

**TAYLORS FALLS CITY COUNCIL MEETING
COUNCIL CHAMBERS
MONDAY, JULY 11, 2011 – 7:00 P.M.**

MINUTES

The Agenda for this Meeting was posted Wednesday, July 7, 2011, at City Hall, the Post Office and on the City's Web Site. Copies were e-mailed to residents requesting such, and the Press was notified.

The Taylors Falls City Council met for a regular meeting on Monday, July 11, 2011 at 7:00 p.m. in Council Chambers at City Hall, 637 First Street, Taylors Falls, Minnesota.

CALL TO ORDER

The Meeting was called to order at 7:00 p.m. by Mayor Mike Buchite.

PLEDGE OF ALLEGIANCE

All those present at the meeting recited the Pledge of Allegiance to the United States flag.

ROLL CALL

MEMBERS PRESENT: Mike Buchite, Ross Rivard, John Tangen, Larry Julik-Heine, Mary Jo Murphy

MEMBERS ABSENT: None

OTHERS PRESENT: Clerk-Treasurer Jo Everson, Holly Gutner from the Chisago County Press

ADOPTION OF AGENDA

The Agenda was amended to add under New Business: **Consider Refinancing City Hall Lease Purchase; Consider Request from TF Skating Rink Group to Use Bench Street Parking Lot; Consider Final Pay Request from Wild River Contracting for Demolition Project; and Consider Request from Larry Schmidt for Refund of Pro-rated Liquor License Fees.**

MOTION BY JULIK-HEINE/TANGEN TO APPROVE THE AGENDA, AS AMENDED, FOR THE JULY 11, 2011 COUNCIL MEETING. MOTION CARRIED UNANIMOUSLY.

ADOPTION OF CONSENT AGENDA

MOTION BY MURPHY/RIVARD TO APPROVE/ACCEPT THE FOLLOWING CONSENT AGENDA ITEMS: MINUTES OF CITY COUNCIL MEETINGS HELD ON JUNE 13 AND JUNE 27, 2011; STAFF REPORTS; COMMISSION/BOARD OR COMMITTEE MINUTES/REPORTS; CONSIDER PRESS RELEASE FOR MURAL PROJECT; CONSIDER PAYMENT TO DAKOTA PUMP FOR LIFT STATION REPAIRS; CONSIDER REQUEST FOR WANNIGAN DAYS KIDDIE PARADE; CONSIDER PAY REQUEST #2 FOR MURAL PROJECT; RECONSIDER SUMMER RECREATION PROGRAM; CONSIDER FINAL PAY REQUEST FROM WILD RIVER CONTRACTING FOR DEMOLITION PROJECT; CONSIDER REQUEST FROM LARRY SCHMIDT FOR REFUND OF PRO-RATED LIQUOR LICENSE FEES; APPROVAL OF CLAIMS & PAYROLL; AND CORRESPONDENCE. MOTION CARRIED UNANIMOUSLY.

PUBLIC FORUM

None.

STAFF REPORTS & REQUESTS

ADMINISTRATIVE DEPARTMENT

THE CITY COUNCIL ACCEPTED BY CONSENT AGENDA THE JUNE 2011 FINANCIAL REPORTS PRESENTED BY CLERK-TREASURER JO EVERSON.

CHISAGO COUNTY SHERIFF'S DEPARTMENT

THE CITY COUNCIL ACCEPTED BY CONSENT AGENDA SERGEANT SHANE CARROLL'S JUNE 2011 CHISAGO COUNTY SHERIFF'S DEPARTMENT REPORT.

ZONING & PLANNING DEPARTMENT

THE CITY COUNCIL ACCEPTED BY CONSENT AGENDA THE JUNE 2011 ZONING REPORT PRESENTED BY ZONING ADMINISTRATOR-COORDINATOR LARRY PHILLIPS.

CITY ATTORNEY

THE CITY COUNCIL ACCEPTED BY CONSENT AGENDA THE JUNE 2011 BILLING STATEMENT FROM THE CITY ATTORNEY'S OFFICE OF KELLY AND LEMMONS, P.A.

PUBLIC WORKS DEPARTMENT

THE CITY COUNCIL ACCEPTED BY CONSENT AGENDA THE JUNE 2011 PUBLIC WORKS DEPARTMENT REPORT PRESENTED BY SUPERINTENDENT MIKE KRIZ.

COMMISSION, BOARD OR COMMITTEE MINUTES/REPORTS

LIBRARY BOARD

THE CITY COUNCIL ACCEPTED BY CONSENT AGENDA THE MINUTES OF THE TAYLORS FALLS LIBRARY BOARD MEETING HELD ON JUNE 29, 2011.

TAYLORS FALLS HERITAGE PRESERVATION COMMISSION

THE CITY COUNCIL ACCEPTED BY CONSENT AGENDA THE MINUTES OF THE TAYLORS FALLS HERITAGE PRESERVATION COMMISSION MEETINGS HELD ON APRIL 12, AND MAY 10, 2011.

STAFF REQUESTS

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

CONSIDER KENNEL LICENSE FOR 324 WALNUT STREET

The City received an application from Kelly LeBlanc, 324 Walnut Street, for a kennel license to have three dogs. Chapter 3, Section 345 of the Taylors Falls Code of Ordinances grants this power to the Council if all conditions of the Ordinance have been met. Staff has recommended the license be granted.

MOTION BY JULIK-HEINE/RIVARD TO APPROVE A KENNEL LICENSE FOR KELLY LEBLANC, 324 WALNUT STREET, FOR NO MORE THAN THREE DOGS, WITH THE CONDITION THAT THE ANIMALS ARE UNDER CONTROL AT ALL TIMES AS REQUIRED BY CHAPTER 3, SECTION 345 OF THE TAYLORS FALLS CODE OF ORDINANCES. MOTION CARRIED UNANIMOUSLY.

CONSIDER AMENDMENT TO AREA FEES ORDINANCE, SECTION 803.02 FINANCING

In 2003 the Council adopted a policy to collect trunk utility area fees to offset the costs of core improvements made necessary to support land development. Core improvements are defined as trunk water mains, production wells, water storage towers, sanitary sewer force mains, sanitary sewer area lift stations, and sanitary sewer treatment facilities. The fees are calculated based on land area in acres. This fee structure was approved prior to the adoption of the City's new Comprehensive Plan and Zoning Ordinance. Given changes in development trends, market demand and adoption of the new Comprehensive Plan and Zoning Ordinance, the current fee structure provides a financial incentive to develop as densely as possible and "penalizes" a developer from creating larger lots, and as such could drive land use decisions, which is the function of the Comprehensive Plan.

It was the recommendation from City Engineer, Steve Heth, of Bolten & Menk, Inc., and Larry Phillips, City Zoning Administrator-Coordinator, to amend the Ordinance to allow the calculation of fees on a per developable acre or Residential Equivalent Unit, whichever is less. The Residential Equivalent Unit is calculated on the charge per acre divided by 2.5 per acre, which was an assumed density when the engineering study was completed for the initial Ordinance. This change would better reflect the demand and the desired flexibility in area fee calculations.

MOTION BY TANGEN/RIVARD TO ADOPT ORDINANCE 2011-07-11 AMENDING THE TAYLORS FALLS CODE OF ORDINANCES, SECTION 803.02, SUBDIVISIONS 1-3, CHANGING THE APPLICATION OF AREA FEES, BASED UPON THE FOLLOWING FINDINGS OF FACT:

1. ORDINANCE 03-06-01 WHICH ESTABLISHES THE TRUNK SANITARY SEWER AND TRUNK WATER MAIN AREA FEES AND CORRESPONDING FEE STRUCTURE PROVIDES FINANCIAL INCENTIVE TO DEVELOP LAND AS DENSELY AS POSSIBLE, THUS HAS THE POTENTIAL TO INFLUENCE LAND USE DECISIONS.
2. THE CURRENT FEE STRUCTURE WAS ADOPTED IN 2003 PRIOR TO THE CITY ADOPTING THE CURRENT COMPREHENSIVE PLAN THAT ESTABLISHES FUTURE LAND USE PATTERNS.
3. THE CURRENT FEE STRUCTURE WAS ADOPTED IN 2003 BEFORE THE CITY ADOPTED THE CURRENT ZONING ORDINANCE THAT REGULATES MAXIMUM ALLOWABLE DENSITIES.
4. THE PROPOSED FEE STRUCTURE WILL APPLY AREA FEES ON A DEVELOPABLE ACRE OR RESIDENTIAL EQUIVALENT UNIT BASIS, THUS MORE EQUITABLY APPLYING THE AREA FEES FOR LARGE AND SMALL LOT DEVELOPMENTS.
5. THE PROPOSED FEE STRUCTURE WILL PROVIDE FINANCING FOR CORE WATER AND SEWER IMPROVEMENTS SINCE ADDITIONS TO CORE FACILITIES ARE DIRECTLY LINKED TO THE INCREASE IN DEMAND.

IT WAS FURTHER MOVED TO AMEND THE 2011 FEE SCHEDULE ACCORDINGLY, MOTIONS CARRIED UNANIMOUSLY. (Ordinance and Fee Schedule attached)

CONSIDER WATER LINE REPAIRS

When Staff recently read water meters, it was discovered that a property owner who lives approximately ½ mile north of Highway 95 on Mulberry Street is using an average of 3,000 gallons of water each day, which indicates a water leak somewhere. Their property is served by a plastic spaghetti line which originates in a pit that is located near the Highway. The Public Works Department has investigated where the potential leak could be without success. The next step would be to use helium gas in the water line that may be detectable. The costs for the repairs, whatever they may be, are the responsibility of the property owner. However, the property owner has indicated that repairs to this line would be a substantial hardship and requested financial assistance.

Clerk-Treasurer Jo Everson informed the Council that the City has assessed the cost of water and sewer connections to property taxes on certain properties in the past; therefore this type of financial assistance has been used previously by the City.

MOTION BY MURPHY/JULIK-HEINE TO SUPPORT THE CITY'S ASSESSMENT OF COSTS, UP TO \$5,000.00, TO REPAIR THE WATER LINE TO THE PROPERTY LOCATED ON MULBERRY STREET, NORTH OF HIGHWAY 95, WITH THE INTEREST RATE AND LENGTH OF ASSESSMENT TO BE DETERMINED AT A LATER DATE. MOTION CARRIED UNANIMOUSLY.

CONSIDER AUTHORIZING BOLTON & MENK TO PROVIDE ENGINEERING PLANS FOR THE PROPOSED BUSINESS PARK

Only July 5th the Planning Commission reviewed the Sketch Plan for the proposed Taylors Falls Business Park. The Commission also reviewed and will be recommending several zoning changes that relate to the Business Park Plat. The next step is to have Bolton & Menk, Inc. do the surveying work, preliminary and final plats, engineering and construction specifications, and bidding documents.

The Business Park Plat will be considered at the Planning Commission August 1st public hearing, along with related zoning amendments. If the Commission recommends approval of the Plat and zoning changes it will be forwarded to City Council at their August 8th meeting.

MOTION BY TANGEN/JULIK-HEINE TO AUTHORIZE THE CITY ENGINEER STEVE HETH AT BOLTON & MENK, INC. TO DRAFT THE PLANS AND SPECS FOR THE PROPOSED BUSINESS PARK TO BE LOCATED ON COUNTY ROAD 37 WEST OF TAYLORS FALLS, TO BE CONSIDERED AT THE

PLANNING COMMISSION AUGUST 1ST PUBLIC HEARING AND THE AUGUST 8, 2011 COUNCIL MEETING. MOTION CARRIED UNANIMOUSLY.

**CONSIDER FINANCING FOR PROPOSED BUSINESS PARK
CONSIDER REFINANCING CITY HALL LEASE PURCHASE AGREEMENT**

Clerk-Treasurer Jo Everson reported that she, Mayor Mike Buchite and Vice-Mayor Ross Rivard recently met with Carolyn Drude, from Ehlers & Associates, the City's Financial Advisors, and with Chris Eng, Chisago County HRA/EDA Director, to discuss the financing options for the new business park as well as the cost savings if the City were to refinance the lease purchase for the City Hall.

The feasibility study done by Bolton & Menk, Inc., indicates that the infrastructure costs for the proposed new business park are \$519,000.00. The recommendation discussed at that meeting was to issue Tax Abatement Bonds in the amount of \$535,000.00 (\$519,000.00 construction costs + \$11,969.49 in issuance costs + \$6,420.00 total underwriter's discount - \$2,389.49 for rounding). This financing tool does not require a public hearing, since the money received from the tax abatement pledged from Chisago County and from the City on the Xcel Energy substation property will be used to pay the debt service payment (*see Minutes from the June 6, 2011 Council Meeting*). No property taxes will be levied for this payment. The Council will officially call for the sale of the bonds at the September 12, 2011 Council Meeting.

The second financing option that was discussed at the meeting was the opportunity to pay off the lease purchase agreement with The RiverBank by selling G.O. (General Obligation) Capital Improvement Plan Bonds. The process is to adopt Resolution 11-07-01 calling for a public hearing on August 8, 2011. If approved the City would realize an estimated \$173,566.00 in savings over the life of the loan. However, the refinancing by bond sales is subject to a reverse referendum. This means the City must wait 30 days before issuing the bonds in the event the City would receive a petition (signed by voters equal to 5% of the votes cast in the last general election) requesting a public vote on the issuance. It would be highly unlikely that the public would petition for the reverse referendum when there is this substantial savings to the City. The alternative would be to continue with the current lease purchase agreement.

The official action to "call for the sale" of both bond issues is scheduled for the Council Meeting on September 12, 2011.

The Council expressed their complete support of both financing options, affirming that the City must take advantage of the opportunity.

MOTION BY JULIK-HEINE/RIVARD TO ADOPT RESOLUTION 11-07-01 A RESOLUTION CALLING FOR A PUBLIC HEARING ON THE INTENTION TO ISSUE GENERAL OBLIGATION CAPITAL IMPROVEMENT PLAN BONDS AND THE PROPOSEAL TO ADOPT A CAPITAL IMPROVEMENT PLAN. MOTION CARRIED UNANIMOUSLY. (attached)

CONSIDER NEXT PHASE OF COMMUNITY CEBNTER REMODELING PROJECT

The next phase of the Taylors Falls Memorial Community Center include –

1. Material to paint the lower level (labor free by Taylors Falls Historical Society): estimated \$300
2. Labor to complete the tiling in the main meeting room and office area (material not included): \$4,050.00
3. Material for tiling (tile, grout, thinset mortar, sealer): estimated \$1,271.25
4. Install 6' kitchen cabinet, base trim, and window trim in the meeting room: \$1,985.00
5. Install chip board on framed walls in the storage room: \$1,876.00

The Taylors Falls Historical Society has also agreed to install certain trim which would decrease the bids received for this purpose. The recommendation from Mayor Buchite was to table action on this phase until City Staff can ascertain exactly what work must be done by an outside contractor. The preference is to use one contractor for the entire project rather than multiple contractors.

MOTION BY JULIK-HEINE/RIVARD TO TABLE ACTION ON THE NEXT PHASE OF THE TAYLORS FALLS MEMORIAL COMMUNITY CENTER UNTIL SUCH TIME STAFF HAS RECEIVED NEW BIDS FOR THE WORK THAT IS NEEDED. MOTION CARRIED UNANIMOUSLY.

CONSIDER PRESS RELEASE FOR MURAL PROJECT

THE CITY COUNCIL APPROVED BY CONSENT AGENDA THE PRESS RELEASE FOR THE TAYLORS FALLS NORTHERN PACIFIC ENGINE #328 PUBLIC MURAL TO BE PAID (IF REQUIRED) FROM THE PARK FUND (403) ACKNOWLEDGING THAT FUNDING WOULD BE PAID BY THE ARTS AND CULTURAL HERITAGE FUND GRANT. (attached)

CONSIDER PAYMENT TO DAKOTA PUMP FOR LIFT STATION REPAIRS

THE CITY COUNCIL AUTHORIZED BY CONSENT AGENDA THE PAYMENT OF \$3,102.57 FOR MAINTENANCE AND REPAIRS ON THE #1 LIFT STATION BY DAKOTA PUMP, TO BE PAID FROM THE SEWER FUND (602).

CONSIDER REQUEST FOR WANNIGAN DAY KIDDIE PARADE

THE CITY COUNCIL AUTHORIZED BY CONSENT AGENDA THE CLOSURE OF THE RIVER STREET THROUGH PINE STREET LOOP FOR THE WANNIGAN DAY KIDDIE PARADE ROUTE, FROM 5:00 P.M. TO 7:30 P.M. ON FRIDAY, JULY 16TH, WITH SPECIAL THANKS TO KEVIN SCHUMANN AND THE TOGETHER WITH FRIENDS GROUP FOR COORDINATING THE FESTIVITIES.

CONSIDER PAY REQUEST #2 FOR MURAL PROJECT

THE CITY COUNCIL AUTHORIZED BY CONSENT AGENDA THE PAYMENT OF PAY REQUEST #2 IN THE AMOUNT OF \$2,000.00 TO TERRY HILDEBRAND FOR SERVICES RENDERED ON THE TAYLORS FALLS NORTHERN PACIFIC ENGINE #328 PUBLIC MURAL PROJECT, TO BE PAID FROM THE PARK FUND (403) ACKNOWLEDGING THAT FUNDING WOULD BE PAID BY THE ARTS AND CULTURAL HERITAGE FUND GRANT.

RECONSIDER SUMMER RECREATION PROGRAM

The Park and Rec Commission organized the 2011 Summer Rec Program, which runs through thru July 14th. It has been a great success and would they would like to continue it for another month.

THE CITY COUNCIL APPROVED BY CONSENT AGENDA THE TAYORS FALLS PARK & REC COMMISSION'S SUMMER RECREATION PROGRAM FOR AN ADDITIONAL FOUR SESSIONS (7/19, 7/21, 7/26 AND 7/28), WITH THE SAME CONDITIONS AS THE ORIGINAL APPROVAL GRANTED ON JUNE 13, 2011.

CONSIDER REQUEST FROM TF SKATING RINK GROUP

Mark Clasen, representing the group that is raising money for the hockey rink at the elementary school, requested permission to use the Bench Street Parking Lot to set up a game involving shooting pucks at a target and using a radar gun to track its speed. The winners will win a trophy. This is to increase awareness of the hockey group in Taylors Falls. Since closing a portion of the parking lot would cause a congestion problem, it was suggested the group use Ravine Street (between the Border Bar and Romaine's), which will be closed for the street dance later that day. The City would just need to close it earlier than usual.

MOTION BY JULIK-HEINE/RIVARD TO APPROVE THE REQUEST FROM THE TAYLORS FALLS SKATING RINK GROUP TO USE THE EASTERLY SECTION OF RAVINE STREET ON SATURDAY, JULY 16TH, FOR THEIR HOCKEY SET UP, THE TIMING TO BE COORDINATED WITH PUBLIC WORKS SUPERINTENDENT MIKE KRIZ. MOTION CARRIED UNANIMOUSLY.

CONSIDER FINAL PAY REQUEST FOR DEMOLITION PROJECT

THE CITY COUNCIL AUTHORIZED BY CONSENT AGENDA THE PAYMENT OF \$22,375.00 TO WILD RIVER CONTRACTING AS THE FINAL PAYMENT FOR THE TRUCK STATION DEMOLITION PROJECT, TO BE PAID FROM THE PROPERTY REDEVELOPMENT FUND (555).

CONSIDER REFUNDING A PORTION OF LIQUOR LICENSE FEES TO LARRY SCHMIT

THE CITY COUNCIL APPROVED BY CONSENT AGENDA THE REFUND OF \$975.00 TO LARRY SCHMIDT, FORMER OWNER OF THE BORDER BAR & GRILL SINCE THE ESTABLISHMENT WAS SOLD AS OF JULY 1, 2011.

APPROVAL OF CLAIMS & PAYROLL

THE CITY COUNCIL APPROVED BY CONSENT AGENDA THE PAYMENT OF CHECK NUMBERS – 23996 – 24053 TOTALLING \$171,331.17, AND CHECK NUMBERS 5938 - 5948 TOTALLING \$12,615.54 FOR JUNE PAYROLL.

LIAISON OR COUNCIL MEMBER REPORTS

Mary Jo Murphy reported that the Friends of Taylors Falls Parks & Recreation Programs is planning a Garden Tour during Wannigan Days as a fund raising event. They are also conducting B-I-N-G-O on Friday night as another fund raiser.

Ross Rivard reported that the repairs on Well #1 on West Street are nearly done and should be on-line within the week.

Larry Julik-Heine reported that the Public Works Department is busy preparing for the weekend Wannigan Days festivities. He also invited the Council to the St. Joseph's Eats stand for the best burgers and brats in town.

CORRESPONDENCE

THE CITY COUNCIL ACKNOWLEDGED BY CONSENT AGENDA THE FOLLOWING CORRESPONDENCE PROVIDED IN THE JULY 11, 2011 CITY COUNCIL MEETING PACKET:

1. PRESS RELEASE FROM ST CROIX REGIONAL MEDICAL CENTER, RE: SCRMC & PARTNERS PURCHASE LIFE LINK III GROUND TRANSPORTATION SERVICES
2. NOTICE FROM MNDNR, RE: GOVERNMENT SHUT-DOWN AFFECTS BURNING PERMITS
3. WORKSHOP NOTICE FROM NONPOINT EDUCATION FOR MUNICIPAL OFFICIALS
4. NOTICE FROM STATE DEMOGRAPHIC CENTER, RE: 2010 CENSUS COUNT
5. STAFF CORRESPONDENCE & EMAIL'S

ADJOURNMENT

MOTION BY JULIK-HEINE/MURPHY TO ADJOURN THE MEETING OF THE TAYLORS FALLS CITY COUNCIL HELD THIS JULY 11, 2011. MOTION CARRIED UNANIMOUSLY.

Being no further business to come before the Council, the Meeting adjourned at 7:50 p.m.

Michael D. Buchite, Mayor

Jo Everson, Clerk-Treasurer

APPROVED: AUGUST 8, 2011

ORDINANCE 2011-07-11

CITY OF TAYLORS FALLS

**AN ORDINANCE AMENDING THE TAYLORS FALLS CODE OF ORDINANCES,
CHAPTER 8, SECTION 830.02 RELATING TO THE APPLICATION OF AREA FEES**

THE CITY COUNCIL OF THE CITY OF TAYLORS FALLS DOES ORDAIN AS FOLLOWS:

The Taylors Falls code of Ordinances, Chapter 8, Section 830.02 shall be amended to read:

830.02 Financing

- Subd. 1** The area charge for Sanitary Sewer Area fees shall be based on developable acreage. The Expansion Service Areas for the Trunk Sanitary Sewer Area have been determined by the June 4, 2003 Engineering Report by SEH, entitled *Taylors Falls Trunk Area Fees*, which hereinafter becomes an attachment to this Ordinance. The charge for fees for the service area designated for plant expansion improvements shall be \$4,307.00 per acre or \$1,723 per Residential Equivalent Unit, whichever is less, and shall be paid at a time to be determined by the City, in all probability at the execution of a Developer's Agreement or at the time a building permit is issued. The fee imposed by this Ordinance is a separate fee than the Sewer Availability Charge as defined in 810.07, Subd. 2C of this Code of Ordinances.
- Subd. 2** The area charge for Sanitary Sewer Area fees shall be based on developable acreage. The Expansion Service Areas for the Trunk Sanitary Sewer Area have been determined by the June 4, 2003 Engineering Report by SEH, entitled *Taylors Falls Trunk Area Fees*, which hereinafter becomes an attachment to this Ordinance. The charge for fees for the service area designed for trunk sewer main and lift station improvements shall be \$2,123.00 per acre or \$849 per Residential Equivalent Unit, whichever is less, and shall be paid at a time to be determined by the City, in all probability at the execution of a Developer's Agreement or at the time a building permit is issued. The fee imposed by this Ordinance is a separate fee than the Sewer Availability Charge as defined in 810.07, Subd. 2C of this Code of Ordinances.
- Subd. 3** The area charge for Water Main Area fees shall be based on developable acreage. The Expansion Service Areas for the Trunk Water Main Area have been determined by the June 4, 2003 Engineering Report by SEH, entitled *Taylors Falls Trunk Area Fees*, which hereinafter becomes an attachment to this Ordinance. The charge for these fees shall be \$2,089.00 per acre or \$835 per Residential Equivalent Unit, whichever is less, and shall be paid at a time to be determined by the City, in all probability at the execution of a Developer's Agreement or at the time a building permit is issued. The fee imposed by this Ordinance is a separate fee than the Water Availability Charges as defined in 800.07, Subd. 2C of this Code of Ordinances.
- Subd. 4** Area charges are based on an ENR Cost Index of 4672 and shall be adjusted annually (January 1) using the National ENR Cost Index. The area charge imposed by this Ordinance shall be added to and in addition to any special assessments for the project improvement.

APPROVED THIS JULY 11, 2011
PUBLISHED JULY 20, 2011

/s/ Michael D. Buchite, Mayor
Jo Everson, Clerk-Treasurer

ORDINANCE 2011-07-11

**CITY OF TAYLORS FALLS
CHISAGO COUNTY
STATE OF MINNESOTA**

**AN ORDINANCE AMENDING THE TAYLORS FALLS CODE OF ORDINANCES,
CHAPTER 8, SECTION 830.02 RELATING TO THE
APPLICATION OF AREA FEES**

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- Subd. 4** Area charges are based on an ENR Cost Index of 4672 and shall be adjusted annually (January 1) using the National ENR Cost Index. The area charge imposed by this

Ordinance shall be added to and in addition to any special assessments for the project improvement.

APPROVED THIS JULY 11, 2011
PUBLISHED

Michael D. Buchite, Mayor

ATTEST:

Jo Everson, Clerk-Treasurer

RESOLUTION 11-07-01

**CITY OF TAYLORS FALLS
CHISAGO COUNTY
STATE OF MINNESOTA**

**A RESOLUTION CALLING FOR A PUBLIC HEARING ON THE INTENTION TO ISSUE
GENERAL OBLIGATION CAPITAL IMPROVEMENT PLAN BONDS AND
THE PROPOSAL TO ADOPT A CAPITAL IMPROVEMENT PLAN THEREFOR**

WHEREAS, pursuant to Minnesota Statutes, Section 475.521 the City of Taylors Falls, Minnesota (the "City") may issue bonds to finance capital improvements under its capital improvement plan (the "Plan") without an election provided that, among other things, prior to issuing general obligation capital improvement plan bonds (the "Bonds") the City adopts the Plan after holding a public hearing thereon and publishing a notice of its intention to issue the Bonds and the date and time of a hearing to obtain public comment on the issuance of the Bonds and adoption of the Plan; and

WHEREAS, the City Council will hold a public hearing on August 8, 2011, on its intention to issue the Bonds and to adopt the Plan;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Taylors Falls, Minnesota, that the City Council hereby calls for a public hearing on its intent to issue the Bonds and to adopt the Plan, the public hearing to be held on the date and time set forth in Exhibit A attached hereto. The City Clerk-Treasurer is hereby directed to cause the notice of public hearing to be published at least 14 but not more than 28 days before the date of the public hearing in the official newspaper of the City or a newspaper of general circulation in the City and further, the City Clerk-Treasurer may post the notice of public hearing on the City's official website, if any, at least 14 but not more than 28 days before the date of the public hearing.

APPROVED THIS 11th DAY OF JULY, 2011

Michael D. Buchite, Mayor

ATTEST:

Jo Everson, Clerk-Treasurer

EXHIBIT A

CITY OF TAYLORS FALLS

**NOTICE OF PUBLIC HEARING ON INTENTION TO ISSUE
GENERAL OBLIGATION CAPITAL IMPROVEMENT PLAN BONDS
AND THE PROPOSAL TO ADOPT A CAPITAL IMPROVEMENT PLAN THEREFOR**

NOTICE IS HEREBY GIVEN, that the City Council of the City of Taylors Falls, Minnesota, will meet on August 8, 2011, at 7:05 p.m. at the City Hall, 637 First Street, in Taylors Falls, Minnesota, for the purpose of conducting a public hearing on (a) the intention to issue general obligation capital improvement plan bonds in an amount not to exceed \$940,000 and (b) the proposal to adopt a capital improvement plan therefore. The proceeds of the bonds will be used to finance the acquisition of the existing City Hall from The Riverbank, the lessor of the City Hall under the outstanding lease-purchase agreement in anticipation of reducing debt service costs to the City.

All persons interested may appear and be heard at the time and place set forth above.

If a petition requesting a vote on the issuance of the bonds is signed by voters equal to five percent of the votes cast in the City in the last general election and is filed with the City within thirty days after the public hearing, the bonds may only be issued upon obtaining the approval of the majority of the voters voting on the question of issuing the bonds.

Individuals unable to attend the public hearing can make written comment by writing to the City Clerk-Treasurer, Taylors Falls City Hall, 637 First Street, Taylors Falls, Minnesota 55084-1144. Written comments must be received prior to the date and time of the public hearing.

BY ORDER OF THE CITY COUNCIL

City Clerk-Treasurer

