	50.00	\$1,909.50	5286.19	5286.19	\$0.00	\$634.34			\$0.00	\$0.00		\$2,543.84	143
144	133022230050		4880 Johnson Ave	41.30	41.30	\$1,577.25	1899.57	1899.57	\$0.00	\$227.95	50.00	1.00	\$2,200.00	\$0.00		\$4,005.20	144
145	133022230051		4890 Johnson Ave	70.65	70.65	\$2,698.12	7099.85	7099.85	\$0.00	\$851.98	100.00	1.00	\$2,200.00	\$0.00		\$5,750.11	145
146	133022230052	1	4898 Johnson Ave	170.65	100.00	\$3,819.00	7238.82	7238.82	\$0.00	\$868.66			\$0.00	\$0.00		\$4,687.66	146
147	133022230053		2344 8th St	50.00	68.75	\$2,625.56	10460.87	10460.87	\$0.00	\$1,255.30	50.00	1.00	\$2,200.00	\$0.00		\$6,080.87	147
148	133022230119		0 8th St	66.30	66.30	\$2,532.00	6848.93	6848.93	\$810.75	\$11.12	100.78	1.00	\$2,200.00	\$0.00		\$4,743.12	148
149	133022230120	1	2279 8th St	175.63	50.39	\$1,924.39	7784.62	7784.62	\$810.75	\$123.40			\$0.00	\$0.00		\$2,047.80	149
150	133022230123	1	2280 8th St	191.63	60.51	\$2,310.88	6969.02	6969.02	\$810.75	\$25.53	50.41	1.00	\$2,200.00	\$0.00		\$4,536.41	150
151	133022230124		4890 Stewart Ave	0.00	0.00	\$0.00	7356.64	7356.64	\$810.75	\$0.00	50.41	1.00	\$2,200.00	\$0.00		\$2,200.00	151
152	143022110003		2243 11th St	47.00	47.00	\$1,794.93	5275.55	5275.55	\$0.00	\$633.07			\$0.00	\$0.00		\$2,428.00	152
153	143022110004		2243 11th St	47.00	47.00	\$1,794.93	7036.78	7036.78	\$0.00	\$844.41			\$0.00	\$0.00		\$2,639.34	153
154	143022110005		2243 11th St	47.00	47.00	\$1,794.93	7042.03	7042.03	\$0.00	\$845.04			\$0.00	\$0.00		\$2,639.97	154
155	143022110006		2258 11th St	50.00	50.00	\$1,909.50	7497.51	7497.51	\$0.00	\$899.70			\$0.00	\$0.00		\$2,809.20	155
156	143022110007		2254 11th St	50.00	50.00	\$1,909.50	7492.57	7492.57	\$0.00	\$899.11			\$0.00	\$0.00		\$2,808.61	156
157	143022110008		2250 11th St	50.00	50.00	\$1,909.50	7487.59	7487.59	\$0.00	\$898.51			\$0.00	\$0.00		\$2,808.01	157
158	143022110009		2244 11th St	50.00	50.00	\$1,909.50	7482.67	7482.67	\$0.00	\$897.92			\$0.00	\$0.00		\$2,807.42	158
159	143022110010		2238 11th St	50.00	50.00	\$1,909.50	7477.71	7477.71	\$0.00	\$897.32			\$0.00	\$0.00		\$2,806.82	159
160	143022110011		2235 10th St	46.00	46.00	\$1,756.74	6880.07	6880.07	\$0.00	\$825.61			\$0.00	\$0.00		\$2,582.35	160
161	143022110012		2239 10th St	46.00	46.00	\$1,756.74	6883.68	6883.68	\$0.00	\$826.04			\$0.00	\$1,000.00		\$3,582.78	161
162	143022110013		2243 10th St	72.00	72.00	\$2,749.68	10797.15	10797.15	\$0.00	\$1,295.66			\$0.00	\$0.00		\$4,045.34	162
163	143022110014		2251 10th St	66.00	66.00	\$2,520.54	9875.53	9875.53	\$0.00	\$1,185.06			\$0.00	\$0.00		\$3,705.60	163
164	143022110015		2254 10th St	90.00	90.00	\$3,437.10	8681.86	8681.86	\$0.00	\$1,041.82			\$0.00	\$0.00		\$4,478.92	164
165	143022110016		2244 10th St	75.00	75.00	\$2,864.25	7378.68	7378.68	\$0.00	\$885.44			\$0.00	\$0.00		\$3,749.69	165
166	143022110056	6, 22	4950 Highway 61	152.45	152.45	\$9,291.83	43920.01	24512.00	\$515.69	\$5,367.19			\$0.00	\$0.00		\$14,659.02	166
167	143022110058	6, 22	0 10th St	4.00	4.00	\$243.80	694.14	694.14	\$0.00	\$166.59			\$0.00	\$0.00		\$410.39	167
168	143022110078		0 11th St	47.00	47.00	\$1,794.93	6969.60	6969.60	\$662.40	\$173.95			\$0.00	\$3,970.00	\$1,611.00	\$7,549.88	168
169	143022140001		4917 Stewart Ave	0.00	0.00	\$0.00	7858.71	7858.71	\$859.39	\$0.00	50.00	1.00	\$2,200.00	\$0.00		\$2,200.00	169
170	143022140002		4911 Stewart Ave	0.00	0.00	\$0.00	6955.32	6955.32	\$810.76	\$0.00	50.00	1.00	\$2,200.00	\$0.00		\$2,200.00	170
171	143022140003		4907 Stewart Ave	0.00	0.00	\$0.00	7164.48	7164.48	\$810.76	\$0.00	50.00	1.00	\$2,200.00	\$0.00		\$2,200.00	171
172	143022140004		4901 Stewart Ave	0.00	0.00	\$0.00	6895.64	6895.64	\$1,010.08	\$0.00	50.00	1.00	\$2,200.00	\$0.00		\$2,200.00	172
173	143022140005		2245 8th St	0.00	0.00	\$0.00	10720.18	10720.18	\$1,286.42	\$0.00	203.90	1.00	\$2,200.00	\$0.00		\$2,200.00	173
174	143022140017		2247 7th St	0.00	0.00	\$0.00	6380.87	6380.87	\$765.71	\$0.00	100.72	1.00	\$2,200.00	\$0.00		\$2,200.00	174
175	143022140018		4880 Cook Ave	0.00	0.00	\$0.00	14080.07	14080.07	\$1,689.61	\$0.00	100.72	1.00	\$2,200.00	\$0.00		\$2,200.00	175
176	143022140019		4886 Cook Ave	0.00	0.00	\$0.00	7199.38	7199.38	\$863.93	\$0.00	50.36	1.00	\$2,200.00	\$0.00		\$2,200.00	176
177	143022140020		4890 Cook Ave	0.00	0.00	\$0.00	6849.07	6849.07	\$821.89	\$0.00	50.36	1.00	\$2,200.00	\$0.00		\$2,200.00	177
178	143022140022		4887 Stewart Ave	0.00	0.00	\$0.00	7226.09	7226.09	\$810.76	\$0.00	50.39	1.00	\$2,200.00	\$0.00		\$2,200.00	178
179	143022140023		4883 Stewart Ave	0.00	0.00	\$0.00	7051.54	7051.54	\$810.75	\$0.00	50.39	1.00	\$2,200.00	\$0.00		\$2,200.00	179
180	143022140024		4879 Stewart Ave	0.00	0.00	\$0.00	7280.34	7280.34	\$810.75	\$0.00	50.39	1.00	\$2,200.00	\$0.00		\$2,200.00	180
181	143022140025		2253 7th St	0.00	0.00	\$0.00	5044.71	5044.71	\$605.37	\$0.00	100.78	1.00	\$2,200.00	\$0.00		\$2,200.00	181
182	143022140126		2246 8th St	0.00	0.00	\$0.00	2563.86	2563.86	\$602.50	\$0.00	50.39	1.00	\$2,200.00	\$0.00		\$2,200.00	182

\$326,558.50

\$100,560.24

\$226,600.00

\$37,746.99

\$6,411.00

\$696,742.73

Assessments for Commercial owned parcels being reviewed.

Sewer Wye Assessments will be a 50/50 split with the City, capped at \$1,000.00

Water Service Assessments will be a 50/50 split with the City, capped at \$1,200.00

	Residential street assessment	\$ 38.19
1	Corner lot	
2	Bound by streets on 3 or all sides	
3	Interior lot 100 ft maximum	\$ 3,819.00
4	Maximum residential corner lot assessment	\$ 5,228.00
5	1/2 maximum residential corner lot assessment	\$ 2,614.00
6	Commercial lot per front foot assessment	\$ 60.95
7	Apartment/Townhome per foot assessment	\$ 50.22
8	Lot splits in future to be assessed at future rate per front foot	
9	Lot split in future will be assessed at future rate per sq ft	
10	Cul de sac lot	
11	Residential irregular interior lot	
12	Lot has been assessed maximum storm sewer rate	
13	Alley Assessment (Each)	\$ 2,200.00
14	Residential storm sewer rate	\$ 0.12
15	Commercial storm sewer rate	\$ 0.24
16	Park & public storm sewer rate	\$ 0.06
17	Sanitary sewer service repair	varies on repairs
18	Assessment in lieu of charges	
19	Residential Street Mill & Overlay Rate	\$ 13.39
20	Apartment/Town Home Mill & Overlay Rate	\$ 17.51
21	Commercial Mill and Overlay Rate	\$ 21.32
22	Appraiser's Opinion	
23	Assessment Adjustment	

ASSESSMENT PERIOD - 15 YEARS FOR RESIDENTIAL - 20 YEARS FOR APARTMENTS AND COMMERCIAL
 INTEREST RATE (2018) - 5.25%
 RAMSEY COUNTY ADMINISTRATIVE FEE (\$2.50 PER YEAR FOR 10 YEARS = \$25.00)
 RAMSEY COUNTY ADMINISTRATIVE FEE (\$2.50 PER YEAR FOR 15 YEARS = \$37.50)

NON-RESIDENT PROPERTY ADDRESS		
2	133022210012	15 Bluebill Ave Unit 304, Naples FL 34108-1759
3	133022210025	5802 North Dragoon Ln, Paradise Valley AZ 85253-5210
4	133022210028	5009 Lake Ave #103, Saint Paul MN 55110-2668
5	133022210042	5802 North Dragoon Ln, Paradise Valley AZ 85253-5210
6	133022210043	5802 North Dragoon Ln, Paradise Valley AZ 85253-5210
7	133022210044	5802 North Dragoon Ln, Paradise Valley AZ 85253-5210
8	133022210052	15 Bluebill Ave Unit 304, Naples FL 34108-1759
9	133022210053	15 Bluebill Ave Unit 304, Naples FL 34108-1759
10	133022210067	15 Bluebill Ave Unit 304, Naples FL 34108-1759
15	133022210078	180 Island Sanctuary, Vero Beach FL 32963-3950
20	133022210083	180 Island Sanctuary, Vero Beach FL 32963-3950
22	133022210085	Po Box 842, Tesuque NM 87574-0842
23	133022210086	13093 Keystone Ave N, Hugo MN 55038-9432
27	133022220009	16 4701 Highway 61, WBL MN 55110
30	133022220022	Po Box 10920, White Bear Lake, MN 55110
32	133022220027	4263 Bluebell Ct, Vadnais Heights MN 55127
35	133022220031	2674 Cedar Ave, White Bear Lake MN 55110
36	133022220033	7122 Newbury Road Woodbury, MN 55124
57	133022220064	2291 9th St, White Bear Lake MN 55110
72	133022220085	4921 Lake Ave, St. Paul, MN 55110
74	133022220087	4927 Lake Ave, White Bear Lake MN 55110
79	133022220111	5218 Bald Eagle Blvd E, WBT MN 55110
81	133022220113	4955 Lake Ave, White Bear Lake, MN 55110
87	133022220128	2614 California St Ne, Minneapolis, MN 55418

94	133022220136		2266 Silver Palm Place, Naples FL 34105
95	133022220137		2098 Willow Cir, Centerville, MN 55038
101	133022230001		4911 Lake Ave, White Bear Lake MN 55110
106	133022230006		975 W Azalea Place, Chandler, AZ 85248
108	133022230008		1826 5th St, Saint Paul MN 55110
115	133022230015		64 Glen Edge Road, Dellwood, MN 55110
122	133022230023	1	4971 Baldeagle Ave, White Bear Lake MN 55110
127	133022230028		15945 37th Ave N, Plymouth, MN 55446
129	133022230030		2556 7th Ave E, North St. Paul, MN 55109
130	133022230031		2277 9th St, St. Paul, MN 55110
136	133022230038		12314 Everton Cir N, St. Paul, MN 55110
139	133022230041		490 Summit Ave, St. Paul, MN 55102
148	133022230119		2279 8th St, White Bear Lake, MN 55110
150	133022230123		2589 South Shore Blvd, White Bear Lake, MN 55110
152	143022110003	A	1760 Second St, White Bear Lake MN 55110
153	143022110004		1760 Second St, White Bear Lake MN 55110
154	143022110005		1760 Second St, White Bear Lake MN 55110
157	143022110008		9 Gillfillan Rd, North Oaks, MN 55127
161	143022110012		4996 124 St Cir N, White Bear Lake, MN 55110
162	143022110013		12575 Irish Ave N, Hugo, MN 55038
163	143022110014		12575 Irish Ave N, Hugo, MN 55038
166	143022110056		1633 County Hwy 10 Ne Ste 8, Spring Lake Park, MN 55432
167	143022110058		1633 County Hwy 10 Ne Ste 8, Spring Lake Park, MN 55432
168	143022110078		1992 3rd St, White Bear Lake MN 55110
182	143022140126		4390 Cottage Park Rd, White Bear Lake, MN 55110

**PROPOSED ASSESSMENT ROLL
STREET IMPROVEMENTS**

BIRCH LAKE BOULEVARD SOUTH (OTTER LAKE ROAD - END CUL-DE-SAC)

**CITY OF WHITE BEAR LAKE
2018 STREET RECONSTRUCTION PROJECT
CITY PROJECT NO. 18-06**

CREATED:	9/13/2017
UPDATED:	8/23/2018

County Data Current 8/2/18

ASSESSMENT CODE 93201806

	PIN	NOTE *	PROPERTY ADDRESS	STREET ASSESSMENT CALCULATIONS			LOT AREA	STORM SEWER ASSESSMENT CALCULATIONS			SANITARY SEWER WYE ASSESSMENT	TOTAL ASSESSMENT	
				FRONT FOOTAGE	ASSESSABLE FOOTAGE	STREET ASSESSMENT		ASSESSABLE AREA	PREVIOUS STORM SEWER ASSESSMENT	STORM ASSESSMENT			
1	153022340009	3, 21	1455 Birch Lake Blvd S	385.00	100.00	\$3,819.00	28,748.93	14,374.47	\$0.00	\$1,724.94	\$0.00	\$5,543.94	1
2	153022340010	10	1437 Birch Lake Blvd S	100.00	80.00	\$3,055.20	21,889.92	10,944.96	\$0.00	\$1,313.40	\$0.00	\$4,368.60	2
3	153022340011	10, 21	1425 Birch Lake Blvd S	100.00	50.00	\$1,909.50	25,000.00	15,000.00	\$1,175.00	\$0.00	\$0.00	\$1,909.50	3
4	153022340014		1512 Birch Lake Blvd S	90.71	90.71	\$3,983.98	24,926.43	21,498.43	\$0.00	\$2,579.81	\$0.00	\$6,563.79	4
5	153022340030	3	1474 Birch Lake Blvd S	116.00	100.00	\$4,392.00	16,790.08	13,448.08	\$0.00	\$1,613.77	\$0.00	\$6,005.77	5
6	153022340031		1494 Birch Lake Blvd S	90.00	90.00	\$3,952.80	17,781.59	15,565.59	\$0.00	\$1,867.87	\$0.00	\$5,820.67	6
7	153022340032		1484 Birch Lake Blvd S	90.00	90.00	\$3,952.80	15,330.06	12,889.06	\$0.00	\$1,546.69	\$1,000.00	\$6,499.49	7
8	153022340033		1504 Birch Lake Blvd S	90.07	90.07	\$3,955.87	21,003.53	17,970.53	\$0.00	\$2,156.46	\$0.00	\$6,112.34	8
9	153022340036	6,14,21	1447 Highway 96	419.15	138.32	\$8,430.57	47,035.00	47,035.00	\$10,843.05	\$0.00	\$0.00	\$8,430.57	9
10	153022340039	3, 21	1520 Birch Lake Blvd S	171.11	100.00	\$4,392.00	26,739.81	19,704.81	\$0.00	\$2,364.58	\$0.00	\$6,756.58	10
11	153022340040	1,5, 21	1528 Birch Lake Blvd S	486.36	80.00	\$3,513.60	32,157.43	22,228.43	\$0.00	\$2,667.41	\$0.00	\$6,181.01	11
						\$45,357.33				\$17,834.92	\$1,000.00	\$64,192.25	

	Residential street assessment	\$ 38.19
	Residential street assessment, with Lake Side Property	\$ 43.92
1	Corner lot	
2	Bound by streets on 2, 3 or all sides	
3	Interior lot 100 ft maximum	\$ 3,819.00
4	Maximum residential corner lot assessment	\$ 5,384.84
5	1/2 maximum residential corner lot assessment	\$ 2,692.42
6	Commercial lot per front foot assessment	\$ 60.95
7	Apartment/Townhome per foot assessment	\$ 50.22
8	Lot splits in future to be assessed at future rate per front foot	
9	Lot split in future will be assessed at future rate per sq ft	
10	Cul de sac lot	
11	Residential irregular interior lot	
12	Lot has been assessed maximum storm sewer rate	
13	Residential storm sewer rate	\$0.12
14	Commercial storm sewer rate	\$0.24
15	Park & public storm sewer rate	\$0.06
16	Sanitary sewer service repair	varies on repairs
17	Assessment in lieu of charges	
18	Residential Street Mill & Overlay Rate	

19	Apartment/Town Home Mill & Overlay Rate	
20	Commercial Mill and Overlay Rate	
21	Appraiser's Opinion	

ASSESSMENT PERIOD - 15 YEARS FOR RESIDENTIAL - 20 YEARS FOR APARTMENTS AND COMMERCIAL
INTEREST RATE (2018) - **5.25%**

RAMSEY COUNTY ADMINISTRATIVE FEE (\$2.50 PER YEAR FOR 15 YEARS = \$37.50)

RAMSEY COUNTY ADMINISTRATIVE FEE (\$2.50 PER YEAR FOR 20 YEARS = \$50.00)

		NON-RESIDENT PROPERTY ADDRESS
9	153022340036	11995 El Camino Real Ste 101, San Diego CA 92130-2565



City of White Bear Lake
City Engineer's Office

MEMORANDUM

To: Ellen Hiniker, City Manager

From: Mark Burch, Public Works Director/City Engineer

Date: September 18, 2018

Subject: **Final Assessment Roll for the 2018 Centerville Road Improvement Project
(City Project No.: 18-16)**

BACKGROUND / SUMMARY

The 2018 Centerville Road Improvement Project is nearing completion. The last phase of the public improvement process is City Council adoption of the final assessment roll.

The City Council ordered a public hearing on the assessment rolls for these projects to be held at its September 25, 2018 meeting. The Engineering Department has prepared the final assessment roll for Council consideration, advertised the public hearing in the White Bear Press and mailed notices to all property owners affected by these improvements. A copy of the final assessment roll is attached to this memo.

The final assessment roll has been prepared based upon the benefit analysis of the City's appraisal firm Dahlen, Dwyer & Foley, Inc. The assessment amounts are shown on the attached spreadsheet.

The interest rate for the utility and street improvement project has been set at five and a quarter percent (5.25%) per annum for twenty (20) years for apartments and commercial properties.

RECOMMENDED COUNCIL ACTION

The City Council will conduct a public hearing on the proposed assessment rolls for the 2018 Centerville Road Improvement Project and consider adopting and approving the assessment rolls for Centerville Road.

ATTACHMENTS

Resolution
Assessment Rolls

RESOLUTION NO.:

**RESOLUTION ADOPTING AN ASSESSMENT ROLL FOR
2018 CENTERVILLE ROAD IMPROVEMENT PROJECT**

CITY PROJECT NO.: 18-16

WHEREAS, pursuant to proper notice duly given as required by law, the City Council has met and heard and passed upon all objections to the proposed assessment for street reconstruction improvements on Centerville Road.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of White Bear Lake, Minnesota that:

1. The assessments in the amount of \$376,500.00, a copy of which is attached, is hereby accepted, and shall constitute the special assessments against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvements in the amount of the assessment levied against it.
2. Such assessment shall be payable in annual installments extending over a period of twenty (20) years for apartments and commercial properties, the first of the installments to be payable with the 2019 Property Taxes and shall bear interest at the rate of five and a quarter percent (5.25%) per annum from the date of adoption of this assessment resolution. To the first installment shall be added interest on the entire assessment from the date of this resolution until December 31, 2019. To each subsequent installment when due shall be added interest for one year on all unpaid installments.
3. The owner of any property so assessed may, at any time prior to certification of the assessment to the County Auditor, pay the whole or a portion of the assessment on such property to the City of White Bear Lake, and no interest shall be charged if the entire assessment is paid within thirty (30) days from the adoption of this resolution; and they may, at any time thereafter, pay to the County Auditor the entire amount of the assessment remaining unpaid, with interest accrued to December 31st of the year in which payment is made. Such payment must be made before November 15th or interest will be charged through December 31st of the succeeding year.
4. The Clerk shall forthwith transmit a certified duplicate of this assessment to the County Auditor to be extended on the proper tax lists of the County, and such assessments shall be collected and paid over in the same manner as other municipal taxes.

The foregoing resolution offered by Councilmember _____ and supported by Councilmember _____, was declared carried on the following vote:

RESOLUTION NO.:

Ayes:
Nays:
Passed:

Jo Emerson, Mayor

ATTEST:

Kara Coustry, City Clerk

BENEFIT BASED UPON APPRAISAL REPORT

CITY OF WHITE BEAR LAKE 2018 CENTERVILLE ROAD IMPROVEMENT PROJECT CITY PROJECT NO. 18-16

Centerville Road (Highway 96 East to Stoddart Lane)

CREATED:	2/15/2018
UPDATED:	9/18/2018

County Data Current 9/4/18

ASSESSMENT CODE 93201816

	PIN	NAME	NAME	NOTE *	PROPERTY ADDRESS	FRONT FOOTAGE	LOT AREA	STORM ASSESSMENT	IMPROVEMENT ASSESSMENT	TOTAL ASSESSMENT	
1	163022430017	White Oak Dev Co Llc			4600 Centerville Rd	30.00	78408	\$0.00	\$10,800.00	\$10,800.00	1
2	163022430018	Jay Chadima			1081 Highway 96 E	291.00	82764	\$0.00	\$37,000.00	\$37,000.00	2
3	163022430019	Eja Trust Ltd	Co Walgreen Co Real Estate Property		1075 Highway 96 E	291.00	86772	\$0.00	\$50,000.00	\$50,000.00	3
4	163022430022	Moriarty Investments Llc	Co Thomas Moriarty		4612 Centerville Rd	160.00	22216	\$0.00	\$9,700.00	\$9,700.00	4
5	163022430039	Ktj 255 Llc			4650 Centerville Rd	353.59	204732	\$0.00	\$107,500.00	\$107,500.00	5
6	163022430040	City Of White Bear Lake			4636 Centerville Rd	0.00	30492	\$0.00	\$11,500.00	\$11,500.00	6
7	163022430041	Division 25 Llc			0 Centerville Rd	306.24	159865	\$0.00	\$150,000.00	\$150,000.00	7
								\$0.00	\$376,500.00	\$376,500.00	

ASSESSMENT PERIOD - 20 YEARS FOR APARTMENTS AND COMMERCIAL
INTEREST RATE (2018) - **5.25%**
RAMSEY COUNTY ADMINISTRATIVE FEE (\$2.50 PER YEAR FOR 20 YEARS = \$50.00)

				NON-RESIDENT PROPERTY ADDRESS
1	163022430017	White Oak Dev Co Llc		10608 Sanctuary Dr Ne, Mpls MN 55449-5384
2	163022430018	Jay Chadima		2044 County Road E E, White Bear Lake MN 55110-4704
2	163022430018	Ocb Inc		Po Box 510044, Key Col Bch FL 33051-0044
3	163022430019	Eja Trust Ltd	Co Walgreen Co Real Estate Property	Po Box 1159, Deerfield IL 60015-6002
4	163022430022	Moriarty Investments Llc	Co Thomas Moriarty	Po Box 154, Lake Elmo MN 55042-0154
5	163022430039	Ktj 255 Llc		400 Water St Ste 200, Excelsior MN 55331-3001
6	163022430040	City Of White Bear Lake		4701 Highway 61 N, White Bear Lake MN 55110-3227
7	163022430041	Division 25 Llc	Welsh Companies Llc	4350 Baker Road Suite 400, Minnetonka MN 55434-8695



City of White Bear Lake
Community Development Department

MEMORANDUM

To: Ellen Richter, City Manager

From: Ben Eggan, Building Official

Date: September 19, 2018

Subject: **SECOND READING: Adopting the 2018 International Property Maintenance Code and the deletion of White Bear Lake City Ordinance, Chapter 804 related to smoke detector requirements**

BACKGROUND

The City Council conducted first reading of the proposed, modified 2018 International Property Maintenance Code at its meeting on August 15, 2018. A notice of public hearing was published in the City's official newspaper on August 29, 2018.

SUMMARY

At the wishes of the Council, staff reached out to, and shared the proposed ordinance with the Chamber of Commerce and Main Street so the business community had an opportunity for review. Building Official Ben Eggan met with members of the business community on Thursday, Sept. 20 to go over the proposed ordinance and its anticipated impact. Staff fielded questions from various members of the community.

Since first reading, in addition to minor tweaks in numbering, the following two small sections were added to the code, which were inadvertently removed during the renumber and reformatting of the IPMC for consistency with the City's Municipal Code.

§502.145 GENERAL.

Subd. 1. Scope. The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior property.

Subd. 2. Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner occupant or permit another person to occupy premises that are not in a sanitary and safe condition and that do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises they occupy and control.

Subd. 3. Vacant structures and land. Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

§502.190 HANDRAILS AND GUARDRAILS

Subd. 1. General. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall be not less than 30 inches (762 mm) in height or more than 42 inches (1067 mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall be not less than 30 inches (762 mm) in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

Exception: Guards shall not be required where exempted by the adopted building code

RECOMMENDATION

Staff recommends the City Council consider public comment during second reading toward repeal and replacement of Chapter 502 Minimum Housing Standards with a modified version of the 2018 International Property Maintenance Code; and deletion of Chapter 804 Minimum Fire Protection Standards for Hard Wired Smoke Detector Installation.

Staff also recommends the City Council adopt the Summary Resolution to facilitate publication.

ATTACHMENT

Memo from First Reading
Summary Resolution
Ordinance



City of White Bear Lake
Community Development Department

MEMORANDUM

To: Ellen Richter, City Manager

From: Ben Eggan, Building Official

Date: April 2, 2018

Subject: **Adopting the 2018 International Property Maintenance Code and the deletion of White Bear Lake City Ordinance, Chapter 804 related to smoke detector requirements**

BACKGROUND

Staff previously came before the City Council to discuss the concept of replacing the existing White Bear Lake Housing Ordinance with the 2018 International Property Maintenance Code (IPMC). Based on comments and discussion with the City Council, staff has reviewed the IPMC and prepared amendments to the document in preparation for its adoption.

As the City Council may recall, the White Bear Lake Housing Ordinance, Chapter 502 is our current minimum housing standard for residential dwelling units only. It applies to owner-occupied dwellings and rental units within the jurisdiction. Chapter 502 does not address property maintenance of commercial buildings. When introduced to the Council last year, there was consensus to consider a comprehensive property maintenance ordinance that will apply to all buildings in the City of White Bear Lake.

SUMMARY

Staff reviewed the 2018 International Property Maintenance Code (IPMC). The IPMC is a model code written by the International Code Conference (ICC). The document applies to residential dwellings, multi-family, hotels, motels, office, warehouse, retail, industrial buildings etc. The IPMC establishes minimum requirements for the maintenance of existing buildings. The intent of the IPMC is to establish provisions that adequately protect public health, safety and welfare. The IPMC is a property maintenance code that establishes minimum standards for the structural components, building egress systems, and weather resistance of the building envelope. The IPMC establishes minimum criteria for basic equipment, light, ventilation, plumbing facilities, HVAC mechanical systems, electrical wiring, sanitation, and fire safety. Staff has researched the property maintenance codes adopted by our surrounding communities and has found over 30 other cities in the metropolitan area have adopted the IPMC.

When comparing the White Bear Lake Minimum Housing Standard to the 2018 International Property Maintenance Code it is apparent that both documents cover the same basic concepts with respect to property maintenance and life safety. Therefore, by adopting the 2018 IPMC we will

not be losing any of the basic housing standards that we currently have. The major differences between the two documents is that the IPMC provides minimum requirements for maintenance of both residential and commercial buildings in our jurisdiction. The administrative chapter of the IMPC provides excellent guidance with regard to administration of the code and enforcement procedure. The IMPC has independent chapters that address each building system such as light and ventilation, plumbing, heating, electrical, fire etc. The IMPC provides a comprehensive chapter that establishes minimum standards for fire life safety, means of egress, fire resistance, fire protection systems, smoke and carbon monoxide detection.

Staff also reviewed White Bear Lake City Code Chapter 804 related to smoke detector requirements, which revealed a number of requirements that are in conflict with the smoke detector provisions found in the Minnesota State Building Code. This often becomes a burden to property owners and contractors as our requirements do not align with the State Code. To standardize the Code and make the requirements clear and easy to convey to the public, staff is recommending that we delete White Bear Lake Chapter 804 in its entirety. The Minnesota State Code has smoke detector requirements that we currently enforce that are reasonable and adequate.

RECOMMENDATION

The International Property Maintenance Code is a model code commonly used in communities throughout the State of Minnesota. The IPMC contains strong legal language and establishes good administrative procedure. The IPMC regulates all the basic life safety requirements needed to ensure safe residential and commercial buildings. Staff has reviewed the IPMC and has drafted proposed amendments to the base document. Staff recommends repealing the language currently in Chapter 502 of the City Code and replacing it with the 2018 International Property Maintenance Code (IPMC).

To further standardize our Code and make the requirements clear and easy to convey to the public, staff is recommending that we delete White Bear Lake Chapter 804 in its entirety.

ATTACHMENT

Resolution

502. Minimum Property Maintenance Standards

§502.010 TITLE, SCOPE, INTENT AND SERVABILITY.

Subd. 1. Title. These regulations shall be known as the *International Property Maintenance Code* of White Bear Lake hereinafter referred to as "this code."

Subd. 2. Scope. The provisions of this code shall apply to all existing residential and nonresidential structures and all existing *premises* and constitute minimum requirements and standards for *premises* structures, equipment and facilities for light, *ventilation*, space, heating, sanitation, protection from the elements, a reasonable level of safety from fire and other hazards, and for a reasonable level of sanitary maintenance; the responsibility of *owners*, an owner's authorized agent, *operators* and *occupants*; the *occupancy* of existing structures and *premises*, and for administration, enforcement and penalties.

Subd. 3. Intent. This code shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare insofar as they are affected by the continued *occupancy* and maintenance of structures and *premises*. Existing structures and *premises* that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein. Existing non-conforming conditions that do not pose a threat to public health and safety may be allowed to remain as determined by the Code Official.

Subd. 4. Severability. If a section, subsection, sentence, clause or phrase of this code is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

§502.020 APPLICABILITY.

Subd. 1. General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply. Where, in a specific case, different sections of this code specify different requirements, the most restrictive shall govern.

Subd. 2. Maintenance. Equipment, systems, devices and safeguards required by this code or a previous regulation or code under which the structure or premises was constructed, altered or repaired shall be maintained in good working order. An owner, owner's authorized agent, operator or occupant shall not cause any service, facility, equipment or utility that is required under this section to be removed from, shut off from or discontinued for any occupied dwelling, except for such temporary interruption as necessary while repairs or alterations are in progress. The requirements of this code are not intended to provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures. Except as otherwise specified herein, the owner or the owner's authorized agent shall be responsible for the maintenance of buildings, structures and premises.

Subd. 3. Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the Minnesota State Building Code and the Minnesota State Fire Code. Nothing in this code shall be construed to cancel, modify or set aside any provision of the White Bear Lake Zoning Ordinance.

Subd. 4. Existing remedies. The provisions in this code shall not be construed to abolish or impair existing remedies of the jurisdiction or its officers or agencies relating to the removal or demolition of any structure that is dangerous, unsafe and insanitary.

Subd. 5. Workmanship. Repairs, maintenance work, alterations or installations that are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's instructions.

Subd. 6. Historic Buildings. The provisions of this code shall not be mandatory for existing buildings or structures designated as historic buildings where such buildings or structures are judged by the code official to be safe and in the public interest of health, safety and welfare.

Subd. 7. Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed the Minnesota State Building Code and considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the current addition of the Minnesota State Building Code, the provisions of the current addition of the Minnesota State Building Code shall apply.

Subd. 8. Requirements not covered by code. Requirements necessary for the strength, stability or proper operation of an existing fixture, structure or equipment, or for the public safety, health and general welfare, not specifically covered by this code, shall be determined by the code official.

Subd. 9. Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

Subd. 10. Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

§502.030 ADMINISTRATION AND ENFORCEMENT.

Subd. 1. General. The City Manager, as the appointing authority, shall designate the code compliance official, or designee, who shall administer and enforce the provisions of this ordinance and is hereby authorized to cause inspections on a scheduled basis, or otherwise when reason exists to believe that a violation of this ordinance has been or is being committed.

Subd. 2. Liability. The code official, member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction, in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered civilly or criminally liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act or by reason of an act or omission in the discharge of official duties.

Subd. 3. Legal Defense. Any suit or criminal complaint instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The code official or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code.

Subd. 4. Fees. The fees for activities and services performed by the city in carrying out its responsibilities under this code shall be adopted in the annual fee schedule approved by the City Council.

§502.040 DUTIES AND POWERS OF THE CODE OFFICIAL.

Subd. 1. General. The code official is hereby authorized and directed to enforce the provisions of this code. The code official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

Subd. 2. Inspections. The code official shall make all of the required inspections, or shall accept reports of inspection by approved agencies or individuals. Reports of such inspections

shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The code official is authorized to engage such expert opinion as deemed necessary to report on unusual technical issues that arise, subject to the approval of the appointing authority.

Subd. 3. Right of entry. Where it is necessary to make an inspection to enforce the provisions of this code, or whenever the code official has reasonable cause to believe that there exists in a structure or upon a premises a condition in violation of this code, the code official is authorized to enter the structure or premises at reasonable times to inspect or perform the duties imposed by this code, provided that if such structure or premises is occupied the code official shall present credentials to the occupant and request entry. If such structure or premises is unoccupied, the code official shall first make a reasonable effort to locate the owner, owner's authorized agent or other person having charge or control of the structure or premises and request entry. If entry is refused, the code official shall have recourse to the remedies provided by law to secure entry.

Subd. 4. Identification. The code official shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

Subd. 5. Notices and orders. The code official shall issue all necessary notices or orders to ensure compliance with this code.

Subd. 6. Department records. The code official shall keep official records of all business and activities of the department specified in the provisions of this code. Such records shall be retained in the official records for the period required for retention of public records.

§502.050 APPROVAL.

Subd. 1. Modifications. Whenever there are practical difficulties involved in carrying out the provisions of this code, the code official shall have the authority to grant modifications for individual cases upon application of the owner or owner's authorized agent, provided that the code official shall first find that special individual reason makes the strict letter of this code impractical, the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements. The details of action granting modifications shall be recorded and entered in the department files.

Subd. 2. Alternative materials, design and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the code official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. Where the alternative material, design or method of construction is not approved, the code official shall respond in writing, stating the reasons why the alternative was not approved.

Subd. 3. Required testing. Whenever there is insufficient evidence of compliance with the provisions of this code or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the code official shall have the authority to require tests to be made as evidence of compliance without expense to the jurisdiction.

Subd. 4. Test methods. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the code official shall be permitted to approve appropriate testing procedures performed by an approved agency.

Subd. 5. Test reports. Reports of tests shall be retained by the code official for the period required for retention of public records.

Subd. 6. Used material and equipment. Materials that are reused shall comply with the requirements of this code for new materials. Materials, equipment and devices shall not be reused unless such elements are in good repair or have been reconditioned and tested where necessary, placed in good and proper working condition and approved by the code official.

Subd. 7. Approved materials and equipment. Materials, equipment and devices approved by the code official shall be constructed and installed in accordance with such approval.

Subd. 8. Research reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from approved sources.

§502.060 VIOLATIONS.

Subd. 1. Unlawful acts. It shall be unlawful for a person, firm or corporation to be in conflict with or in violation of any of the provisions of this code.

Subd. 2. Notice of violation. The code official shall serve a notice of violation or order in accordance with Section 502.070.

Subd. 3. Prosecution of violation. Any person failing to comply with a notice of violation or order served in accordance with Section 502.070 shall be deemed guilty of a misdemeanor or civil infraction as determined by the local municipality, and the violation shall be deemed a strict liability offense. If the notice of violation is not complied with, the code official shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Subd. 4. Violation penalties. Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Subd. 5. Abatement of violation. The imposition of the penalties herein prescribed shall not preclude the legal officer of the jurisdiction from instituting appropriate action to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises, or to stop an illegal act, conduct, business or utilization of the building, structure or premises.

§502.070 NOTICES AND ORDERS.

Subd. 1. Notice to person responsible. Whenever the code official determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed to the person responsible for the violation as specified in this code. Notices for condemnation procedures shall comply with Section 502.080.

Subd. 2. Form. Such notice prescribed in Subd.1 of this Section shall be in accordance with all of the following:

- a) Be in writing.
- b) Include a description of the real estate sufficient for identification.
- c) Include a statement of the violation or violations and why the notice is being issued.

- d) Include a correction order allowing a reasonable time to make the repairs and improvements required to bring the dwelling unit or structure into compliance with the provisions of this code.
- e) Inform the property owner or owner's authorized agent of the right to appeal.
- f) Include a statement of the right to file a lien in accordance with Section 502.060.

Subd. 3. Method of service. Such notice shall be deemed to be properly served if a copy thereof is: delivered personally, or sent by certified or first class mail addressed to the last known address. If the notice is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice.

Subd. 4. Unauthorized tampering. Signs, tags or seals posted or affixed by the code official shall not be mutilated, destroyed or tampered with, or removed without authorization from the code official.

Subd. 5. Penalties. Penalties for noncompliance with orders and notices shall be as set forth in Section 502.060, Subd. 4.

Subd. 6. Transfer of ownership. It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner or the owner's authorized agent shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

§502.080 UNSAFE STRUCTURES AND EQUIPMENT.

Subd. 1. General. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

Subd. 2. Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

Subd. 3. Unsafe equipment. Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure that is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

Subd. 4. Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

Subd. 5. Unlawful structure. An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered or occupied contrary to law.

Subd. 6. Dangerous structure or premises. For the purpose of this code, any structure or premises that has any or all of the conditions or defects described as follows shall be considered to be dangerous:

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the jurisdiction as related to the requirements for existing buildings.
2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.
4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
5. The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.
6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
7. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.
10. Any building or structure, because of a lack of sufficient or proper fire resistance rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health.
11. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

Subd. 7. Closing of vacant structures. If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner or owner's authorized agent to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and shall be collected by any other legal resource.

Subd. 8. Authority to disconnect service utilities. The *code official* shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section 502.020, in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without approval. The *code official* shall notify the serving utility and, whenever possible, the *owner* or owner's authorized agent and *occupant* of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection the *owner*, owner's authorized agent or *occupant* of the building structure or service system shall be notified in writing as soon as practical thereafter.

Subd. 9. Notice. Whenever the code official has condemned a structure or equipment under the provisions of this section, notice shall be posted in a conspicuous place in or about the structure affected by such notice and served on the owner, owner's authorized agent or the person or persons responsible for the structure or equipment in accordance with Section 502.070 Subd. 3. If the notice pertains to equipment, it shall be placed on the condemned equipment. The notice shall be in the form prescribed in Section 502.070 Subd. 2.

Subd. 10. Placarding. Upon failure of the owner, owner's authorized agent or person responsible to comply with the notice provisions within the time given, the code official shall post on the premises or on defective equipment a placard bearing the word "Condemned" and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard.

Subd. 11. Placard removal. The code official shall remove the condemnation placard whenever the defect or defects upon which the condemnation and placarding action were based have been eliminated. Any person who defaces or removes a condemnation placard without the approval of the code official shall be subject to the penalties provided by this code.

Subd. 12. Prohibited occupancy. Any occupied structure condemned and placarded by the code official shall be vacated as ordered by the code official. Any person who shall occupy a placarded premises or shall operate placarded equipment, and any owner, owner's authorized agent or person responsible for the premises who shall let anyone occupy a placarded premises or operate placarded equipment shall be liable for the penalties provided by this code.

Subd. 13. Abatement methods. The owner, owner's authorized agent, operator or occupant of a building, premises or equipment deemed unsafe by the code official shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other approved corrective action.

Subd. 14. Record. The code official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

§502.090 EMERGENCY MEASURES.

Subd. 1. Imminent danger. When, in the opinion of the code official, there is imminent danger of failure or collapse of a building or structure that endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of

any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the code official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The code official shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure Is Unsafe and Its Occupancy Has Been Prohibited by the Code Official." It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same.

Subd. 2. Temporary safeguards. Notwithstanding other provisions of this code, whenever, in the opinion of the code official, there is imminent danger due to an unsafe condition, the code official shall order the necessary work to be done, including the boarding up of openings, to render such structure temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken as the code official deems necessary to meet such emergency.

Subd. 3. Closing streets. When necessary for public safety, the code official shall temporarily close structures and close, or order the authority having jurisdiction to close, sidewalks, streets, public ways and places adjacent to unsafe structures, and prohibit the same from being utilized.

Subd. 4. Emergency repairs. For the purposes of this section, the code official shall employ the necessary labor and materials to perform the required work as expeditiously as possible.

Subd. 5. Costs of emergency repairs. Costs incurred in the performance of emergency work shall be paid by the jurisdiction. The legal counsel of the jurisdiction shall institute appropriate action against the owner of the premises or owner's authorized agent where the unsafe structure is or was located for the recovery of such costs.

Subd. 6. Hearing. Any person ordered to take emergency measures shall comply with such order forthwith. Any affected person shall thereafter, upon petition directed to the appeals board, be afforded a hearing as described in this code.

§502.100 DEMOLITION.

Subd. 1. General. The code official shall order the owner or owner's authorized agent of any premises upon which is located any structure, which in the code official's or owner's authorized agent judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, the code official shall order the owner or owner's authorized agent to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless approved by the building official.

Subd. 2. Notices and orders. Notices and orders shall comply with Section 502.070.

Subd. 3. Failure to comply. If the owner of a premises or owner's authorized agent fails to comply with a demolition order within the time prescribed, the code official shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Subd. 4. Salvage materials. Where any structure has been ordered demolished and removed, the governing body or other designated officer under said contract or arrangement

aforesaid shall have the right to sell the salvage and valuable materials. The net proceeds of such sale, after deducting the expenses of such demolition and removal, shall be promptly remitted with a report of such sale or transaction, including the items of expense and the amounts deducted, for the person who is entitled thereto, subject to any order of a court. If such a surplus does not remain to be turned over, the report shall so state.

§502.110 MEANS OF APPEAL.

Subd. 1. General. When it is alleged by any person to whom a compliance order is directed that such compliance order is based upon erroneous interpretation of this ordinance, such person may appeal the compliance order to the City Manager within five (5) days after service of the compliance order. Such appeals must be in writing specifying the grounds of appeal. The City Manager shall review said request and either approve or deny the appeal.

If the appeal is denied by the City Manager, the applicant may appeal the decision to the City Council sitting as a Board of Appeals. Such appeals must be in writing, must specify the grounds for appeal, must be accompanied by a filing fee in the amount as prescribed by resolution, in cash or cashier's check, and must be filed with the Community Development Department within five (5) days after service of the City Manager's ruling. The filing of an appeal shall stay all proceedings in furtherance of the action appealed from, unless such a stay would cause imminent peril to life, health, or property.

§502.120 STOP WORK ORDER.

Subd. 1. Authority. Whenever the code official finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the code official is authorized to issue a stop work order.

Subd. 2. Issuance. A stop work order shall be in writing and shall be given to the owner of the property, to the owner's authorized agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work is authorized to resume.

Subd. 3. Emergencies. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work.

Subd. 4. Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than the amount set forth in the fee schedule as adopted by resolution.

§502.130 GENERAL DEFINITIONS.

Subd. 1. Scope. Unless otherwise expressly stated, the following terms shall, for the purposes of this code, have the meanings shown in this chapter.

201.2 Interchangeability. Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural, the singular.

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the International Building Code, International Existing Building Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, Uniform Plumbing Code, International Residential Code, White Bear Lake Municipal Code or NFPA 70, such terms shall have the meanings ascribed to them as stated in those codes.

201.4 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies.

201.5 Parts. Whenever the words "dwelling unit," "dwelling," "premises," "building," "rooming house," "rooming unit," "housekeeping unit" or "story" are stated in this code, they shall be construed as though they were followed by the words "or any part thereof."

§502.140 DEFINITIONS.

ANCHORED. Secured in a manner that provides positive connection.

APPEALS BOARD. The White Bear Lake City Council shall be deemed the appeals board.

APPROVED. Acceptable to the code official.

BASEMENT. That portion of a building that is partly or completely below grade.

BATHROOM. A room containing plumbing fixtures including a bathtub or shower.

BEDROOM. Any room or space used or intended to be used for sleeping purposes in either a dwelling or sleeping unit.

CODE OFFICIAL. The official who is charged with the administration and enforcement of this code, or any duly authorized representative.

CONDEMN. To adjudge unfit for occupancy.

COST OF SUCH DEMOLITION OR EMERGENCY REPAIRS. The costs shall include the actual costs of the demolition or repair of the structure less revenues obtained if salvage was conducted prior to demolition or repair. Costs shall include, but not be limited to, expenses incurred or necessitated related to demolition or emergency repairs, such as asbestos survey and abatement if necessary; costs of inspectors, testing agencies or experts retained relative to the demolition or emergency repairs; costs of testing; surveys for other materials that are controlled or regulated from being dumped in a landfill; title searches; mailing(s); postings; recording; and attorney fees expended for recovering of the cost of emergency repairs or to obtain or enforce an order of demolition made by a code official, the governing body or board of appeals.

DETACHED. When a structural element is physically disconnected from another and that connection is necessary to provide a positive connection.

DETERIORATION. To weaken, disintegrate, corrode, rust or decay and lose effectiveness.

DWELLING UNIT. A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

EASEMENT. That portion of land or property reserved for present or future use by a person or agency other than the legal fee owner(s) of the property. The easement shall be permitted to be for use under, on or above said lot or lots.

EQUIPMENT SUPPORT. Those structural members or assemblies of members or manufactured elements, including braces, frames, lugs, snuggers, hangers or saddles, that transmit gravity load, lateral load and operating load between the equipment and the structure.

EXTERIOR PROPERTY. The open space on the premises and on adjoining property under the control of owners or operators of such premises.

FAMILY. A family shall be defined as follows:

1. A person or persons related by blood, marriage, or adoption maintaining a common household in a dwelling unit
2. A group or foster care of not more than ten (10) wards or clients all maintaining a common household in a dwelling unit approved and certified by the appropriate public agency
3. A group of not more than five (5) persons not related by blood, marriage or adoption maintaining a common household in a dwelling unit.

GARBAGE. The animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food.

GUARD. A building component or a system of building components located at or near the open sides of elevated walking surfaces that minimizes the possibility of a fall from the walking surface to a lower level.

HABITABLE SPACE. Space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces, and similar areas are not considered habitable spaces.

HISTORIC BUILDING. Any building or structure that is one or more of the following:

1. Listed or certified as eligible for listing, by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places, in the National Register of Historic Places.
2. Designated as historic under an applicable state or local law.
3. Certified as a contributing resource within a National Register or state or locally designated historic district.

HOUSEKEEPING UNIT. A room or group of rooms forming a single habitable space equipped and intended to be used for living, sleeping, cooking and eating that does not contain, within such a unit, a toilet, lavatory and bathtub or shower.

IMMINENT DANGER. A condition that could cause serious or life threatening injury or death at any time.

INFESTATION. The presence, within or contiguous to, a structure or premises of insects, rodents, vermin or other pests.

INOPERABLE MOTOR VEHICLE. A vehicle that cannot be driven upon the public streets for reason including but not limited to being unlicensed, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

LABELED. Equipment, materials or products to which have been affixed a label, seal, symbol or other identifying mark of a nationally recognized testing laboratory, approved agency or other organization concerned with product evaluation that maintains periodic inspection of the production of the above labeled items and whose labeling indicates either that the equipment, material or product meets identified standards or has been tested and found suitable for a specified purpose.

LET FOR OCCUPANCY or LET. To permit, provide or offer possession or occupancy of a dwelling, dwelling unit, rooming unit, building, premise or structure by a person who is or is not the legal owner of record thereof, pursuant to a written or unwritten lease, agreement or license, or pursuant to a recorded or unrecorded agreement of contract for the sale of land.

NEGLECT. The lack of proper maintenance for a building or structure.

OCCUPANCY. The purpose for which a building or portion thereof is utilized or occupied.

OCCUPANT. Any individual living or sleeping in a building, or having possession of a space within a building.

OPENABLE AREA. That part of a window, skylight or door which is available for unobstructed ventilation and which opens directly to the outdoors.

OPERATOR. Any person who has charge, care or control of a structure or premises that is let or offered for occupancy.

OWNER. Any person, agent, operator, firm or corporation having legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the

estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

PERSON. An individual, corporation, partnership or any other group acting as a unit.

PEST ELIMINATION. The control and elimination of insects, rodents or other pests by eliminating their harborage places; by removing or making inaccessible materials that serve as their food or water; by other approved pest elimination methods.

PREMISES. A lot, plot or parcel of land, easement or public way, including any structures thereon.

PUBLIC WAY. Any street, alley or other parcel of land that: is open to the outside air; leads to a street; has been deeded, dedicated or otherwise permanently appropriated to the public for public use; and has a clear width and height of not less than 10 feet (3048 mm).

ROOMING HOUSE. A building arranged or occupied for lodging, with or without meals, for compensation and not occupied as a one or two family dwelling.

ROOMING UNIT. Any room or group of rooms forming a single habitable unit occupied or intended to be occupied for sleeping or living, but not for cooking purposes.

RUBBISH. Combustible and noncombustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery and dust and other similar materials.

SLEEPING UNIT. A room or space in which people sleep, which can also include permanent provisions for living, eating and either sanitation or kitchen facilities, but not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units.

STRICT LIABILITY OFFENSE. An offense in which the prosecution in a legal proceeding is not required to prove criminal intent as a part of its case. It is enough to prove that the defendant either did an act which was prohibited, or failed to do an act which the defendant was legally required to do.

STRUCTURE. That which is built or constructed.

TENANT. A person, corporation, partnership or group, whether or not the legal owner of record, occupying a building or portion thereof as a unit.

TOILET ROOM. A room containing a water closet or urinal but not a bathtub or shower.

ULTIMATE DEFORMATION. The deformation at which failure occurs and that shall be deemed to occur if the sustainable load reduces to 80 percent or less of the maximum strength.

VENTILATION. The natural or mechanical process of supplying conditioned or unconditioned air to, or removing such air from, any space.

WORKMANLIKE. Executed in a skilled manner; e.g., generally plumb, level, square, in line, undamaged and without marring adjacent work.

YARD. An open space on the same lot with a structure.

§502.145 GENERAL.

Subd. 1. Scope. The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior property.

Subd. 2. Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner occupant or permit another person to occupy premises that are not in a sanitary and safe condition and that do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit

are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises they occupy and control.

Subd. 3. Vacant structures and land. Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

§502.150 EXTERIOR PROPERTY AREAS.

Subd. 1. Sanitation. Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.

Subd. 2. Grading and drainage. All properties shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. No land shall be developed and no use shall be permitted that results in additional water runoff, causing flooding or erosion on adjacent properties. Such runoff shall be properly channeled into a storm drain, water course, ponding area, or other public facility. All open disturbed areas of any site shall be stabilized as an erosion control measure in accordance with the provisions of the City's Engineering Design Standards. The lot area remaining after providing for off-street parking, off-street loading, sidewalks, driveways, building site and/or other requirements shall be landscaped using ornamental grass, shrubs, trees or other acceptable vegetation or treatment generally used in landscaping within one (1) year following the date of building occupancy.

Exception: Approved retention areas and reservoirs.

Subd. 3. Sidewalks and driveways. Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. Commercial property owners and owners of a multiple family dwellings shall be responsible for the removal of snow and ice from parking lots, driveways, steps and walkways on the premises. Individual snowfalls of three (3) inches or more, or successive snowfalls accumulating to a depth of three (3) inches or more, shall be removed from parking lots and driveways within twenty-four (24) hours after cessation of the snowfall. Individual snowfalls of one (1) inch or more, or successive snowfalls accumulating to a depth of one (1) inch or more, shall be removed from steps and walkways within eight (8) hours after cessation of the snowfall.

Subd. 4. Rodent harborage. Structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

Subd. 5. Exhaust vents. Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly on abutting or adjacent public or private property or that of another tenant.

Subd. 6. Accessory structures. Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Subd. 7. Motor vehicles. Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including bodywork, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

Subd. 8. Defacement of property. A person shall not willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti.

It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

§502.160 EXTERIOR STRUCTURE.

Subd. 1. General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

Subd. 2. Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the Minnesota State Building Code as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
3. Structures or components thereof that have reached their limit state.
4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight
5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.
6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.
10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. Where substantiated otherwise by an approved method.
2. Demolition of unsafe conditions shall be permitted where approved by the code official.

Subd. 3. Protective treatment. Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and watertight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

Subd. 4. Premises identification. Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches (102 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm).

Subd. 5. Structural members. Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

Subd. 6. Foundation walls. Foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

Subd. 7. Exterior walls. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

Subd. 8. Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

Subd. 9. Decorative features. Cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

Subd. 10. Overhang extensions. Overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. Where required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.

Subd. 11. Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

Subd. 12. Chimneys and towers. Chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. Exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by

periodic application of weather coating materials, such as paint or similar surface treatment.

Subd. 13. Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

Subd. 14. Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

Subd. 15. Glazing. Glazing materials shall be maintained free from cracks and holes.

Subd. 16. Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

Subd. 17. Insect screens. During the period from May 1st to September 30th every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans are employed.

Subd. 18. Doors. Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort.

Subd. 19. Basement hatchways. Every basement hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.

Subd. 20. Guards for basement windows. Every basement window that is openable shall be supplied with rodent shields, storm windows or other approved protection against the entry of rodents.

Subd. 21. Building security. Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

Subd. 22. Doors. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a minimum lock throw of 1 inch (25 mm). Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.

Subd. 23. Windows. Operable windows located in whole or in part within 6 feet (1828 mm) above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device.

Subd. 24. Basement hatchways. Basement hatchways that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with devices that secure the units from unauthorized entry.

Subd. 25. Gates. Exterior gates, gate assemblies, operator systems if provided, and hardware shall be maintained in good condition. Latches at all entrances shall tightly secure the gates.

Subd. 1. General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure that they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

Subd. 2. Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the Minnesota State Building Code as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
3. Structures or components thereof that have reached their limit state.
4. Structural members are incapable of supporting nominal loads and load effects.
5. Stairs, landings, balconies and all similar walking surfaces, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
6. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. Where substantiated otherwise by an approved method.
2. Demolition of unsafe conditions shall be permitted where approved by the code official.

Subd. 3. Structural members. Structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

Subd. 4. Interior surfaces. Interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

Subd. 5. Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

Subd. 6. Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

Subd. 7. Interior doors. Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

§502.180 COMPONENT SERVICEABILITY.

Subd. 1. General. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

Subd. 2. Unsafe conditions. Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the Minnesota State Building Code as required for existing buildings:

Subd. 3. Soils that have been subjected to any of the following conditions:

1. Collapse of footing or foundation system.
2. Damage to footing, foundation, concrete or other structural element due to soil expansion.
3. Adverse effects to the design strength of footing, foundation, concrete or other structural element due to a chemical reaction from the soil.
4. Inadequate soil as determined by a geotechnical investigation.
5. Where the allowable bearing capacity of the soil is in doubt.
6. Adverse effects to the footing, foundation, concrete or other structural element due to the ground water table.

Subd. 4. Concrete that has been subjected to any of the following conditions:

1. Deterioration.
2. Ultimate deformation.
3. Fractures.
4. Fissures.
5. Spalling.
6. Exposed reinforcement.
7. Detached, dislodged or failing connections.

Subd. 5. Aluminum that has been subjected to any of the following conditions:

1. Deterioration.
2. Corrosion.
3. Elastic deformation.
4. Ultimate deformation.
5. Stress or strain cracks.
6. Joint fatigue.
7. Detached, dislodged or failing connections.

Subd. 6. Masonry that has been subjected to any of the following conditions:

1. Deterioration.
2. Ultimate deformation.
3. Fractures in masonry or mortar joints.
4. Fissures in masonry or mortar joints.
5. Spalling.
6. Exposed reinforcement.
7. Detached, dislodged or failing connections.

Subd. 7. Steel that has been subjected to any of the following conditions:

1. Deterioration.
2. Elastic deformation.
3. Ultimate deformation.
4. Metal fatigue.
5. Detached, dislodged or failing connections.

Subd. 8. Wood that has been subjected to any of the following conditions:

1. Ultimate deformation.
2. Deterioration.
3. Damage from insects, rodents and other vermin.
4. Fire damage beyond charring.
5. Significant splits and checks.
6. Horizontal shear cracks.
7. Vertical shear cracks.
8. Inadequate support.
9. Detached, dislodged or failing connections.
10. Excessive cutting and notching.

Exceptions:

1. Where substantiated otherwise by an approved method.
2. Demolition of unsafe conditions shall be permitted where approved by the code official.

§502.190 HANDRAILS AND GUARDRAILS

Subd. 1. General. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall be not less than 30 inches (762 mm) in height or more than 42 inches (1067 mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall be not less than 30 inches (762 mm) in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

Exception: Guards shall not be required where exempted by the adopted building code.

§502.195 RUBBISH AND GARBAGE.

Subd. 1. Accumulation of rubbish or garbage. Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

Subd. 2. Disposal of rubbish. Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

Subd. 3. Rubbish storage facilities. The owner of every occupied premises shall supply approved covered containers for rubbish, and the owner of the premises shall be responsible for the removal of rubbish.

Subd. 4. Refrigerators. Refrigerators and similar equipment not in operation shall not be discarded abandoned or stored on premises without first removing the doors.

Subd. 5. Disposal of garbage. Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers.

Subd. 6. Containers. The operator of every establishment producing garbage shall provide, and at all times cause to be utilized, approved leak proof containers provided with close fitting covers for the storage of such materials until removed from the premises for disposal.

§502.200 PEST ELIMINATION.

Subd. 1. Infestation. Structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent re-infestation.

Subd. 2. Owner. The owner of any structure shall be responsible for pest elimination within the structure prior to renting or leasing the structure.

Subd. 3. Single occupant. The occupant of a one family dwelling or of a single tenant nonresidential structure shall be responsible for pest elimination on the premises.

Subd. 4. Multiple occupancy. The owner of a structure containing two or more dwelling units, a multiple occupancy, a rooming house or a nonresidential structure shall be responsible for pest elimination in the public or shared areas of the structure and exterior property. If infestation is caused by failure of an occupant to prevent such infestation in the area occupied, the occupant and owner shall be responsible for pest elimination.

Subd. 5. Occupant. The occupant of any structure shall be responsible for the continued rodent and pest free condition of the structure.

Exception: Where the infestations are caused by defects in the structure, the owner shall be responsible for pest elimination.

§502.210 GENERAL LIGHT, VENTILATION AND SPACE.

Subd. 1. Scope. The provisions of this chapter shall govern the minimum conditions and standards for light, ventilation and space for occupying a structure.

Subd. 2. Responsibility. The owner of the structure shall provide and maintain light, ventilation and space conditions in compliance with these requirements. A person shall not occupy as owner occupant, or permit another person to occupy, any premises that do not comply with the requirements of this chapter.

Subd. 3. Alternative devices. In lieu of the means for natural light and ventilation herein prescribed, artificial light or mechanical ventilation complying with the Minnesota State Building Code shall be permitted.

§502.220 LIGHT.

Subd. 1. Habitable spaces. Every habitable space shall have not less than one window of approved size facing directly to the outdoors or to a court. The minimum total glazed area for every habitable space shall be 8 percent of the floor area of such room. Wherever walls or other portions of a structure face a window of any room and such obstructions are located less than 3 feet (914 mm) from the window and extend to a level above that of the ceiling of the room, such window shall not be deemed to face directly to the outdoors nor to a court and shall not be included as contributing to the required minimum total window area for the room.

Exception: Where natural light for rooms or spaces without exterior glazing areas is provided through an adjoining room, the unobstructed opening to the adjoining room shall be not less than 8 percent of the floor area of the interior room or space, or not less than 25 square feet (2.33 m²), whichever is greater. The exterior glazing area shall be based on the total floor area being served.

Subd. 2. Common halls and stairways. Every common hall and stairway in residential occupancies, other than in one and two family dwellings, shall be lighted at all times with not less than a 60-watt standard incandescent light bulb for each 200 square feet (19 m²) of floor area or equivalent illumination, provided that the spacing between lights shall not be greater than 30 feet (9144 mm). In other than residential occupancies, interior and exterior means of egress, stairways shall be illuminated at all times the building space served by the means of egress is occupied with not less than 1 foot candle (11 lux) at floors, landings and treads.

Subd. 3. Other spaces. Other spaces shall be provided with natural or artificial light sufficient to permit the maintenance of sanitary conditions, and the safe occupancy of the space and utilization of the appliances, equipment and fixtures.

§502.225 VENTILATION.

Subd. 1. Habitable spaces. Every habitable space shall have not less than one operable window. The total operable area of the window in every room shall be equal to not less than 45 percent of the minimum glazed area required in Section 502.220, Subd. 1.

Exception: Where rooms and spaces without openings to the outdoors are ventilated through an adjoining room, the unobstructed opening to the adjoining room shall be not less than 8 percent of the floor area of the interior room or space, but not less than 25 square feet (2.33 m²). The ventilation openings to the outdoors shall be based on a total floor area being ventilated.

Subd. 2. Bathrooms and toilet rooms. Every bathroom and toilet room shall comply with

the ventilation requirements for habitable spaces as required by Section 502.225, Section 1, except that a window shall not be required in such spaces equipped with a mechanical ventilation system. Air exhausted by a mechanical ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall not be recirculated.

Subd. 3. Cooking facilities. Unless approved through the certificate of occupancy, cooking shall not be permitted in any rooming unit or dormitory unit, and a cooking facility or appliance shall not be permitted to be present in the rooming unit or dormitory unit.

Exceptions:

1. Where specifically approved in writing by the code official.
2. Devices such as coffee pots and microwave ovens shall not be considered cooking appliances.

Subd. 4. Process ventilation. Where injurious, toxic, irritating or noxious fumes, gases, dusts or mists are generated, a local exhaust ventilation system shall be provided to remove the contaminating agent at the source. Air shall be exhausted to the exterior and not be recirculated to any space.

Subd. 5. Clothes dryer exhaust. Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted outside the structure in accordance with the manufacturer's instructions.

Exception: Listed and labeled condensing (ductless) clothes dryers.

§502.230 OCCUPANCY LIMITATIONS.

Subd. 1. Privacy. Dwelling units, hotel units, housekeeping units, rooming units and dormitory units shall be arranged to provide privacy and be separate from other adjoining spaces.

Subd. 2. Minimum room widths. A habitable room, other than a kitchen, shall be not less than 7 feet (2134 mm) in any plan dimension. Kitchens shall have a minimum clear passageway of 3 feet (914 mm) between counter fronts and appliances or counter fronts and walls.

Subd. 3. Minimum ceiling heights. Habitable spaces, hallways, corridors, laundry areas, bathrooms, toilet rooms and habitable basement areas shall have a minimum clear ceiling height of 7 feet (2134 mm).

Exceptions:

1. In one and two family dwellings, beams or girders spaced not less than 4 feet (1219 mm) on center and projecting not greater than 6 inches (152 mm) below the required ceiling height.
2. Basement rooms in one and two family dwellings occupied exclusively for laundry, study or recreation purposes, having a minimum ceiling height of 6 feet 8 inches (2033 mm) with a minimum clear height of 6 feet 4 inches (1932 mm) under beams, girders, ducts and similar obstructions.
3. Rooms occupied exclusively for sleeping, study or similar purposes and having a sloped ceiling over all or part of the room, with a minimum clear ceiling height of 7 feet (2134 mm) over not less than one third of the required minimum floor area. In calculating the floor area of such rooms, only those portions of the floor area with a minimum clear ceiling height of 5 feet (1524 mm) shall be included.

Subd. 4. Bedroom and living room requirements. Every bedroom and living room shall comply with the requirements of Section 502.230, Subd. 5 - 9.

Subd. 5. Room area. Every living room shall contain not less than 120 square feet (11.2 m²) and every bedroom shall contain not less than 70 square feet (6.5 m²) and every bedroom

occupied by more than one person shall contain not less than 50 square feet (4.6 m²) of floor area for each occupant thereof.

Subd. 6. Access from bedrooms. Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces.

Exception: Units that contain fewer than two bedrooms.

Subd. 7. Water closet accessibility. Every bedroom shall have access to not less than one water closet and one lavatory without passing through another bedroom. Every bedroom in a dwelling unit shall have access to not less than one water closet and lavatory located in the same story as the bedroom or an adjacent story.

Subd. 8. Prohibited occupancy. Kitchens and non-habitable spaces shall not be used for sleeping purposes.

Subd. 9. Other requirements. Bedrooms shall comply with the applicable provisions of this code including, but not limited to, the light, ventilation, room area, ceiling height and room width requirements; the plumbing facilities and water heating facilities requirements; the heating facilities and electrical receptacle requirements; and the smoke detector and emergency escape requirements.

Subd. 10. Overcrowding. Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of Table 502.240.

§502.240 TABLE.

MINIMUM AREA REQUIREMENTS

Space	MINIMUM AREA IN SQUARE FEET		
	1-2 occupants	3-5 occupants	6 or more occupants
Living room (a, b)	120	120	150
Dining room (a, b)	No requirement	80	100
Bedrooms	(Shall comply with Section 502.230 Subd. 5)		

For SI: 1 square foot = 0.0929 m².

- a. See Section 502.240 Subd. 2 for combined living room/dining room spaces.
- b. See Section 502.240 Subd. 1 for limitations on determining the minimum occupancy area for sleeping purposes.

Subd. 1. Sleeping area. The minimum occupancy area required by Table 404.5 shall not be included as a sleeping area in determining the minimum occupancy area for sleeping purposes. Sleeping areas shall comply with Section 502.230 Subd. 4.

Subd. 2. Combined spaces. Combined living room and dining room spaces shall comply with the requirements of Table 502.240 if the total area is equal to that required for separate rooms and if the space is located so as to function as a combination living room/dining room.

Subd. 3. Efficiency unit. Nothing in this section shall prohibit an efficiency living unit from meeting the following requirements:

1. A unit occupied by not more than one occupant shall have a minimum clear floor area of 120 square feet (11.2 m²). A unit occupied by not more than two occupants shall have a minimum clear floor area of 220 square feet (20.4 m²). A unit occupied by three occupants shall have a minimum clear floor area of 320 square feet (29.7 m²). These required areas shall be exclusive of the areas required by Items 2 and 3.
2. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities each having a minimum clear working space of 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided.
3. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.
4. The maximum number of occupants shall be three.

Subd. 4. Food preparation. Spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. There shall be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage. Kitchen facilities within every dwelling unit shall contain the following:

1. An approved kitchen sink in good working condition and properly connected to an approved water supply and waste system which provides, at all times, an adequate amount of heated and unheated running water with a pressure of not less than eight (8) P.S.I. at the point of discharge, and which is connected to an approved sewer system.
2. Cabinets and/or shelves, for the storage of eating, drinking and cooking equipment and utensils and/or food which does not require refrigeration, providing a minimum of forty-five (45) cubic feet of storage plus an additional fifteen (15) cubic feet per occupant in excess of one (1). Cabinets, shelves, countertops and tables used for the storage and preparation of foods shall have a hard non-absorbent surface which is easily cleanable and that will not impart toxic or deleterious effects to foods. Cabinet and shelves shall be properly secured to walls and kept in good condition.
3. A cook stove and oven for the preparation of food, and a refrigerator for the safe storage of food, at or below forty (40) degrees Fahrenheit, properly installed with all necessary connections. Such items need not be installed when a dwelling or dwelling unit is not occupied and when the occupant is expected to provide these items at occupancy, in which case, space and connections for their installation and operation shall be provided.

§502.250 GENERAL PLUMBING.

Subd. 1. Scope. The provisions of this chapter shall govern the minimum plumbing systems, facilities and plumbing fixtures to be provided.

Subd. 2. Responsibility. The owner of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not occupy as owner occupant or permit another person to occupy any structure or premises that does not comply with the requirements of this chapter.

§502.260 REQUIRED FACILITIES.

Subd. 1. Dwelling units. Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink that shall be maintained in a sanitary, safe working condition. The lavatory shall be placed in the same room as the water closet or located in close proximity to the door leading directly into the room in which such water closet is located. A kitchen sink shall not be used as a substitute for the required lavatory.

Subd. 2. Rooming houses. Not less than one water closet, lavatory and bathtub or shower shall be supplied for each four rooming units.

Subd. 3. Hotels. Where private water closets, lavatories and baths are not provided, one water closet, one lavatory and one bathtub or shower having access from a public hallway shall be provided for each 10 occupants.

Subd. 4. Employees' facilities. Not less than one water closet, one lavatory and one drinking facility shall be available to employees.

Subd. 5. Drinking facilities. Drinking facilities shall be a drinking fountain, water cooler, bottled water cooler or disposable cups next to a sink or water dispenser. Drinking facilities shall not be located in toilet rooms or bathrooms.

Subd. 6. Public toilet facilities. Public toilet facilities shall be maintained in a safe, sanitary and working condition in accordance with the Minnesota State Plumbing Code. Except for periodic maintenance or cleaning, public access and use shall be provided to the toilet facilities at all times during occupancy of the premises.

§502.270 TOILET ROOMS.

Subd. 1. Privacy. Toilet rooms and bathrooms shall provide privacy and shall not constitute the only passageway to a hall or other space, or to the exterior. A door and interior locking device shall be provided for all common or shared bathrooms and toilet rooms in a multiple dwelling.

Subd. 2. Location. Toilet rooms and bathrooms serving hotel units, rooming units or dormitory units or housekeeping units, shall have access by traversing not more than one flight of stairs and shall have access from a common hall or passageway.

Subd. 3. Location of employee toilet facilities. Toilet facilities shall have access from within the employees' working area. The required toilet facilities shall be located not more than one story above or below the employees' working area and the path of travel to such facilities shall not exceed a distance of 500 feet (152 m). Employee facilities shall either be separate facilities or combined employee and public facilities.

Exception: Facilities that are required for employees in storage structures or kiosks, which are located in adjacent structures under the same ownership, lease or control, shall not exceed a travel distance of 500 feet (152 m) from the employees' regular working area to the facilities.

Subd.4. Floor surface. In other than dwelling units, every toilet room floor shall be maintained to be a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition.

§502.280 PLUMBING SYSTEMS AND FIXTURES.

Subd. 1. General. Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. Plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

Subd. 2. Fixture clearances. Plumbing fixtures shall have adequate clearances for usage and cleaning.

Subd. 3. Plumbing system hazards. Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, backsiphonage, improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

§502.285 WATER SYSTEM.

Subd. 1. General. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the Minnesota State Plumbing Code.

Subd. 2. Contamination. The water supply shall be maintained free from contamination, and all water inlets for plumbing fixtures shall be located above the flood level rim of the fixture. Shampoo basin faucets, janitor sink faucets and other hose bibs or faucets to which hoses are attached and left in place, shall be protected by an approved atmospheric type vacuum breaker or an approved permanently attached hose connection vacuum breaker.

Subd. 3. Supply. The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.

Subd. 4. Water heating facilities. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature not less than 110°F (43°C). A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

§502.290 SANITARY DRAINAGE SYSTEM.

Subd. 1. General. Plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.

Subd. 2. Maintenance. Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.

Subd. 3. Grease interceptors. Grease interceptors and automatic grease removal devices shall be maintained in accordance with this code and the manufacturer's installation instructions. Grease interceptors and automatic grease removal devices shall be regularly serviced and cleaned to prevent the discharge of oil, grease, and other substances harmful or hazardous to the building drainage system, the public sewer, the private sewage disposal system or the sewage treatment plant or processes. Records of maintenance, cleaning and repairs shall be available for inspection by the code official.

§502.300 STORM DRAINAGE.

Subd. 1. General. Drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance.

§502.310 GENERAL MECHANICAL AND ELECTRICAL.

Subd. 1. Scope. The provisions of this chapter shall govern the minimum mechanical and electrical facilities and equipment to be provided.

Subd. 2. Responsibility. The owner of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with these requirements. A person shall

not occupy as owner occupant or permit another person to occupy any premises that does not comply with the requirements of this chapter.

§502.320 HEATING FACILITIES.

Subd. 1. Facilities required. Heating facilities shall be provided in structures as required by this section.

Subd. 2. Residential occupancies. Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms. Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating.

Subd. 3. Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from ~~(Date)~~ to ~~(Date)~~ September 1 to May 31 to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

Subd. 4. Occupiable work spaces. Indoor occupiable work spaces shall be supplied with heat during the period from September 1 to May 31 to maintain a minimum temperature of 65°F (18°C) during the period the spaces are occupied.

Exceptions:

1. Processing, storage and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.

Subd. 5. Room temperature measurement. The required room temperatures shall be measured 3 feet (914 mm) above the floor near the center of the room and 2 feet (610 mm) inward from the center of each exterior wall.

§502.330 MECHANICAL EQUIPMENT.

Subd. 1. Mechanical equipment and appliances. Mechanical equipment, appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

Subd. 2. Removal of combustion products. Fuel-burning equipment and appliances shall be connected to an approved chimney or vent.

Subd. 3. Clearances. Required clearances to combustible materials shall be maintained.

Subd. 4. Safety controls. Safety controls for fuel-burning equipment shall be maintained in effective operation.

Subd. 5. Combustion air. A supply of air for complete combustion of the fuel and for ventilation of the space containing the fuel-burning equipment shall be provided for the fuel-burning equipment.

Subd. 6. Energy conservation devices. Devices intended to reduce fuel consumption by attachment to a fuel-burning appliance, to the fuel supply line thereto, or to the vent outlet or vent piping therefrom, shall not be installed unless labeled for such purpose and the installation is specifically approved.

§502.340 ELECTRICAL FACILITIES.

Subd. 1. Facilities required. Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section §502.345.

Subd. 2. Service. The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with NFPA 70. Dwelling units shall be served by a three-wire, 120/240 volt, single phase electrical service having a minimum rating of 60 amperes.

Subd. 3. Electrical system hazards. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

Subd. 4. Abatement of electrical hazards associated with water exposure. The provisions of this section shall govern the repair and replacement of electrical systems and equipment that have been exposed to water.

Subd. 5. Electrical equipment. Electrical distribution equipment, motor circuits, power equipment, transformers, wire, cable, flexible cords, wiring devices, ground fault circuit interrupters, surge protectors, molded case circuit breakers, low-voltage fuses, luminaires, ballasts, motors and electronic control, signaling and communication equipment that have been exposed to water shall be replaced in accordance with the Minnesota State Building Code.

Exception: The following equipment shall be allowed to be repaired where an inspection report from the equipment manufacturer or approved manufacturer's representative indicates that the equipment has not sustained damage that requires replacement:

1. Enclosed switches, rated not more than 600 volts or less.
2. Busway, rated not more than 600 volts.
3. Panel boards, rated not more than 600 volts.
4. Switchboards, rated not more than 600 volts.
5. Fire pump controllers, rated not more than 600 volts.
6. Manual and magnetic motor controllers.
7. Motor control centers.
8. Alternating current high-voltage circuit breakers.
9. Low-voltage power circuit breakers.
10. Protective relays, meters and current transformers.
11. Low and medium voltage switchgear.
12. Liquid-filled transformers.
13. Cast-resin transformers.
14. Wire or cable that is suitable for wet locations and whose ends have not been exposed to water.
15. Wire or cable, not containing fillers, that is suitable for wet locations and whose ends have not been exposed to water.
16. Luminaires that are listed as submersible.
17. Motors.
18. Electronic control, signaling and communication equipment.

Subd. 6. Abatement of electrical hazards associated with fire exposure. The provisions of this section shall govern the repair and replacement of electrical systems and equipment that have been exposed to fire.

Subd. 7. Electrical equipment. Electrical switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits, that have been exposed to fire, shall be replaced in accordance with the provisions of the Minnesota State Building Code.

Exception: Electrical switches, receptacles and fixtures that shall be allowed to be repaired where an inspection report from the equipment manufacturer or approved manufacturer's

representative indicates that the equipment has not sustained damage that requires replacement.

§502.345 ELECTRICAL EQUIPMENT.

Subd. 1. Installation. Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

Subd. 2. Receptacles. Every habitable space in a dwelling shall contain not less than two separate and remote receptacle outlets. Every laundry area shall contain not less than one grounding type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain not less than one receptacle. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location.

Subd. 3. Luminaires. Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain not less than one electric luminaire. Pool and spa luminaires over 15 V shall have ground fault circuit interrupter protection.

Subd. 4. Wiring. Flexible cords shall not be used for permanent wiring, or for running through doors, windows, or cabinets, or concealed within walls, floors, or ceilings.

§502.350 ELEVATORS, ESCALATORS AND DUMBWAITERS.

Subd. 1. General. Elevators, dumbwaiters and escalators shall be maintained in compliance with ASME A17.1. The most current certificate of inspection shall be on display at all times within the elevator or attached to the escalator or dumbwaiter, be available for public inspection in the office of the building operator or be posted in a publicly conspicuous location approved by the code official. The inspection and tests shall be performed at not less than the periodic intervals listed in ASME A17.1, Appendix N, except where otherwise specified by the authority having jurisdiction.

Subd. 2. Elevators. In buildings equipped with passenger elevators, not less than one elevator shall be maintained in operation at all times when the building is occupied.

Exception: Buildings equipped with only one elevator shall be permitted to have the elevator temporarily out of service for testing or servicing.

§502.360 DUCT SYSTEMS.

Subd. 1. General. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function.

§502.370 GENERAL FIRE SAFETY.

Subd. 1. Scope. The provisions of this chapter shall govern the minimum conditions and standards for fire safety relating to structures and exterior premises, including fire safety facilities and equipment to be provided.

Subd. 2. Responsibility. The owner of the premises shall provide and maintain such fire safety facilities and equipment in compliance with these requirements. A person shall not occupy as owner occupant or permit another person to occupy any premises that do not comply with the requirements of this chapter.

§502.380 MEANS OF EGRESS.

Subd. 1. General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the Minnesota State Building Code.

Subd. 2. Aisles. The required width of aisles in accordance with the Minnesota State Building Code shall be unobstructed.

Subd. 3. Locked doors. Means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by the Minnesota State Building Code.

Subd. 4. Emergency escape openings. Required emergency escape openings shall be maintained in accordance with the code in effect at the time of construction, and the following. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided that the minimum net clear opening size complies with the code that was in effect at the time of construction and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening.

§502.390 FIRE-RESISTANCE RATINGS.

Subd. 1. Fire resistance rated assemblies. The provisions of this chapter shall govern maintenance of the materials, systems and assemblies used for structural fire resistance and fire resistance rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings.

Subd. 2. Unsafe conditions. Where any components are not maintained and do not function as intended or do not have the fire resistance required by the code under which the building was constructed or altered, such components or portions thereof shall be deemed unsafe conditions. Components or portions thereof determined to be unsafe shall be repaired or replaced to conform to that code under which the building was constructed or altered. Where the condition of components is such that any building, structure or portion thereof presents an imminent danger to the occupants of the building, structure or portion thereof, the code official shall act in accordance with the Minnesota State Building Code.

Subd. 3. Maintenance. The required fire-resistance rating of fire resistance rated construction, including walls, firestops, shaft enclosures, partitions, smoke barriers, floors, fire-resistive coatings and sprayed fire-resistant materials applied to structural members and joint systems, shall be maintained. Such elements shall be visually inspected annually by the owner and repaired, restored or replaced where damaged, altered, breached or penetrated. Records of inspections and repairs shall be maintained. Where concealed, such elements shall not be required to be visually inspected by the owner unless the concealed space is accessible by the removal or movement of a panel, access door, ceiling tile or entry to the space. Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer and any other reason shall be protected with approved methods capable of resisting the passage of smoke and fire. Openings through fire resistance rated assemblies shall be protected by self or automatic closing doors of approved construction meeting the fire protection requirements for the assembly.

Subd. 4. Fire blocking and draft stopping. Required fire blocking and draft stopping in combustible concealed spaces shall be maintained to provide continuity and integrity of the construction.

Subd. 5. Smoke barriers and smoke partitions. Required smoke barriers and smoke partitions shall be maintained to prevent the passage of smoke. Openings protected with approved smoke barrier doors or smoke dampers shall be maintained in accordance with the Minnesota State Building Code.

Subd. 6. Fire walls, fire barriers, and fire partitions. Required fire walls, fire barriers and fire partitions shall be maintained to prevent the passage of fire. Openings protected with approved doors or fire dampers shall be maintained in accordance with ~~NFPA-80~~ the Minnesota State Building Code.

Subd. 7. Opening protectives. Opening protectives shall be maintained in an operative condition in accordance with the Minnesota State Building Code. The application of field applied labels associated with the maintenance of opening protectives shall follow the requirements of the approved third party certification organization accredited for listing the opening protective. Fire doors and smoke barrier doors shall not be blocked or obstructed, or otherwise made inoperable. Fusible links shall be replaced whenever fused or damaged. Fire door assemblies shall not be modified.

Subd. 8. Signs. Where required by the code official, a sign shall be permanently displayed on or near each fire door in letters not less than 1 inch (25 mm) high to read as follows:

1. For doors designed to be kept normally open: FIRE DOOR - DO NOT BLOCK.
2. For doors designed to be kept normally closed: FIRE DOOR - KEEP CLOSED.

Subd. 9. Hold-open devices and closers. Hold open devices and automatic door closers shall be maintained. During the period that such a device is out of service for repairs, the door it operates shall remain in the closed position.

Subd. 10. Door operation. Swinging fire doors shall close from the full open position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.

Subd. 11. Ceilings. The hanging and displaying of salable goods and other decorative materials from acoustical ceiling systems that are part of a fire resistance rated horizontal assembly shall be prohibited.

Subd. 12. Testing. Horizontal and vertical sliding and rolling fire doors shall be inspected and tested annually to confirm operation and full closure. Records of inspections and testing shall be maintained.

Subd. 13. Vertical shafts. Interior vertical shafts, including stairways, elevator hoistways and service and utility shafts, which connect two or more stories of a building shall be enclosed or protected as required by the Minnesota State Building. New floor openings in existing buildings shall comply with the Minnesota State Building Code.

Subd. 14. Opening protective closers. Where openings are required to be protected, opening protectives shall be maintained self-closing or automatic closing by smoke detection. Existing fusible-link-type automatic door-closing devices shall be replaced if the fusible link rating exceeds 135°F (57°C).

§502.400 FIRE PROTECTION SYSTEMS.

Subd. 1. Inspection, testing and maintenance. Fire detection, alarm and extinguishing systems, mechanical smoke exhaust systems, and smoke and heat vents shall be maintained in accordance with the Code Minnesota State Fire Code in an operative condition at all times, and shall be replaced or repaired where defective.

Subd. 2. Installation. Fire protection systems shall be maintained in accordance with the original installation standards for that system. Required systems shall be extended, altered or augmented as necessary to maintain and continue protection where the building is altered or enlarged. Alterations to fire protection systems shall be done in accordance with applicable standards.

Subd. 3 Required fire protection systems. Fire protection systems required by Minnesota Rule Chapter-part 1306 Subp.3., as adopted by the City of White Bear Lake shall be installed, repaired, operated, tested and maintained in accordance with the Minnesota State Fire Code.

Subd. 4. Fire protection systems. Fire protection systems shall be inspected, maintained and tested in accordance with the Code Minnesota State Fire Code requirements.

1. Automatic sprinkler systems
2. Automatic fire-extinguishing systems protecting commercial cooking systems
3. Automatic water mist extinguishing systems
4. Carbon dioxide extinguishing systems
5. Carbon monoxide alarms and carbon monoxide detection systems
6. Clean-agent extinguishing systems
7. Dry-chemical extinguishing systems
8. Fire alarm and fire detection systems
9. Fire department connections
10. Fire pumps
11. Foam extinguishing systems
12. Halon extinguishing systems
13. Single and multiple-station smoke alarms
14. Smoke and heat vents and mechanical smoke removal systems
15. Smoke control systems
16. Wet-chemical extinguishing systems

Subd. 5. Standards. Fire protection systems shall be inspected, tested and maintained in accordance with the Minnesota State Fire Code.

Subd. 6. Table.

FIRE PROTECTION SYSTEM MAINTENANCE STANDARDS

SYSTEM STANDARD

Portable fire extinguishers	NFPA 10
Carbon dioxide fire-extinguishing system	NFPA 12
Halon 1301 fire-extinguishing systems	NFPA 12A
Dry-chemical extinguishing systems	NFPA 17
Wet-chemical extinguishing systems	NFPA 17A
Water-based fire protection systems	NFPA 25
Fire alarm systems	NFPA 72
Smoke and heat vents	NFPA 204
Water-mist systems	NFPA 750
Clean-agent extinguishing systems	NFPA 2001

Subd. 7. Records. Records shall be maintained of all system inspections, tests and maintenance required by the referenced standards.

Subd. 8. Records information. Initial records shall include the: name of the installation contractor; type of components installed; manufacturer of the components; location and number of components installed per floor; and manufacturers' operation and maintenance instruction manuals. Such records shall be maintained for the life of the installation.

Subd. 9. Systems out of service. Where a required fire protection system is out of service, the fire department and the fire code official shall be notified immediately and, where required by the fire code official, either the building shall be evacuated or an approved fire watch shall

be provided for all occupants left unprotected by the shutdown until the fire protection system has been returned to service. Where utilized, fire watches shall be provided with not less than one approved means for notification of the fire department and shall not have duties beyond performing constant patrols of the protected premises and keeping watch for fires. Actions shall be taken in accordance with the Minnesota State Fire Code to bring the systems back in service.

Subd. 10. Emergency impairments. Where unplanned impairments of fire protection systems occur, appropriate emergency action shall be taken to minimize potential injury and damage. The impairment coordinator shall implement the steps outlined in the Minnesota State Fire Code.

Subd. 11. Removal of or tampering with equipment. It shall be unlawful for any person to remove, tamper with or otherwise disturb any fire hydrant, fire detection and alarm system, fire suppression system or other fire appliance required by this code except for the purposes of extinguishing fire, training, recharging or making necessary repairs.

Subd. 12. Removal of or tampering with appurtenances. Locks, gates, doors, barricades, chains, enclosures, signs, tags and seals that have been installed by or at the direction of the fire code official shall not be removed, unlocked, destroyed or tampered with in any manner.

Subd. 13. Removal of existing occupant-use hose lines. The fire code official is authorized to permit the removal of existing occupant-use hose lines where all of the following apply:

1. The installation is not required by the Minnesota State Fire Code.
2. The hose line would not be utilized by trained personnel or the fire department.
3. The remaining outlets are compatible with local fire department fittings.

Subd. 14. Termination of monitoring service. For fire alarm systems required to be monitored by the Minnesota State Fire Code, notice shall be made to the fire code official whenever alarm monitoring services are terminated. Notice shall be made in writing by the provider of the monitoring service being terminated.

Subd. 15. Fire Department Connection. Where the fire department connection is not visible to approaching fire apparatus, the fire department connection shall be indicated by an approved sign mounted on the street front or on the side of the building. Such sign shall have the letters "FDC" not less than 6 inches (152 mm) high and words in letters not less than 2 inches (51 mm) high or an arrow to indicate the location. Such signs shall be subject to the approval of the fire code official.

Subd. 16. Fire department connection access. Ready access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or movable object. Access to fire department connections shall be approved by the fire chief.

Exception: Fences, where provided with an access gate equipped with a sign complying with the legend requirements of the Minnesota State Fire Code and a means of emergency operation. The gate and the means of emergency operation shall be approved by the fire chief and maintained operational at all times.

Subd. 17. Clear space around connections. A working space of not less than 36 inches (914 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided and maintained in front of and to the sides of wall mounted fire department connections and around the circumference of free standing fire department connections.

Subd. 18. Single and multiple station smoke alarms. Single and multiple station smoke alarms shall be installed in existing Group I-1 and R occupancies in accordance with Section 502.400, Subd. 19 - Subd. 25.

Subd. 19. Where required. Existing Group I-1 and R occupancies shall be provided with single-station smoke alarms in accordance with Section 502.400, Subd. 19 - Subd. 23.

Interconnection and power sources shall be in accordance with Section 502.400, Subd. 24 and Subd. 25.

Exceptions:

1. Where the code that was in effect at the time of construction required smoke alarms and smoke alarms complying with those requirements are already provided.
2. Where smoke alarms have been installed in occupancies and dwellings that were not required to have them at the time of construction, additional smoke alarms shall not be required provided that the existing smoke alarms comply with requirements that were in effect at the time of installation.
3. Where smoke detectors connected to a fire alarm system have been installed as a substitute for smoke alarms.

Subd. 20. Group R-1. Single or multiple station smoke alarms shall be installed in all of the following locations in Group R-1:

1. In sleeping areas.
2. In every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit.
3. In each story within the sleeping unit, including basements. For sleeping units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

Subd. 21. Groups R-2, R-3, R-4 and I-1. Single or multiple station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.
3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

Subd. 22. Installation near cooking appliances. Smoke alarms shall not be installed in the following locations unless this would prevent placement of a smoke alarm in a location required by Section 502.400, Subd. 20 or Subd. 21:

1. Ionization smoke alarms shall not be installed less than 20 feet (6096 mm) horizontally from a permanently installed cooking appliance.
2. Ionization smoke alarms with an alarm silencing switch shall not be installed less than 10 feet (3048 mm) horizontally from a permanently installed cooking appliance.
3. Photoelectric smoke alarms shall not be installed less than 6 feet (1829 mm) horizontally from a permanently installed cooking appliance.

Subd. 23. Installation near bathrooms. Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required the Section 502.400, Subd. 20 or Subd. 21.

Subd. 24. Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling or sleeping unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are

installed and all alarms sound upon activation of one alarm. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

Exceptions:

1. Interconnection is not required in buildings that are not undergoing alterations, repairs or construction of any kind.
2. Smoke alarms in existing areas are not required to be interconnected where alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available that could provide access for interconnection without the removal of interior finishes.

Subd. 25. Power source. Single station smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection.

Exceptions:

1. Smoke alarms are permitted to be solely battery operated in existing buildings where construction is not taking place.
2. Smoke alarms are permitted to be solely battery operated in buildings that are not served from a commercial power source.
3. Smoke alarms are permitted to be solely battery operated in existing areas of buildings undergoing alterations or repairs that do not result in the removal of interior walls or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available that could provide access for building wiring without the removal of interior finishes.

Subd. 26. Smoke detection system. Smoke detectors listed in accordance with UL 268 and provided as part of the building's fire alarm system shall be an acceptable alternative to single and multiple station smoke alarms and shall comply with the following:

1. The fire alarm system shall comply with all applicable requirements in the Minnesota State Fire Code.
2. Activation of a smoke detector in a dwelling or sleeping unit shall initiate alarm notification in the dwelling or sleeping unit in accordance with the Minnesota State Fire Code
3. Activation of a smoke detector in a dwelling or sleeping unit shall not activate alarm notification appliances outside of the dwelling or sleeping unit, provided that a supervisory signal is generated and monitored in accordance with the Minnesota State Fire Code.

Subd. 27. Single and multiple-station smoke alarms. Single and multiple station smoke alarms shall be tested and maintained in accordance with the manufacturer's instructions. Smoke alarms that do not function shall be replaced. Smoke alarms installed in one and two family dwellings shall be replaced not more than 10 years from the date of manufacture marked on the unit, or shall be replaced if the date of manufacture cannot be determined.

§502.410 CARBON MONOXIDE ALARMS AND DETECTION.

Subd. 1. General. Carbon monoxide alarms shall be installed in dwellings in accordance with the Minnesota State Building Code.

Subd. 2. Carbon monoxide alarms and detectors. Carbon monoxide alarms and carbon monoxide detection systems shall be maintained in accordance with the Minnesota State Building

Code. Carbon monoxide alarms and carbon monoxide detectors that become inoperable or begin producing end-of-life signals shall be replaced.

Subd. 3. Fire Prevention Requirements for Licensed Rental Dwellings. City ordinances and laws and regulations of the State of Minnesota, including the Minnesota State Fire Code, are applicable to all dwelling and dwelling units covered by this ordinance. All rental properties shall also meet the following life safety criteria:

- a) Every bedroom located in a basement of a rental property shall have an egress window which complies with the current Minnesota State Building Code.
- b) Rental dwelling units shall have smoke detectors installed in every bedroom and in areas that provide access to bedrooms. Smoke detectors used to comply with this provision shall be hardwired or long life battery operated detectors (10years).
- c) Every rental dwelling unit shall have carbon monoxide detectors installed as required by Minnesota State Building Code. Carbon Monoxide detectors shall be either hardwired into the electrical wiring, directly plugged into an electrical outlet, or battery powered.
- d) Every rental dwelling unit shall be provided with at least one, 1A 10BC fire extinguisher. The fire extinguisher shall be located in the kitchen or otherwise readily accessible to the occupant at all times. In multi-unit apartment buildings fire extinguishers may be located in hallways or corridors providing access to dwelling units in accordance with the Minnesota State Fire Code.

RESOLUTION NO.

A RESOLUTION ESTABLISHING THE TITLE AND SUMMARY APPROVAL OF MINIMUM PROPERTY MAINTENANCE STANDARDS ORDINANCE 18-9-2032, WHICH REPEALS AND REPLACES CHAPTER 502 MINIMUM HOUSING STANDARDS; AND DELETION OF CHAPTER 804 MINIMUM FIRE PROTECTION STANDARDS FOR HARD WIRED SMOKE DETECTOR INSTALLATION

FOR PUBLISHED NOTICE.

WHEREAS, the City of White Bear Lake City Council may, pursuant to Ordinance No. 83-6-666, adopt a title and summary of a proposed ordinance to be published in lieu of lengthy entire ordinances, and

WHEREAS, in addition to adopting a title and ordinance summary, the Council shall direct the City Clerk to:

1. Have available for inspection during regular office hours a copy of the entire ordinance.
2. Post a copy of the entire ordinance at the White Bear Lake Branch of the Ramsey County Public Library.
3. Receive an affidavit of publication of the title and summary from the official newspaper.

NOW, THEREFORE, BE IT RESOLVED, that the City of White Bear Lake City Council hereby adopts the aforementioned title and summary for approved Ordinances listed below:

MINIMUM PROPERTY MAINTENANCE ORDINANCE 18-9-2032

The ordinance establishes minimum property standards, including smoke detector requirements, and extends standards to cover commercial properties in addition to residential properties within the City of White Bear Lake.

FURTHER, BE IT RESOLVED, that the City of White Bear Lake City Council hereby directs the City Clerk to provide the inspection and publication requirements as listed above.

The foregoing resolution offered by Councilmember _____ and supported by Councilmember _____ carried on the following vote:

Ayes:
Nays:
Passed:

Jo Emerson, Mayor

ATTEST:

Kara Coustry, City Clerk



City of White Bear Lake
City Manager's Office

MEMORANDUM

To: Mayor and City Council

From: Ellen Hiniker, City Manager

Date: September 19, 2018

Subject: **Nomination of Jo Emerson to the Board of Directors of the National League of Cities**

SUMMARY

Councilmember Edberg has asked for Council consideration of the attached resolution for the nomination of Mayor Emerson to the Board of Directors of the National League of Cities. He will speak to this further at the meeting on September 25, 2018.

ATTACHMENTS

Resolution

RESOLUTION NO.

RESOLUTION SUPPORTING THE NOMINATION OF JO EMERSON TO THE BOARD OR DIRECTORS OF THE NATIONAL LEAGUE OF CITIES

WHEREAS, as Mayor of the City of White Bear Lake Jo Emerson has demonstrated her leadership and ability to allow all points of view to be heard before a decision is made; and

WHEREAS, Jo Emerson has exhibited her sensitivity to all persons engaged in civil discourse and willingness to listen and consider contrary opinion; and

WHEREAS, in addition to serving as Mayor, Jo Emerson currently serves as the Past President on the Board of Directors of the League of Minnesota Cities after having served as President, Vice President and Second Vice President; and

WHEREAS, Jo Emerson's other past public service included service a President of the Minnesota Mayor's Association Executive Board, leadership of the White Bear Lake Planning Commission, the White Bear Lake Variance Board and the City's Environmental Advisory Commission; and

WHEREAS, Jo Emerson's community service includes leadership of the White Bear Lake Area Historical Society, the Suburban Ramsey County Yellow Ribbon Committee, the White Bear Lake Area YMCA, the Minnesota Association of Library Friends, the Minnesota State Advisory Council on Library Development and the Region's Hospital Volunteer Board, as well as several other community service organizations; and

WHEREAS, Jo Emerson has demonstrated a thorough understanding of municipal policy and legislative issues; and

WHEREAS, Jo Emerson has expressed interest in a continued leadership role as a member on the Board of Directors of the National League of Cities.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of White Bear Lake that having had the opportunity to work with Ms. Emerson and observe her leadership skills and knowledge of local government issues, this Council hereby wholeheartedly supports the nomination of Jo Emerson to the Board of Directors of the National League Cities.

The foregoing resolution offered by Council Member _____ and supported by Council Member _____ was declared carried on the following vote:

Ayes:
Nays:
Passed:

Kevin Edberg, Chair

ATTEST:

Kara Coustry, City Clerk



City of White Bear Lake
City Manager's Office

MEMORANDUM

To: Ellen Richter, City Manager

From: Kara Coustry, City Clerk

Date: September 18, 2018

Subject: **Suspension of White Orchid's Massage Therapy Establishment and Massage Therapist Licenses**

BACKGROUND

On January 1, 2016, City Ordinance 1127 went into effect, which requires all persons performing massage therapy and related businesses to be licensed. White Orchid Spa Inc. was operating in the City prior to the establishment of this ordinance and was granted licensure after the ordinance went into effect.

SUMMARY

Through an ongoing and currently open investigation, White Orchid Spa Inc. closed its doors on September 11, 2018 after being served with a search warrant by law enforcement agents including Washington County Human Trafficking Taskforce and the Woodbury Police Department for activities in violation of public health, safety and morals. There is an active investigation into the activities that occurred at White Orchid Spa Inc. White Orchid Spa Inc. was also featured on backpage.com, an adult website that was also recently seized by the FBI as a sexual marketplace.

Pursuant Municipal Code 1127.11, Subd. 1: It shall be grounds for denial, revocation, nonrenewal, suspension or any other appropriate adverse license sanction if the licensee is not complying with, or has a history of violations of, the laws and ordinances that apply to public health, safety and morals.

Given there was sufficient evidence for a warrant to be served to White Orchid Spa Inc., evidence of sexually explicit advertisements for this business and to allow time for the ongoing investigative and subsequent court process, staff recommends the suspension of all massage related licenses at White Orchid Spa Inc. located at 1979 Whitaker Street, White Bear Lake, MN.

RECOMMENDED COUNCIL ACTION

Staff recommends Council adopt the resolution suspending White Orchid Spa Inc.'s massage therapy establishment license and all massage therapist licenses at the location until further notice.

ATTACHMENTS

Resolution

Memo from the Chief of Police

RESOLUTION NO.

**RESOLUTION SUSPENDING MASSAGE THERAPY ESTABLISHMENT
AND ALL MASSAGE THERAPIST LICENSES AT WHITE ORCHID SPA INC.**

WHEREAS, White Orchid Spa Inc., located at 1979 Whitaker Street, became a licensed massage therapist establishment in the City of White Bear Lake, MN when the City first enacted its Massage Ordinance in 2016; and

WHEREAS, White Orchid Spa Inc. closed its doors on September 11, 2018 after being served with a warrant by law enforcement agents for alleged activities in violation of public health, safety and morals; and

WHEREAS, there was sufficient evidence for a warrant to be served to White Orchid Spa Inc., in addition to evidence that the business was placing sexually suggestive advertisements on adult websites including BackPage.com, which was recently seized by the FBI as a sex marketplace; and

WHEREAS, pursuant Municipal Code 1127.11, Subd. 1 it shall be grounds for suspension if the licensee is not complying with, or has a history of violations of laws and ordinances that apply to public health, safety and morals; and

WHEREAS, to allow time for the ongoing investigation and subsequent court processes, the City desires suspension of all massage related licenses at White Orchid Spa Inc.

BE IT RESOLVED by the City Council of the City of White Bear Lake that the massage establishment license and all massage therapist licenses at White Orchid Spa Inc., 1979 Whitaker Street be suspended until further notice.

BE IT FURTHER RESOLVED that the City Council retains the right to review this suspension if it receives additional information related to the alleged activities at White Orchid Spa Inc.

The foregoing resolution offered by Councilmember _____ and supported by Councilmember _____, was declared carried on the following vote:

Ayes:

Nays:

Passed:

Jo Emerson, Mayor

ATTEST:

Kara Coustry, City Clerk



White Bear Lake Police Department Memo

Date: September 19, 2018
To: Ellen Richter, City Manager
From: Chief Swanson
RE: **White Orchid Spa Inc.**

The White Bear Lake Police Department assisted the Washington County Human Trafficking Taskforce and the Woodbury Police Department on a search warrant of White Orchid Spa at 1979 Whitaker Street on September 11, 2018. This warrant was part of a multi-jurisdictional, coordinated investigation of prostitution and human trafficking throughout the Saint Paul/Minneapolis metro area.

This particular massage establishment has been the subject of suspicious activity for at least the past few years, in addition to a massage establishment in Woodbury, which is run by the same license holder. During the warrant, the license holder was arrested in relation to her operation of both the Woodbury establishment, as well as White Orchid Spa. Additionally, the massage establishment was featured on BackPage.com with provocative photos and advertising, prior to BackPage being shut down. This warrant involved three separate search warrants involving two businesses and one residence suspected of human trafficking.

The investigation of White Orchid Massage is ongoing, and the investigation is being coordinated by White Bear Lake Police Department, Woodbury Police Department and the Washington County Human Trafficking Taskforce in an effort to address the illegal trafficking of women for prostitution. We have been requested by the investigating agencies to not release any reports while the investigation continues and additional charges are being considered.



City of White Bear Lake
City Manager's Office

MEMORANDUM

To: Ellen Richter, City Manager
From: Kara Coustry, City Clerk
Date: September 18, 2018
Subject: Annual designation of polling places

BACKGROUND/SUMMARY

In 2017 the legislature enacted a new provision, 204B.16 Polling Places; Designation, that requires all municipalities to designate their polling place locations for an upcoming election year by December 31 of the previous year. If the authorized polling place becomes unavailable for use, the new law does permit changing polling place locations in the year of the election. All polling place sites will remain unchanged in 2019 over 2018:

Ward 1, Precinct 1	White Bear Lake City Hall – Council Chambers 4701 Highway 61, White Bear Lake, MN 55110
Ward 2, Precinct 1	White Bear Lake Library 2150 2 nd Street, White Bear Lake, MN 55110
Ward 3, Precinct 1	Sunrise Middle School Gym 2399 Cedar Avenue, White Bear Lake, MN 55110
Ward 3, Precinct 2	Sunrise Middle School Gym 2399 Cedar Avenue, White Bear Lake, MN 55110
Ward 4, Precinct 1	Golfview Building 2449 Orchard Lane, White Bear Lake, MN 55110
Ward 4, Precinct 2	Golfview Building 2449 Orchard Lane, White Bear Lake, MN 55110
Ward 5, Precinct 1	St. Stephen's Lutheran Church 1965 County Road E, White Bear Lake, MN 55110

RECOMMENDED COUNCIL ACTION

Staff recommends Council adopt the resolution designating 2018 polling locations.

ATTACHMENTS

Resolution

**City of White Bear Lake
Ramsey County, Minnesota**

RESOLUTION NO.

**RESOLUTION DESIGNATING POLLING PLACES FOR ALL
2019 ELECTIONS**

WHEREAS, Minnesota Statutes 204B.16 requires the City Council to designate polling places for the upcoming year by resolution; and

WHEREAS, changes to the polling places locations may be made at least 90 days before the next election if one or more of the authorized polling places becomes unavailable for use; and

WHEREAS, changes to the polling place locations may be made in the case of an emergency when it is necessary to ensure a safe and secure location for voting.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of White Bear Lake hereby designates the following polling places for all elections conducted in the city in 2019:

- | | |
|--------------------|--|
| Ward 1, Precinct 1 | White Bear Lake City Hall – Council Chambers
4701 Highway 61, White Bear Lake, MN 55110 |
| Ward 2, Precinct 1 | White Bear Lake Library
2150 2 nd Street, White Bear Lake, MN 55110 |
| Ward 3, Precinct 1 | Sunrise Middle School Gym
2399 Cedar Avenue, White Bear Lake, MN 55110 |
| Ward 3, Precinct 2 | Sunrise Middle School Gym
2399 Cedar Avenue, White Bear Lake, MN 55110 |
| Ward 4, Precinct 1 | Golfview Building
2449 Orchard Lane, White Bear Lake, MN 55110 |
| Ward 4, Precinct 2 | Golfview Building
2449 Orchard Lane, White Bear Lake, MN 55110 |
| Ward 5, Precinct 1 | St. Stephen’s Lutheran Church
1965 County Road E, White Bear Lake, MN 55110 |

BE IT FURTHER RESOLVED, that the city clerk is hereby authorized to designate a replacement meeting the requirements of the Minnesota Election Law for any polling place designated in this resolution that becomes unavailable for use by the City; and

BE IT FURTHER RESOLVED, that the city clerk is hereby authorized to designate an emergency replacement polling place meeting the requirements of the Minnesota Election Law for

**City of White Bear Lake
Ramsey County, Minnesota**

RESOLUTION NO.

any polling place designated in this resolution when necessary to ensure a safe and secure location for voting; and

BE IT FURTHER RESOLVED, that the city clerk is directed to send a copy of this resolution and any subsequent polling place designations to the Ramsey County Elections Office.

The foregoing resolution, offered by Councilmember _____ and supported by Councilmember _____, was declared carried on the following vote:

Ayes:

Nays:

Passed:

Jo Emerson, Mayor

ATTEST:

Kara Coustry, City Clerk

RESOLUTION NO.

A RESOLUTION ACCEPTING A DONATION FROM THE WHITE BEAR LAKE HOCKEY ASSOCIATION TO THE CITY OF WHITE BEAR LAKE

WHEREAS, the City of White Bear Lake is generally authorized to accept donations of real and personal property pursuant to Minnesota Statutes Section 465.03 for the benefit of its citizens, and is specifically authorized to accept gifts.

WHEREAS, at its meeting on September 25, 2018, the White Bear Lions Hockey Association presented Mayor Emerson with a donation in the amount of \$500,000 to go towards their commitment of \$2.5 million for the White Bear Lake Sports Center renovation project; and

WHEREAS, all such donations have been contributed to the city for the benefit of its citizens, as allowed by law; and

WHEREAS, the City Council finds that it is appropriate to accept the donations offered.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of White Bear Lake that the donation of \$500,000 are accepted and shall be used toward the Sports Center Renovation project.

The foregoing resolution, offered by Councilmember _____, and supported by Councilmember _____, was declared and carried on the following vote:

Ayes:
Nays:
Passed: September 25, 2018

Jo Emerson, Mayor

ATTEST:

Kara Coustry, City Clerk