

**TAYLORS FALLS CITY COUNCIL MEETING
COUNCIL CHAMBERS
MONDAY, AUGUST 8, 2011 – 7:00 P.M.**

MINUTES

The Agenda for this Meeting was posted Wednesday, August 3, 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, August 8, 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, Mary Jo Murphy

MEMBERS ABSENT: Larry Julik-Heine

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

ADOPTION OF AGENDA

MOTION BY RIVARD/MURPHY TO APPROVE THE AGENDA, AS PRESENTED, FOR THE AUGUST 8, 2011 COUNCIL MEETING. MOTION CARRIED UNANIMOUSLY.

ADOPTION OF CONSENT AGENDA

MOTION BY TANGEN/RIVARD TO APPROVE/ACCEPT THE FOLLOWING CONSENT AGENDA ITEMS: MINUTES OF CITY COUNCIL MEETINGS HELD ON JULY 11, AND JULY 25, 2011; STAFF REPORTS; COMMISSION/BOARD OR COMMITTEE MINUTES/REPORTS; CONSIDER 800 MHZ RADIO PURCHASE; CONSIDER LETTER OF EXTENSION FOR NPS ASSISTANCE; CONSIDER ZONING ADMINISTRATOR-COORDINATOR'S VACATION REQUEST; CONSIDER RESOLUTION 11-08-06 APPROVING THE TRANSFER OF US CABLE TO MIDCONTINENT COMMUNICATIONS; CONSIDER PAYMENT TO KELLY & LEMMONS FOR INVOICE DUE; APPROVAL OF CLAIMS & PAYROLL; AND CORRESPONDENCE. MOTION CARRIED UNANIMOUSLY.

PUBLIC FORUM

None.

PUBLIC HEARING

CITY INTENTION TO ISSUE G.O. CAPITAL IMPROVEMENT PLAN BONDS

CITY INTENTION TO ADOPT A CAPITAL IMPROVEMENT PLAN

Mayor Buchite opened the Public Hearing at 7:05 p.m. and reviewed the Public Hearing protocol. The City Clerk-Treasurer read the Public Notice into the record:

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.

Mayor Buchite introduced Carolyn Drude, the City's Financial Advisor from Ehlers & Associates, Inc. She explained that the City intends to refinance the City Hall Debt Service Lease Agreement by selling G.O. (General Obligation) Capital Improvement Plan Bonds, then paying off The RiverBank Lease Purchase with these bonds. This is authorized by Minnesota Statutes 475.321. The process includes calling for a Public Hearing, publishing for a Public Hearing, conducting a Public Hearing, approving a 5-year Capital Improvement Plan and lastly, authorizing the issuance of the bonds, which would occur at the September 12th Council Meeting.

Drude reported that the City could realize more than \$182,000.00 in savings over the life of the City Hall Lease Purchase once the bonds have been issued. The Council must give preliminary approval for the issuance of the G.O. Capital Improvement Plan Bonds and adopt a five year Capital Improvement Plan for Capital Improvement Plan Financing Purposes. This is accomplished in Resolution 11-08-01. The "preliminary" approval is due to the fact that the process itself is subject to a reverse referendum. It requires the City to wait thirty days before issuing the bonds to see if the City were to receive a petition signed by voters equal to 5% of the votes cast in the last general election, requesting a vote on the issuance. She explained this would be highly unlikely since it is a substantial savings for the City.

Drude also recommended the adoption of a Resolution that calls for the sale of approximately \$1,510,000.00 in General Obligation Bonds, which is scheduled for September 12th. The Resolution calls for the bond sale for both the City Hall Refinancing and for the Tax Abatement Bonds for the new Business Park. These will be done simultaneously in order to receive a more favorable interest rate. While the future payments for the Capital Improvement Plan Bonds are supported by property taxes, the Tax Abatement Bonds do not rely upon public tax dollars for re-payments.

The Mayor acknowledged that there were no audience members present, nevertheless called for comments in favor, opposed to, or neutral to the City's intention to issue general obligation capital improvement plan bonds in an amount not to exceed \$935,000 and (b) the proposal to adopt a capital improvement plan. Hearing none,

MOTION BY MURPHY/RIVARD TO CLOSE THE PUBLIC HEARING. MOTION CARRIED UNANIMOUSLY. The Public Hearing ended at 7:36 p.m.

STAFF REPORTS & REQUESTS

ADMINISTRATIVE DEPARTMENT

THE CITY COUNCIL ACCEPTED BY CONSENT AGENDA THE JULY 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 JULY 2011 CHISAGO COUNTY SHERIFF'S DEPARTMENT REPORT.

ZONING & PLANNING DEPARTMENT

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

CITY ATTORNEY

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

FIRE DEPARTMENT

THE CITY COUNCIL ACCEPTED BY CONSENT AGENDA THE JUNE AND JULY 2011 FIRE DEPARTMENT REPORTS PRESENTED BY FIRE CHIEF AL RIVARD.

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 JULY 27, 2011.

TAYLORS FALLS PLANNING COMMISSION

THE CITY COUNCIL ACCEPTED BY CONSENT AGENDA THE MINUTES OF THE TAYLORS FALLS PLANNING COMMISSION MEETINGS HELD ON JUNE 6 AND JULY 5, 2011.

STAFF REQUESTS

Public Works – Consider Replacing Valves on Sewer Main

Public Works Superintendent reported that there are two check valves in the sewer force main on First Street that are beginning to fail. These are a critical part of the system that holds sewage in the force main. The recommendation was to replace them.

MOTION BY MURPHY/RIVARD TO AUTHORIZE THE PURCHASE AND INSTALLATION OF TWO CHECK VALVES WITH OUTSIDE LEVER AND WEIGHT, FILLER FLANGES, GASKETS, BOLTS AND NUTS FROM DAKOTA PUMP & CONTROL, INC. AT A COST OF \$7,891.29, PLUS SHIPPING AND SALES TAX, TO BE PAID FROM THE SEWER FUND (602). MOTION CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS

None.

NEW BUSINESS

CITY INTENTION TO ISSUE G.O. CAPITAL IMPROVEMENT PLAN BONDS

CITY INTENTION TO ADOPT A CAPITAL IMPROVEMENT PLAN

Council discussed the fact that the September 30th pay-out of the Lease Purchase Agreement with The RiverBank is lower than the estimate provided by Ehlers & Associates. Drude recommended that the Council adopt the Approving Resolution with verbiage of "not to exceed" the \$935,000.00 indicated in the Resolution.

MOTION BY RIVARD/TANGEN TO ADOPT RESOLUTION 11-08-01, AS AMENDED, A RESOLUTION GIVING PRELIMINARY APPROVAL TO THE ISSUANCE OF GENERAL OBLIGATION CAPITAL IMPROVEMENT PLAN BONDS IN AN AMOUNT NOT TO EXCEED \$935,000 AND ADOPTING THE CITY OF TAYLORS FALLS, MINNESOTA, CAPITAL IMPROVEMENT PLAN FOR THE YEARS 2011-2015. MOTION CARRIED UNANIMOUSLY. (attached)

The cost estimates for the installation of the infrastructure in the new Business Park were slightly higher than originally thought. The financing for the Tax Abatement Bonds is now be \$575,000.00.

MOTION BY MURPHY/TANGEN TO ADOPT RESOLUTION 11-08-02, AS AMENDED, A RESOLUTION APPROVING FOR THE SALE OF \$1,510,000.00 GENERAL OBLIGATION BONDS. MOTION CARRIED UNANIMOUSLY. (attached)

CONSIDER PLANNING COMMISSION RECOMMENDATIONS

A. Zoning Amendments – Consider Ordinance 2011-08-08

The report from Zoning Administrator-Coordinator Larry Phillips indicates that the proposal is to rezone the +/-10.0 acre business park and the +/-13.12 acres Xcel Energy substation property from the existing zoning district Rural Countryside to the Business and Industrial zoning district. Outlot B, the land set aside for future wastewater treatment, will remain zoned Rural Countryside since that is what the existing 40 acre wastewater treatment facility is zoned. The purpose and intent of the Business and Industrial zoning districts is to establish an area for the development of business and industrial uses. Therefore, the rezoning is consistent with the proposed subdivision.

The Planning Commission held a public hearing at their August 1, 2011 meeting. No members of the public attended the hearing. The Commission recommended approval of the proposed zoning amendments

MOTION BY TANGEN/RIVARD TO ACCEPT THE PLANNING COMMISSION'S RECOMMENDATION AND ADOPT ORDINANCE 2011-08-08 AMENDING THE TAYLORS FALLS ZONING ORDINANCE BY THE FOLLOWING:

- A. REZONING TWO PARCELS FROM THE RURAL COUNTRYSIDE ZONING DISTRICT TO THE BUSINESS AND INDUSTRIAL ZONING DISTRICT.
- B. TEXT AMENDMENTS IN SECTION 2000.007 BUSINESS AND INDUSTRIAL DISTRICT AND IN SECTION 2000.017 OFF-STREET PARKING AND LOADING.

BASED UPON THE FOLLOWING FINDINGS OF FACT:

1. THE PROPOSED ACTION HAS BEEN CONSIDERED IN RELATION TO THE SPECIFIC POLICES AND PROVISIONS OF AND HAS BEEN FOUND TO BE CONSISTENT WITH THE TAYLORS FALLS COMPREHENSIVE PLAN.
2. THE PROPOSED TAYLORS FALLS BUSINESS PARK WILL PROVIDE EMPLOYMENT AND ECONOMIC BENEFIT TO THE COMMUNITY.
3. WHEN THE CURRENT ZONING ORDINANCE WAS WRITTEN THE CITY DID NOT HAVE LAND ZONED BUSINESS AND INDUSTRIAL. NOW THAT THERE IS A PROPOSAL TO ZONE LAND BUSINESS AND INDUSTRIAL, IT IS PRUDENT TO REVIEW AND AMEND THE TEXT IF FOUND TO BE IN THE BEST INTEREST OF THE CITY.
4. THE PROPOSED REZONING FROM THE RURAL COUNTRYSIDE ZONING DISTRICT TO THE BUSINESS AND INDUSTRIAL DISTRICT WILL PROVIDE MORE APPROPRIATE ZONING REGULATIONS FOR A BUSINESS PARK THAN THE EXISTING ZONING DISTRICT'S REGULATIONS.
5. THE PROPOSED EIGHT TEXT AMENDMENTS TO THE ZONING ORDINANCE WILL BETTER ACCOMMODATE DEVELOPMENT OF THE PROPOSED BUSINESS PARK THAN THE EXISTING PROVISIONS RELATING TO THE BUSINESS PARK.

MOTION CARRIED UNANIMOUSLY.

C. Preliminary & Final Plat of Taylors Falls Business Park

The proposed business park is located just west of the new Lawrence Creek Substation and south of the City's wastewater treatment facility on County Road 37. The proposal is to create four shovel-ready/marketable lots (Lots 1-2, Block 1 and Lots 1-2, Block 2) for development of business/light industrial uses. The intention of platting Outlots A and C is to keep larger parcels to maintain subdivision flexibility so lots can be sized according to future businesses' needs.

As considered during the Planning Commission plat review, the lots on the east side of the road will be able to accommodate 20,000 square foot buildings with corresponding parking and loading requirements. The lots on the west side of the road will be able to accommodate 10,000 square foot buildings with corresponding parking and loading requirements.

MOTION BY MURPHY/TANGEN TO ADOPT RESOLUTION 11-08-03 APPROVING THE PRELIMINARY AND FINAL PLAT FOR THE TAYLORS FALLS BUSINESS PARK TO BE LOCATED ON TEN ACRES ON COUNTY ROAD 37 IN TAYLORS FALLS. MOTION CARRIED UNANIMOUSLY. (carried)

The Mayor extended his appreciation to the members of the Planning Commission for all their work on these issues.

CONSIDER APPROVAL OF THE PLANS & SPECIFICATIONS FOR THE PROPOSED BUSINESS PARK

On July 11, 2011 the City Council authorized Bolton & Menk to provide the plans and specifications for the proposed new business park.

MOTION BY RIVARD/TANGEN TO ADOPT RESOLUTION 11-08-04 APPROVING THE PLANS AND SPECIFICATIONS AS PROVIDED BY BOLTON & MENK, INC., FOR THE TAYLORS FALLS BUSINESS PARK TO BE LOCATED ON COUNTY ROAD 37 IN TAYLORS FALLS. MOTION CARRIED UNANIMOUSLY. (attached)

The Council was supportive of Mayor Mike Buchite and Vice-Mayor Ross Rivard to continue as the City's Project Manager/Representatives for this project.

CONSIDER AUTHORIZATION TO SEEK BIDS FOR THE PROPOSED BUSINESS PARK

MOTION BY MURPHY/RIVARD TO AUTHORIZE THE CITY ENGINEERING FIRM OF BOLTON & MENK, INC. TO SOLICIT BIDS FOR THE CONSTRUCTION OF THE INFRASTRUCTURE IN THE TAYLORS FALLS BUSINESS PARK. BIDS ARE TO BE RECEIVED BY SEPTEMBER 8, 2011 AT 10:00 A.M; WITH COUNCIL CONSIDERATION TO AWARD AT THE SEPTEMBER 12, 2011 COUNCIL MEETING. MOTION CARRIED UNANIMOUSLY.

CONSIDER COMPREHENSIVE PLAN AMENDMENTS

The Planning Commission has reviewed the proposed changes in the Comprehensive Plan at their last four meetings, and held a public hearing on the amendments on August 1, 2011.

MOTION BY TANGEN/MURPHY TO ADOPT RESOLUTION 11-08-05 AMENDING THE TAYLORS FALLS COMPREHENSIVE PLAN. MOTION CARRIED UNANIMOUSLY. (attached)

CONSIDER 800 MHZ RADIO PURCHASE

The Federal Communications Commission is mandating that all radios must be upgraded by January 2013. The City received a \$36,224.00 grant for this radio purchase from the State Homeland Security Grant Program (SHSP). The cost of the purchase (with installation) is \$31,955.01.

THE CITY COUNCIL AUTHORIZED BY CONSENT AGENDA THE PURCHASE OF MOTOROLA RADIOS AND APPURTENCES INCLUDING INSTALLATION IN AN AMOUNT OF \$31,955.01 FROM INFINITY WIRELESS. FUNDS TO BE TAKEN FROM THE FIRE EQUIPMENT FUND (407) ACKNOWLEDGING THE FUND WILL BE REIMBURSED BY THE STATE HOMELAND SECURITY GRANT.

CONSIDER LETTER OF EXTENTION FOR NPS ASSISTANCE

The City received a technical assistance grant from the National Parks Service for assistance on the River Walk Trail, which ends in September 2011. A request letter to extend the program was required by August 1st. Because it was time sensitive the letter was sent prior to Council authorization, therefore the Council must approve after the fact.

THE CITY COUNCIL RETROACTIVELY AUTHORIZED BY CONSENT AGENDA FOR MAYOR BUCHITE TO SIGN AND SEND THE ATTACHED LETTER REQUESTING THAT THE NATIONAL PARKS SERVICE EXTEND THE RIVERS, TRAILS, AND CONSERVATION ASSISTANCE PROGRAM FOR A SECOND

YEAR FOR TECHNICAL ASSISTANCE ON THE RIVER WALK TRAIL PROJECT.

CONSIDER VACATION REQUEST BY ZONING ADMINISTRATOR-COORDINATOR

THE CITY COUNCIL APPROVED BY CONSENT AGENDA THE VACATION REQUEST BY ZONING ADMINISTRATOR-COORDINATOR LARRY PHILLIPS FOR LEAVE FROM OCTOBER 13TH TO OCTOBER 20TH, WITH RETURN TO WORK ON OCTOBER 24, 2011.

CONSIDER RESOLUTION 11-08-06 APPROVING THE TRANSFER OF US CABLE

Midcontinent Communications is acquiring US Cable, and because the City has a franchise with them, it must approve the transfer. The Approving Resolution was provided by US Cable.

THE CITY COUNCIL ADOPTED BY CONSENT AGENDA RESOLUTION 11-08-06 CONSENTING TO AND APPROVING THE ASSIGNMENT OF THE CABLE FRANCHISE AND SYSTEM TO MIDCONTINENT COMMUNICATIONS. (attached)

CONSIDER PAYMENT TO KELLY & LEMMONS FOR INVOICE DUE

THE CITY COUNCIL AUTHORIZED BY CONSENT AGENDA PAYMENT OF \$1,237.50 TO KELLY & LEMMONS, P.A. FOR LEGAL SERVICES PROVIDED ON PAST PROJECTS, TO BE PAID FROM THE LEGAL SERVICES BUDGET ACCOUNT (41600-304).

APPROVAL OF CLAIMS & PAYROLL

THE CITY COUNCIL APPROVED BY CONSENT AGENDA THE PAYMENT OF CHECK NUMBERS – 24067 - 24113 TOTALLING \$38,969.20, AND CHECK NUMBERS 5949 - 5959 TOTALLING \$13,118.38 FOR JULY PAYROLL.

LIAISON OR COUNCIL MEMBER REPORTS

Ross Rivard reported that the generator at the #1 lift station recently failed, and will be very expensive to repair. Staff is researching the cost of a new generator vs. the cost of repair.

John Tangen reported that the Heritage Preservation Commission would be holding another Public Hearing to designate a house at 707 River Street. He also reported that he had met with the Fire Chief to review a few outstanding issues. His final report was to remind the Council that the purchase of the 800 MHz radios (approved earlier in the meeting) was done with no tax payer dollars. No other City in Chisago County can say this.

Mayor Mayor Buchite reported that several weeks ago he and Zoning Administrator-Coordinator Larry Phillips met with TF Elementary School Principal Joe Thimm to discuss the possibility of including Bryant Woods Environmental Lab in the City's future trail map. The property is owned by the School District. Thimm informed them that there is roughly 3,500' of existing overgrown trails in the 60 acre park reserve. In July the Conservation Corps contacted City Hall looking for projects since they were out of work due to the State shutdown. The City put them in contact with retired teacher Mike Moberg who coordinated the work with the Conservation Corps. The Conservation Corps cleared several thousand feet of overgrown trail. The Mayor encouraged Council Members to walk the beautiful trail.

CORRESPONDENCE

THE CITY COUNCIL ACKNOWLEDGED BY CONSENT AGENDA THE FOLLOWING CORRESPONDENCE PROVIDED IN THE AUGUST 8, 2011 CITY COUNCIL MEETING PACKET:

1. NOTICES FROM VARIOUS STATE DEPARTMENTS, RE: RESUMPTION OF WORK ACTIVITY
2. LETTER FROM MNDNR, RE: 2011 FEDERAL RECREATIONAL TRAIL PROGRAM
3. PUBLIC HEARING NOTICE FROM CHISAGO COUNTY, RE: ZONING ORDINANCE AMENDMENT
4. PRESS RELEASE FROM CHISAGO COUNTY SHERIFF'S DEPARTMENT, RE: DROWNING AT ROCK ISLAND
5. LETTER FROM MN DEPARTMENT OF HEALTH, RE: LEAD/COPPER TAP WATER MONITORING REPORT

6. STAFF CORRESPONDENCE & EMAIL'S

ADJOURNMENT

MOTION BY MURPHY/TANGEN TO ADJOURN THE MEETING OF THE TAYLORS FALLS CITY COUNCIL HELD THIS AUGUST 8, 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: SEPTEMBER 12, 2011

RESOLUTION 11-08-01

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

A RESOLUTION GIVING PRELIMINARY APPROVAL TO THE ISSUANCE OF GENERAL OBLIGATION CAPITAL IMPROVEMENT PLAN BONDS IN AN AMOUNT NOT TO EXCEED \$940,000 AND ADOPTING THE CITY OF TAYLORS FALLS, MINNESOTA, CAPITAL IMPROVEMENT PLAN FOR THE YEARS 2011 THROUGH 2015

WHEREAS, the City Council of the City of Taylors Falls, Minnesota (the "City") proposes to issue its general obligation capital improvement plan bonds (the "Bonds") and adopt the City of Taylors Falls, Minnesota, Capital Improvement Plan for the Years 2011 Through 2015 (the "Plan"); and

WHEREAS, the City has caused notice of the public hearing on the intention to issue the Bonds and on the proposed adoption of the Plan to be published pursuant to and in accordance with Minnesota Statutes, Section 475.521; and

WHEREAS, a public hearing on the intention to issue the Bonds and on the proposed Plan has been held on this date, following published notice of the public hearing as required by law; and

WHEREAS, in approving the Plan, the City Council considered for each project and for the overall Plan:

- a. The condition of the City's existing infrastructure, including the projected need for repair and replacement;
- b. The likely demand for the improvement;
- c. The estimated cost of the improvement;
- d. The available public resources;
- e. The level of overlapping debt in the City;
- f. The relative benefits and costs of alternative uses of the funds;
- g. Operating costs of the proposed improvements; and
- h. Alternatives for providing services more efficiently through shared facilities with other local governmental units; and

WHEREAS, the City Council has determined that the issuance of General Obligation Capital Improvement Plan Bonds in the aggregate principal amount of \$940,000 is the best way to finance the capital improvements identified in the Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Taylors Falls, Minnesota, that the City hereby adopts the Plan and authorizes the issuance of up to \$940,000 aggregate principal amount of General Obligation Capital Improvement Plan Bonds.

Adopted by the City Council on this 8th of July, 2011

Michael D. Buchite, Mayor

ATTEST:

Jo Everson, Clerk-Treasurer

2011 through 2015

Five-Year Capital Improvement Plan
for Capital Improvement Plan Financing Purposes

July, 2011

TAYLORS FALLS
Village on the River

Prepared by:

City of Taylors Falls Staff
and
Ehlers & Associates, Inc.
3060 Centre Pointe Drive
Roseville, MN 55113



EHLERS
LEADERS IN PUBLIC FINANCE

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City of Taylors Falls
Five-Year Capital Improvement Plan
2011 through 2014

I. INTRODUCTION

In 2003, the Minnesota State Legislature adopted a statute (Section 475.521, referred to herein as the “CIP Act”) that allows cities to issue municipal bonds under a specific type of capital improvement plan without the usual referendum requirement (except for the so-called “reverse referendum” described below). The CIP Act applies to capital improvements consisting of city halls, public works, and public safety facilities. The 2005 Legislature added towns to the meaning of a municipality and town halls and libraries to the meaning of a capital improvement under the CIP Act.

Throughout this plan, the term “capital improvement” refers only to those improvements identified in the CIP Act, as summarized above. Capital expenditures for other public improvements in the City will be financed through other means and are described in a separate capital improvement plan also adopted by the City Council, and are not governed by this plan.

II. PURPOSE

A capital improvement is a major expenditure of municipal funds for the acquisition or betterment to public lands, buildings, or other improvements used as a city hall, town hall, library, public safety, or public works facility, which has a useful life of 5 years or more. For the purposes of the CIP Act, capital improvements do not include light rail transit or related activities, parks, road/bridges, administrative buildings other than city or town hall, or land for those facilities. In meeting the requirements of the State “CIP Act”, the Capital Improvement Plan (“CIP”) is a document designed to anticipate capital improvement expenditures and schedule them over a five-year period so that they may be purchased in the most efficient and cost effective method possible. A CIP allows the matching of expenditures with anticipated income. As potential expenditures are reviewed, the municipality considers the benefits, costs, alternatives and impact on operating expenditures.

The City of Taylors Falls, Minnesota (the “City”) believes the capital improvement process is an important element of responsible fiscal management. Major capital expenditures can be anticipated and coordinated so as to minimize potentially adverse financial impacts caused by the timing and magnitude of capital outlays. This coordination of capital expenditures is important to the City in achieving its goals of adequate physical assets and sound fiscal management. In these financially difficult times good planning is essential for the wise use of limited financial resources.

III. THE CAPITAL IMPROVEMENT PLANNING PROCESS

The process begins with analysis of the City’s five-year capital improvement needs and funding sources. The City may solicit input from citizens and other governmental units at an early stage, if desired.

The City Council then directs staff or consultants to prepare a plan that sets forth the estimated schedule, timing and details of specific capital improvements by year, together with the estimated cost, the need for the improvement, and the sources of revenue for the improvement. The City Council then holds a public hearing on the CIP, with notice published not more than 30 days and not less than 7 days for the hearing (except as described below). The Council may either approve the CIP immediately after the hearing, or based on input may make revisions and approve the CIP at a later meeting.

If the CIP calls for general obligation bonds to finance certain improvements, the City Council must follow an additional set of procedures. The Council must hold a public hearing regarding issuance of the bonds. Notice of such hearing must be published in the official newspaper of the municipality at least 14, but not more than 28 days prior to the date of the public hearing. In addition, the notice may be posted on the City's official web site. (The public hearings on the CIP and the bonds may be combined into a single hearing, in which case the notice requirements for bonds must be followed.)

The Council must approve the sale of CIP bonds by a 3/5ths vote of its membership. However, the bonds are subject to a so-called "reverse referendum": if a petition signed by voters equal to at least five percent of the votes cast in the City in the last general election is filed with the City Clerk within 30 days after the public hearing regarding the bonds, the bonds may not be issued unless approved by the voters (by a majority of those voting on the question). Further, the maximum debt service in any year on all outstanding CIP Bonds is 0.16% of the taxable market value of property in the city, using the market value for the taxes-payable year in which the bonds are issued.

After the CIP has been approved and bonds have been authorized, the City works with its financial advisor to prepare a bond sale and repayment schedule. Assuming no petition for a referendum is filed, the bonds are sold, and when proceeds from the sale of the bonds (and any other identified revenue sources) become available, the expenditures for specified capital improvements can be made.

In subsequent years, the process is repeated as expenditures are completed and as new needs arise. Capital improvement planning looks five or more years into the future from the date of the CIP.

IV. PROJECT SUMMARY

The only capital improvement for which G.O. Capital Improvement Bonds are contemplated in the five-year period of this plan (2011 through 2015) is the acquisition of the City's existing City Hall from THE RIVERBANK, the lessor of the City Hall under the outstanding lease purchase agreement dated October 9, 2002. The G.O. Capital Improvement Bonds will be issued, in anticipation of reducing debt service costs to the City. The City currently leases the City Hall building from THE RIVERBANK, paying lease payments equal to debt service on the 2002 lease-purchase.

The City has now determined to exercise its purchase option under the lease purchase agreement with THE RIVERBANK in order to acquire fee title to City Hall. The City proposes to finance the acquisition through issuance of CIP Bonds under the CIP Act and this CIP. The proposed CIP Bonds would be issued sometime in the next five years, in a principal amount of approximately \$940,000. The CIP Bonds may be issued in one or more series. The call option in the 2002 lease purchase agreement is August 1, 2007, or any date thereafter.

The CIP Act requires the City Council to consider eight factors in preparing the CIP:

1. Condition of the City's existing infrastructure, including projected need for repair or replacement.
2. Likely demand for the improvement.
3. Estimated cost of the improvement.
4. Available public resources.
5. Level of overlapping debt in the City.
6. Relative benefits and costs of alternative uses of funds.
7. Operating costs of the proposed improvements.
8. Alternatives for providing services most efficiently through shared facilities with other cities or local governments.

The City has considered the eight points as they relate to acquisition of City Hall through issuance of the CIP Bonds. The findings are as follows:

Conditions of City Infrastructure and Need for the Projects

The City Hall building currently exists, but the City has determined that it is financially prudent to acquire those facilities from THE RIVERBANK. Other than such acquisition, the City does not anticipate further repair or replacement of the City Hall building in the 2011 through 2015 period.

Demand for Projects

As noted above, the Building currently exists. Acquisition of the existing leased facilities is prudent in order to reduce City borrowing costs.

Estimated Cost of the Projects

By issuing CIP Bonds that will pay off the lease purchase agreement with THE RIVERBANK, the City expects to achieve a net present value savings of at least 3% of refunded principal, as well as eliminate the need for a reserve fund.

Availability of Public Resources

The CIP Bonds for acquisition of the City Hall building would be paid with ad valorem taxes, as are the lease payments that currently secure the lease purchase agreement. However, the CIP Bonds will be additionally secured by the City's full faith and credit, which is expected to produce lower interest rates on the CIP Bonds.

Level of Overlapping Debt

Issuance of the CIP Bonds is not expected to affect the City's overall debt in any significant way, other than lowering debt service costs.

Relative Costs and Benefits of Alternative Uses of the Funds

Refunding of the 2002 lease purchase agreement is expected to produce cost savings, which may free up revenues for alternative uses.

Operating Costs of the Proposed Improvements

The proposed refunding of the 2002 Lease Purchase Agreement is expected to reduce operating costs of the City Hall building, to the extent current lease payments are converted to lower CIP Bond debt service payments. In other respects, no changes to operating costs are expected under this CIP.

Options for Shared Facilities with Other Cities or Local Government

Sharing the City Hall building with another community is not an option since the provision of public safety services (located on the same site as City Hall) relies on immediate response times in emergencies and having a shared facility outside of the community would seriously jeopardize response times and public safety. In addition, all of the surrounding communities have their own police forces and City Hall facilities.

V. FINANCING THE CAPITAL IMPROVEMENT PLAN

The total principal amount of requested expenditures under this Capital Improvement Plan is \$940,000. This amount represents the maximum principal amount of CIP Bonds that may be issued to refund the 2002 Lease Purchase Agreement. Principal and interest on the CIP Bonds will be paid through a tax levy over the term of the CIP Bonds, further described in Appendix A.

In the financing of the Capital Improvement Plan, two significant statutory limitations apply.

1. Under Minnesota Statutes Chapter 475, with few exceptions, municipalities cannot incur debt in excess of 3% of the assessor's taxable market value for the municipality. In the City, the taxable market value is \$67,452,800. Therefore, the total principal amount of outstanding debt cannot exceed \$2,023,584 (These values are for the 2010/11 tax year). As of December 31, 2011, the City will have \$940,000 subject to the legal debt limit (after issuance of the CIP Bonds). As such, issuance of the refunding CIP Bonds will be well within the overall statutory debt limit for the City.
2. A separate limitation under the CIP Act is that, without referendum, the total amount of principal and interest in any one year on all CIP Bonds issued by the City cannot exceed 0.16% of the total taxable market value in the municipality. In the City, that maximum annual debt service amount is \$107,924 for the 2010/11 tax year ($\$67,452,800 \times .0016$). The annual principal and interest payments on the CIP Bonds proposed to be issued under this CIP plus the existing G.O. Capital Improvement Plan Bonds will average approximately \$73,095. As such, debt service on the CIP Bonds will be well within the annual limits under the CIP Act.

General principal payments, term and debt payments if the CIP Bonds were issued in 2011 and in one series are shown in Appendix A. The form of the public hearing notice and resolution approving the CIP are shown in Appendix B.

Continuation of the Capital Improvement Plan

This Capital Improvement Plan should be reviewed annually by the City Council using the process outlined in this Plan. It should review proposed expenditures, make priority decisions, and seek funding for those expenditures it deems necessary for the City. If deemed appropriate, the Council should prepare an update to this Plan.

APPENDIX A

PROPOSED CIP BOND ISSUE – AMOUNT OF ISSUE SIZE AND ANNUAL DEBT SERVICE WILL VARY:

City of Taylors Falls, MN

\$940,000 General Obligation Bonds, Series 2011A

G.O. Capital Improvement Plan Bonds

Proposed Current Refunding of Lease Purchase, Series 2002

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
10/15/2011	-	-	-	-	-
02/01/2012	35,000.00	0.750%	7,995.64	42,995.64	42,995.64
08/01/2012	-	-	13,446.25	13,446.25	-
02/01/2013	35,000.00	0.900%	13,446.25	48,446.25	61,892.50
08/01/2013	-	-	13,288.75	13,288.75	-
02/01/2014	35,000.00	1.100%	13,288.75	48,288.75	61,577.50
08/01/2014	-	-	13,096.25	13,096.25	-
02/01/2015	35,000.00	1.400%	13,096.25	48,096.25	61,192.50
08/01/2015	-	-	12,851.25	12,851.25	-
02/01/2016	35,000.00	1.650%	12,851.25	47,851.25	60,702.50
08/01/2016	-	-	12,562.50	12,562.50	-
02/01/2017	55,000.00	2.000%	12,562.50	67,562.50	80,125.00
08/01/2017	-	-	12,012.50	12,012.50	-
02/01/2018	55,000.00	2.350%	12,012.50	67,012.50	79,025.00
08/01/2018	-	-	11,366.25	11,366.25	-
02/01/2019	55,000.00	2.600%	11,366.25	66,366.25	77,732.50
08/01/2019	-	-	10,651.25	10,651.25	-
02/01/2020	60,000.00	2.850%	10,651.25	70,651.25	81,302.50
08/01/2020	-	-	9,796.25	9,796.25	-
02/01/2021	60,000.00	3.050%	9,796.25	69,796.25	79,592.50
08/01/2021	-	-	8,881.25	8,881.25	-
02/01/2022	60,000.00	3.200%	8,881.25	68,881.25	77,762.50
08/01/2022	-	-	7,921.25	7,921.25	-
02/01/2023	65,000.00	3.400%	7,921.25	72,921.25	80,842.50
08/01/2023	-	-	6,816.25	6,816.25	-
02/01/2024	65,000.00	3.550%	6,816.25	71,816.25	78,632.50
08/01/2024	-	-	5,662.50	5,662.50	-
02/01/2025	70,000.00	3.650%	5,662.50	75,662.50	81,325.00
08/01/2025	-	-	4,385.00	4,385.00	-
02/01/2026	70,000.00	3.850%	4,385.00	74,385.00	78,770.00
08/01/2026	-	-	3,037.50	3,037.50	-
02/01/2027	75,000.00	4.000%	3,037.50	78,037.50	81,075.00
08/01/2027	-	-	1,537.50	1,537.50	-
02/01/2028	75,000.00	4.100%	1,537.50	76,537.50	78,075.00
Total	\$940,000.00	-	\$302,620.64	\$1,242,620.64	-

Yield Statistics

Bond Year Dollars	\$8,946.78
Average Life	9.518 Years
Average Coupon	3.3824540%
Net Interest Cost (NIC)	3.5085329%
True Interest Cost (TIC)	3.4949382%
Bond Yield for Arbitrage Purposes	3.1157375%
All Inclusive Cost (AIC)	3.7870744%

IRS Form 8038

Net Interest Cost	3.3824540%
Weighted Average Maturity	9.518 Years

T1 cur Ser 02 \$940K Lease | 08 cur Ser 02 \$940K Lease | 7/6/2011 | 12:10 PM

Ehlers

Leaders in Public Finance

APPENDIX B

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 therefor. The proceeds of the bonds will be used to finance the acquisition of the existing City Hall from 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

RESOLUTION 11-08-02

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

Resolution Providing for the Sale of \$1,510,000.00 General Obligation Bonds

WHEREAS, the City Council of the City of Taylors Falls, Minnesota, has heretofore determined that it is necessary and expedient to issue (1) the City's approximately \$935,000.00 General Obligation Capital Improvement Bonds, to reduce the debt service payments for the Taylors Falls City Hall by acquiring the facility from The RiverBank, and (2) approximately \$575,000.00 General Obligation Tax Abatement Bonds (the "Bonds"), to finance construction of infrastructure for the proposed Taylors Falls Business Park, and combine the two issues for purposes of sale ; and

WHEREAS, the City has retained Ehlers & Associates, Inc., in Roseville, Minnesota ("Ehlers"), as its independent financial advisor for the Bonds and is therefore authorized to solicit proposals in accordance with Minnesota Statutes, Section 475.60, Subdivision 2(9);

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Taylors Falls, Minnesota, as follows:

1. Authorization; Findings. The City Council hereby authorizes Ehlers to solicit proposals for the sale of the Bonds.
2. Meeting; Proposal Opening. The City Council shall meet at 7:00 P.M. on September 12, 2011, for the purpose of considering sealed proposals for and awarding the sale of the Bonds.
3. Official Statement. In connection with said sale, the officers or employees of the City are hereby authorized to cooperate with Ehlers and participate in the preparation of an official statement for the Bonds and to execute and deliver it on behalf of the City upon its completion.

Adopted on the 8th day of August, 2011

Michael D. Buchite, Mayor

ATTEST:

Jo Everson, Clerk-Treasurer

Capital Improvement Bonds

The RiverBank Lease Purchase Payoff

September 30, 2011 - \$868,361.22

Issuance Costs -

Tax Abatement Bonds

Business Park Infrastructure - \$555,000.00

Issuance Costs -

RESOLUTION 11-08-03

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

**A RESOLUTION APPROVING THE PRELIMINARY AND FINAL PLAT
OF THE TAYLORS FALLS BUSINESS PARK**

WHEREAS, the City of Taylors Falls is a Minnesota Municipal Corporation, duly organized and authorized to conduct its affairs under the laws of the State of Minnesota; and

WHEREAS, the City of Taylors Falls is the fee title owner of certain real property located in the City of Taylors Falls, State of Minnesota, legally described as follows:

See Exhibit "A" attached

(the "Subject Property"); and

WHEREAS, on August 1, 2011 a public hearing was held on the Preliminary Plat of the Taylors Falls Business Park; and

WHEREAS, the Planning Commission recommended approval of the Preliminary and Final Plat at its August 1, 2011 meeting; and

WHEREAS, the City Council has considered the Preliminary and Final Plat and finds that it is consistent with the City's Zoning Ordinance.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF TAYLORS FALLS, MINNESOTA that the Preliminary and Final Plat for the Taylors Falls Business Park as provided by Bolton & Menk, Inc. which is attached hereto as **Exhibit "B"** is hereby approved based upon the following Findings of Fact:

1. The proposed Business Park has been considered in relation to the specific polices and provisions of and has been found to be consistent with the Taylors Falls Comprehensive Plan.
2. The proposed Taylors Falls Business Park will provide employment and economic benefit to the community.
3. Development of the proposed Taylors Falls Business Park is found to be in the best interest of the City.
4. The proposed subdivision is or will conform to the requirements of the Zoning Ordinance.
5. The proposed subdivision can be accommodated with existing public services and will not overburden the City's service capacity.
6. Traffic generation by the proposed subdivision will be within the capability of the streets serving the property.

BE IT FURTHER RESOLVED THAT said approval of the Preliminary and Final Plat for the Taylors Falls Business Park is subject to the following conditions:

1. Approval of the zoning amendments related to the business park as recommended by the Taylors Falls Planning Commission.

Adopted and approved by a unanimous vote of the City Council of the City of Taylors Falls on the 8th day of August, 2011.

Michael D. Buchite, Mayor

Attest:

Jo Everson, Clerk-Treasurer

Exhibit A

That part of the Southeast Quarter of the Southwest Quarter, of Section Twenty-six (26), Township Thirty-four (34), Range Nineteen (19), Chisago County, Minnesota, described as follows:

Commencing at the Southeast corner of said Southeast Quarter of the Southwest Quarter of Section 26; thence North 00 degrees 41 minutes 48 seconds West 1379.10 feet along the east line of said Southeast Quarter of the Southwest Quarter to the north line of said Southeast Quarter of the Southwest Quarter; thence South 89 degrees 32 minutes 34 seconds West 100.00 feet along said north line of the Southeast Quarter of the Southwest Quarter to the point of beginning of the premises to be described; thence continuing South 89 degrees 32 minutes 34 seconds West 1115.91 feet along said north line of the Southeast Quarter of the Southwest Quarter to the east line of the west 1 rod of said Southeast Quarter of the Southwest Quarter; thence South 01 degrees 43 minutes 51 seconds East 1289.78 feet to the north line of Parcel 104 of Chisago County Highway Right-of-Way Plat No. 25; thence South 88 degrees 58 minutes 01 seconds East 455.55 feet along said north line of Parcel 104 of Chisago County Highway Right-of-Way Plat No. 25; thence North 00 degrees 26 minutes 27 seconds West 948.21 feet; thence North 89 degrees 35 minutes 30 seconds East 633.06 feet; thence North 00 degrees 41 minutes 48 seconds West 353.64 feet to the point of beginning.

RESOLUTION 11-08-04

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

**A RESOLUTION APPROVING THE PLANS
AND SPECIFICATIONS FOR THE
TAYLORS FALLS BUSINESS PARK**

WHEREAS, the City of Taylors Falls is a Minnesota Municipal Corporation, duly organized and authorized to conduct its affairs under the laws of the State of Minnesota; and

WHEREAS, the City of Taylors Falls desires to construct a business park; and

WHEREAS, the City's engineering firm Bolton & Menk, Inc. has provided plans and specifications for the business park

See Exhibit "A" attached

; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF TAYLORS FALLS, MINNESOTA that the plans and specifications for the Taylors Falls Business Park as provided by Bolton & Menk, Inc. are hereby approved.

Adopted on the 8th day of August, 2011.

Michael D. Buchite, Mayor

Attest:

Jo Everson, Clerk-Treasurer

RESOLUTION 11-08-05

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

**A RESOLUTION AMENDING
TAYLORS FALLS COMPREHENSIVE PLAN**

WHEREAS, the City of Taylors Falls is a Minnesota Municipal Corporation, duly organized and authorized to conduct its affairs under the laws of the State of Minnesota; and

WHEREAS, the Taylors Falls Planning Commission has considered amendments to the Taylors Falls Comprehensive Plan; and

WHEREAS, the Taylors Falls Planning Commission did hold a Public Hearing on August 1, 2011 as required by State Statute §462.355 to allow for public comment on the proposed Comprehensive Plan; and

WHEREAS, the Taylors Falls Planning Commission did after the August 1, 2011 Public Hearing, recommend to the City Council to approve amendments to the Taylors Falls Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Taylors Falls, Minnesota, that it hereby approves the following amendments to the Taylors Falls Comprehensive Plan as recommended by the Taylors Falls Planning Commission:

1. Chapter one, bullet point #6 (page 3):

- ~~◆ Walking distance is a reasonable measure of the ultimate size of Taylors Falls.~~
- ◆ *Walkability should be encouraged to the health and enjoyment of the community.*

2. Chapter Four, 1.14 (page 17):

- ~~◆ Use walkability as a determinant of the size of the community, using a 20 minute walk radius as an increment that will maintain the physical and social qualities of a "small town."~~
- ◆ *Walkability is essential to small town character and should be determined by the Parks and Trails Master Plan developed by the Park and Recreation Commission.*

3. Chapter 5:

If we begin with the notion of Taylors Falls as a small town, the question there a size beyond with Taylors Falls will no longer be small? To be sure, part of the answer is best addressed in the minds and attitudes of the people of the community. A threshold might be crossed when they no longer recognize their neighbors as they stroll the community, or when their children no longer are able to play in their yards or parks without their parents fearing for their safety, or when their birthdays are no longer published in the town calendar. But, is it possible to assign an actual dimension to the size of a small town?

In fact, a small town might be thought of as being historic, close to nature, with a small town feel ~~population. And walkable.~~ While the geographic size of Taylors Falls ~~can be~~ is measured in absolute terms by considering its legal boundary, it is important that we consider the experiential size of the community. *There are several methods for measuring the scale of the community. If we use the concepts of walkability, measured in terms of how far one will walk, and accept that it may be one of the basic increments defining small town character, we find that it has both physical and social importance in Taylors Falls.*

Twenty minute walk

~~a one mile walk radius; when placed at the center of downtown, the 20 minute walk radius reaches and encompasses nearly all of the “small town” zone and reaches to the “countryside” creating a community that is compact and easily connected~~

Ten minute walk

~~a half mile radius; when placed at the center of downtown, the 10 minute walk radius reaches into most of the neighborhoods on the “upper bench” and suggests an ability to easily reach downtown on foot~~

Five minute walk

~~a quarter mile walk radius; when placed at the center of downtown, the 5 minute walk radius encompasses nearly all of downtown and suggests a district that maintains the scale and character of both historic and present day downtown Taylors Falls~~

MAP ON PAGE 26 TO BE REMOVED

For the purposes of providing direction for scale of the City we consider:

- ◆ *Walkability is essential to small town character and should be determined by the Parks and Trails Master Plan and City’s sidewalk system. Implementing the trail plan included in the Parks and Trails Master Plan incorporates all future land use zones and reaches of corporate city limits, while providing connections needed to facilitate a pedestrian-friendly environment. Neighborhoods should be connected to improve walkability.*
- ◆ *A well-planned, efficient, and fiscally sound community will be derived from considering scale in development proposals. The location of development proposals and how infrastructure is utilized should influence land use decisions.*
- ◆ *The Future Land Use Map on page 28 and Chapter 6 of this Plan establish future land use patterns. These patterns provide guidance for the scale of the community.*

BE IT FURTHER RESOLVED that the City Council of Taylors Falls hereby agrees with the findings of fact recommended by the Taylors Falls Panning Commission:

1. A 20- minute walk does not describe the current corporate City limits, therefore cannot describe the future size of Taylors Falls.
2. Walkability should be an amenity to the people of Taylors Falls and not a unit of measure.
3. Walkability is the only measurement offered in the Comprehensive Plan to describe the future size of Taylors Falls.
4. A 20- minute walk curtails even the most modest of development expansion essential to a healthy and vibrant community.

Adopted by the City Council on August 8, 2011

Michael D. Buchite, Mayor

ATTEST:

Jo Everson, Clerk-Treasurer

RESOLUTION 11-08-06

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

**A RESOLUTION CONSENTING TO AND APPROVING THE ASSIGNMENT OF THE CABLE
FRANCHISE AND SYSTEM TO MIDCONTINENT COMMUNICATIONS**

WHEREAS, the City of Taylors Falls, Minnesota (“Grantor”) granted to US Cable of Coastal-Texas, L.P. or its predecessor (“Grantee”), a franchise to own and operate a cable television system (“System”) in the municipality (the “Franchise”); and

WHEREAS, on June 6, 2011, Grantee entered into an Asset Purchase Agreement (the “Agreement”) with Midcontinent Communications (“Assignee”) whereby Assignee will purchase and acquire certain assets relating to the System, including the Franchise, from Grantee (“Transaction”);

SO THEREFORE BE IT SOLVED BY THE TAYLORS FALLS CITY COUNCIL that:

1. Grantor consents to the Transaction to the extent required by the terms of the Franchise.
2. Grantor confirms that (a) the Franchise is valid and outstanding and in full force and effect; (b) there have been no amendments or modifications to the Franchise, except as set forth herein; and (c) Grantee is in compliance with the provisions of the Franchise.
3. Grantor further authorizes Assignee to assign or transfer its assets, including the Franchise, to a parent or affiliate of Assignee without the consent of Grantor.
4. Grantor releases Grantee, effective upon the closing of the Transaction (the “Closing Date”), from all obligations and liabilities under the Franchise and Assignee shall assume and be responsible for any obligations and liabilities under the Franchise that accrue on and after the Closing Date.
5. Grantor hereby waives any right to purchase the system that it may have solely for purposes of this Transaction.
6. This Resolution shall have the force of a continuing agreement with the Grantor, Grantee, and Assignee, and Grantor shall not amend or otherwise alter this Resolution without the written consent of Grantee and Assignee.
7. This Resolution shall take effect immediately upon its passage.

Adopted this 8th of August, 2011

Michael D. Buchite, Mayor

ATTEST:

Jo Everson, Clerk-Treasurer

RESOLUTION 11-08-07

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

**A RESOLUTION DESIGNATING THE SNOW/BATES/MOBERG HOUSE AS AN
OFFICIAL TAYLORS FALLS HERITAGE PRESERVATION SITE**

WHEREAS, 707 River Street (Snow/Bates/Moberg House) is located within the corporate limits of Taylors Falls, Minnesota; and

WHEREAS, the Taylors Falls Heritage Preservation Commission has proposed to designate this site to be a Taylors Falls Heritage Preservation Site; and

WHEREAS, the Taylors Falls Heritage Preservation Commission did conduct a public hearing on August 9, 2011 to take public testimony regarding the proposed designation; and

WHEREAS, as a result of the hearing, the Commission did make the following findings of fact with regard to the designation of 707 River Street (Snow/Bates/Moberg House) as a Heritage Preservation Site:

1. BUILT IN EARLY 1860S, IT WAS A WOOD FRAME, STORY-AND-A-HALF VERSION OF THE GREEK REVIVAL STYLE TYPICAL OF MANY OF THE RESIDENCES IN THE YOUNG VILLAGE. THROUGH FREQUENT ADDITIONS AND MODIFICATIONS IT WAS SUBSEQUENTLY ENCASED WITHIN A MUCH LARGER STRUCTURAL UNIT, BY 1913, IT HAD ACHIEVED THE COLONIAL REVIVAL STYLE IT EXHIBITS TODAY.
2. ITS LARGE SIZE AND UNIQUE ARCHITECTURAL FEATURES GIVE THE STRUCTURE READILY IDENTIFIED LANDMARK STATUS AMONG RIVER STREET BUILDINGS.
3. THROUGHOUT ITS HISTORY MANY OF ITS RESIDENTS SUCH AS SMITH ELLISON, LAFLOYD BATES, ALFRED M. MOBERG AND LYMAN F. SNOW CONTRIBUTED GREATLY TO THE WELFARE AND CHARACTER OF THE COMMUNITY.
4. THE SNOW/BATES/MOBERG HOUSE MEETS THE CRITERIA IN THE TAYLORS FALLS PRESERVATION ORDINANCE FOR DESIGNATION AS A HERITAGE PRESERVATION SITE.
5. IN ACCORDANCE WITH THE CITY'S HERITAGE PRESERVATION ORDINANCE, THE PLANNING COMMISSION HAS REVIEWED AND COMMENTED ON THE NOMINATION IN ITS MEETING ON JULY 6, 2011, AS HAS THE MINNESOTA HISTORICAL SOCIETY AS STATED IN ITS LETTER TO THE CITY DATED JUNE 13, 2011.

WHEREAS, the Heritage Preservation Commission did recommend the City Council to officially designate the site for historical reasons based upon these findings of fact;

SO THEREFORE BE IT RESOLVED, by the Taylors Falls City Council, that it hereby officially designates 707 River Street (Snow/Bates/Moberg House) as an official Taylors Falls Heritage Preservation Site, legally described as:

Lot 2, Block 3, City of Taylors Falls, Chisago County, State of Minnesota

Adopted by the City Council on August 22, 2011

ATTEST:

Michael D. Buchite, Mayor

Jo Everson, Clerk-Treasurer