



# CITY OF GRAND RAPIDS

## Meeting Agenda Full Detail

### City Council

---

Tuesday, November 12, 2013

5:00 PM

City Hall Council Chambers

---

**5:00 PM CALL TO ORDER:** Pursuant to due notice and call thereof a Regular Meeting of the Grand Rapids City Council will be held on Tuesday, November 12, 2013 at 5:00 p.m. in Council Chambers, 420 North Pokegama Avenue, Grand Rapids, Minnesota.

#### CALL OF ROLL

#### MEETING PROTOCOL POLICY

*Please be aware that the Council has adopted a Meeting Protocol Policy which informs attendees of the Council's desire to conduct meetings in an orderly manner which welcomes all civil input from citizens and interested parties. If you are unaware of the policy, copies (orange color) are available in the wall file by the Council entrance.*

**5:01 PM PUBLIC FORUM**

#### COUNCIL REPORTS

**5:10 PM APPROVAL OF MINUTES**

**13-0674** Approve Council minutes for Monday, October 28, 2013 Worksession and Regular Meetings.

**Attachments:** [October 28, 2013 Worksession](#)  
[October 28, 2013 Regular Meeting](#)

**5:11 PM CONSENT AGENDA**

*Any item on the consent agenda shall be removed for consideration by request of any one Councilmember, City staff, or the public and put on the regular agenda for discussion and consideration.*

1. **13-0664** Consider approving the Amendment of Lease with the MN DNR for a land lease at the airport for 8T-Hangar, Bay #1 and authorize the City Engineer and City Administrator to execute the Lease.

**Attachments:** [8-1 MN DNR 2014-2018](#)

2. **13-0668** Group Dental Plan Renewal.

**Attachments:** [Delta Dental 2014 Renewal](#)

3. [13-0669](#) Group Vision Care Plan Renewal Agreement.  
**Attachments:** [Group Vision Care Plan Renewal Agreement](#)
4. [13-0675](#) Consider authorizing the submittal of a Pre-Application to the Department of Employment and Economic Development for a Comprehensive Grant under the Small Cities Development Program.  
**Attachments:** [2014 SCDP Preliminary \(draft\) Proposal w/maps](#)
5. [13-0676](#) Consider adopting a resolution approving a Preliminary Development Agreement with Grand Hospitality LLC.  
**Attachments:** [City reso approving PDA with Grand Hospitality.pdf](#)  
[Grand Hospitality Redevelopment PDA.pdf](#)
6. [13-0681](#) Request by the Police Department to approve the resolution accepting a donation of \$350.00 from the Itasca Vintage Car Club for the Grand Rapids Police Reserve equipment fund.  
**Attachments:** [PD Vintage Reserves Resolution](#)
7. [13-0684](#) Consider approving the list of part-time intermittent maintenance workers for the 2013-2014 Snow Removal Season.  
**Attachments:** [2013 11-12 PT Snow Removal List](#)
8. [13-0686](#) Consider approving Change Order 5 related to CP 2012-3, 4th Ave NE and CP 2013-1, 7th Ave NW Reconstruction.  
**Attachments:** [11-12-13 Attachment CO5 for CP 2013-1 & 2012-3](#)
9. [13-0687](#) Consider granting permanent status to Ashley Moran, Police Officer, effective November 7, 2013.
10. [13-0689](#) Consider adopting a resolution adopting final assessments for CP 2013-3, 1st Avenue NE - Friesen Addition.  
**Attachments:** [11-12-13 Attachment Friesen Map](#)  
[11-12-13 Attachment Friesen Assessment](#)  
[11-12-13 Resolution CP 2013-3 adopting assessments](#)

**5:13 SETTING OF REGULAR AGENDA  
PM**

*This is an opportunity to approve the regular agenda as presented or add/delete by a majority vote of the Council members present an agenda item.*

**5:14 ACKNOWLEDGE BOARDS & COMMISSIONS  
PM**

11. [13-0690](#) Acknowledge Board & Commission Minutes



**Attachments:** [July 10, 2013 Civic Center, Parks & Rec](#)  
[October 2, 2013 Human Rights](#)  
[September 3 2013 Arts & Culture](#)  
[September 18 2013 Arts & Culture](#)  
[October 1 2013 Arts & Culture](#)  
[October 22 2013 Arts & Culture](#)

**5:15 DEPARTMENT HEAD REPORT**  
**PM**

12. [13-0679](#) Pokegama Golf Course ~ Bob Cahill  
**Attachments:** [2013 Fall Report to City Council.pdf](#)

**5:25 CIVIC CENTER, PARKS & RECREATION**  
**PM**

13. [13-0682](#) Accept bid to renovate restrooms at the IRA Civic Center.  
**Attachments:** [ADA Compliance Upgrades - Hammerlund Construction](#)  
[ADA Compliance Upgrades - Hawk Construction](#)

**5:30 VERIFIED CLAIMS**  
**PM**

14. [13-0685](#) Consider approving the verified claims for the period October 22, 2013 to November 4, 2013 in the total amount of \$583,473.65.  
**Attachments:** [11/12/13 Bill List](#)

**Recess regular meeting for scheduled public hearing.**

**6:00 PUBLIC HEARINGS**  
**PM**

15. [13-0680](#) Conduct a public hearing to consider the rezoning of a 7.2 acre parcel from R-1 (One-Family Residential) to M (Medical).  
**Attachments:** [Davis Group Rezone-Maps](#)  
[Correspondence: Received prior to PC Meeting on 10/17/2013](#)  
[Davis Group-Rezoning Application](#)  
[Letter from Essentia Health - Public Hearing](#)
16. [13-0683](#) Consider the recommendation of the Planning Commission regarding the adoption of an ordinance, amending the Official Zoning Map by rezoning a 7.2 acre parcel of land from R-1 (One-Family Residential) to M (Medical).  
**Attachments:** [Zoning Map Amendment Findings of Fact: EXHIBIT "B"](#)  
[Ordinance draft Rezone R-1 to M w-Exhibit-A amended](#)

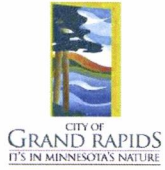
**ADJOURNMENT**

*NEXT REGULAR MEETING IS SCHEDULED FOR NOVEMBER 25, 2013, AT 5:00 P.M.*

*NOTE: These times are approximate only and are subject to change. If you are interested in a topic of discussion you should appear at least 10 minutes before its scheduled time.*

*Hearing Assistance Available: This facility is equipped with a hearing assistance system.*

*Attest: Tom Pagel, City Administration*



# CITY OF GRAND RAPIDS

## Legislation Details (With Text)

---

**File #:** 13-0674      **Version:** 1      **Name:** Council Minutes  
**Type:** Agenda Item      **Status:** Approval of Minutes  
**File created:** 11/5/2013      **In control:** City Council  
**On agenda:** 11/12/2013      **Final action:**  
**Title:** Approve Council minutes for Monday, October 28, 2013 Worksession and Regular Meetings.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [October 28, 2013 Worksession](#)  
[October 28, 2013 Regular Meeting](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Approve Council minutes for Monday, October 28, 2013 Worksession and Regular Meetings.





# CITY OF GRAND RAPIDS

## Minutes - Final - Draft City Council Work Session

---

Monday, October 28, 2013

4:00 PM

Conference Room 2A

---

**CALL TO ORDER: Pursuant to due notice and call thereof a Special Meeting/Worksession of the Grand Rapids City Council was held on Monday, October 28, 2013 at 4:04 PM in Conference Room 2A 420 North Pokegama Avenue, Grand Rapids, Minnesota.**

**CALL OF ROLL: On a call of roll, the following members were present:**

*Councilor Chandler arrived at 4:38 PM.*

**Present** 5 - Mayor Dale Adams, Councilor Dale Christy, Councilor Ed Zabinski, Councilor Joe Chandler, and Councilor Barb Sanderson

**Others present:**

*Tom Pagel, Chad Sterle, Rob Mattei, Barb Baird, Jeff Davies, Jim Denny, Chris Flannigan*

### Discussion Items

1. Grand Itasca Clinic & Hospital Update ~ Mike Youso  
  
*Mike Yuoso, Grand Itasca Clinic & Hospital, provides overview of current services provided by Grand Itasca, specifically noting:*
  - ~ New areas of medical specialty*
  - ~ Rapid Clinic*
  - ~ Online services*
  - ~ Community wellness initiative*
  - ~ Employment**and plans for the future.*
  
2. A review of unemployment rates in the City of Grand Rapids  
  
*Councilor Zabinski discusses the research project conducted by himself and Administrator Tom Pagel in regard to the unemployment in the City of Grand Rapids and Itasca County as a whole. Councilor Zabinski and Mr. Pagel met with many different organizations that are actively involved in the employment/placement of individuals within the community. This community has jobs available and individuals seeking employment, but one main barrier is that many of the positions require higher level education. The overall consensus of the groups involved is that Grand Rapids needs to make a difference in unemployment in our area is a champion of sorts. Currently, a community taskforce is forming and will continue to work on the unemployment issue.*
  
- 3.

*Addition of item regarding application for Blandin Grant, updated Arbo Contract for item #15 on Consent, moved items from Regular to Consent.*

**ADJOURN**

**Attest: Tom Pagel, City Administrator**

*There being no further business, the meeting adjourned at 5:06 PM.*

*Respectfully submitted: Kimberly Johnson-Gibeau, City Clerk*



# CITY OF GRAND RAPIDS

## Minutes - Final - Draft City Council

---

Monday, October 28, 2013

5:00 PM

City Hall Council Chambers

---

**AMENDED ~ October 25, 2013**

**5:00 PM CALL TO ORDER: Pursuant to due notice and call thereof a Regular Meeting of the Grand Rapids City Council was held on Monday, October 28, 2013 at 5:09 p.m. in Council Chambers, 420 North Pokegama Avenue, Grand Rapids, Minnesota.**

### CALL OF ROLL

**Present 5 -**

Councilor Barb Sanderson, Councilor Dale Christy, Councilor Ed Zabinski, Councilor Joe Chandler, and Mayor Dale Adams

### Others present:

*Tom Pagel, Chad Sterle, Chris Flannigan, Barb Baird, Dale Anderson, Rob Matte, Jim Denny, Jeff Davies, Eric Trast*

### MEETING PROTOCOL POLICY

### PUBLIC FORUM

**5:05 PM COUNCIL REPORTS**

*Councilor Zabinski states that the in town special deer hunt is going well. The DNR reports that more than 30 deer have been taken to date.*

*Councilor Christy provides update on current happenings for Upper Mississippi Task Force.*

**5:10 PM APPROVAL OF MINUTES**

Approve Council minutes for Tuesday, October 15, 2013 Regular meeting.

**A motion was made by Councilor Barb Sanderson, seconded by Councilor Joe Chandler, to approve Council minutes as presented. The motion PASSED by unanimous vote.**

**5:11 PM CONSENT AGENDA**



1. Consider adopting a resolution approving a request from property owner of Parcel Identification Number 91-600-0130 to defer assessments for City Project 2010-2 City Wide Overlays in the amount of \$1,175.00 and to record this deferment with the Itasca County Recorder with a copy to the Itasca County Auditor.

**Adopted Resolution 13-109 by consent roll call**

2. Consider adopting a resolution approving a request from property owner of Parcel Identification Number 91-580-1220 to defer assessments for City Project 2010-2 City Wide Overlays in the amount of \$1,757.22 and to record this deferment with the Itasca County Recorder with a copy to the Itasca County Auditor.

**Adopted Resolution 13-110 by consent roll call**

3. Consider adopting a resolution approving a \$49,715 transfer from the Enterprise Fund-Storm Water Utility and a \$49,715 transfer from the Capital Project Fund-Municipal State Aid to the Capital Equipment Replacement Fund for the purchase of the WK800 SnowGo Snowblower.

**Adopted Resolution 13-111 by consent roll call**

4. Consider adopting a resolution approving a request from property owner of Parcel Identification Number 91-410-7140 to defer assessments for City Project 2004-3 Pokegama Ave 4th Street SW/SE (2nd Ave SW to 7th Ave SE) in the amount of \$1,260.01 and to record this deferment with the Itasca County Recorder with a copy to the Itasca County Auditor.

**Adopted Resolution 13-112 by consent roll call**

5. Adopt a resolution to accept donations to the Fire Department for Prevention and Education

**Adopted Resolution 13-113 by consent roll call**

6. Request by the police department to accept a federal grant to purchase bulletproof vests.

**Adopted Resolution 13-114 by consent roll call**

7. Consider authorizing the City Engineer to submit the MS4 SWPPP Application for Reauthorization form electronically via email to the MPCA staff by October 31, 2013.

**Adopted by consent roll call**

8. Consider authorizing the Public Works Department's request to auction a vehicle and other miscellaneous items on "Do.Bid.com".

**Approved by consent roll call**

9. Hire temporary employees for Park & Recreation / I.R.A. Civic Center

**Approved by consent roll call**

10. Solicit quotes for restroom improvements at the IRA Civic Center.

**Approved by consent roll call**

11. Adopt a resolution allowing the Grand Rapids Police Department to accept a donation of \$250.00 from Blandin Foundation.

**Adopted Resolution 13-115 by consent roll call**

12. Consider waiving the statutory liability to the extent of the coverage purchased.

**Approved by consent roll call**

13. Adopt a Resolution to Accept a Donation from ServPro to the Fire Department.

**Adopted Resolution 13-116 by consent roll call**

14. Authorize Mayor to sign Acknowledgement of insurance placement that is not subject to the protection and benefit of the state insurance guaranty associations.

**Approved by consent roll call**

15. Modified agreement with Arbo Township

**Approved by consent roll call**

- 15a. Consider adopting the revised Bylaws of the Grand Rapids / Itasca County Airport Advisory Board as recommended by the Airport Advisory Board.

**Approved by consent roll call**

- 15b. Enter into an agreement with the University of Minnesota for an economic impact study of the IRA Civic Center.

**Approved by consent roll call**

- 15c. Considerer authorizing submittal of a grant request to Blandin Foundation for \$4,500 to assist with the cost of economic impact study of the IRA Civic Center.

**Approved by consent roll call****Approval of the Consent Agenda**

**A motion was made by Councilor Zabinski, seconded by Councilor Christy, to approve the Consent agenda as amended. The motion carried by the following vote**

**Aye 5 -**

Councilor Barb Sanderson, Councilor Dale Christy, Councilor Ed Zabinski, Councilor Joe Chandler, and Mayor Dale Adams

**5:13 SETTING OF REGULAR AGENDA  
PM**

A motion was made by Councilor Dale Christy, seconded by Councilor Ed Zabinski, to approve the Regular agenda as amended. The motion PASSED by unanimous vote.

**5:14 ACKNOWLEDGE BOARDS & COMMISSIONS  
PM**

16. Acknowledge attached minutes for Boards & Commissions.

**Acknowledged the following minutes: August 28, 2013 Human Rights, September 11, 2013 PUC, September 17, 2013 and October 4, 2013 Golf Board**

**5:15 DEPARTMENT HEAD REPORT  
PM**

17. Finance Department ~ Barb Baird

*Finance Director Barb Baird provides summary of recent Finance Department activities including:*

- ~ Department retirements and new hires*
- ~ Current process for 2014 budget*
- ~ Issuance of bonds and revenue notes*
- ~ Received Certificate of Achieve for Excellence in Financial reporting*
- ~ Completed 2012 Schedule of Expenditure of Federal Awards audit*
- ~ Acknowledged excellent support by department staff*

**Received and Filed**

18. Public Works Department - Jeff Davies

*Public Works Director Jeff Davies provides summary of recent PW Department activities including:*

- ~ Labor & equipment reports for May - October 2013*
- ~ Summer tree removal for increased safety*
- ~ Seasonal tasks at the Sports Complex and Legion Field*
- ~ Storm water inspections & maintenance*
- ~ Acknowledged excellent service provided by departmental staff*

**Received and Filed**

**5:30 AIRPORT  
PM**

*Item moved to consent*

**5:35 CIVIC CENTER, PARKS & RECREATION  
PM**

*Item moved to consent*



**5:40 COMMUNITY DEVELOPMENT  
PM**

21. Consider approval of Piskel land lease

**A motion was made by Councilor Sanderson, seconded by Councilor Zabinski, to approved the land lease agreement with Mr. Joe Piskel. The motion carried by the following vote.**

**Aye 5 -**

Councilor Barb Sanderson, Councilor Dale Christy, Councilor Ed Zabinski, Councilor Joe Chandler, and Mayor Dale Adams

**5:45 PUBLIC WORKS DEPARTMENT  
PM**

22. Consider passing a resolution to enter into the proposed Routine Maintenance Agreement No. 04867 between the Minnesota Department of Transportation and the City of Grand Rapids for the amount of \$47,716.12 (Fiscal Year 2014 - \$23,858.06 and Fiscal Year 2015 - \$23,858.06), and authorize the Mayor to sign the attached resolutions.

**A motion was made by Councilor Sanderson, seconded by Councilor Christy, adopt Resolution 13-117 approving Routine Maintenance Agreement with MN DOT. The motion carried by the following vote.**

**Aye 5 -**

Councilor Barb Sanderson, Councilor Dale Christy, Councilor Ed Zabinski, Councilor Joe Chandler, and Mayor Dale Adams

**5:50 VERIFIED CLAIMS  
PM**

23. Consider approving the verified claims for the period October 8, 2013 to October 21, 2013 in the total amount of \$725,964.40.

*Councilor Chandler requested verification regarding charges for the Fire Department to Forest Lake and Tyke's Meats. After review of invoices, Finance Director Baird stated that both expenditures were related to obtaining supplies for the Fire Department Open House community event.*

**A motion was made by Councilor Christy, seconded by Councilor Zabinski, to approve the verified claims as presented. The motion carried by the following vote.**

**Aye 5 -**

Councilor Barb Sanderson, Councilor Dale Christy, Councilor Ed Zabinski, Councilor Joe Chandler, and Mayor Dale Adams

**6:00 PUBLIC HEARINGS  
PM**

**Recess regular meeting for scheduled public hearing.**

24. Conduct a Public Hearing to consider the adoption of an Ordinance amending the Zoning Ordinance that would add the Clinic (*outpatient treatment center*) use, as a use permitted with restrictions, within the PU (Public Use) zoning district.
- Mayor Adams states reason for public hearing, noting that all those wishing to be heard may do so at this time. City Clerk Gibeau confirms posting of proper notice.*
- Community Development Director Mattei provides background information on requested zoning ordinance amendments and recommendation of the City Planning Commission.*
- A motion was made by Councilor Dale Christy, seconded by Councilor Barb Sanderson, to open the public hearing. The motion PASSED by unanimous vote.**
- No one wished to speak, therefore the following motion was made.*
- A motion was made by Councilor Ed Zabinski, seconded by Councilor Joe Chandler, to close the public hearing. The motion PASSED by unanimous vote.**

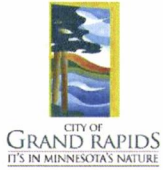
**Reconvene regular meeting.**

25. Consider the recommendation of the Planning Commission regarding the adoption of an ordinance, amending Section 30-512, Table-1 and Section 30-564 of the Zoning Ordinance, to add the Clinic (*outpatient treatment center*) use, as a use permitted with restrictions, within the PU (Public Use) zoning district.
- A motion was made by Councilor Christy, seconded by Councilor Zabinski, to adopt City Ordinance 13-10-12 amending city zoning. The motion carried by the following vote.**
- Aye 5 -**  
Councilor Barb Sanderson, Councilor Dale Christy, Councilor Ed Zabinski, Councilor Joe Chandler, and Mayor Dale Adams

**7:00 ADJOURNMENT**  
**pm**

**A motion was made by Councilor Zabinski, seconded by Councilor Chandler to adjourn the meeting at 6:11 PM. The motion passed by unanimous vote**

*Respectfully submitted: Kimberly Johnson-Gibeau, City Clerk All will move forward as planned.*



# CITY OF GRAND RAPIDS

## Legislation Details (With Text)

**File #:** 13-0664      **Version:** 1      **Name:** MnDNR Airport Lease Renewal for 8-Unit T-Hanger Bay 1  
**Type:** Agenda Item      **Status:** Consent Agenda  
**File created:** 10/25/2013      **In control:** City Council  
**On agenda:** 11/12/2013      **Final action:**  
**Title:** Consider approving the Amendment of Lease with the MN DNR for a land lease at the airport for 8T-Hangar, Bay #1 and authorize the City Engineer and City Administrator to execute the Lease.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [8-1 MN DNR 2014-2018](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Consider approving the Amendment of Lease with the MN DNR for a land lease at the airport for 8T-Hangar, Bay #1 and authorize the City Engineer and City Administrator to execute the Lease.

**Background Information:**

The attached Amendment of Lease No. 11712 continues the land lease between the MN DNR and the City located in the 8-unit T-Hangar, Bay #1 at the airport. The Lease is for a period of 5 years, beginning January 1, 2014 and continuing through December 31, 2018. The rent is \$11,100 and is payable in equal monthly installments of \$185.

**Staff Recommendation:**

City Staff recommends approving the Amendment of Lease with the MN DNR for a land lease at the airport for 8T-Hangar, Bay #1 and authorize the City Engineer and City Administrator to execute the lease.

**Requested City Council Action**

Consider approving the Amendment of Lease with the MN DNR for a land lease at the airport for 8T-Hangar, Bay #1 and authorize the City Engineer and City Administrator to execute the Lease.



STATE OF MINNESOTA

AMENDMENT OF LEASE

Amendment No. 1

Lease No. 11712

THIS AMENDMENT No. 1 to Lease No. 11712 is made by and between Grand Rapids-Itasca County Airport, hereinafter referred to as LESSOR, and the State of Minnesota, Department of Administration, hereinafter referred to as LESSEE, acting for the benefit of the Department of Natural Resources/Region 3, Enforcement Division.

WHEREAS, LESSOR and LESSEE entered into Lease No. 11712, dated March 26, 2009, as may subsequently be amended, involving the lease of a T Hangar Bay #1 located at the Grand Rapids-Itasca County Airport (GPZ) in Grand Rapids;

WHEREAS, the parties deem certain amendments and additional terms and conditions mutually beneficial for the effective continuation of said Lease;

NOW THEREFORE, LESSOR and LESSEE agree to substitution and/or addition of the following terms and conditions, which shall become a part of Lease No. 11712 effective as of the date set forth herein.

1. **RENEWAL TERM** This Lease shall be renewed for a period of five (5) years, commencing January 1, 2014 and continuing through December 31, 2018 ("Renewal Term"), at the same terms and conditions as set forth in the Lease, except as otherwise provided herein.
2. **RENT**
  - 2.1 **Payment** LESSEE shall pay LESSOR rent for the Renewal Term in the sum of eleven thousand one hundred and no/100 dollars (\$11,100.00), payable in equal monthly installments of one hundred eight-five and no/100 dollars (\$185.00).
  - 2.2 LESSOR agrees to mail or personally deliver to LESSEE all original bills and rental statements as follows:

Accounts Payable  
Department of Natural Resources Region 3  
1200 Warner Rd  
St Paul MN 55106

- 2.3 LESSEE agrees to pay LESSOR the monthly rent set forth above at the end of each calendar month and mail or deliver said payments to:

Finance Department  
City of Grand Rapids  
420 Pokegama Ave N  
Grand Rapids MN 55744-2662

3. **GOVERNMENT DATA PRACTICES ACT COMPLIANCE**

- 3.1 LESSOR must comply with the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13, as it applies to all data provided by LESSEE in accordance with this Lease and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by LESSOR in accordance with this Lease. The civil remedies of Minnesota Statutes, section 13.08, apply to LESSOR and LESSEE.
- 3.2 Minnesota Statutes, Chapter 13, provides that all government data are public unless otherwise classified. If LESSOR receives a request to release the data referred to in this Clause, LESSOR must immediately notify LESSEE and consult with LESSEE as to how LESSOR should respond to the request. LESSOR'S response shall comply with applicable law, including that the response is timely and, if LESSOR denies access to the data, that LESSOR'S response references the statutory basis upon which LESSOR relied. LESSOR does not have a duty to provide public data to the public if the public data is available from LESSEE.

4. **REPAIR OF HANGAR DOOR AS PART OF APRON RECONSTRUCTION WORK**

- 4.1 LESSOR shall, at its expense, provide labor and materials to repair the pooling of water/ice at the entrance of the hangar causing the door seal to freeze shut.
- 4.2 Date of Completion LESSOR agrees to complete said repair as soon as practicable, but not later than October 31, 2013.

5. **NOTICES**

- 5.1 Deletion Clause 14 of the Lease No. 11712 is deleted and of no further force and effect and is replaced with the following Clauses 5.2 and 5.3.
- 5.2 Replacement All notices or communications between LESSOR and LESSEE shall be in writing and deemed to have been given upon the occurrence of one of the following methods of delivery to the address noted in Clause 5.3 below.
- a. when personally delivered to the addressee, or

- b. on the second business day after sender has deposited the registered or certified mailing with the US Postal Service, or
- c. one (1) business day after deposited with an overnight courier service.

5.3 Mailing Addresses:

LESSOR:

Finance Department  
City of Grand Rapids  
420 Pokegama Ave N  
Grand Rapids MN 55744-2662

LESSEE:

Real Estate and Construction Services  
Department of Administration  
50 Sherburne Ave # 309  
St Paul MN 55155

- 6. Except as modified by the provisions of this Amendment, said Lease is ratified and confirmed as originally written.
- 

**NO ATTACHMENTS**



IN WITNESS WHEREOF, the parties have set their hands on the date(s) indicated below intending to be bound thereby.

LESSOR:  
GRAND RAPIDS-ITASCA COUNTY  
AIRPORT COMMISSION

*LESSOR certifies that the appropriate person(s) have executed the Lease on behalf of LESSOR as required by applicable articles, bylaws, resolutions or ordinances.*

By \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

By \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

LESSEE:  
STATE OF MINNESOTA  
DEPARTMENT OF ADMINISTRATION  
COMMISSIONER

By \_\_\_\_\_  
Real Estate and Construction Services

Date \_\_\_\_\_

APPROVED:  
STATE OF MINNESOTA  
DEPARTMENT OF NATURAL RESOURCES

By \_\_\_\_\_

Title Gregg Meyer

Date 9-19-13

RECOMMENDED:  
STATE OF MINNESOTA  
DEPARTMENT OF NATURAL RESOURCES

By \_\_\_\_\_

Title Regional Director

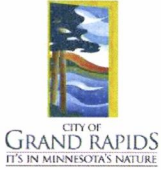
Date 9-11-13

STATE ENCUMBRANCE VERIFICATION  
*Individual signing certifies that funds have been encumbered as required by Minn. Stat. §16A.15 and §16C.05.*

By \_\_\_\_\_

Date 9/10/13

Contract No. 68312 30-46575



# CITY OF GRAND RAPIDS

## Legislation Details (With Text)

**File #:** 13-0668      **Version:** 1      **Name:** Group Dental Plan Renewal.  
**Type:** Agenda Item      **Status:** Consent Agenda  
**File created:** 10/29/2013      **In control:** City Council  
**On agenda:** 11/12/2013      **Final action:**  
**Title:** Group Dental Plan Renewal.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Delta Dental 2014 Renewal](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Group Dental Plan Renewal.

**Background Information:**

The City of Grand Rapids has provided dental benefits to the Non-Represented, Library Union, and Police Unions for several years. The rates for the contract term January 1, 2014-December 31, 2014 have increased by approximately 3%. The City pays for the single portion of the rate, which is increasing from \$25.80 per month to \$26.55 per month. If an employee opts for the Single + Spouse, Single + Child(ren), or Family coverage, they are credited with the single coverage rate and pay the difference.

**Staff Recommendation:**

Human Resources Director Lynn DeGrio is recommending renewing the contract with Delta Dental for the Contract Term January 1, 2014 - December 31, 2014 and continuing to credit eligible employees with the single coverage rate of \$26.55 per month.

**Requested City Council Action**

Consider renewing the contract with Delta Dental for the Contract Term January 1, 2014 - December 31, 2014 and continue to credit eligible employees with the single coverage rate of \$26.55 per month.





October 28, 2013

LYNN DEGRIO  
CITY OF GRAND RAPIDS  
420 N POKEGAMA AVE  
GRAND RAPIDS MN 55744

Re: Group Dental Plan # 386885  
Contract Term: January 1, 2014 – December 31, 2014

Dear Lynn:

Delta Dental of Minnesota has been pleased to provide dental benefits to your employees under our Delta Dental contract. We look forward to the renewal of your dental program for the above-noted Contract Term.

Renewal of your contract is predicated upon the assumption that your group continues to meet Delta Dental's underwriting guidelines. Payment of the renewal rates listed below constitutes acceptance of this renewal offer. If you wish to cancel your contract with Delta Dental for any reason, we must have notification 15 days prior to the renewal date. It is not necessary to complete any paperwork or forms to continue your plan.

	<u>Current Rate</u>	<u>Renewal Rate</u>
Single:	\$25.80	\$26.55
Single +SP:	\$52.95	\$54.55
Single + Ch:	\$53.80	\$55.40
Family:	\$85.40	\$87.95

If your medical carrier does not provide the Pediatric Dental Essential Health Benefit, Delta Dental can add this benefit to your plan. Please contact your Broker or Delta Dental Connect at 1-800-906-5250.

Delta Dental appreciates your ongoing business and looks forward to working with you throughout the upcoming plan year. If you have any questions, please contact your broker or Delta Dental Connect<sup>SM</sup>, at 651-406-5920 or 1-800-906-5250.

Sincerely,

Chris Earl  
Vice President, Sales and Marketing

Copy: Delta Dental Connect  
Allan Roth - A.T. Group LLC (please deliver original letter to client)  
Direct Benefits Inc.

*Corporate Address*

Delta Dental of Minnesota  
3560 Delta Dental Drive  
Eagan MN 55122-3166

Telephone: 651-406-5900  
Toll Free: 800-328-1188  
www.deltadentalmn.org

*Mailing Address*

Delta Dental of Minnesota  
PO Box 9304  
Minneapolis MN 55440-9304



# CITY OF GRAND RAPIDS

## Legislation Details (With Text)

**File #:** 13-0669      **Version:** 1      **Name:** Group Vision Care Plan Renewal Agreement.  
**Type:** Agenda Item      **Status:** Consent Agenda  
**File created:** 10/29/2013      **In control:** City Council  
**On agenda:** 11/12/2013      **Final action:**  
**Title:** Group Vision Care Plan Renewal Agreement.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Group Vision Care Plan Renewal Agreement](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Group Vision Care Plan Renewal Agreement.

**Background Information:**

The City has offered a Group Vision Care Plan for the past several years. The full premium is the responsibility of the employee; the City does not pay any portion of the premium. We received a Group Vision Care Plan Renewal Agreement for the renewal period January 1, 2014 through December 31, 2015 indicating that the rates will remain unchanged for that duration.

**Staff Recommendation:**

Human Resources Director Lynn DeGrio is recommending authorizing the Mayor to sign the Group Vision Care Plan Renewal Agreement for the renewal period January 1, 2014 through December 31, 2015.

**Requested City Council Action**

Consider authorizing the Mayor to sign the Group Vision Care Plan Renewal Agreement for the renewal period January 1, 2014 through December 31, 2015.

## GROUP VISION CARE PLAN RENEWAL AGREEMENT

**Group Number/Plan:** 50790-1599  
**Renewal Period:** January 1, 2014 through December 31, 2015  
**Plan:** 980  
**Current Plan Frequency:** NA/12/24/12  
**Current Copay:** 0 Exam/10 Materials  
**Current Rates:** \$5.96 / \$11.27 / \$12.28 / \$15.81  
**Renewal Rates\*:** \$5.96 / \$11.27 / \$12.28 / \$15.81

*\* Premium is subject to adjustment in the event of changes in benefits, contributions, or the number of eligible employees, or any future additional tax, fee or assessment imposed by the Federal or State governments with associated administrative costs and expenses.*

**FOR: City of Grand Rapids**

**BY: Avesis Third-Party Administrator**



\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

**August 5, 2013**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Typed or Printed Name**

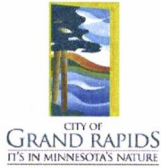
**Michael Reamer**  
\_\_\_\_\_  
**Typed or Printed Name**

\_\_\_\_\_  
**Title**

**CMO**

\_\_\_\_\_  
**Title**





# CITY OF GRAND RAPIDS

## Legislation Details (With Text)

<b>File #:</b>	13-0675	<b>Version:</b>	1	<b>Name:</b>	Consider authorizing the submittal of a Pre-Application to the Department of Employment and Economic Development for a Comprehensive Grant under the Small Cities Development Program.
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	11/5/2013	<b>In control:</b>		<b>In control:</b>	City Council
<b>On agenda:</b>	11/12/2013	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Consider authorizing the submittal of a Pre-Application to the Department of Employment and Economic Development for a Comprehensive Grant under the Small Cities Development Program.				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">2014 SCDP Preliminary (draft) Proposal w/maps</a>				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**Consider authorizing the submittal of a Pre-Application to the Department of Employment and Economic Development for a Comprehensive Grant under the Small Cities Development Program.**

**Background Information:**

In the summers of 2010-11 the City of Grand Rapids was successful in utilizing the Small Cities Development Program (SCDP) Commercial Rehabilitation Grant funds in assisting in the rehabilitation of 6 commercial buildings in the downtown and Hwy. 2 commercial corridor.

GREDA was unsuccessful in its 2012 application with the City of La Prairie seeking residential, as well as commercial rehabilitation grant funds. In this pre-application, the City is partnering with the Itasca County HRA, who will be performing the grant administration if funds are approved. This pre-application to DEED for a SCDP Grant is a Comprehensive Grant request seeking residential (both rental and owner occupied) rehabilitation funds and also additional commercial rehabilitation funds for Grand Rapids.

The Itasca County HRA and City Staff has prepared a draft of the Pre-Application form, which is attached. It requests the following:

Grand Rapids Residential Rehab. (owner occupied)	12 units	\$268,800
Grand Rapids Residential Rehab. (rental property)	10 units	\$210,000
Grand Rapids Commercial Rehab.	6 units	\$192,000
Administration		\$90,072
<b>Total Grant Request:</b>		<b>\$760,872</b>

The pre-application will be used by DEED to determine need and eligibility. The City will be notified by the end of this year if we will advance to the final round of consideration, requiring submittal of a full application.

**Requested City Council Action**

**Consider authorizing the submittal of a Pre-Application to the Department of Employment and Economic Development for a Comprehensive Grant under the Small Cities Development Program.**



**DRAFT**

## **Small Cities Development Program (SCDP) 2014 Preliminary Proposal**

### **Submission Deadline**

Thursday, November 14, 2013 4:30 PM

Eligible Applicants must submit **one original and one copy of** the Preliminary Proposal to be considered for funding to the address listed below. SCDP staff will review and evaluate all Preliminary Proposals submitted to determine which projects are ineligible and how competitive eligible projects would be. . If your preliminary proposal is deemed non-competitive, technical assistance with DEED concerning your proposal will occur after awards are announced. Keep in mind that DEED staff is assisting those that are competitive and marginally competitive during the time between the preliminary proposal and the application deadline. Please take the time to become familiar with the program prior to submitting the Preliminary Proposal.

***Preliminary Proposals must be received by DEED on or before 4:30 pm, Thursday November 14, 2013.  
Faxed or e-mailed Applications will not be accepted.***

- Only communities who have submitted through the Preliminary Proposal screening process will be permitted to submit an Application. Following the Preliminary Proposal review, communities choosing to submit an Application must submit **one original and two copies** of their Application, including necessary attachments to:

Minnesota Department of Employment and Economic Development  
1<sup>st</sup> National Bank Building  
332 Minnesota Street, Suite E200  
St. Paul, MN 55101-1351  
Attn. Business and Community Finance Division, SCDP

The submission deadline is firm. Applicants should take this into account and make the necessary arrangements to adhere to the deadline and avoid any risk or loss of eligibility brought about by unanticipated delays or other delivery related problems.

## Small Cities Development Program Preliminary Proposal

Applicant: City of Grand Rapids

Author: Rob Mattei

Administrator(s): Itasca County HRA

Phone Number: 218-326-7978

Email: rmattei@ci.grand-rapids.mn.us/amanda@itascacountyhra.org

SCDP Amount Requested	<u>\$760,872</u>
Amount of Other Funds	<u>\$445,200</u>
SCDP Program Income	<u>\$0</u>
Estimated Total Project Cost	<u>\$1,206,072</u>

Applicant governing board (city council, county board, township board) has approved the submission of this proposal. All secondary communities' (if applicable) governing boards have approved participation in the proposed project.

\_\_\_\_\_  
Applicant's (i.e., city/county official) Signature

\_\_\_\_\_  
Date

By signing above, the Applicant certifies to the best of their knowledge that the data and information provided in the Preliminary Proposal is true and correct.

**Please provide a 1,000 character or less narrative of your (and other related parties) professional experience with the activity(s) you are proposing. The City of Grand Rapids was successful in utilizing SCDP grant funds most recently in 2009, in partnership with KOOTASCA Community Action, to complete the rehabilitation of 6 commercial buildings. Also, paired with that award was \$300,000 of ARRA funding that was channeled through the SCDP for the Grand Plaza redevelopment project. The City of Grand Rapids completed the environmental and historic property review processes for that project.**

**Itasca County was awarded a Single Purpose, Countywide Rental Property Rehabilitation SCDP grant in 2011 with the Itasca County HRA (ICHRA) serving the role of administrator for a Rental Rehabilitation grant and will close out the grant by December 30, 2013. The ICHRA has successfully rehabilitated nine units (a combination of multi-unit buildings and single family rental properties) and will complete four more units. An on-site monitoring visit by SCDP was completed with no negative findings.**

**Include experience on federal projects and Davis Bacon if applicable. The Itasca County HRA has completed several Capital Fund Grant (CFG) projects using funds from the U.S. Dept of Housing & Urban Development. These federal projects require the use of Davis Bacon and HRA staff is experienced with applying Davis Bacon laws and has attended training provided by the Labor Relations Dept staff from the Mpls HUD Field Office. The City of Grand Rapids has considerable experience with Davis Bacon, particularly in administering Federal EDA Public Works grants awarded to the City for infrastructure, one which was matched with a SCDP grant for the Stoeke Maxwell sewer and water extension project.**



Please list the activities you plan to apply for. Please separate administration costs from the activity.

Activity	# of Units	SCDP Cost per Unit	Total SCDP	Total Leveraged Sources	Source of Leveraged Funds-use "c" after source if committed	Total Costs
Commercial Rehab	6	\$32,000	\$192,000	\$210,000	GREDA/Owner (c)	\$402,000
Commercial Rehab Admn	12%	\$	\$23,040	\$10,000	ICHRA (c)	\$33,040
Owner Rehab	12	\$22,400	\$268,800	\$115,200	Owner	\$384,000
Owner Rehab Admn	14%	\$	\$37,632	\$10,000	ICHRA (c)	\$47,632
Rental Rehab	10	\$21,000	\$210,000	\$90,000	Owner	\$300,000
Rental Rehab Admn	14%	\$	\$29,400	\$10,000	ICHRA (c)	\$39,400
<b>Totals</b>	<b>28</b>	<b>\$</b>	<b>\$760,872</b>	<b>\$445,200</b>		<b>\$1,206,072</b>

Please fill out the information for the activities you are proposing. Leave blank if you are not proposing that activity. For Public Facilities you must list the specific activity, Wastewater treatment facility is not acceptable as an activity. Main water line, ponds, sanitary sewer lines are some good examples.

### Owner Occupied Housing Rehabilitation Need

# of substandard homes in target area	68	Average age of homes in target area	72 years
% of substandard home in target area	27%	# of LMI substandard homes in target area	45
Median household income of target area	\$32,536		

### Impact

# of home in target area	252	Square blocks in target area	34
# of LMI/SS households interested in the target area	30%	# of homes proposed for rehab	12
% of total homes proposed for rehab	5%		

### Cost Effectiveness

Max Loan Amount	\$32,000	Average Loan Amount	\$22,400
SCDP % of rehab costs	70%	Term of Loans	10 year forgivable, w/ 10% being forgiven each year
Interest Rate of Loans	0%	Administration %	15%
% of SCDP funds –grant	100%	% SCDP funds-loan	0%

In 1,000 characters or less describe:

- Unique needs/target area needs
- How target area is impacted by this and other activities.
- How activity is cost effective.

In this application, we have identified a target area of 34 square blocks which comprises a total of 324 total homes. It is parallel to the commercial rehab target area. Of the 252 owner occupied homes in the target area, many are in need of rehabilitation with approximately 27% being substandard. The average estimated market value of the homes in the target area is \$108,000, which is \$32,000 less than the average value of all owner occupied units in the City. We do not anticipate that homeowners in the target area will make the necessary improvements due to affordability without the use of outside resources and incentives. Our goal is to offer SCDP funds as a grant opportunity to low and moderate income owner-occupied families. The City of Grand Rapids and Itasca County HRA are requesting approval of our grant request in the amount of \$XXX,XXX to provide relief to low to moderate income home owners and assist them to provide the needed repairs to their homes.

**Rental Housing Rehabilitation:(51% of the units must be occupied by low to moderate households(80% of the area median income) and rent requirements must be met. If you are applying for Minnesota Housing funds in conjunction with DEED funds complete this section.**

Type of units:

- Single Family Rental
- Duplex (2 units)
- Multi-Family (3 or more units)

**For duplex or larger, if more than one type of building is being proposed please complete this section for each type of building. You may need to make copies of this page.**

**Need**

# of similar rental units in community	<b>1592 total</b>	# of substandard similar rental units in community	<b>796</b>
% of substandard similar rental units in community	<b>50%</b>	Median household income of community	<b>\$41,931%</b>
Avg. age of similar rental homes in community	<b>70 years</b>	Number of bedrooms in units	<b>1, 2, &amp; 3</b>
% of rental homes of all homes in target area	<b>22%</b>	Rental vacancy rate in the community	<b>1-3%</b>

**Impact**

# of rental buildings interested	<b>3</b>	# property owners interested	<b>20</b>
# of units in interested buildings	<b>13+</b>	% of total rental homes rehabbed/community	<b>49%</b>
# of units proposed for rehab	<b>10-15</b>		

**Cost Effectiveness**

Max Loan Amount per unit	<b>\$21,000 single/\$9,800 duplex/\$5,400 multi</b>	Average Loan Amount	<b>\$21,000</b>
SCDP % of rehab costs	<b>70%</b>	Term of Loans	<b>7 year forgivable</b>
Interest Rate of Loans	<b>0%</b>	Administration %	<b>14%</b>
% of SCDP funds –forgivable loan	<b>100%</b>	% SCDP funds-installment loan	<b>0%</b>

**In 1,000 characters or less describe:**

- Unique needs/target area needs
- How target area is impacted by this and other activities.
- How activity is cost effective.

**INFO ON TARGET AREA RENTALS ONLY: Of the 324 homes identified in our target area, approximately 72 are rental properties. In an assessment of those 72, it has been determined that 38 properties, or 53%, are in need of some sort of repair and have been labeled as substandard.**

**8 of the 72 properties are buildings that have four or more units within them. Those 8 properties contain 58 rental units. 36 of the 58 rental units are in buildings that are in substandard condition, or 4 of the 8 buildings. 62% of the units in buildings with four or more apartments are in need of rehabilitation.**

**Of the 72 rental properties in our target area, 7 have been identified as duplexes, for a total of 14 rental units. 6 of the 7 duplex units identified in the target area are in need of rehabilitation, or 86% of units.**

**This leaves 28 potential single family homes remaining in our target area that require rehabilitation.**

**The grant will be offered to low to moderate income families.**



**DEED funds in conjunction with Minnesota Housing Funds (any type):**

If you are applying for Minnesota Housing Funds, you must complete the DEED preliminary proposal. A full application will also be required if you are invited back by DEED.

- A. Please attach Minnesota Housing’s Application to your submittal. If no application has been submitted please explain your intent to apply or your plan to access funds.
  
- B. Please attach MH award letter if available. State the current status of all funding sources.
  
- C. Please explain the major items that need rehab? i.e. roof, siding
  
- D. When rehab is complete, what is the plan to occupy and maintain occupancy of these units? For example: employment housing, retirees.

**Acquisition/Rehabilitation-Housing**

# of units requested		Total Request	\$
Total Cost per unit	\$	SCDP Max per unit	\$
What is ownership status of properties?			
Why is activity needed?			
What is your target area?			
What are the loan terms?			

**In 1,000 characters or less describe:**

- **Unique needs/target area needs**
- **How target area is impacted by this and other activities.**
- **How activity is cost effective.**

**Acquisition/Demolition-Housing (used in disaster situations)**

# of units requested		Voluntary or involuntary acquisition	
Planned reuse of site(s)			
Current Ownership status			
Is relocation necessary?			
Is one for one replacement necessary?			
Total cost per unit	\$		
Why is activity needed?			

**In 1,000 characters or less describe:**

- **Unique needs/target area needs**
- **How target area is impacted by this and other activities.**
- **How activity is cost effective.**

**Relocation: Permanent (used in disaster situations)**

# of units requested		SCDP per unit max	\$
Total cost per unit			



Which activity will require replacement and why?	
Voluntary or Involuntary relocation?	
Adequate replacement housing in area?	

**In 1,000 characters or less describe:**

- **Unique needs/target area needs**
- **How target area is impacted by this and other activities.**
- **How activity is cost effective. Include all leveraged funds and their commitment level.**

**Commercial Rehabilitation (must be combined with other activities in a Comprehensive Application)**

# of commercial buildings in target area	<b>49</b>	# of dilapidated buildings not suitable for rehab in target area	<b>0</b>
% of substandard buildings in target area	<b>65%</b>	Identify and describe the key buildings	<b>Longstanding area restaurant in need of interior work; family-owned auto repair center in need of exterior work; etc.</b>
# of Interested property owners/properties	<b>18/18</b>		
SCDP Max Per Unit	<b>\$32,000 or 60%, whichever is less</b>		
% SCDP funds – installment loan	<b>0%</b>	SCDP Loan Term	<b>NA</b>
		SCDP Loan Rate	<b>NA%</b>
% SCDP funds – forgivable	<b>100</b>	SCDP Loan Term	<b>10 years</b>

**In 1,000 characters or less describe:**

- **Unique needs/target area needs**
- **How target area is impacted by this and other activities.**
- **How activity is cost effective.**

**The identified commercial target area represents the highest concentration of need in Grand Rapids. The portion identified on the Hwy 2 corridor is the western gateway to a community that relies on tourism trade. This area is also an unfortunate casualty of rapidly compounding blighted conditions. The corridor is the home to a number of established businesses that lack the excess financial capacity to take on needed major building improvements through traditional debt. This lack of investment has lead to decreased property values, slower absorption of vacant buildings, more blight, and an unappealing visitor entrance. The City of Grand Rapids relies heavily on commercial business and tourism in order to remain a viable city in northern Minnesota. It is our goal to rehabilitate at least 6 commercial properties in our identified target area.**

**Acquisition/Demolition (non-housing)**

Planned reuse if site(s)	
Current Ownership status	
Total cost per unit	
Why is activity needed?	
How were acquisition costs determined?	

**In 1,000 characters or less describe:**

- **Unique needs/target area needs**
- **How target area is impacted by this and other activities.**
- **How activity is cost effective.**

**Community Center/Facilities**

Unique need to warrant construction/rehab of activity?	
Existing facility age, condition,(uses if applicable)	
Who are/will be the users of facilities?	
Are 51% of users Low to Moderate Income persons? How was this determined?	

Will there be user fees? If so how much?	
Once complete, what community activities will be held at the center/facility?	
How will operating costs of the facility be covered?	

**In 1,000 characters or less describe:**

- **Unique needs/target area needs**
- **How target area is impacted by this and other activities.**
- **How activity is cost effective.**

**Public Facilities**

SCDP can only fund the construction of Public Facilities where, at a minimum, 51.0% of benefiting persons are LMI, by either the U.S. Census, or a survey. (See the “Federal Objectives for Applicants” section of the SCDP A-Z Guide.) If the HUD census data above indicates at least 51.0% LMI and the project is benefiting the **entire city** the Federal Objective has been met. No survey is required and the activity is eligible for SCDP financing. If the LMI % is less than 51.0%, you must provide survey. For a sample survey and summary form, see the SCDP website. If project is not benefiting the entire city but rather a targeted area please contact your SCDP representative for further direction. SCDP funds cannot be used for projects **anticipating** future population growth.

Does the project involve service connections to individual households and properties?

If yes, how are the connections being paid for?

Note: SCDP funds can only pay for service connections if a permanent easement is secured, or if the service connection is publicly-owned. Finally, service connections can only be paid for under a SCDP housing rehabilitation activity and Housing Quality Standards (HQS) must also be met on the property.

**General Project Information**

Provide the following information for **all** public infrastructure construction activities (exclusive of assessment abatement), in particular those utilizing Public Facilities Authority (PFA) or USDA Rural Development funding.

Pre-engineering report completed?	<input type="checkbox"/> Yes <input type="checkbox"/> No	On the Project Priority List?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Will the system benefit primarily residential users?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Have professional services been procured through a competitive process? Engineering, grant administration.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Target Area (indicate city wide benefit or targeted area)		Number of homes outside of city limits using proposed system? If applicable.	
Applicant Median Household (HH) Income (from census):	\$		
LMI Federal Objective met?	<input type="checkbox"/> Yes <input type="checkbox"/> No	% LMI Households (must be >51%) either census or survey	%
Total Population		LMI Population	
Source of LMI information	<input type="checkbox"/> HUD LMI Census Data <input type="checkbox"/> Survey		
<u>Activity</u> being funded with SCDP			



Describe the physical need for the proposed activity. Include age, condition of facility and/or lines to be replaced	
Critical Health & Safety Issues? (sewer backups, high levels of contaminants in water, out-of-compliance septic systems, violations, etc.)	
Explain how the system operation, maintenance, and repair will be financed over the useful life of the system	
Current average sewer rates	
Current average water rates	

**Total Costs and Rates**

<b>Total Estimated Project Cost:</b>	<b>\$</b>	
<b>Existing and Estimated Future Costs</b>	<b>Current</b>	<b>Estimated When Project Begins</b>
A. Annual system debt service	\$	\$
B. Annual op. and maint.cost (do not include deprec.)	\$	\$
C. Total	\$	\$
Residential households (billed individually):		
A. Connections (Generally number of houses)		
B. ERU's (equals residential HH connections)		
C. Percentage of system use:	%	%
Other residential (multi-family, other residential facilities)		
A. Connections (Total could exceed # of structures)		
B. ERU's		
C. Percentage of system use	%	%
Nonresidential		
A. Connections		
B. ERU's		
C. Percentage of system use:	%	%
Total Users:		
A. Connections		
B. ERU's		
C. Percentage of system use:	%	%
Average System Cost Per Household		
A. Average cost per household - annual	\$	\$
B. Average cost per household - monthly	\$	\$

**Sources and Uses (Please apply Federal Davis-Bacon wage rates when determining your budget).**

	SCDP	RD	PFA	Local		Total
Engineering	\$	\$	\$	\$	\$	\$
Sewer Lines	\$	\$	\$	\$	\$	\$
Lift Station	\$	\$	\$	\$	\$	\$
Treatment Ponds	\$	\$	\$	\$	\$	\$
Treatment Plant	\$	\$	\$	\$	\$	\$
Water Distribution Lines	\$	\$	\$	\$	\$	\$
Water Tower/Tank	\$	\$	\$	\$	\$	\$
Service Connections	\$	\$	\$	\$	\$	\$
Administration	\$	\$	\$	\$	\$	\$
	\$	\$	\$	\$	\$	\$
	\$	\$	\$	\$	\$	\$

Totals	\$	\$	\$	\$	\$	\$
--------	----	----	----	----	----	----

**In 1,000 characters or less describe:**

- **Unique needs/target area needs**
- **Target area impact**
- **How activity is cost effective. State commitment level of all leveraged funds.**

### Assessment Abatement

DEED is limiting assistance for this activity to applications **targeting very low income households** (50% or less of county median). Assessments plus projected user rates must be over affordability threshold. *Affordability threshold equals: Projected monthly cost per Equivalent Dwelling Unit (EDU's) are at least 1.5% of the latest median household income or \$35.00 dollars per month, whichever is higher*

If PFA or RD funding is being requested for construction, have they indicated that abating assessments are needed to keep rates affordable?  Yes  No ***If "No," this activity is not eligible for SCDP funding.***

Assuming that the amount assessed will be structured as rate increases. Does the projection show a grant need?

Yes  No ***If "No," this activity is not eligible for SCDP funding.***

- Provide an estimate of the number of VLI Households served by the construction activity;
- Identify and explain the funding sources for construction of the public facility (bond, PFA, RD etc.);
- Has an assessment hearing been held? If so, when? If not, when will it take place?
- If average assessment is projected to be over \$15,000, please explain?
- Provide the Census County Code and Tract Code of the locality where the project will take place. The source for this information is: <http://www.ffiec.gov/Geocode/default.aspx>.

County code \_\_\_\_\_ (3 digits, example 005)

Tract Code \_\_\_\_\_ (example 9501.00)

Is the project that is facilitating this request already complete? Yes or No

**In 1,000 characters or less describe:**

- **Unique needs/target area needs**
- **How target area is impacted by this and other activities.**
- **How activity is cost effective.**

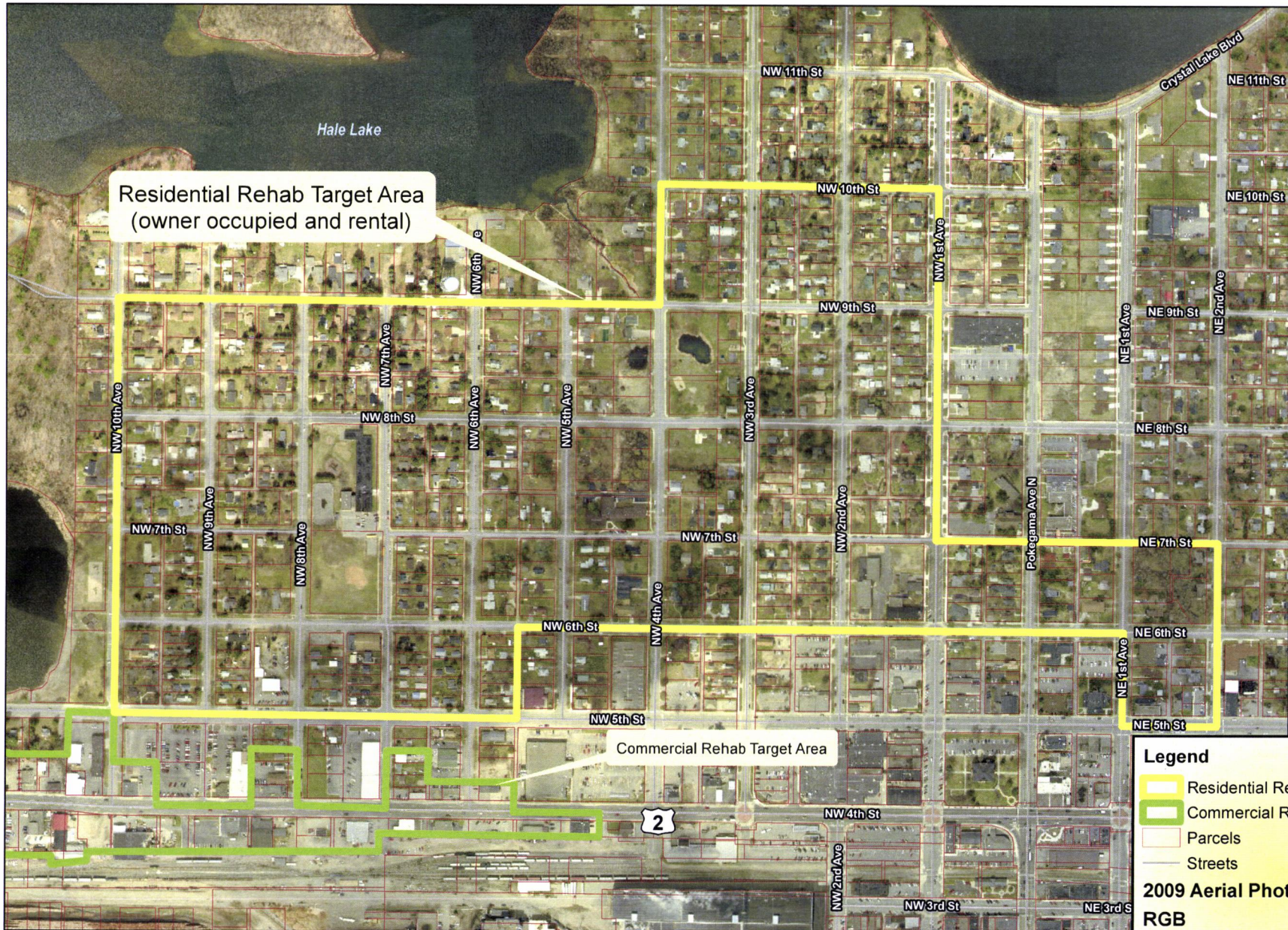


# SCDP Residential Rehab Target Area - 2014

(Owner Occupied and Rental Units)



CITY OF  
GRAND RAPIDS  
IT'S IN MINNESOTA'S NATURE



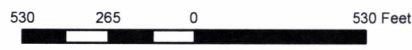
**Legend**

- Residential Rehab Target Area
- Commercial Rehab Target Area
- Parcels
- Streets

**2009 Aerial Photo**

**RGB**

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3





# SCDP Commercial Rehab Target Area - 2014



CITY OF  
**GRAND RAPIDS**  
IT'S IN MINNESOTA'S NATURE



Residential Rehab Target Area  
(owner occupied and rental)

Forest Lake

Commercial Rehab Target Area

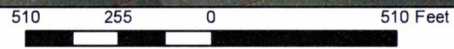
**Legend**

- Commercial Rehab Target Area
- Residential Rehab Target Area
- Parcels
- Streets

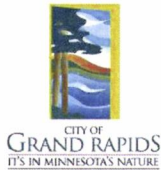
**2009 Aerial Photo**

**RGB**

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3







# CITY OF GRAND RAPIDS

## Legislation Details (With Text)

**File #:** 13-0676      **Version:** 1      **Name:**  
**Type:** Agenda Item      **Status:** Consent Agenda  
**File created:** 11/6/2013      **In control:** City Council  
**On agenda:** 11/12/2013      **Final action:**  
**Title:** Consider adopting a resolution approving a Preliminary Development Agreement with Grand Hospitality LLC.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [City reso approving PDA with Grand Hospitality.pdf](#)  
[Grand Hospitality Redevelopment PDA.pdf](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Consider adopting a resolution approving a Preliminary Development Agreement with Grand Hospitality LLC.

### **Background Information:**

City staff has recently been engaged in discussions with representatives of Grand Hospitality LLC, (Developer) a local owner and operator of hospitality facilities, about their potential interest in the purchase and development of a new hospitality facility on two contiguous City parcels located at the northwest corner of the intersection of 5<sup>th</sup> St. N. and 4<sup>th</sup> Ave. W, which the City has recently offered for sale.

In order to allow sufficient opportunity for both the City and Grand Hospitality to fully evaluate the feasibility of this redevelopment, the proposed Preliminary Development Agreement (PDA) would establish Grand Hospitality as the sole developer during the PDA's 90 day term.

Furthermore, the PDA articulates the City and Developer's willingness and desire to undertake the redevelopment, provided that, through the evaluation and negotiation actions outlined within the PDA, it is determined that:

- The economic feasibility of the proposed redevelopment can be demonstrated
- Satisfactory financing can be secured by the Developer
- A satisfactory agreement can be reached regarding sale price and any possible public assistance, if proven necessary.
- There is resolution of any zoning, land use, design issues, or other necessary preconditions that are as yet unknown or undetermined.

Under this PDA, any costs incurred by the City and the Developer would be their own individual responsibility.

### **Requested City Council Action**

Consider adopting a resolution approving a Preliminary Development Agreement with Grand Hospitality LLC.





**CITY OF GRAND RAPIDS**

**RESOLUTION NO. \_\_\_\_\_**

**APPROVING PRELIMINARY DEVELOPMENT AGREEMENT  
BETWEEN THE CITY OF GRAND RAPIDS AND  
AND GRAND HOSPITALITY, LLC**

BE IT RESOLVED by the City Council of the City of Grand Rapids, Minnesota (the “City”) as follows:

1. Background.

1.01. The City owns certain property (the “Property”) in the City, described as Lots 1-12, Block 15, Grand Rapids Second Division.

1.02. The City and Grand Hospitality, LLC (the “Developer”) have determined to enter into a preliminary development agreement (the “PDA”), providing for negotiation of a definitive development contract that will address (among other things) the sale of the Property by the City to the Developer and the construction by the Developer of a hotel on the Property.

1.03. The City Council has reviewed the PDA, and has determined that it is in the best interests of the City to approve and execute the PDA.

2. Approval of PDA.

2.01. The City approves the PDA, and authorizes and directs the Mayor and City Administrator to execute same in substantially the form on file, subject to modifications that do not alter the substance of the transaction and are approved by the Mayor and City Administrator, provided that execution of the PDA by such officials will be conclusive evidence of their approval.

2.02. City officials and consultants are authorized to take any other actions necessary to carry out the City’s obligations under the PDA, and to bring a proposed definitive development contract before the City.

Approved this 12<sup>th</sup> day of November, 2013, by the City Council of the City of Grand Rapids, Minnesota.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

## PRELIMINARY DEVELOPMENT AGREEMENT

**THIS AGREEMENT**, made and entered into this 12th day of November, 2013 between the City of Grand Rapids, a Minnesota municipal corporation (“City”) and Grand Hospitality, LLC, a Minnesota limited liability company (“Developer”):

### RECITALS

**WHEREAS**, the City owns certain property within the City, legally described in Exhibit A attached hereto (the “Property”); and

**WHEREAS**, the Developer has submitted a preliminary proposal attached as Exhibit B (the “Proposal”) for the acquisition and redevelopment of the Property for use as a hotel (the “Redevelopment”); and

**WHEREAS**, the City has determined that it is in the City’s best interest that the Developer be designated sole developer of the Property during the term of this Agreement; and

**WHEREAS**, the City and the Developer are willing and desirous to undertake the Redevelopment if (i) a satisfactory agreement can be reached regarding the City’s commitment for any public assistance that may be necessary for the Redevelopment; (ii) satisfactory mortgage and equity financing, or adequate cash resources for the Redevelopment can be secured by the Developer; (iii) the economic feasibility and soundness of the Redevelopment can be demonstrated; and (iv) satisfactory resolution of zoning, land use, site design, and engineering issues, and other necessary preconditions have been determined to the satisfaction of the parties; and

**WHEREAS**, the City is willing to evaluate the Redevelopment and work toward all necessary agreements with the Developer, with each party solely responsible for its own costs relating to the Redevelopment even if the Redevelopment is abandoned or necessary agreements are not reached under the terms of this Agreement.

**NOW, THEREFORE**, in consideration of the foregoing and of the mutual covenants and obligations set forth herein, the parties agree as follows:

**Section 1. Intention of Parties.** It is the intention of the parties that this Agreement: (a) documents the present understanding and commitments of the parties; and (b) will lead to negotiation and execution of a mutually satisfactory Purchase and Redevelopment Contract (the “Contract”) prior to the termination date of this Agreement. The Contract (together with any other agreements entered into between the parties hereto contemporaneously therewith) when executed, will supersede all obligations of the parties hereunder.

**Section 2. Outline of Negotiations.** Negotiations between the parties shall proceed in an attempt to formulate a definitive Contract based on the following:

- (a) the Developer's current Proposal together with any changes or modifications required by the City;
- (b) such documentation regarding economic feasibility of the Redevelopment as the City may wish to undertake during the term of this Agreement; and
- (c) other terms and conditions of this Agreement.

The parties agree and understand that negotiations regarding the Contract will proceed as soon as reasonably practicable after the date of this Agreement, as sufficient details for the Redevelopment become available.

**Section 3. Developer's Obligations.** During the term of this Agreement, the Developer shall:

- (a) Submit to the City a design proposal to be approved by the City showing the location, size, and nature of the proposed Redevelopment, including floor layouts, renderings, elevations, and other graphic or written explanations of the Redevelopment. The design proposal shall be accompanied by a proposed schedule for the commencement and completion of all phases of the Redevelopment.
- (b) Submit a cost estimate for the design and construction of the Redevelopment.
- (c) Submit a time schedule for all phases of the Redevelopment.
- (d) Submit to the City the Developer's financing plan showing that the proposed Redevelopment is financially feasible, and, to the extent Developer seeks public financing assistance in any form (including reduced land cost, waiver of fees, or grant funding), evidence that such assistance is reasonably necessary to make the Redevelopment financially feasible.
- (e) Furnish satisfactory financial data to the City evidencing the Developer's ability to undertake the Redevelopment.
- (f) Submit zoning, platting and subdivision applications for the Redevelopment, as appropriate.

**Section 4. City's Obligations.** During the term of this Agreement, the City agrees to:

- (a) Proceed to seek all necessary information with regard to the anticipated public costs associated with the Redevelopment.
- (b) Review zoning, planning and subdivision implications of the Redevelopment, as appropriate.
- (c) Analyze the Redeveloper's pro forma and estimate the amount of public financial



assistance, if any, needed to make the Redevelopment feasible.

**Section 5. Contingencies.** It is expressly understood that execution and implementation of the Contract shall be subject to:

- (a) A determination by the City that any public financial assistance for the Redevelopment is feasible based on the projected tax increment revenues, and that financial assistance is warranted based on the Redeveloper's pro forma and any other information provided to the City and Authority.
- (b) A determination by the Developer that the Redevelopment is feasible and in the best interests of the Developer.
- (c) The ability of Developer to acquire all of the property.

**Section 6. Reimbursement of Costs.** The Developer shall be solely responsible for all costs incurred by the Developer, and the City shall be solely responsible for all costs incurred by the City, in connection with the negotiation and drafting of this Agreement and the parties' obligations hereunder.

**Section 7. Designation As Sole Developer of Property.** The City hereby agrees that for the term of this Agreement it will not:

- (i) provide or enter into any agreement for the provision of financial assistance to any third party in connection with any proposed development within the Property; and
- (ii) negotiate or contract with any other party concerning the sale or development of the Property.

During such period the Developer shall have the exclusive right to work with the City in negotiating a definitive Contract for the Property. The Developer may not assign its rights or obligations under this Agreement to any person or entity without prior written approval by the City.

**Section 8. Term of Agreement.** This Agreement is effective for 90 days from the date hereof. After such date, neither party shall have any obligation hereunder except as expressly set forth to the contrary herein.

This Agreement may also be terminated upon ten (10) days written notice by the City or Authority to the Developer if:

- (a) an essential precondition to the execution of a definitive Contract cannot be met; or
- (b) if, in the sole discretion of the City, an impasse has been reached in the negotiation or implementation of any material term or condition of this Agreement or the Contract.

**Section 9. Remedies.** In the event that the Developer, its heirs, successors or assigns, fail to comply with any of the provisions of this Agreement, the City may proceed to enforce this Agreement by appropriate legal or equitable proceedings, or other similar proceedings, and the Developer, its heirs, successors or assigns, agree to pay all costs of such enforcement, including reasonable attorneys' fees.

**Section 10. Severability.** If any portion of this Agreement is held invalid by a court of competent jurisdiction, such decision shall not affect the validity of any remaining portion of the Agreement.

**Section 11. Amendment and Waiver.** In the event any covenant contained in this Agreement should be breached by one party and subsequently waived by another party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach. This Agreement may not be amended nor any of its terms modified except by a writing authorized and executed by all parties hereto.

**Section 12. Notice.** Notice or demand or other communication between or among the parties shall be sufficiently given if sent by mail, postage prepaid, return receipt requested or delivered personally:

- (a) As to the City: City of Grand Rapids  
420 N. Pokegama Avenue  
Grand Rapids, MN 55744  
Attn: City Administrator
  
- (b) As to the Developer: Grand Hospitality, LLC  
973 NE Fourth Street  
Grand Rapids, MN 55744  
Attn: Manager

**Section 14 Counterparts.** This Agreement may be executed simultaneously in any number of counterparts, all of which shall constitute one and the same instrument.

**Section 15. Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the state of Minnesota. Any disputes, controversies, or claims arising out of this Agreement shall be heard in the state or federal courts of Minnesota, and all parties to this Agreement waive any objection to the jurisdiction of these courts, whether based on convenience or otherwise.

**IN WITNESS WHEREOF**, the City has caused this Agreement to be duly executed in its name and behalf and its seal to be duly affixed hereto, and the Developer has caused this Agreement to be duly executed as of the day and year first above written.

GRAND HOSPITALITY, LLC

By \_\_\_\_\_  
Its: \_\_\_\_\_

CITY OF GRAND RAPIDS

By \_\_\_\_\_  
Its Mayor

By \_\_\_\_\_  
Its City Administrator



**EXHIBIT A**

**Description of Property**

Lots 1-12, Block 15, Grand Rapids Second Division, Itasca County, Minnesota.

## **EXHIBIT B**

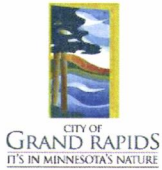
### **Redevelopment Proposal**

Grand Hospitality LLC is proposing to construct a 50 to 55 room upscale economy hotel on the city parcel contingent upon being able to meet our construction cost budget, signage locations and acceptable financing.

We have engaged Mike Angland, from the WSN Architectural firm, who designed the Timberlake Lodge to provide the preliminary design documents.

He plans to move forward with a soils study which will require additional boring to determine the stability of the site.

We look forward to working with the City of Grand Rapids on this project.



# CITY OF GRAND RAPIDS

## Legislation Details (With Text)

**File #:** 13-0681      **Version:** 1      **Name:** Resolution to accept a donation of \$350.00 for the Grand Rapids Police Reserve equipment fund

**Type:** Agenda Item      **Status:** Consent Agenda

**File created:** 11/6/2013      **In control:** City Council

**On agenda:** 11/12/2013      **Final action:**

**Title:** Request by the Police Department to approve the resolution accepting a donation of \$350.00 from the Itasca Vintage Car Club for the Grand Rapids Police Reserve equipment fund.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [PD Vintage Reserves Resolution](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Request by the Police Department to approve the resolution accepting a donation of \$350.00 from the Itasca Vintage Car Club for the Grand Rapids Police Reserves equipment fund.

### **Background Information:**

The Grand Rapids Police Departments Police Reserve Officers have been providing security at the Itasca County Fairgrounds for the Itasca Vintage Car Club swap meet for the many years.

In appreciation for this service the Itasca Vintage Car Club has donated to the Grand Rapids Police Reserve Program \$350.00 for their equipment fund.

### **Staff Recommendation:**

Please consider approving a resolution to accept the \$350.00 donation from the Itasca Vintage Car Club.

### **Requested City Council Action**

Consider approving a resolution to accept the \$350.00 donation to the Grand Rapids Police Reserve equipment fund from the Itasca Vintage Car Club.



Council member introduced the following resolution and moved for its adoption:

RESOLUTION NO. 13-

A RESOLUTION ACCEPTING A \$350 DONATION FROM ITASCA ITASCA VINTAGE  
CAR CLUB TO THE GRAND RAPIDS POLICE RESERVE PROGRAM

WHEREAS, Minnesota State Statutes 465.03, states that cities may accept gifts of real or personal property, including money, and use them in accordance with the terms the donor prescribes; and

WHEREAS, every such acceptance shall be by resolution of the governing body adopted by two-thirds majority of its members,

NOW THEREFORE, BE IT RESOLVED, the City Council of the City of Grand Rapids, Itasca County, Minnesota, accepts the listed donation and terms of the donor as follows:

- The Itasca Vintage Car Club has donated \$350 to the Grand Rapids Police Reserve Program.

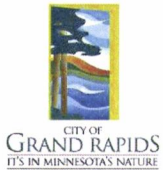
Adopted this 12th day of November, 2013

\_\_\_\_\_  
Dale C. Adams, Mayor

Attest:

\_\_\_\_\_  
Kimberly Johnson-Gibeau, City Clerk

Councilmember seconded the foregoing resolution and the following voted in favor thereof: ; and the following voted against same: None, whereby the resolution was declared duly passed and adopted.



# CITY OF GRAND RAPIDS

## Legislation Details (With Text)

---

**File #:** 13-0684      **Version:** 1      **Name:** PW 2013-14 PT Employees for Snow Removal  
**Type:** Agenda Item      **Status:** Consent Agenda  
**File created:** 11/6/2013      **In control:** City Council  
**On agenda:** 11/12/2013      **Final action:**  
**Title:** Consider approving the list of part-time intermittent maintenance workers for the 2013-2014 Snow Removal Season.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [2013 11-12 PT Snow Removal List](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Consider approving the list of part-time intermittent maintenance workers for the 2013-2014 Snow Removal Season.

**Background Information:**

The Public Works Department utilizes part-time intermittent employees to facilitate snow removal during the snow plowing season. These part-time employees are used on an "as needed" basis. Most of the employees on this list are part-time snow removal employees returning from last year and will earn \$14.25 per hour, with a start date effective 11-12-13 through 4-30-14. This is a budgeted item.

**Staff Recommendation:**

Public Works Staff recommends hiring the list of part-time intermittent maintenance workers for the 2013-2014 Snow Removal Season.

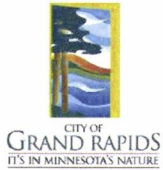
**Requested City Council Action**

Approve the Public Works list of part-time intermittent maintenance workers for the 2013-2014 Snow Removal Season.

## **Public Works PT Snow Removal List 2013-2014**

Baird, Bruce	\$14.25/hr	11-12-13 thru 4-30-14
Eklin, Gene	\$14.25/hr	11-12-13 thru 4-30-14
Hausladen, Gary	\$14.25/hr	11-12-13 thru 4-30-14
Holmgren, Toby	\$14.25/hr	11-12-13 thru 4-30-14
Istvanovich, Andy	\$14.25/hr	11-12-13 thru 4-30-14
Martinetto, Jim	\$14.25/hr	11-12-13 thru 4-30-14
Perrington, Cory	\$14.25/hr	11-12-13 thru 4-30-14
Plagemann, Greg	\$14.25/hr	11-12-13 thru 4-30-14
Waller, Alan	\$14.25/hr	11-12-13 thru 4-30-14
Weber, Seth	\$14.25/hr	11-12-13 thru 4-30-14





# CITY OF GRAND RAPIDS

## Legislation Details (With Text)

**File #:** 13-0686      **Version:** 1      **Name:** CO5 for CP 2012-3, 4th Ave NE & CP 2013-1, 7th Ave NW  
**Type:** Agenda Item      **Status:** Consent Agenda  
**File created:** 11/7/2013      **In control:** City Council  
**On agenda:** 11/12/2013      **Final action:**  
**Title:** Consider approving Change Order 5 related to CP 2012-3, 4th Ave NE and CP 2013-1, 7th Ave NW Reconstruction.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [11-12-13 Attachment CO5 for CP 2013-1 & 2012-3](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Consider approving Change Order 5 related to CP 2012-3, 4th Ave NE and CP 2013-1, 7th Ave NW Reconstruction.

**Background Information:**

The Standard Form of Agreement between the City and the Contractor specified contract times for which the work needed to be completed. The contractor failed to complete the work within the times specified and therefore liquidated damages for delay were imposed. The attached Change Order shows the contractor has agreed to pay the City \$6,000 in liquidated damages. This amount will be deducted from the amount owed to the contractor in the next pay application.

**Staff Recommendation:**

City staff recommends approving Change Order 5 related to CP 2012-3, 4th Ave NE and CP 2013-1, 7th Ave NW Reconstruction.

**Requested City Council Action**

Consider approving Change Order 5 related to CP 2012-3, 4th Ave NE and CP 2013-1, 7th Ave NW Reconstruction.

STATE AID FOR LOCAL TRANSPORTATION  
CHANGE ORDER

Nov 2007

City/County of City of Grand Rapids

Change Order No. 5

FEDERAL PROJECT NO.	STATE PROJECT NO.	LOCAL PROJECT NO. 2012-3 and 2013-1	CONTRACT NO. 122009 and 122014
CONTRACTOR NAME AND ADDRESS Hammerlund Construction, Inc. 3201 Highway 2 West Grand Rapids, MN 55744		LOCATION OF WORK 4th Avenue NE and 7th Avenue NW	
		TOTAL CHANGE ORDER AMOUNT (\$6,000.00)	

In accordance with the terms of this Contract, you are hereby authorized and instructed to perform the work as altered by the following provisions.  
Article 4.03 of the Standard Form of Agreement, states that the Contractor shall pay the Owner \$1,000.00 for each day that expires after the time specified for Substantial Completion. This contract change covers these damages.

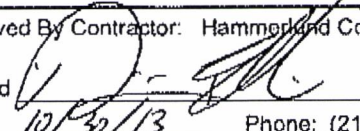
**COST BREAKDOWN**

Item No.	Item	Unit	Unit Price	Quantity	Amount
<b>Funding Category No. 001</b>					
2021.601	LIQUIDATED DAMAGES	LUMP SUM	(\$3,000.00)	1	(\$3,000.00)
2021.601	LIQUIDATED DAMAGES	LUMP SUM	(\$3,000.00)	1	(\$3,000.00)
<b>Funding Category No. 001 Total:</b>					<b>(\$6,000.00)</b>
<b>Change Order No. 5 Total:</b>					<b>(\$6,000.00)</b>

\* Funding category is required for federal projects.

**CHANGE IN CONTRACT TIME (check one)**  
Due to this change the Contract Time:

a.  Is Increased by \_\_\_\_\_ Working Days    b.  Is Not Changed  
 Is Decreased by \_\_\_\_\_ Working Days  
 Is Increased by \_\_\_\_\_ Calendar Days    c.  May be revised if work affected the controlling operation  
 Is Decreased by \_\_\_\_\_ Calendar Days

Approved By Project Engineer: Julie Kennedy	Approved By Contractor: Hammerlund Construction, Inc.
Signed _____	Signed 
Date: _____ Phone: (218) 326-7601	Date: <u>10/30/13</u> Phone: (218) 326-1881

Original to Project Engineer; Copy to Contractor

Once contract has been fully executed, forward a copy to DSAE for funding review:

**The State of Minnesota is not a participant in this contract; signing by the District State Aid Engineer is for FUNDING PURPOSES ONLY. Reviewed for compliance with State and Federal Aid Rules/Policy. Eligibility does not guarantee funds will be available.**

This project is eligible for: \_\_\_\_\_ Federal Funding    \_\_\_\_\_ State Aid Funding    \_\_\_\_\_ Local funds  
 District State Aid Engineer: \_\_\_\_\_ Date: \_\_\_\_\_



CITY OF  
GRAND RAPIDS  
IT'S IN MINNESOTA'S NATURE

# CITY OF GRAND RAPIDS

## Legislation Details (With Text)

**File #:** 13-0687      **Version:** 1      **Name:** Consider granting permanent status to Ashley Moran, Police Officer, effective November 7, 2013.

**Type:** Agenda Item      **Status:** Consent Agenda

**File created:** 11/7/2013      **In control:** City Council

**On agenda:** 11/12/2013      **Final action:**

**Title:** Consider granting permanent status to Ashley Moran, Police Officer, effective November 7, 2013.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Consider granting permanent status to Ashley Moran, Police Officer, effective November 7, 2013.

**Background Information:**

Ashley Moran, Police Officer, was hired on May 7, 2012. An *End of Introductory Period Progress Review* was completed by Police Chief Jim Denny. Through the evaluation, it has been determined that Ms. Moran has either met or exceeded the requirements in all areas during this period.

Pursuant to the City's Personnel Policy, upon successful completion of the introductory period of service, an employee is granted permanent status in that position.

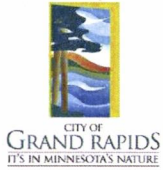
**Staff Recommendation:**

Police Chief Jim Denny, in accordance with the policy, has recommended to the City Council that Ashley Moran be granted permanent status.

**Requested City Council Action**

Consider granting permanent status to Ashley Moran, Police Officer, effective November 7, 2013.





# CITY OF GRAND RAPIDS

## Legislation Details (With Text)

**File #:** 13-0689      **Version:** 1      **Name:** CP2013-3 1st Ave NE Friesen Addn Final Assessments  
**Type:** Agenda Item      **Status:** Consent Agenda  
**File created:** 11/7/2013      **In control:** City Council  
**On agenda:** 11/12/2013      **Final action:**  
**Title:** Consider adopting a resolution adopting final assessments for CP 2013-3, 1st Avenue NE - Friesen Addition.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [11-12-13 Attachment Friesen Map](#)  
[11-12-13 Attachment Friesen Assessment](#)  
[11-12-13 Resolution CP 2013-3 adopting assessments](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Consider adopting a resolution adopting final assessments for CP 2013-3, 1st Avenue NE - Friesen Addition.

**Background Information:**

The City contracted to complete the infrastructure required to improve 1st Avenue NE south from 20th St NE to allow for the Friesen Development as shown on the attached map. Per the developer's agreement, the infrastructure costs shall then be specially assessed to the Friesen property being developed. Since 100% of the affected landowners requested the improvements, the public hearing may be omitted. The Council may now consider adopting the final assessments for the project.

**Staff Recommendation:**

City staff recommends adopting a resolution adopting final assessments for CP 2013-3, 1st Avenue NE - Friesen Addition.

**Requested City Council Action**

Consider adopting a resolution adopting final assessments for CP 2013-3, 1st Avenue NE - Friesen Addition.





91-532-0120  
FRIESEN, KEITH B & PAMELA M

**Legend**  
**Benefit Boundary**  
**CP\_Num**  
 2013-3



**PROPOSED FINAL ASSESSMENT**  
*City Project No. 2013-3 1st Ave NE Friesen Addition*

Thursday, November 07, 2013

The following details provide information about the property being assessed and how those assessments were calculated.  
 The amounts shown are based on actual construction costs.



**Property Owner** FRIESEN, KEITH B & PAMELA M  
 37762 BLUEWATER RD  
 GRAND RAPIDS MN 55744  
 OR CURRENT PROPERTY OWNER

**County Tax ID Number:**  
 91-532-0120

**Property Description** LOT 2 BLK 1  
 FRIESEN ADDITION

**Proposed Total Assessment**

**Proposed Assessment Calculations**

<u>Type of Construction</u>	<u>Rate of Assessment</u>	<u>Assessible Ft/Acre/Unit</u>	<u>Multiplier</u>	<u>Assessed Amount</u>
NON RESIDENTIAL NEW STREET	\$180,031.00 Each	1 Unit(s)	1	\$180,031.00

---

**Proposed Total Assessment: \$180,031.00**



Council member \_\_\_\_\_ introduced the following resolution and moved for its adoption:

RESOLUTION NO. 13-\_\_

**A RESOLUTION ADOPTING ASSESSMENTS FOR  
1<sup>ST</sup> AVENUE NE – FRIESEN ADDITION  
CITY PROJECT 2013-3**

WHEREAS, the Council may omit the public hearing since 100% of the affected landowners requested the improvement, the Council has heard and passed upon all objections to the proposed assessments for Grand Rapids City Project 2013-3, 1<sup>st</sup> Avenue NE – Friesen Addition project; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GRAND RAPIDS,  
MINNESOTA:

1. Such proposed assessment, a copy of which is on file in the City Clerk's Office, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.
2. Such assessment shall be payable in equal annual installments extending over a period of 15 years, the first of the installments to be payable on or before the first Monday in January 2014, and shall bear interest at the rate of 2.94 percent per annum from the date of the adoption of this resolution. To the first installment shall be added interest on the entire assessment from the date of this resolution until December 31, 2013.
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 of the assessment on such property, with interest accrued to the date of payment, to the City Clerk, except that no interest shall be charged if the entire assessment is paid within 30 days of the adoption of this resolution; and may, at any time thereafter, pay to the City Clerk the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15, or interest will be charged through December 31 of the succeeding year.
4. Senior and disabled citizens may apply to have special assessments deferred. Interest shall accrue on any deferral at a rate of 2.94 percent per annum from the date of adoption of this resolution.
5. 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 assessment shall be collected and paid over in the same manner as other municipal taxes.

Adopted by the Council this 12<sup>th</sup> day of November, 2013.

\_\_\_\_\_  
Dale Adams, Mayor

ATTEST:

\_\_\_\_\_  
Kim Johnson-Gibeau, City Clerk

Council member \_\_\_\_\_ seconded the foregoing resolution and the following voted in favor thereof: \_\_\_\_\_; and the following voted against same: \_\_\_\_\_; whereby the resolution was declared duly passed and adopted.



# CITY OF GRAND RAPIDS

## Text File

File Number: 13-0695

Agenda Date: 11/12/2013

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Agenda Item

A resolution accepting a Blandin Foundation grant.

**Background Information:**

The City has entered into an agreement with the University of Minnesota to prepare an economic impact study for the IRA Civic Center. The cost of the study is \$9,000. To assist with the funding of the study, the Blandin Foundation has awarded a \$4,500 grant to the City.

**Staff Recommendation:**

City staff is recommending a resolution accepting a grant from the Blandin Foundation to assist with the cost of the economic impact study for the IRA Civic Center and authorize the Mayor and Clerk to execute the grant agreement.

**Requested City Council Action**

Consider a resolution accepting a grant from the Blandin Foundation to assist with the cost of the economic impact study for the IRA Civic Center and authorize the Mayor and Clerk to execute the grant agreement.

Councilor \_\_\_\_\_ introduced the following resolution and moved for its adoption:

RESOLUTION NO. 13-10

A RESOLUTION ACCEPTING A \$4,500 GRANT FROM THE BLANDIN FOUNDATION TO SUPPORT ECONOMIC IMPACT STUDY FOR THE IRA CIVIC CENTER

WHEREAS, Minnesota State Statutes 465.03, states that cities may accept gifts of real or personal property, including money, and use them in accordance with the terms the donor prescribes; and

WHEREAS, every such acceptance shall be by resolution of the governing body adopted by two-thirds majority of its members,

NOW THEREFORE, BE IT RESOLVED, the City Council of the City of Grand Rapids, Itasca County, Minnesota, accepts the listed donation and terms of the donor as follows:

- \$4,500 from the Blandin Foundation to support an economic impact study for the IRA Civic Center.

Adopted this 12<sup>th</sup> day of November 2013.

\_\_\_\_\_  
Dale C. Adams, Mayor

Attest:

\_\_\_\_\_  
Kimberly Johnson-Gibeau, City Clerk

Councilor \_\_\_\_\_ seconded the foregoing resolution and the following voted in favor thereof: Zabinski, Sanderson, Chandler, Adams; and the following voted against same: None, whereby the resolution was declared duly passed and adopted.





# CITY OF GRAND RAPIDS

## Legislation Details (With Text)

---

**File #:** 13-0690      **Version:** 1      **Name:** Board & Commission Minutes  
**Type:** Minutes      **Status:** Approved  
**File created:** 11/7/2013      **In control:** City Council  
**On agenda:** 11/12/2013      **Final action:**  
**Title:** Acknowledge Board & Commission Minutes  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [July 10, 2013 Civic Center, Parks & Rec](#)  
[October 2, 2013 Human Rights](#)  
[September 3 2013 Arts & Culture](#)  
[September 18 2013 Arts & Culture](#)  
[October 1 2013 Arts & Culture](#)  
[October 22 2013 Arts & Culture](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Acknowledge Board & Commission Minutes

**CIVIC CENTER AND PARKS AND RECREATION ADVISORY BOARD**  
**Regular Monthly Meeting**  
**July 10, 2013**

The IRA Civic Center and Park and Recreation Advisory Board held its regular monthly meeting on Wednesday, July 10, 2013 at the IRA Civic Center.

**I. CALL TO ORDER**

**Board Members Present:** Lilah Crowe, Melanie DeBay, Brad Hyduke, Peter Miskovich, and Barb Sanderson

**Board Members Absent:** Glorvigen, Lamppa, Oleheiser and Smith

**Staff Present:** Dale Anderson and Sara Holum

**Visitors:**

**II. FINANCIAL REPORTS**

No discussion. Dale to email out financials as of the end of May.

**III. MINUTES**

The minutes from the last regular meeting held on June 12, 2013 were presented to the board.

**A motion was made by DeBay and second by Miskovich to accept the June 12, 2013 minutes as presented.**

**Upon roll call vote, the following voted in favor thereof: Crowe, DeBay, Hyduke, Miskovich, and Sanderson. Those opposed: none. Motion carried.**

**IV. SETTING THE AGENDA**

No items were added for discussion.

**V. OLD BUSINESS**

No discussion.

**VI. NEW BUSINESS**

It was suggested that since the public meetings for the Parks & Trails Plan update were set for August 21 and September 18, they take the place of the monthly Advisory Board meetings for those months. Members were encouraged to attend one or both of the update meetings.

Publicity for the meetings via social media, radio, ICTV was discussed in addition to the potential for website information and input, and possible agenda items to be added.

## **STAFF REPORT**

Mr. Anderson reported that the summer Park and Recreation programs have good numbers. Preparation for the Mud Run is to begin and we anticipate as many if not more than the 275 participants last year.

The Civic Center has also been busy this dry floor season with eight scheduled weddings. Summer ice rental is going well which includes figure skating, local hockey camps, a goalie camp and the boys and girls high school tournaments taking place.

## **CORRESPONDENCE**

Nothing to report.

**A motion was made by Sanderson and second by Hyduke to adjourn.**

**Upon roll call vote, the following voted in favor thereof: Crowe, DeBay, Hyduke, Miskovich, and Sanderson. Those opposed: none. Motion carried.**

There being no further business, the meeting was adjourned at 6:03 p.m..

Respectfully submitted: Sara L. Holum



CITY OF GRAND RAPIDS HUMAN RIGHTS COMMISSION

**CALL TO ORDER:** Pursuant to due notice and call thereof a regular meeting of the Grand Rapids Human Rights Commission was held in Conference Room 2B of City Hall, Grand Rapids, Minnesota, on Wednesday, October 2, 2013 at 4:00 p.m.

**CALL OF ROLL:** On a Call of Roll, the following members were present: Commissioners: Freeman, Dowell, Nichols, Hall, Sanderson, Noyce, and Learmont. Absent: Commissioners Weidendorf, LaPlant.

Staff Present: Lynn DeGrio, Kimberly Johnson-Gibeau

**CALL TO ORDER:** The meeting was called to order at 4:00 p.m.

**CORRESPONDENCE:** Authorized letter of thanks to Joe Silko, school Superintendent.

SETTING OF REGULAR AGENDA:

**MOTION BY COMMISSIONER SANDERSON, SECOND BY COMMISSIONER HALL TO APPROVE THE AGENDA AS PRESENTED. Motion passed by unanimous vote.**

APPROVAL OF MINUTES: August 28, 2013 regular meeting

**MOTION BY COMMISSIONER HALL, SECOND BY COMMISSIONER DOWELL TO APPROVE THE MINUTES OF AUGUST 28, 2013 AS PRESENTED. Motion passed by unanimous vote.**

FINANCIALS: Reviewed financials, noting balance and the total of \$1,527.00.

CIRCLE OF HEALING UPDATE: Commission Chair Freeman discusses the flag installation that took place on September 12, 2013 at the Courthouse and the Chamber of Commerce. Approximately 200 people were in attendance. Commissioner Sanderson indicated that City Administrator Pagel has made mention of having the flag installed at City Hall as well, showing City support.

Commissioner Learmont arrived at 4:17 PM.

Also discussed was creating more opportunity for local law enforcement training. Ms. DeGrio questions focus on City Police regarding discrimination issues. There have been no complaints filed against the City Police for discrimination of Native American citizens, or any other ethnic group in the past nine years. Commission members believe that complaints are not filed because individuals believe that no action will be taken to correct discriminatory behavior. The indication is that law enforcement can use the training provided to them to help educate the public when the opportunities arise.

NATIVE AMERICANS AS MASCOTS: Commissioner Dowell discusses the Memories of Grand Rapids facebook page and the history behind the name change. Reviewed and discussed was letter to the editor from Sharon Rasumussen-Marty in support of the "Indian" legacy at Grand Rapids High School. Commissioner Sanderson states that her daughter was the individual who initially suggested the name change which resulted in many threats of violence.

OJIBWE FLAG INSTALLATION & CONSIDERATION OF MONETARY SUPPORT:

At a previous meeting, the Commission indicated they would consider a monetary donation to help cover costs of the flag installation event. Commissioner LaPlant will bring information to the next meeting regarding cost of event and amount requested.

NEW BUSINESS:

PERFORMANCE BY 515 THEATRE GROUP: This group would like to return to Grand Rapids to perform in late October. Group is seeking sponsorship, though they have not asked for funding at this time. Commissioner Sanderson is waiting for the details of dates and times and location of performances.

**MOTION BY COMMISSIONER SANDERSON, SECOND BY COMMISSIONER HALL TO CO-SPONSOR 515 THEATRE GROUP PERFORMANCE TO BE HELD IN OCTOBER 2013. The motion passed by unanimous vote.**

TRAINING IN CULTURAL COMPETENCY (ANNISHINAABE WORLDWIDE VIEW): This is training in cultural competency. Customized training options are available. This will be brought to the next agenda for further review.

HOMELESSNESS EXHIBIT AT MACROSTIE: The exhibit is scheduled for the month of March 2014. Speakers for the community may include a representative from the State Department and a former guest of Grace House who is now living independently for the first time. The event will be sponsored by the Commission and Grace House.

Reports on calls & inquiries: None

Pending Complaints: None

Other:

- Commission discussed mental health presentation at the Blandin Foundation. Several members attended and felt it was well done.
- Commissioner Learmont shares news article describing a discrimination event that took place in a Chisholm. This was an anti-Muslim event hosted by Chisholm Baptist Church. A copy of the article distributed is on permanent record in the Administration office.

There being no further business, the meeting adjourned at 5:06 pm.

Respectfully submitted, Kimberly Johnson-Gibeau, City Clerk



CITY OF GRAND RAPIDS ARTS AND CULTURE COMMISSION  
RIVERVIEW ROOM – GRAND RAPIDS AREA LIBRARY  
TUESDAY, SEPTEMBER 3, 2013 – 3:15 PM

**CALL TO ORDER:** Pursuant to due notice and call thereof a regular meeting of the Grand Rapids Arts and Culture Commission was held in the Riverview Room at the Grand Rapids Area Library at 140 NE 2<sup>nd</sup> Street, Grand Rapids, Minnesota, on Tuesday, September 3, 2013, 2013 at 3:15 p.m.

**CALL OF ROLL:** On a Call of Roll, the following members were present: Lois Bendix, Todd Driscoll, Ashley Kolka, Kathy Dodge, Carissa Grosland, Brian Carlson.

Commissioners Absent: Lea Friesen, David Marty, Karen Walker.

Staff: Tom Pagel, Amy Dettmer

**CALL TO ORDER:** Pursuant to due notice and call thereof, the regular meeting of the Grand Rapids Arts and Culture Commission was called to order by Chairperson Dodge at 3:20 pm.

**APPROVAL OF MINUTES:** August 6, 2013.

**Motion by Commissioner Carlson, second by commissioner Bendix to approve the minutes of the August 6, 2013 meeting as presented. Commissioner Driscoll asked for a change in the typing of the word together in the motion listed. Motion passed by unanimous vote.**

**OLD BUSINESS:**

Driscoll presented a 1<sup>st</sup> draft of a contract for artists using a space in Old Central School. Much discussion about artists selling work in the space.

After discussion it was decided that number 3 be taken off the document. Number 4 changed to reflect size of space available, not a specific room number. Number 6 changed to public parking available. Number 10 added which states artists must have liability insurance. Driscoll will revise to bring to Rob Mattei on September 4. City Attorney Chad Sterle will also have to review the contract.

**Motion by Commissioner Bendix to approve amended working draft. Commissioner Kolka seconded. Motion approved by unanimous vote.**

Discussion about talking to tenants in Old Central School.

**Motion by Commissioner Carlson to appoint Commissioner Grosland and Commissioner Kolka to go with Rob Mattei to talk to tenants of Old Central School. Commissioner Dodge seconded the motion. Motion passed by unanimous vote.**



Discussion about finding artists for the space. Commissioners decided Arts and Culture Commission creates the policy and finds first artists, but in future GR ARTS should find artists for the space.

Commissioner Kolka and Commissioner Friesen will look for artists so that contracts will be ready for Council on September 18<sup>th</sup> for 23<sup>rd</sup> City Council Meeting. Completed lease contracts will be in the City Council packets for the September 23<sup>rd</sup> meeting.

Other old business was tabled until next meeting.

Next meeting Wednesday, September 18 at 3:15 pm at The Yarn Gallery.

There being no further business, the meeting adjourned at 4:31 pm.

Respectfully submitted by Amy Dettmer and Todd Driscoll

CITY OF GRAND RAPIDS ARTS AND CULTURE COMMISSION  
SPECIAL MEETING WEDNESDAY, SEPTEMBER 18, 2013  
YARN GALLERY

**CALL TO ORDER:** Pursuant to due notice and call thereof a special meeting of the Grand Rapids Arts and Culture Commission was held the Yarn Gallery at 403 NW 1<sup>st</sup> Avenue, Grand Rapids, Minnesota, on Wednesday, September 18, 2013, at 3:15 p.m.

**CALL OF ROLL:** On a Call of Roll, the following members were present: Carissa Grosland, David Marty, Karen Walker, Ashley Kolka, Kathy Dodge, Todd Driscoll, Brian Carlson, Lois Bendix. Lea Friesen arrived at 4:40 pm

Staff Present: Tom Pagel, Amy Dettmer, Rob Mattei and Michele Palkki

**CALL TO ORDER:** Pursuant to due notice and call thereof, the special meeting of the Grand Rapids Arts and Culture Commission was called to order by Chairperson Dodge at 3:15 pm.

**APPROVAL OF MINUTES: September 3, 2013.**

**Motion by Commissioner Bendix, second by commissioner Carlson to approve the minutes of the regular meeting on September 3, 2013 meeting as presented. Motion passed by unanimous vote.**

**Old Business**

- a) Proposal on Donated Space at Central School. Mr. Mattei gave a brief presentation of the Memo of Understanding between the Grand Rapids Arts and Culture Commission and the City of Grand Rapids for guest artists to occupy unused space at Central School at no charge.

**Motion by Commissioner Driscoll, second by commissioner Kolka to approve the Memo of Understanding for the use of unused space at Central School as presented. Motion passed by unanimous vote.**

Mr. Mattei will bring the Memo of Understanding to a future Council Meeting for their approval. Once approved by the City Council the Commission can begin the process of filling the space with the artist(s). Mr. Mattei, Commissioner Kolka, and Commissioner Grosland will be meeting with the Tenants of Central School to let them know the intent of the guest artist occupying unused space. The Commission will approve the artist at an upcoming meeting.

- b) National Endowment For the Arts. Commissioner Marty reported that this particular fund no longer exists for arts specifically. Commissioner Marty handed out a list of resources the Commission may want to use, including but not limited to having someone come and talk with the Commission. After further discussion the Commission decided to order a Community Cultural Planning Work Kit. Mr. Pagel directed staff to order the kit, this will be paid out of the Administration budget.
- c) Arts and Culture Resource List. A compiled list was included in the Agenda Packet; as we went through the names and/or organizations, there were some changes and additions. Ms. Palkki is keeping a working copy of this document, if Commissioners have any additions they would like to make they need to email them to Ms. Palkki. The list will be emailed to Commissioners as changes come in.

Commissioner Friesen arrived at 4:40 pm

Commissioner Friesen and Kolka are working on a list of artists, along with details about each artist. Commissioner Friesen reported that they could bring this list back at the next regular meeting for discussion.

It is hoped that the artist(s) could be set up to as early as November 1<sup>st</sup>.

There was some discussion regarding having another special meeting in mid-October to finalize plans and have the artist in place. It was also discussed that the kit that is being ordered could be on the agenda for discussion and planning.

The next regular meeting will be held Tuesday, October 1, 2013 unless otherwise noticed.

A Special Meeting has been scheduled for Tuesday, October 22, 2013 unless otherwise noticed.

There being no further business, the meeting adjourned at 4:50 p.m.

Respectfully submitted: Michele Palkki, Administrative Assistant



CITY OF GRAND RAPIDS ARTS AND CULTURE COMMISSION  
RIVERVIEW ROOM – GRAND RAPIDS AREA LIBRARY  
TUESDAY, OCTOBER 1, 2013 – 3:15 PM

**CALL TO ORDER:** Pursuant to due notice and call thereof a regular meeting of the Grand Rapids Arts and Culture Commission was held in the Riverview Room at the Grand Rapids Area Library at 140 NE 2<sup>nd</sup> Street, Grand Rapids, Minnesota, on Tuesday, October 1, 2013, 2013 at 3:15 p.m.

**CALL OF ROLL:** On a Call of Roll, the following members were present: Ashley Kolka, Kathy Dodge, Brian Carlson, David Marty, and Karen Walker.

Commissioners Absent: Lea Friesen, Lois Bendix, Todd Driscoll and Carissa Grosland

Staff: Amy Dettmer, Michele Palkki

**CALL TO ORDER:** Pursuant to due notice and call thereof, the regular meeting of the Grand Rapids Arts and Culture Commission was called to order by Chairperson Dodge at 3:20 pm.

Commissioner Carlson asked to add under New Business; Public Art

**APPROVAL OF MINUTES: August 20, 2013**

**Motion by Commissioner Marty, second by commissioner Walker to approve the minutes of the August 20, 2013 special meeting as presented. Commissioner Walker asked to add the following “a future” Council Meeting regarding the memo of understanding. Motion passed by unanimous vote.**

**APPROVAL OF MINUTES: September 18, 2013.**

**Motion by Commissioner Walker, second by commissioner Kolka to approve the minutes of the September 18, 2013 special meeting as presented. Motion passed by unanimous vote.**

**Old Business**

**Artist Space – Central School**

Commissioner Kolka gave an update regarding the artists to occupy the space in Central School. Commissioner Friesen turned in two names she thought would be good candidates.

- Diamond Knispel – current artist in residence. She has a strong background with at risk children. She is also involved with Northern Community Radio and excellent in engaging those around her.
- Sheena Morrison – she is currently a studio assistant and a student. She works in ceramics and other art.

A discussion was held in regards to the steps needed to proceed with asking the artist(s) to move to Central School. Commissioner Dodge reported that Rob Mattei was meeting with the tenants Wednesday, October 2, 2013 and that Commissioner Friesen and Kolka would be joining in that meeting.

Commissioner Kolka indicated she would not be able to attend that meeting and if someone else on the commission would go in her place. Commissioner Dodge reported that she would be happy to do that. Mr. Mattei will bring the memo of understanding to the City Council, once it is approved by the City Council, the Commission could move forward with filling the vacant space determined by the City.

It was recommended to invite the artist(s) to the upcoming special meeting of the Arts and Culture Commission on Tuesday, October 22, 2013 at 8:00 am at the Reif Center. At that time there would be discussion with the artists and a recommendation to fill the vacant space in Central School.

### **GRACC Culture Plan**

A discussion was held regarding the Cultural Assessment Work Kit and Developing a Strategic Cultural Plan. Ms. Palkki was asked if hard copies could be made to make it easier to work with, some Commissioners had difficulty opening the documents. Once the copies are available, the commissioners would be asked to come and pick the copies up at City Hall.

After further discussion, Commissioner Marty was asked to contact some clients to submit a proposal to the commission to work on this with them; names will be available at the next meeting on October 22, 2013.

### **New Business**

Public Art – Rochester MN. Commissioner Carlson reported that he had a conversation with Tom Pagel regarding public art - Transformer Project. In the summer of 2012, local Rochester artists took their paintbrushes to city owned transformer boxes in an effort to color downtown. Commissioner Carlson inquired if this could be a possibility here in Grand Rapids and was directed to speak to Tony Ward, Public Utilities Director. Mr. Ward will bring this to the Public Utilities Commission and get back to us as to their response.

2016 the City of Grand Rapids will turn 125 years old. The commission may want to be involved with the planning.

Next meeting Tuesday, October 22 at 8:00 am at the Reif Center.

There being no further business, the meeting adjourned at 4:15 pm.

Respectfully submitted by Michele Palkki



CITY OF GRAND RAPIDS ARTS AND CULTURE COMMISSION  
REIF CENTER – CONIFER DRIVE, GRAND RAPIDS  
SPECIAL MEETING, TUESDAY, OCTOBER 22, 2013 – 8:00 AM

**CALL TO ORDER:** Pursuant to due notice and call thereof a special meeting of the Grand Rapids Arts and Culture Commission was held Reif Center, Conifer Drive, Grand Rapids, Minnesota, on Tuesday, October 22, 2013, at 8:00 a.m.

**CALL OF ROLL:** On a Call of Roll, the following members were present: Kathy Dodge, Lois Bendix, Todd Driscoll, Carissa Grosland, Brian Carlson, David Marty, and Karen Walker.

Commissioners Absent: Lea Friesen and Ashley Kolka

Staff: Amy Dettmer, Michele Palkki, Tom Pagel

Visitors/Artists: Diamond Knispel. Sheena Morrison arrived at 8:40 am

**CALL TO ORDER:** Pursuant to due notice and call thereof, the regular meeting of the Grand Rapids Arts and Culture Commission was called to order by Chairperson Dodge at 8:05 am.

**APPROVAL OF MINUTES: October 22, 2013**

**Motion by Commissioner Marty, second by commissioner Driscoll to approve the minutes of the regular meeting of October 1, 2013. Motion passed by unanimous vote.**

**Old Business**

**Artist Space – Central School**

Commissioner Dodge reported that the Memo of Understanding was approved by the Grand Rapids City Council and is ready for signatures. Commissioner Dodge indicated that Rob Mattei from Community Development will determine which space to use and meet the artists.

The following artists have accepted our invitation to be our Artist in Central School. There are potentially 3 artists that would occupy the space in Central School and would arrange their schedules to be sure to have times covered during regular business hours at Central School including First Friday beginning November 1<sup>st</sup>. Two of the artists were present to answer questions and each gave a brief description of their expertise.

- Diamond Knispel – current artist in residence. She has a strong background with at risk children. She is also involved with Northern Community Radio, and excellent in engaging those around her. Diamond teaches classes at the MacRostie Art Center and at the Northern Lights Charter School, she paints both small and large pieces and also works with clay. Diamond is very outgoing and likes to interact with those around her.



### **Artist Space Continued**

- Sheena Morrison – she is currently a studio assistant and a student. She works in ceramics and pottery and is currently working on a mosaic. Sheena is outgoing and likes to engage with her audience.

The memo of understanding was read allowed by Commissioner Dodge. There were no questions regarding the MOU. Artists' questions were addressed. The studio space will be for a duration of 3 months.

Artists Diamond Knispel and Sheena Morrison signed the Memo of Understanding and will begin to move into the space immediately.

### **GRACC Culture Plan**

Commissioner Dodge distributed a sample request for proposal that Commissioner Marty attained. The sample will help us put together a RFP for the Arts and Culture Commission to send out to potential recipients.

A discussion was held regarding putting together a working group to draft the RFP and then bring back to the Commission at their next regular meeting on Tuesday, November 5, 2013.

The sample will be put into word format by staff and sent to the focus group to help develop a RFP for an Arts and Culture Master Plan for Grand Rapids.

**Motion by Commissioner Marty, second by Commissioner Driscoll to put together a working group comprised of Commissioner Dodge, Commissioner Bendix and Commissioner Marty to put together a draft request for proposal to be brought back to the Commission for approval. Motion passed by unanimous vote.**

### **Correspondence**

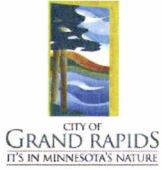
A discussion was held regarding the "Big Chair". Commissioner Dodge will put together a letter thanking all involved to build the new chair. Staff will work on getting a template of the City Letterhead to use for any correspondence from the Commission.

The Grand Rapids Arts will work on marketing regarding the opening of the Artist Studio for First Friday, November 1<sup>st</sup>.

Next regular meeting is Tuesday, November 5<sup>th</sup> at 3:15 pm at the Grand Rapids Area Library.

There being no further business, the meeting adjourned at 9:10 am.

Respectfully submitted by Michele Palkki



# CITY OF GRAND RAPIDS

## Legislation Details (With Text)

---

**File #:** 13-0679      **Version:** 1      **Name:** Department Head Report Golf Course  
**Type:** Agenda Item      **Status:** Department Head Report  
**File created:** 11/6/2013      **In control:** City Council  
**On agenda:** 11/12/2013      **Final action:**  
**Title:** Pokegama Golf Course ~ Bob Cahill  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [2013 Fall Report to City Council.pdf](#)

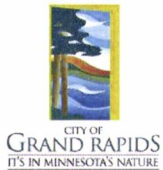
Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Pokegama Golf Course ~ Bob Cahill

## 2013 Fall Report to City Council Pokegama Golf Course

- Rounds of Golf Played
- Rounds of golf played vs statewide.
- Season Passes - Daily Fees
- Financial Report
- Course Conditioning
- Restroom Project update
- 2013 Events
- Clubhouse utilization
- Junior Golf/Golf in Schools
- 2014 Marketing plans





# CITY OF GRAND RAPIDS

## Legislation Details (With Text)

**File #:** 13-0682      **Version:** 2      **Name:** Renovate restrooms at IRA Civic Center  
**Type:** Agenda Item      **Status:** Civic Center, Parks & Recreation  
**File created:** 11/6/2013      **In control:** City Council  
**On agenda:** 11/12/2013      **Final action:**  
**Title:** Accept bid to renovate restrooms at the IRA Civic Center.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [ADA Compliance Upgrades - Hammerlund Construction](#)  
[ADA Compliance Upgrades - Hawk Construction](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Accept bid to renovate restrooms at the IRA Civic Center.

### **Background Information:**

In an effort to bring the lobby restrooms at the IRA Civic Center up to current ADA accessibility standards, we received bids from two local contractors. The bids include removing and constructing block walls, replacing plumbing fixtures, and updating stalls. The bids were:

Hawk Construction	\$41,100.00
Hammerlund Construction	\$42,700.00

I recommend that we accept the low bid from Hawk Construction.

### **Staff Recommendation:**

Accept the bid from Hawk Construction to renovate restrooms at the IRA Civic Center.

### **Requested City Council Action**

Consider accepting the bid from Hawk Construction to renovate restrooms at the IRA Civic Center.



CITY OF  
**GRAND RAPIDS**  
IT'S IN MINNESOTA'S NATURE

*Due in the office of the Administration Department by 12:00 Noon  
on Tuesday, November 5<sup>th</sup>, 2013*

## QUOTATION FORM

ATTENTION: Ron Edminster, Facilities Maintenance Manager

We, the undersigned, doing business as \_\_\_\_\_ have carefully examined the Quotation Documents and the sites of the proposed work, and are familiar with all of the conditions, laws and regulations surrounding the construction of the proposed project including the availability of materials and labor. We hereby propose to the City Council to furnish all labor, materials, equipment, skills and facilities for the complete work as described herein and as shown on the drawings for the prices listed below. The prices shown include sales tax and all other applicable taxes and fees.

ITEM	UNIT	QUANTITY	UNIT PRICE	BID AMOUNT
ADA compliant upgrades to the public bathroom at the IRA Civic Center.				42,700. <sup>00</sup>

Dated this 5<sup>th</sup> day of Nov., 2013

Name of company: Hennings Land Const.

Signature of Authorized Representative: \_\_\_\_\_

Typed Name of Signer: \_\_\_\_\_

Title: Project Manager

Legal Address: 3201 Hwy 2 west

Business Phone: 326-1881

Fax Number: 326-9296

# **SPECIAL PROVISIONS**

City of Grand Rapids

1. Work will commence on December 9<sup>th</sup> , 2013 and must be completed by December 23<sup>rd</sup> , 2013.
2. Questions regarding ADA requirements on the project can be addressed to Greg Granholm at DSGW Architects at 326-1819 or Travis Cole City of Grand Rapids Building Official at 326-7601.
3. Prevailing wage will be required.
4. All permits are the responsibility of the contractor.





CITY OF  
**GRAND RAPIDS**  
 IT'S IN MINNESOTA'S NATURE

Due in the office of the Administration Department by 12:00 Noon  
 on Tuesday, November 5<sup>th</sup>, 2013

## QUOTATION FORM

**ATTENTION:** Ron Edminster, Facilities Maintenance Manager

We, the undersigned, doing business as Hawk Construction, Inc have carefully examined the Quotation Documents and the sites of the proposed work, and are familiar with all of the conditions, laws and regulations surrounding the construction of the proposed project including the availability of materials and labor. We hereby propose to the City Council to furnish all labor, materials, equipment, skills and facilities for the complete work as described herein and as shown on the drawings for the prices listed below. The prices shown include sales tax and all other applicable taxes and fees.

ITEM	UNIT	QUANTITY	UNIT PRICE	BID AMOUNT
ADA compliant upgrades to the public bathroom at the IRA Civic Center.				\$41,100. <sup>00</sup>

Dated this 5<sup>th</sup> day of NOVEMBER, 2013

Name of company: HAWK CONSTRUCTION INC

Signature of Authorized Representative: [Signature]

Typed Name of Signer: DOUGLAS G HANSON

Title: PRESIDENT

Legal Address: 1833 WEST HWY 2

Business Phone: 218-327-0019

Fax Number: 218-327-1642

# **SPECIAL PROVISIONS**

## **City of Grand Rapids**

- 1. Work will commence on December 9<sup>th</sup> , 2013 and must be completed by December 23<sup>rd</sup> , 2013.**
- 2. Questions regarding ADA requirements on the project can be addressed to Greg Granholm at DSGW Architects at 326-1819 or Travis Cole City of Grand Rapids Building Official at 326-7601.**
- 3. Prevailing wage will be required.**
- 4. All permits are the responsibility of the contractor.**



# CITY OF GRAND RAPIDS

## Legislation Details (With Text)

---

**File #:** 13-0685      **Version:** 1      **Name:** VERIFIED CLAIMS  
**Type:** Agenda Item      **Status:** Verified Claims  
**File created:** 11/7/2013      **In control:** City Council  
**On agenda:** 11/12/2013      **Final action:**  
**Title:** Consider approving the verified claims for the period October 22, 2013 to November 4, 2013 in the total amount of \$583,473.65.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [11/12/13 Bill List](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Consider approving the verified claims for the period October 22, 2013 to November 4, 2013 in the total amount of \$583,473.65.

### **Requested City Council Action**

Consider approving the verified claims for the period October 22, 2013 to November 4, 2013 in the total amount of \$583,473.65.



GRAND RAPIDS CITY COUNCIL BILL LIST - NOVEMBER 12, 2013

DATE: 11/06/2013  
 TIME: 11:20:19  
 ID: AP443000.CGR

CITY OF GRAND RAPIDS  
 DEPARTMENT SUMMARY REPORT

PAGE: 1

INVOICES DUE ON/BEFORE 11/12/2013

VENDOR #	NAME	AMOUNT DUE
-----		
GENERAL FUND		
1309194	MINNESOTA FIREFIGHTER	186.00
	TOTAL	186.00
CITY WIDE		
1309335	MINNESOTA REVENUE	4,785.70
1405550	NEOPOST USA INC	252.22
2308318	WHITE IVY GRAPHIC ARTS &	63.75
	TOTAL CITY WIDE	5,101.67
ADMINISTRATION		
0718060	GRAND RAPIDS NEWSPAPERS INC	349.70
1920240	STERLE LAW OFFICE	2,340.00
2308318	WHITE IVY GRAPHIC ARTS &	63.75
	TOTAL ADMINISTRATION	2,753.45
BUILDING MAINTENANCE-CITY HALL		
0113233	AMERIPRIDE LINEN & APPAREL	24.83
0920060	ITASCA COUNTY TREASURER	111.80
1301168	MARKETPLACE FOODS	90.62
1909510	SIM SUPPLY INC	161.06
2008850	THYSSENKRUPP ELEVATOR INC	369.06
2209421	VIKING ELECTRIC SUPPLY INC	159.67
	TOTAL BUILDING MAINTENANCE-CITY HALL	917.04
COMMUNITY DEVELOPMENT		
0718060	GRAND RAPIDS NEWSPAPERS INC	80.50
0920060	ITASCA COUNTY TREASURER	112.29
1920240	STERLE LAW OFFICE	1,279.50
1920555	STOKES PRINTING COMPANY	9.39
	TOTAL COMMUNITY DEVELOPMENT	1,481.68
ENGINEERING		
1920240	STERLE LAW OFFICE	260.00
	TOTAL ENGINEERING	260.00

GRAND RAPIDS CITY COUNCIL BILL LIST - NOVEMBER 12, 2013

DATE: 11/06/2013  
 TIME: 11:20:19  
 ID: AP443000.CGR

CITY OF GRAND RAPIDS  
 DEPARTMENT SUMMARY REPORT

PAGE: 2

INVOICES DUE ON/BEFORE 11/12/2013

VENDOR #	NAME	AMOUNT DUE
GENERAL FUND		
FINANCE		
0805725	RAYMOND J. HESSLER	266.12
1301168	MARKETPLACE FOODS	3.78
TOTAL FINANCE		269.90
FIRE		
0120450	ATLAS OUTFITTERS	752.25
0121721	AUTO VALUE - GRAND RAPIDS	0.00
0221650	BURGGRAF'S ACE HARDWARE INC	18.69
0300200	CDW GOVERNMENT INC	40.75
0401804	DAVIS OIL	272.31
0409730	DIVERSIFIED INSPECTIONS, INC.	1,420.02
0615225	FOERSTER SIGNS LLC	466.00
0920060	ITASCA COUNTY TREASURER	103.65
1100550	KOZY/KMFY RADIO INC	495.00
2018225	TREASURE BAY PRINTING INC	36.87
TOTAL FIRE		3,605.54
PUBLIC WORKS		
0100002	3D SPECIALTIES	295.22
0100046	ASV, INC.	105.59
0103325	ACHESON TIRE COMPANY INC	40.00
0301685	CARQUEST AUTO PARTS	141.60
0315455	COLE HARDWARE INC	131.52
0401425	DAKOTA SUPPLY GROUP	154.70
0401804	DAVIS OIL	365.62
0601690	FASTENAL COMPANY	42.73
0821705	HUSKY SPRING	995.79
0920060	ITASCA COUNTY TREASURER	1,177.51
1109500	KIMBALL MIDWEST	343.96
1200500	L&M SUPPLY	7.78
1209735	LITTLE FALLS MACHINE INC	672.66
1309355	MINNESOTA TORO	0.00
1415030	NAPA SUPPLY OF GRAND RAPIDS	74.73
1415484	NORTHERN LIGHTS TRUCK	106.98
1415640	NORTRAX EQUIPMENT COMPANY	116.46
1421155	NUCH'S IN THE CORNER	43.75
1503150	OCCUPATIONAL DEVELOPMENT CTR	3,206.25
1615650	PORTABLE JOHN	590.86
1621125	PUBLIC UTILITIES COMMISSION	5,898.25
2300765	W.W. WALLWORK INC	1,094.65
TOTAL PUBLIC WORKS		15,606.61

GRAND RAPIDS CITY COUNCIL BILL LIST - NOVEMBER 12, 2013

DATE: 11/06/2013  
 TIME: 11:20:19  
 ID: AP443000.CGR

CITY OF GRAND RAPIDS  
 DEPARTMENT SUMMARY REPORT

PAGE: 3

INVOICES DUE ON/BEFORE 11/12/2013

VENDOR #	NAME	AMOUNT DUE
GENERAL FUND		
FLEET MAINTENANCE		
0121721	AUTO VALUE - GRAND RAPIDS	214.51
0205535	BENTZ OIL COMPANY INC	134.10
0301685	CARQUEST AUTO PARTS	251.85
0315455	COLE HARDWARE INC	97.30
0612223	FLEET COMPUTING INTERNATIONAL	475.00
0718021	GRAND RAPIDS GM INC	37.30
1109500	KIMBALL MIDWEST	165.16
1201850	LAWSON PRODUCTS INC	652.38
1415030	NAPA SUPPLY OF GRAND RAPIDS	185.84
1415484	NORTHERN LIGHTS TRUCK	161.85
1920070	STATE CHEMICAL MFG COMPANY	373.20
	TOTAL FLEET MAINTENANCE	2,748.49
POLICE		
0103325	ACHESON TIRE COMPANY INC	813.77
0205725	BETZ EXTINGUISHER COMPANY	35.00
0300200	CDW GOVERNMENT INC	122.09
0312750	CLUSIAU SALES	75.15
0409501	DIMICH LAW OFFICE	5,250.00
0712225	GLEN'S ARMY NAVY STORE	85.50
0718060	GRAND RAPIDS NEWSPAPERS INC	925.00
0920060	ITASCA COUNTY TREASURER	3,870.76
1309160	MN COUNTY ATTORNEYS	235.14
1801609	RAPIDS TOWING	500.00
1809205	RIDES	42.75
1920240	STERLE LAW OFFICE	455.00
	TOTAL POLICE	12,410.16
RECREATION		
1301890	MAXIMUM SOLUTIONS INC	150.00
	TOTAL RECREATION	150.00
CENTRAL SCHOOL		
0113233	AMERIPRIDE LINEN & APPAREL	94.01
0114200	ANDERSON GLASS	60.00
0609457	FILTHY CLEAN INC	1,358.44
0701650	GARTNER REFRIGERATION CO	3,550.00
1401650	NARDINI FIRE EQUIPMENT CO. INC	304.80
1801610	RAPIDS PLUMBING & HEATING INC	97.00



GRAND RAPIDS CITY COUNCIL BILL LIST - NOVEMBER 12, 2013

DATE: 11/06/2013  
 TIME: 11:20:19  
 ID: AP443000.CGR

CITY OF GRAND RAPIDS  
 DEPARTMENT SUMMARY REPORT

PAGE: 4

INVOICES DUE ON/BEFORE 11/12/2013

VENDOR #	NAME	AMOUNT DUE
CENTRAL SCHOOL		
1920240	STERLE LAW OFFICE	455.00
	TOTAL	5,919.25
AIRPORT		
0221650	BURGGRAF'S ACE HARDWARE INC	65.08
0315455	COLE HARDWARE INC	168.83
0701650	GARTNER REFRIGERATION CO	188.10
0718010	CITY OF GRAND RAPIDS	900.00
0920060	ITASCA COUNTY TREASURER	10,000.00
0920120	ITASCA UTILITIES INC	8,067.50
1920240	STERLE LAW OFFICE	455.00
2209421	VIKING ELECTRIC SUPPLY INC	44.49
	TOTAL	19,889.00
TERMINAL EXPENDITURES		
0701650	GARTNER REFRIGERATION CO	720.00
1801610	RAPIDS PLUMBING & HEATING INC	97.00
	TOTAL TERMINAL EXPENDITURES	817.00
CIVIC CENTER		
GENERAL ADMINISTRATION		
0113233	AMERIPRIDE LINEN & APPAREL	81.52
0116605	APPERTS INC	331.32
0205153	BECKER ARENA PRODUCTS INC	562.35
0221650	BURGGRAF'S ACE HARDWARE INC	268.09
0501656	THE EARTHGRAINS COMPANY INC	30.64
0605670	FERRELLGAS	231.93
0701650	GARTNER REFRIGERATION CO	1,616.43
0718010	CITY OF GRAND RAPIDS	1,300.00
0805640	HERC-U-LIFT	91.92
0809475	HILLYARD / HUTCHINSON	252.13
0920060	ITASCA COUNTY TREASURER	66.40
1301168	MARKETPLACE FOODS	41.99
1301890	MAXIMUM SOLUTIONS INC	150.00
1415030	NAPA SUPPLY OF GRAND RAPIDS	68.60
1605611	PEPSI-COLA	572.43
1609600	PIPELINE SUPPLY INC	120.28
1801610	RAPIDS PLUMBING & HEATING INC	2,146.50
1901535	SANDSTROM COMPANY INC	985.81

GRAND RAPIDS CITY COUNCIL BILL LIST - NOVEMBER 12, 2013

DATE: 11/06/2013  
 TIME: 11:20:19  
 ID: AP443000.CGR

CITY OF GRAND RAPIDS  
 DEPARTMENT SUMMARY REPORT

PAGE: 5

INVOICES DUE ON/BEFORE 11/12/2013

VENDOR #	NAME	AMOUNT DUE
CIVIC CENTER		
GENERAL ADMINISTRATION		
1909510	SIM SUPPLY INC	149.49
2116600	UPPER LAKE FOODS INC	703.69
TOTAL GENERAL ADMINISTRATION		9,771.52
RECREATION PROGRAMS		
0116617	APPLIED INSIGHTS NORTH	2,400.00
TOTAL		2,400.00
STATE HAZ-MAT RESPONSE TEAM		
0300200	CDW GOVERNMENT INC	101.31
0717995	GRAND FORKS FIRE EQUIPMENT LLC	63.15
TOTAL		164.46
CEMETERY		
0103325	ACHESON TIRE COMPANY INC	31.38
0221650	BURGGRAF'S ACE HARDWARE INC	107.89
0315455	COLE HARDWARE INC	6.41
0920060	ITASCA COUNTY TREASURER	360.86
1309355	MINNESOTA TORO	199.77
1615427	POKEGAMA LAWN AND SPORT	95.46
TOTAL		801.77
DOMESTIC ANIMAL CONTROL FAC		
0113233	AMERIPRIDE LINEN & APPAREL	12.31
0920060	ITASCA COUNTY TREASURER	193.72
1415048	NORTH COUNTRY VET CLINIC	62.85
TOTAL		268.88
2013 INFRASTRUCTURE BONDS		
2013-01 7TH AVE NW		
0801535	HAMMERLUND CONSTRUCTION INC	17,161.13
TOTAL 2013-01 7TH AVE NW		17,161.13

GRAND RAPIDS CITY COUNCIL BILL LIST - NOVEMBER 12, 2013

DATE: 11/06/2013  
 TIME: 11:20:19  
 ID: AP443000.CGR

CITY OF GRAND RAPIDS  
 DEPARTMENT SUMMARY REPORT

PAGE: 6

INVOICES DUE ON/BEFORE 11/12/2013

VENDOR #	NAME	AMOUNT DUE
-----		
2013	INFRASTRUCTURE BONDS	
2010-02	CITY WIDE OVERLAYS	
0801825	HAWKINSON CONSTRUCTION CO INC	29,571.85
	TOTAL 2010-02 CITY WIDE OVERLAYS	29,571.85
2012-03	4TH AVE NE	
0801535	HAMMERLUND CONSTRUCTION INC	24,476.68
	TOTAL 2012-03 4TH AVE NE	24,476.68
2012-4A	REMER-DESCHEPPER	
0801825	HAWKINSON CONSTRUCTION CO INC	16,927.54
	TOTAL 2012-4A REMER-DESCHEPPER	16,927.54
PIR-PERMANENT IMPRV	REVOLV FND	
2013-3	FRIESEN PJT NE 2ND AVE	
0801825	HAWKINSON CONSTRUCTION CO INC	34,350.85
	TOTAL 2013-3 FRIESEN PJT NE 2ND AVE	34,350.85
STORM WATER UTILITY		
0301685	CARQUEST AUTO PARTS	23.58
0401804	DAVIS OIL	236.36
0718010	CITY OF GRAND RAPIDS	500.00
1621125	PUBLIC UTILITIES COMMISSION	2,387.87
	TOTAL	3,147.81
	TOTAL UNPAID TO BE APPROVED IN THE SUM OF:	211,158.28
CHECKS ISSUED-PRIOR	APPROVAL	
PRIOR APPROVAL		
0100001	3B'S COMPANY	1,000.00
0104091	TIM ADAMICH	148.03
0114210	D. ANDERSON - CHANGE FUND	2,640.00
0200024	BP	472.45
0205225	ANTHONY BEER	150.00
0212750	BLUE CROSS & BLUE SHIELD OF MN	34,984.00
0212751	BLUE CROSS BLUE SHIELD	82.50
0301650	JEFF CARLSON	120.00
0305530	CENTURYLINK INC	126.08
0312104	TONY CLAFTON	276.20



GRAND RAPIDS CITY COUNCIL BILL LIST - NOVEMBER 12, 2013

DATE: 11/06/2013  
 TIME: 11:20:19  
 ID: AP443000.CGR

CITY OF GRAND RAPIDS  
 DEPARTMENT SUMMARY REPORT

PAGE: 7

INVOICES DUE ON/BEFORE 11/12/2013

VENDOR #	NAME	AMOUNT DUE
CHECKS ISSUED-PRIOR APPROVAL		
PRIOR APPROVAL		
0315454	TRAVIS COLE	63.85
0405222	DEER RIVER HEALTHCARE CENTER	217.77
0405305	LYNN DEGRIO	13.00
0504610	RON EDMINSTER	216.96
0519700	ESSENTIA HEALTH	31.60
0605191	FIDELITY SECURITY LIFE INS CO	40.78
0612095	STEVEN FLAHERTY	388.66
0717996	GRAND ITASCA CLINIC	173.63
0717997	GRAND ITASCA HOSPITAL	298.84
0718015	GRAND RAPIDS CITY PAYROLL	200,996.89
0718070	GRAND RAPIDS STATE BANK	25.00
0718095	TIMOTHY GRAUPMAN	505.00
0801820	HAWK CONSTRUCTION INC	1,000.00
0809115	HIBBING COMMUNITY COLLEGE A	90.00
0815464	SARA HOLUM	80.00
0900060	ICTV	23,369.52
0920055	ITASCA COUNTY RECORDER	184.00
1015340	JAMES E JOHNSON	650.04
1101645	LASHA KARELS	40.00
1201402	LAKE COUNTRY POWER	53.87
1209225	MICHAEL LIEBEL	616.72
1209516	LINCOLN REPUBLIC	747.58
1209527	JOHN R. LINDER	398.92
1309096	DONALD MINGO	473.51
1309098	MINNESOTA DEPT OF ADMN	120.00
1309199	MINNESOTA ENERGY RESOURCES	4,511.17
1309236	MN DEPT OF HUMAN RIGHTS	85.00
1309332	MN STATE RETIREMENT SYSTEM	2,119.00
1315295	CHAD MOEN	40.00
1415365	NORTHEAST TECHNICAL SERVICES	1,000.00
1415479	NORTHERN DRUG SCREENING INC	18.00
1516220	OPERATING ENGINEERS LOCAL #49	31,631.00
1518550	MATTHEW O'ROURKE	40.00
1520720	KEVIN OTT	80.00
1601650	PARK NICOLLET CLINIC	113.55
1601652	PARK NICOLLET	1,792.40
1601750	PAUL BUNYAN COMMUNICATIONS	293.65
1609557	PIONEER MUTUAL LIFE INS CO	264.45
1621130	P.U.C.	3,980.27
1901820	WILLIAM SAW	40.00
1903321	STEVEN SCHAAR	78.77
1903557	TROY SCOTT	80.00
1913344	HEATH SMITH	40.00
1921620	SUPERIOR USA BENEFITS CORP	195.00
2000100	TASC	30.60
2114360	UNITED PARCEL SERVICE	364.64

GRAND RAPIDS CITY COUNCIL BILL LIST - NOVEMBER 12, 2013

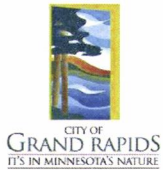
DATE: 11/06/2013  
 TIME: 11:20:19  
 ID: AP443000.CGR

CITY OF GRAND RAPIDS  
 DEPARTMENT SUMMARY REPORT

PAGE: 8

INVOICES DUE ON/BEFORE 11/12/2013

VENDOR #	NAME	AMOUNT DUE
-----		
CHECKS ISSUED-PRIOR APPROVAL		
PRIOR APPROVAL		
2205637	VERIZON WIRELESS	2,229.07
2209705	VISIT GRAND RAPIDS	41,199.67
2301700	WASTE MANAGEMENT	1,738.88
2405650	XEROX CORPORATION	21.58
2621225	BRYAN ZUEHLKE	392.71
T000848	KAY OFTEDAHL	1,000.00
T000913	ORRIS RODAHL	1,000.00
T000921	GRAND MANOR APARTMENTS	1,943.99
T000922	TERRANCE STREETAR	422.53
T000923	TERRY PEARSON	650.04
T000924	MARGARET PECHA	650.04
T000925	DONALD JACOBSON	650.04
T000926	DOUGLAS CARLSON	650.04
T000927	LONNIE KARNES	422.52
T000928	ARTHUR PRAHL	325.02
T000929	WOODLAND MANOR	760.09
T000930	YU ZHENG	325.00
T000931	PAUL DREVLOW	341.25
TOTAL PRIOR APPROVAL ALLOWED IN THE SUM OF:		372,315.37
TOTAL ALL DEPARTMENTS		583,473.65



# CITY OF GRAND RAPIDS

## Legislation Details (With Text)

<b>File #:</b>	13-0680	<b>Version:</b>	1	<b>Name:</b>	Conduct a public hearing to consider the rezoning of a 7.2 acre parcel from R-1 (One-Family Residential) to M (Medical).
<b>Type:</b>	Public Hearing	<b>Status:</b>			Public Hearing
<b>File created:</b>	11/6/2013	<b>In control:</b>			City Council
<b>On agenda:</b>	11/12/2013	<b>Final action:</b>			
<b>Title:</b>	Conduct a public hearing to consider the rezoning of a 7.2 acre parcel from R-1 (One-Family Residential) to M (Medical).				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Davis Group Rezone-Maps</a> <a href="#">Correspondence: Received prior to PC Meeting on 10/17/2013</a> <a href="#">Davis Group-Rezoning Application</a> <a href="#">Letter from Essentia Health - Public Hearing</a> <a href="#">Rober &amp; Sharon Hauff</a>				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Conduct a public hearing to consider the rezoning of a 7.2 acre parcel from R-1 (One-Family Residential) to M (Medical).

### **Background Information:**

The Davis Real Estate Investment Group, LLC. (Davis Group) and property owner, Ms. Edith Dahlgren, filed a petition for a Zoning Map Amendment on September 16, 2013. The petition for rezoning requests the City's consideration of a Zoning Map amendment to the following described parcel; from its current R-1 (One-Family Residential) status to M (Medical):

*SE NE Less E 484' & Less W 839.5' of S ½ & Less W 330' of E 814' of N ½, Section 30, Township 35N, Range 25W, Itasca County, Minnesota*

The petition requests the rezoning of a 7.2 acre parcel located at 1702 Golf Course Road. The location map (Map #1) illustrates the subject property (blue-green outline) and its surrounding zoning: R-1 (One-Family Residential) on the subject property and properties to the northwest, west and east, RR (Rural Residential) to the south, and M (Medical) to the northeast, on the Grand Itasca Clinic and Hospital site.

The general area from 14th Avenue SW to approximately 1,100 ft. west of the Lakewood Ave/Golf Course Rd. round-about contains 74.2 acres of developed medically zoned property: Grand Itasca Hospital & Clinic, Lakewood Heights Building, and Grand Dental Center. There are approximately 20 acres of undeveloped land remaining in this area, ranging in size from 2.9 acres lot to .9 acres. This area of town, and a small node near the site of the "old" Grand Itasca Hospital are the two areas of town in which M zoning is established.

As described within the rezoning petition, the zoning change is requested to accommodate a 32,500 sq. ft., single story, medical facility and associated parking areas. The petitioner cites: the close proximity to the existing medical district and Majestic Pines Senior Living Community, close access to utilities, and the furthering of the community's stance as a preferred destination in the region for medical care as justification for the expansion of the Medical zoning district.



The Future Land Use map, contained within the Comprehensive Plan (Map #2), shows the subject property located within an area identified under the SR (Suburban Residential) future land use category. The SR land use category is not currently an established zoning district, nor is there firm direction to establish one. The references to the SR land use are intended to make a distinction between the existing "Traditional Neighborhood" (grid pattern, residential development) and that of single-family residential development which is sewerred, not laid out on a grid pattern, and less dense in development.

Additionally, when looking at the subject area on Map #2, you will see a mix of Future Land Uses: RR (Rural Residential) to the south and further west, MFR (Multi-Family Residential) one lot to the east and to the immediate northwest, and MC (Medical Campus) to the immediate northeast.

The Future Land Use map is intended to show the long-range desired future condition on a generalized basis, less geographically specific than zoning and on a much longer time frame by identifying the generally preferred end result of the development and redevelopment process at a specific point in time 20 years from the present.

A sample listing of the uses permitted by right in the requested M zoning district include: congregate housing, senior housing w/services: 1 to 16 persons, group/foster homes 17+ persons, accessory buildings, clinics (outpatient treatment center), hospitals, professional/scientific/technical services, administrative/support services, health & fitness club, medical equipment and supplies- sales.

Uses permitted in M with additional restrictions include: day care/nursery 15+ persons, outdoor storage, temporary buildings, restaurant, and pharmacy.

Section 30-454 of the Municipal Code addresses procedures for Ordinance Text Amendments as well as Rezoning (zoning map amendments). Further, Subsection (e) goes on to state: "*Site plan review required for rezoning from residential to commercial districts when adjacent to existing R-1 or R-2 districts. When property is rezoned from a residential district to a commercial district and is adjacent to existing R-1 and R-2 districts, the application shall be accompanied by a site plan as stipulated by Section 30-456. The site plan shall emphasize additional screening and buffering of conflicting land uses in the areas directly adjacent residential uses. The screening and buffering requirements are beyond what is required by section 30-512 and section 30-594.*"

To address these requirements, the Davis Group has provided a site plan depicting a 32,500 sq. ft. building and a 180 stall parking lot, having 50 ft. setback/bufferyard on the west and east yard areas of the property, and a 250 ft. setback/bufferyard on the south yard area of the property, preserving the wooded character of the lot.

On October 3, 2013 the Planning Commission began consideration of this Zoning Map Amendment by, reviewing their list of considerations. At the conclusion of their meeting, the Planning Commission tabled action on the item, and directed staff to formalize their findings of fact for their consideration at a special meeting to be held on October 17th.

The Planning Commission reconvened consideration of the Zoning Map Amendment on October 17th and based on their findings, which are incorporated into the draft ordinance as Exhibit "B", forwarded a recommendation for approval of the petitioned rezoning.

### **Requested City Council Action**

Conduct a public hearing to consider the rezoning of a 7.2 acre parcel from R-1 (One-Family Residential) to M (Medical).



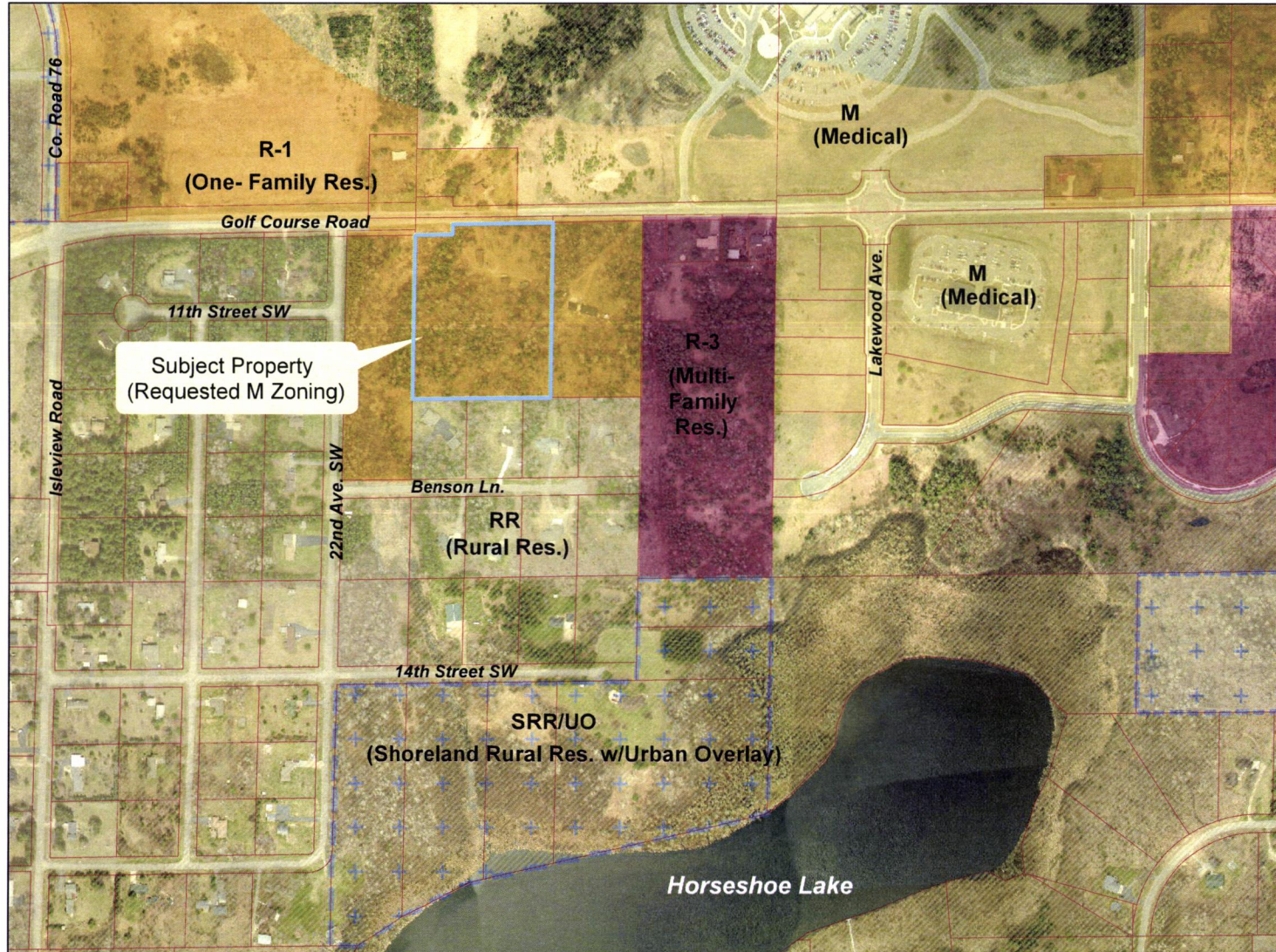
# Davis Group Zoning Map Amendment Request

Map #1

(R-1 to M)



CITY OF  
**GRAND RAPIDS**  
IT'S IN MINNESOTA'S NATURE



1,000 500 0 1,000 Feet



## Legend

- Parcels
- R-1
- R-1a
- SR-1
- R-2
- SR-2
- R-3
- SR-3
- R-4
- RR
- SRR
- RC
- SRC
- LB
- SLB
- CBD
- GB
- SGB
- M
- SM
- BP
- SBP
- I-1
- SI-1
- I-2
- SI-2
- PU
- SPU
- CD
- AG
- AP
- MOD
- UO
- SBO
- PUD



## 2009 Aerial Photo

### RGB

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3



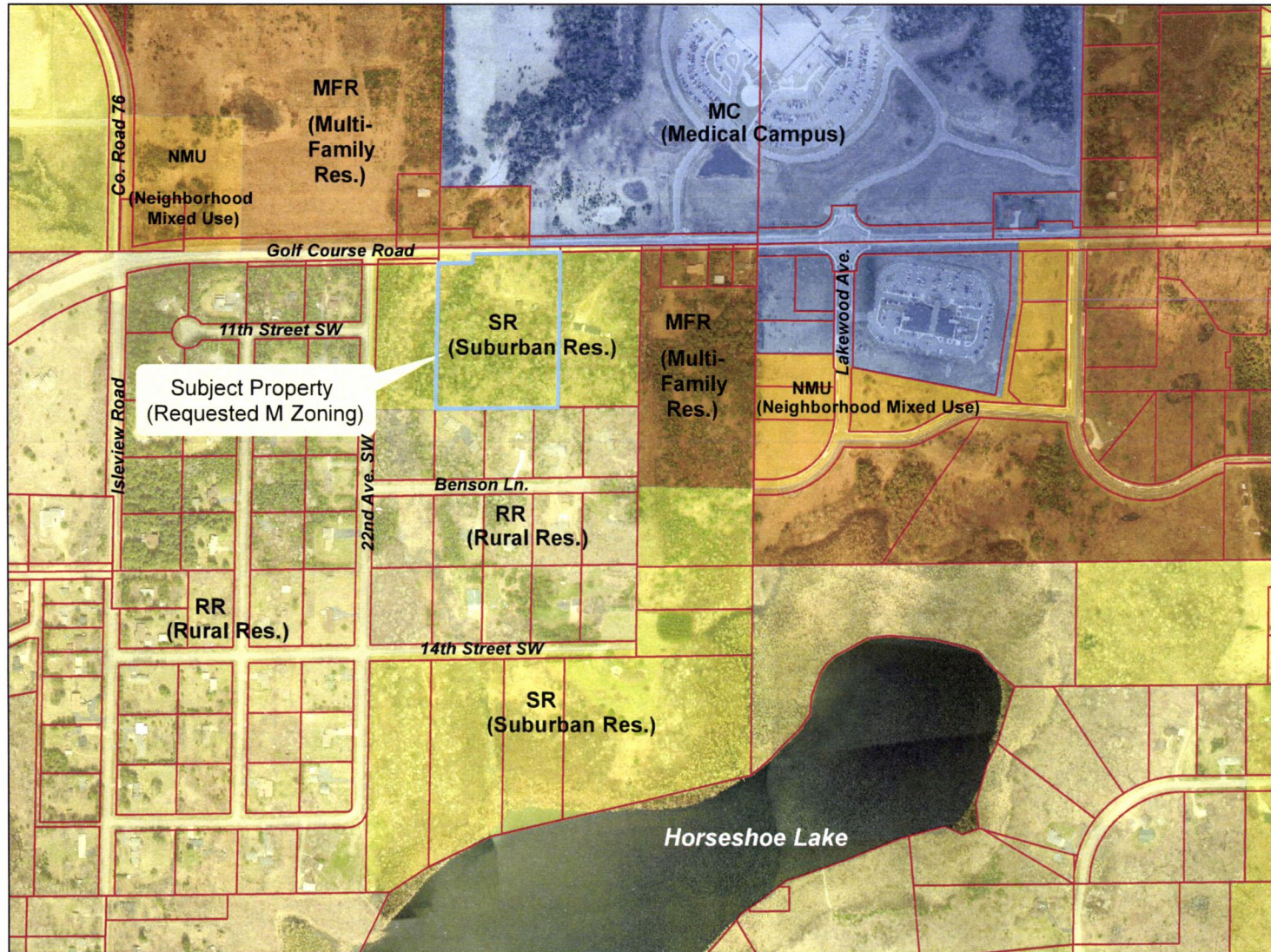
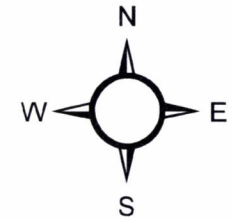
# Davis Group Zoning Map Amendment Request

Map #2

(Comprehensive Plan Future Land Use)



CITY OF  
**GRAND RAPIDS**  
IT'S IN MINNESOTA'S NATURE



1,100 550 0 1,100 Feet



## Legend

Parcels

### Comp. Plan Future Land Use

<all other values>

### FLU\_COMB

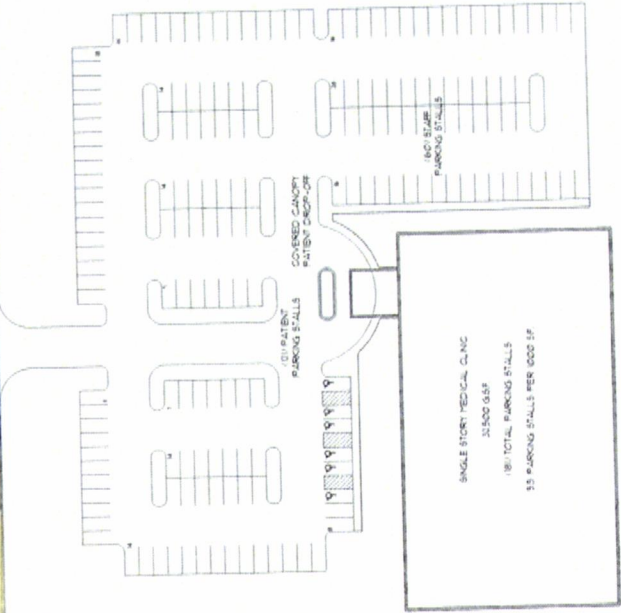
- Business Park
- Downtown Mixed Use
- Highway Commercial
- Institutional/Civic
- Industrial Park
- Industrial- Traditional
- Medical Campus
- Multi-Family Residential
- Neighborhood Mixed Use
- Parks & Recreation
- Resource Management
- Rural Residential
- Suburban Residential
- Traditional Neighborhood
- Transportation & Utilities

### 2009 Aerial Photo

#### RGB

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3



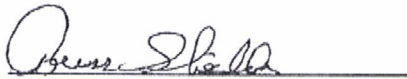




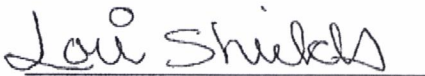
October 9, 2013

To whom it may concern:

We understand that our neighbor to the West, Ms. Edith Dahlgren, is in the process of selling her land and that her and the buyer are attempting to have the property rezoned from R1 to Medical. Edith is my, Lori's, mother. We have considered the ramifications of this potential rezone and the impending development that could result from such action. We have decided that we are comfortable with allowing this rezone to take place and are in 100% support of it. Of course, we are happy that the sale will positively affect Edith, my mother, but we also believe that this potential rezone and subsequent development would increase the value of our property. We hope that you will support this rezone request as well.

A handwritten signature in cursive script, appearing to read "Russ Shields", written over a horizontal line.

Russ Shields

A handwritten signature in cursive script, appearing to read "Lori Shields", written over a horizontal line.

Lori Shields

October 10, 2013

Rob Mattei  
Community Development Director  
City of Grand Rapids  
420 North Pokegama Avenue  
Grand Rapids, MN 55744-2662



Dear Rob:

At the Planning Commission, the issue arose as to the suitability of any of the undeveloped parcels within the medical zone. Our initial preference was to find a site suitable for our development that had a simplified entitlement process. Unfortunately, for the reasons detailed below, we were not able to identify a site within the medical zoning that met our requirements.

We recently successfully completed rezonings in two different communities. Although both cities appreciated the enhanced health care services and high paying jobs we brought to their respective communities, the City process took time and effort. All things being equal or even close to equal we would always pursue a parcel without any significant City issues.

The properties in the medical zone are owned and controlled by two entities: Grand Itaska Clinic and Hospital and Horseshoe Development. Given the competitive nature of our proposed development, the hospital would not be inclined to provide us with any property for our development. Even if it were willing to consider such, the conditions it would impose on our tenant(s) would render the project non-viable. The same issues would likely arise with Horseshoe as it would view our proposed project as a competitive threat to its medical office building.

Despite these competitive constraints, we did deliberately and extensively evaluate the undeveloped parcels in the medical zone for suitability. None of the available parcels meet our threshold needs for size (large enough to accommodate a 30,000 square foot building and the required parking), orientation (we intentionally design our site to make egress easy and optimize parking to ensure patient/pedestrian safety), buffering from the adjacent neighbors (we seek to retain as much natural buffering as feasible to enhance the healing environment of our developments) and parking layout (placing patient parking as close to the entry as feasible and maintaining a separate parking and entrance for staff).

We hope this helps to provide some context as to why we have focused our efforts on the subject property. It was only after we have exhausted all other avenues for our proposed development. I will be at the meeting this coming Thursday to address any further questions. Thank you for the consideration.

Yours very truly,

Michael S. Sharpe  
Principal

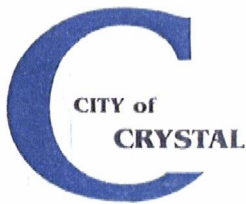
612.338.4000 | Phone

[www.davisrealestatemn.com](http://www.davisrealestatemn.com)

612-341-3529 | Fax

222 South 9th Street, Suite 3255 | Minneapolis, MN 55402





4141 Douglas Drive North • Crystal, Minnesota 55422-1696

Tel: (763) 531-1000 • Fax: (763) 531-1188 • [www.crystalmn.gov](http://www.crystalmn.gov)

May 9, 2013

Subject: Endorsement of *The Davis Group*

Dear Sir or Madam:

I am pleased to offer this endorsement of *The Davis Group* as a testament to their skill and dedication in bringing about successful, meaningful results for a project and for an entire community.

*The Davis Group* developed the Crystal Medical Center, a 44,000 square foot, \$11.2 million dollar medical hub located at 5700 Bottineau Boulevard in Crystal, which opened its doors early in 2012. The project was wrought with challenges, particularly site assembly; but it was *The Davis Group's* unwavering spirit of cooperation, resolve and responsiveness that ensured its ultimate success.

*The Davis Group* delivered all that they had represented to the city's Economic Development Authority and to the primary tenant, Northwest Family Physicians: a first class building with high quality materials, cutting edge interior configurations and signature site design, all of which contribute to its prominence on Bottineau Boulevard and the revival of 4-1/2 acres of once-blighted, underutilized properties.

The city values that partnership with *The Davis Group*, due largely to how they do business. Mark Davis and his group were a pleasure to work with on this project; and I believe that can be attributed, in part, to their proactive approach to problem solving. They never hesitated when faced with complications that can accompany a project such as the Crystal Medical Center, which required the assembly of 11 parcels. They consistently demonstrated a willingness to listen to the city's and residents' concerns and to respond with a keen creativity that offered meaningful and timely solutions. Today, the testament to that creativity and their proactive approach can be seen at 5700 Bottineau Boulevard.

It is without reservation that I offer this letter of endorsement of *The Davis Group* on behalf of the City of Crystal. They gave our community something very special.

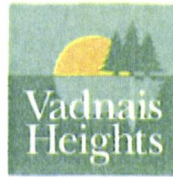
Sincerely,

A handwritten signature in black ink, appearing to read 'Patrick A. Peters', written in a cursive style.

Patrick A. Peters, Director  
Community Development Department

Marc A. Johannsen  
Mayor

612.336.9302 Phone  
651.204.6100 Fax  
marc.johannsen@cityvadnaisheights.com



The City of Vadnais Heights  
800 East County Road E  
Vadnais Heights, MN 55127

May 10, 2013

To Whom It May Concern:

On behalf of the City staff and Council of Vadnais Heights, this letter is intended as a testimonial to the fine work that the Davis Real Estate Services Group is leading on the construction of a medical center in Vadnais Heights. Mark Davis and his team of staff and consultants have been an absolute joy to work with during the entire planning and approval process of their development. Their facility, over 60,500 square feet in size, will provide a multi-tenant medical clinic building in our most notable commercial area of the City.

Mr. Davis and his staff were very forward in approaching the City on their development. They worked closely with City staff during the planning process to ensure that all documents and submittals were accurate and timely. Our City staff commented on numerous occasions on their pleasure in dealing with the Davis Group. They are absolute professionals in every sense. They recognized the importance of the project and provided renderings, traffic projections, soils and financial documents and plans and specifications that were the most complete we have ever received. Further, they provided this information without any dispute or prolonged discussion.

The Davis Group gathered all of the appropriate professionals to present their project to both the City Planning Commission and City Council. They clearly have a great deal of experience and success in their business, as they presented information from other projects in the Twin Cities. They answered all of our questions to our complete and total satisfaction. Both the Planning Commission and City Council were appreciative of the project and unanimously recommended approval. They worked effectively to complete the development agreement and provided all appropriate guarantees to begin construction in Fall 2012. They held a very nice groundbreaking ceremony which the City Council and staff were pleased to participate in.

Construction has proceeded very well and is on schedule to open in Summer 2013. They have contracted with excellent builders and subcontractors who have worked well with the City building official. They have provided timely information to City staff to allow for all neighboring properties to be protected and well informed during construction. In summary, Vadnais Heights would welcome the opportunity to work again with the Davis Real Estate Services Group and offers our greatest recommendation that other cities would be fortunate to have them develop in their community. Should you wish to discuss this matter further, please contact me at 651.204.6000.

Sincerely,

The City of Vadnais Heights

A handwritten signature in blue ink that reads "Marc A. Johannsen". The signature is written in a cursive style.

Marc A. Johannsen, Mayor



October 16, 2013

Dear Commissioners and Council Members,

This letter is in regard to the medical zoning classification in the city of Grand Rapids and the way it has been and will be applied during the last ten years and in the future.

At the present time, the inventory of land zoned medical and for sale in Grand Rapids is limited to the Horseshoe Properties parcel on Golf Course Road. The hospital is also zoned medical, but hospital representatives have said they are essentially fully built on their parcel. The Horseshoe Properties development was platted and the medical designation applied and roads and utilities built during the years 2003 to 2007. Throughout that process, the owners of Horseshoe Properties argued strongly for two things which never occurred. First, we argued strongly that the medical classification should be defined broadly to allow all the sorts of activities that tend to occur around a modern hospital campus. These included such things as other professional business offices, pharmacies, gift shops, restaurants, and so on. In response, the zoning commission adopted a very narrow definition of medical zoning. For instance, the sort of pharmacy allowed in our current medical zoning definition is a pharmacy like The Medicine Shoppe, which could not stay in business and has closed. The sort of pharmacy being built these days, like Walgreen's, is not allowed. Second, we argued strongly that limited business classification would be more appropriate than medical. The zoning commission and city council did not grant us that designation.

As a result, six years have passed and we have been able to sell only one parcel of our land. We were assured by city representatives that they would be open to granting a variance if a non-medical purchaser had a compatible use. However, the realtors who have listed the land throughout the last six years have consistently told us that the medical zoning label causes people to look elsewhere and not even consider our parcels. Purchasers want to avoid the hassle of trying to change the zoning classification. Throughout these years, we have paid huge amounts for the assessments for the roads and utilities.

It has now come to our attention that an application has been submitted requesting medical zoning for a parcel of land on Golf Course Road that is currently zoned residential. **We strongly oppose this request for medical zoning.**

The city has put us in a very difficult position for the last six years. The medical zoning label has been onerous in the extreme, and the assessments have been a huge financial burden. Our only consolation has been the assumption that when a medical purchaser finally came along they would definitely need to talk to us. If the city were now to establish the precedent that someone interested in medical use of residential and other parcels could easily gain that designation for the asking, then it will make it virtually impossible for us to sell our land.

We urge the commission and the City Council to deny this request.

Sincerely,

Timothy C. Bonner  
M. Jerry Mariano  
Owners, Horseshoe Properties





CITY OF GRAND RAPIDS  
HIVINAMPSIMODANNAIHOI

**Petition for Rezoning (Zoning Map Amendment)**

Community Development Department  
420 North Pokegama Ave.  
Grand Rapids, MN 55744  
Tel. (218) 326-7601 Fax (218) 326-7621  
Web Site: www.grandrapidsmn.org

The undersigned do hereby respectfully request the following be granted by support of the following facts herein shown:

Davis Real Estate Investment Partners, LLC ("Davis Group")

Name of Applicant

222 South 9<sup>th</sup> Street, Suite 3255

Address

Minneapolis MN 55402

City State Zip

612-341-3246 msharpe@davisrealestatemn.com

Business Telephone/e-mail

Edith Dahlgren

Name of Owner (If other than applicant)

1702 Golf Course Road

Address

Grand Rapids MN 55744

City State Zip

218-326-5301

Business Telephone/e-mail

**Parcel Information:**

Tax Parcel # 91-030-1410

Property Size: 7.2 acres

Existing Zoning: R-1

Requested Zoning: M (Medical District)

Existing Use: residential home (R-1)

Proposed Use: medical clinic

Property Address/Location: 1702 Golf Course Road, Grand Rapids, MN 55744

Legal Description: see attached  
(attach additional sheet if necessary)

I(we) certify that, to the best of my(our) knowledge, information, and belief, all of the information presented in this application is accurate and complete and includes all required information and submittals, and that I consent to entry upon the subject property by public officers, employees, and agents of the City of Grand Rapids wishing to view the site for purposes of processing, evaluating, and deciding upon this application.

Maria Davis, Pres.  
Signature(s) of Applicant(s)

8/16/13  
Date

Edith Dahlgren  
Signature(s) of Owner(s)-(If other than applicant)

8/19/13  
Date

**SEP 16 2013**

**Office Use Only**

Date Received \_\_\_\_\_ Certified Complete 9/16/2013 Fee Paid \$505.00

Planning Commission Recommendation Approved \_\_\_\_\_ Denied \_\_\_\_\_

Meeting Date 10/3/2013

City Council Action Approved \_\_\_\_\_ Denied \_\_\_\_\_

Meeting Date 10/28/2013

Summary of Special Conditions of Approval: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Required Submittals (5 copies of each & electronic versions of all pertinent information):**

- Application Fee - \$505.00 \*<sup>1</sup>                       Location Map                       Map Showing Surrounding Zoning  
 Proof of Ownership -- (a copy of a property tax statement or deed will suffice)

*\*<sup>1</sup> The application fees charged are used for postage to mail the required notices to adjacent properties, publication of the public hearing notice in the Grand Rapids Herald Review, and for a small portion of staff time for case review and preparation of documents. It is the policy of the City of Grand Rapids to require applicants for land use approvals to reimburse the City for costs incurred by the City in reviewing and acting upon applications, so that these costs are not borne by the taxpayers of the City.*

**Justification of Proposed Rezoning:** Please answer all of the following questions (attach additional pages if needed). The planning Commission will consider these questions and responses, and other issues (see attached list) in making their findings of fact and recommendation on the proposed rezoning.

- A.** What are the Surrounding land uses? Describe the existing uses and zoning classifications in the area surrounding the subject property.

The Edith Dahlgren property is bordered to the northeast by the Grand Itasca Clinic and Hospital, a medical district zoning classification. The property is bordered to the northwest, west, south and east by residential properties. Note: upon confirmation of rezoning to medical district use, the residence upon the Edith Dahlgren property would be removed and a new medical clinic would be constructed upon the property.

- B.** Would the uses permitted by the proposed zoning map change be appropriate for the surrounding area?

The proposed zoning map change for the Edith Dahlgren property is to the medical district zoning classification. This use is appropriate for the surrounding area given that the Edith Dahlgren property is contiguous to the Grand Itasca Clinic and Hospital, and is in close proximity to other medical district properties, as well as the newly constructed Majestic Pines Senior Living Community, an assisted living facility constructed so as to have close access to the medical district properties.

- C.** Is the property adequately served by public infrastructure (streets, sidewalks, utilities, etc)?

The Edith Dahlgren property is well served by a public thoroughfare, Golf Course Road, to the north. Currently, there is a private home upon the Edith Dahlgren property with utilities sized for residential use, which would need to be enlarged for the contemplated medical clinic to be constructed upon the Edith Dahlgren property. Utility extensions currently under construction to serve the Majestic Pines Senior Living Community a short distance to the east of the Edith Dahlgren property, may be extended to serve the contemplated medical clinic to be constructed upon the Edith Dahlgren property.

- D.** Demonstrate the need for additional property in the proposed zoning district.

The conversion of the Edith Dahlgren property to the contemplated medical clinic will strengthen the City's medical district by creating additional well paying employment for residents of the City, broadening the array of medical services available to residents of the City and surrounding region and further establish the medical district as a one-stop destination for medical care for residents of the City and the surrounding region.



- E.** What effect will the proposed rezoning have on the growth and development of existing neighborhoods, other lands in the proposed district, commercial and industrial neighborhoods?

The rezoning will further the growth and development of the medical district and will serve the goal of centralizing and consolidating the City's medical services rather than having disparate medical services in facilities spread throughout the City. It is anticipated that the rezoning will enhance property values for the nearby residential properties given the expected upgrade of the property's amenities and the grooming of the property's grounds with the construction of a new medical clinic. Given the close proximity of nearby and contiguous medical district uses, and the high quality construction and amenities to be furnished in the establishment of the contemplated medical clinic, the character of the nearby neighborhoods will not be adversely affected, and indeed, will be enhanced by the rezoning.

- F.** Demonstrate that the proposed rezoning is the minimum change needed to allow a reasonable use of the property.

Ms. Edith Dahlgren no longer desires to utilize the property as a residence. The property will achieve its highest and best use as a new medical clinic, offering expanded medical services and excellent employment.

- G.** How does the proposed rezoning conform to the City's Comprehensive Plan?

The proposed rezoning conforms to the City's comprehensive plan by furthering the City's medical district as a preferred destination in the region for medical care, with commensurate economic benefits, at no loss to the City, and with no diminishment of the nearby residential properties.

- H.** Is the timing proper for the proposed rezoning?

Timing is proper for the proposed rezoning in light of the facts that Ms. Edith Dahlgren no longer desires to utilize the property as a residence and there exists a potential opportunity for cost effective extensions of public utilities currently to be constructed for the Majestic Pines Senior Living Community.

The real estate purchase agreement between Ms. Dahlgren and The Davis Group calls for a real estate "closing" on December 1, 2013. Rezoning of the property would need to be confirmed no later than November 15, 2013 to satisfy the property development contingency of the purchase agreement.



**I.** Any additional information that the Petitioner would like to supply.

**Please see attached:**

- (1) photos showing the current condition of the property, and**
- (2) proposed site plan for the medical clinic.**

**Additional Instructions:**

Prior to submitting your Petition to Rezone, you will need to arrange for one or more preliminary meetings with the Community Development Director. This meeting is intended to ensure that the proposed application is complete, to answer any questions the applicant may have, discuss meeting schedules and, if applicable, the scope of the required submittals. Completed applications required to be submitted to the Grand Rapids Community Development Department by the 15th of the month.

**Findings for Approval:**

The Planning Commission, in formulating its recommendation, and the City Council, in support of its action will make findings of fact based on their responses to the following list of considerations:

- Will the change affect the character of the neighborhoods?
- Would the change foster economic growth in the community?
- Would the proposed change be in keeping with the spirit and intent of the ordinance?
- Would the change be in the best interest of the general public?
- Would the change be consistent with the Comprehensive Plan?

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

More information may be requested by the City of Grand Rapids Planning Commission or City Council, if deemed necessary to properly evaluate your request. The lack of information requested may be in itself sufficient cause to deny an application.

The North Half of the Southeast Quarter of the Northeast Quarter of Section 30, Township 35 North, Range 25 West, Itasca County, Minnesota, EXCEPT the following described parcels:

1. The East 200 feet of the North 173 feet.
2. The West 200 feet of the East 400 feet of the North 173 feet.
3. The East 484 feet EXCEPT the East 400 feet of the North 173 feet.
4. The East 330 feet of the East 814 feet.

**TO:** City of Grand Rapids  
Planning Department

**FROM:** Patrick J. Giordana AIA

**DATE:** 12 September 2013

**RE:** Grand Rapids Medical Center

## Project Description:

The proposed site plan for the Grand Rapids Medical Center includes a 32,500 square foot single story multi-tenant medical facility. The site includes approximately 180 parking spaces with 60 identified for staff use and the remaining 120 spaces for patient use. The primary issues affecting the site design include

- A large Landscape buffering has been provided on all three sides of the development including 50' setbacks from the east and west property lines and a 250' setback from the residential district along the south property line. The large setback from the south will allow an expanse of existing landscaping to remain undisturbed.
- The building has been setback from from the access road. This location provides for excellent vehicular access and allows the building to provide a visual and acoustical buffer from the patient parking lot to the adjacent residential district to the south of the property.
- The patient parking lot is designed with parking rows oriented perpendicular to the building to allow pedestrians to exit their vehicles and walk to the medical center along the drive aisles. This configuration avoids patients in wheelchairs, with walkers or parents with strollers from having to maneuver between parked vehicles. This arrangement also improves visibility for both incoming vehicles as well as patients walking to and from the facility.
- The location of the parking lot between the access road and the building allows for most vehicles to park without passing in front of the medical facility. This configuration reduces patient / vehicular conflicts and improves safety.
- For patients needing to be dropped off or picked up from the building entrance, a canopy element not only provides for covered patient access to the building but offers an architectural element to identify the building entrance and aid in way finding.
- The staff parking area is located adjacent to the east side of the building for easy access to the employee entrance. No parking spaces have been located at the end of the employee parking lot to minimize headlights facing towards the residential district south of the facility. Landscaping/screening will be utilized to control all headlights and provide additional buffering.



The building construction will consist of a steel framed facility with flat roof with a primary building height of approximately 18'. The building entrance will include an entrance canopy with a raised building façade to add interest to the overall building design. Exterior building materials will include brick veneer, metal accents and a combination of punched windows and areas of larger glass elements at the building entrance, lobby and areas of the building that would benefit from more natural light. The mechanical air handling units will be located on the roof of the facility and will be completely screened from all sides of the building.





SINGLE STORY MEDICAL CLINIC  
15,000 GSF  
181 TOTAL PARKING STALLS  
\$15 PARKING STALLS PER 1000 SF

OUTPATIENT  
PARKING STALLS

COBBLED DRIVEWAY  
PATIENT DROP-OFF

NOISY DRIVE  
PARKING STALLS



Photos

1702 Golf Course Road



Front View



Deck



From Street



Rear View

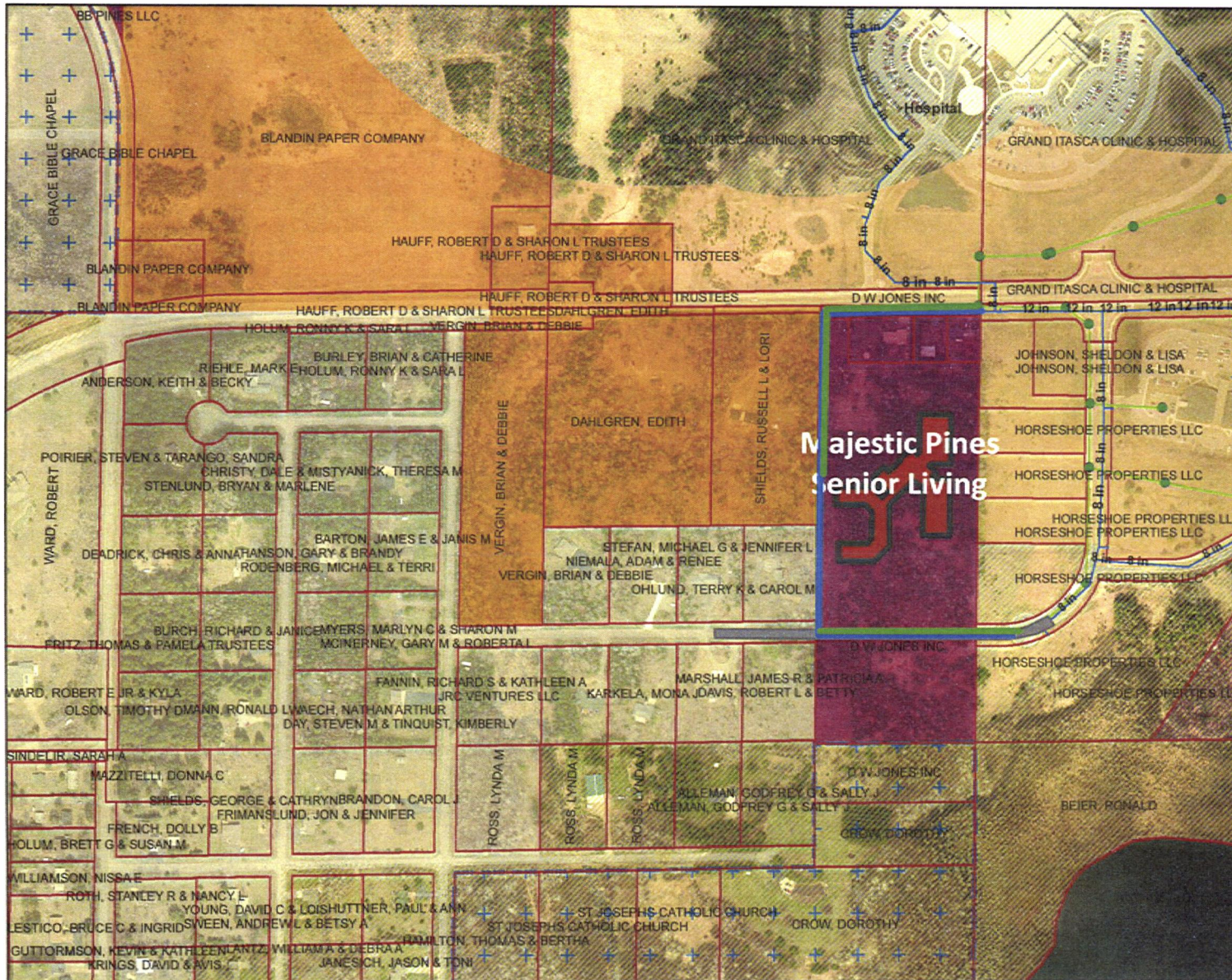


Outbuildings



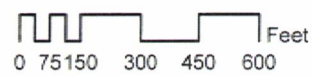
Garage





**Legend**

- R-1
- R-1a
- SR-1
- R-2
- SR-2
- R-3
- SR-3
- R-4
- RR
- SRR
- RC
- SRC
- LB
- SLB
- CBD
- GB
- SGB
- M
- SM
- I-1
- SI-1
- I-2
- SI-2
- PU
- SPU
- CD
- AG
- AP
- MCO
- UO
- SBO
- PUD



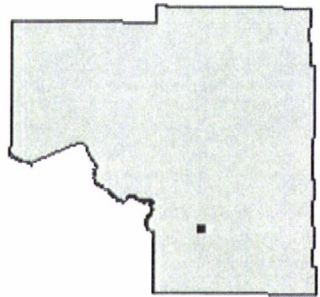


### Itasca County Map Viewer



Itasca County DSM - Copyright (C) 1992-2013

0 414ft

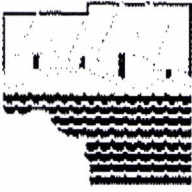


### Itasca County Department of Surveying & Mapping

This information is a compilation of data from different sources with varying degrees of accuracy and requires a qualified field survey to verify.

- Legend**
- Selected Features
  - Highlighted Feature
  - Public Boat Ramp
  - Tax Parcel
  - Roads Public / Private
  - PLS Township Line
  - PLS Section Line
  - Lake
  - Stream
  - 2010 Photograph



 <p style="font-size: 1.2em; margin: 0;"><b>Itasca County Parcel Information System</b></p> <p style="margin: 0;">Itasca County's Web Site</p>	<p style="margin: 0;">Mon, Sep 16, 2013</p> <p style="margin: 0; font-size: 0.8em;">Parcel Info Data Date: September 11, 2013                  CRV Info Data Date: September 11, 2013                  Payment Detail Data Date: September 11, 2013</p>
--	---

[Parcel Information](#)     
 [CRV Information](#)     
 [Lake Finder](#)     
 [FAQ](#)     
 [Request Info](#)

## Payable 2013 Property Tax Statement

[Click here for a Printable Tax Statement](#)

**Record Details**

**Parcel Number: 91-030-1410**

**Owner of Record**

DAHLGREN, EDITH  
 1702 GOLF COURSE RD  
 GRAND RAPIDS MN 55744

2013 Tax:	\$793.00
2013 Special Assessments:	\$45.00
<b>2013 TOTAL Tax and Assessments:</b>	<b>\$838.00</b>

**2013 Payment Detail**

First Half	Paid
Second Half	Not Paid

Tax District (# / Name):	91 / GRAND RAPIDS CITY
Plat Description:	
Legal Description:	SE NE LESS E 484' & LESS W 839.5' OF S 1/2 &
Deeded Acres:	7.65
Section-Township-Range:	30-055-25
School District:	318
Lake (# / Name):	

**Payable 2013 Assessment Data**

	Estimated Value	Taxable Value
Land:	\$55,600	\$40,800
Building:	\$48,800	\$35,800
<b>TOTAL:</b>	<b>\$104,400</b>	<b>\$76,600</b>

**Class Code(s)**  
 201 -- Residential 1 unit

Minnesota Counties Information Systems (MCIS) makes no warranties, implied or explicit, as to the accuracy or completeness of this data. The data presented on this site is provided directly by the County, and MCIS merely converts it to a searchable web format. This data is intended to be used for informal informational purposes only. It is not intended for use in abstract work, land surveys, title opinions, appraisals, or any other legal documents or for any other purposes. For up-to-date and/or certified information, the user should contact the County Auditor/Treasurer.

Minnesota Counties Information Systems  
 Grand Rapids, MN  
 Website hosting & maintenance provided by [Boreal Access](#)





# Essentia Health

Here with you

November 4, 2013

East Region  
Administration

502 East Second Street  
Duluth, MN 55805  
218.786.2621  
EssentiaHealth.org

Grand Rapids City Council  
City of Grand Rapids  
420 North Pokegama Avenue  
Grand Rapids, MN 55744-2662

NOV - 6 2013

Dear Members of the City Council:

On November 12, a recommendation from the Grand Rapids Planning Commission to rezone 7.2 acres of land from R-1 (One-Family Residential) to M (Medical) will come before the City Council. The Petitioners for this rezoning are the Davis Real Estate Investment Group, LLC and the property owner Ms. Edith Dahlgren.

To date, the Davis Group has been acting on behalf of Essentia Health. We did not think it prudent to disclose our interest in the property until the Planning Commission process was complete. We well appreciate that some in the community may feel that the expanded presence of Essentia may be counter to their individual interests. Given this sensitivity, we thought it best to remain shielded so as to not color the work of the Planning Commission in determining whether a rezoning was appropriately supported by the facts and circumstances of the request.

Essentia is in Grand Rapids providing primary care. Our intent is to expand the scope and depth of the services we provide in Grand Rapids to better meet the needs of our patients and the community. The current clinic does not afford us with the square footage necessary to achieve our vision. As shared at the Planning Commission, none of the available parcels in the current M zone clarification are of a sufficient size to meet our operational needs. Accordingly, we have focused on the Dahlgren property for the new clinic location. By locating on the Dahlgren property, we are enhancing the medical hub of activity as opposed to dispersing services by locating elsewhere in Grand Rapids.

Essentia intends to continue to be a strong health care partner to the Grand Rapids community. Through our proposed new clinic, we will bring enhanced services to the City of Grand Rapids and help facilitate its development into a regional medical destination. Communities that offer their citizens choice and competition strengthen their medical services and we are confident that our clinic will play a role in elevating the level of care provided in Grand Rapids.

We look forward to the Public Hearing on the 12<sup>th</sup> and will stand to take any questions from the Council or the Public in response to our rezoning application. Thank you for the consideration.

Sincerely,

Michael C. Metcalf  
Executive Vice President, Clinic Operations

Mike Motley  
Vice President, Division of Community Clinics

c: ✓ Robert Mattai, Community Development Director, City of Grand Rapids  
Michael S. Sharpe, JD – The Davis Group



## Kim Johnson-Gibeau

---

**From:** eric maturi <stateparker25@gmail.com>  
**Sent:** Tuesday, November 12, 2013 10:14 AM  
**To:** publicworks@grandrapidsmn.org; engineering@grandrapidsmn.org;  
admin@grandrapidsmn.org; rec@grandrapidsmn.org;  
mayoradams@cityofgrandrapidsmn.com  
**Subject:** Golf Course Road Infrastructure idea

Dear Grand Rapids city officials:

I recently heard that at the city council meeting this week there is a proposal to rezone almost 8 acres of land on the west side of the new assistant living facility going up on Golf Course Road for a new almost 40 thousand square foot clinic. I have an idea that is long range planning. Some people may not like it because it's changing the neighborhood some but with recent development in the last 5 years out that way and current plans for development, and probably more to come I think my idea would be a great one to peruse for the future of the city. There is so much open land in that area of the city and there is almost no way that even with out this project that most of that area will probably develop in 10 or less years as well, why not put proper utilities in place ahead of time, plan ahead be proactive.

Try and get a 500-800 thousand dollar iron range resource infrastructure grant for the following project. Provide storm sewer, curb, gutter and probably also sewer and water lines along the following roads. Golf Course out the the roundabout if not the intersection of Old Golf Course Road, 22 and 23rd Ave. Sw. 14th and 11th street Sw. Benson Lane, Isleview Rd. from either Reserve Dr. or Isle View Lane to Golf Course Road, also maybe throw in Old Golf Course Rd. and Rolling Hills Road.

For residents along 22nd ave. Isleview to Golf Course, the rest of Benson Lane, and if infrastructure out this way trail along Golf Course up to Old Golf Course and bike or side walk along one side of Old Golf Course Road. Also at the different intersections of roads put in a street light to make the intersections safer. That could be the only portion of the project that residents would have to pay for.

If we are as futuristic thinking as this city claims to be this would be a perfect project and way to get ready for current and future growth in this small portion of the city all at one time. It would be disruptive to citizens only at one time instead of peace meal-ling infrastructure over time.

I am a member of the North Country national scenic hiking trail that we are working on building the sections between Co. Rd. 61 and Hwy. 6 right now. I know the city of Grand Rapids, Cohasset, and the Forest History Center would like to find a way to connect the Co. Rd. 63, Isleview, and bike trail at the Forest History Center together. Why not try and get a legacy grant, IRRB great grant between all those entities in the future, and add in The North Country Trail, Get Fit Itasca, and Itasca Co. on this great project. Build storm sewer curb and gutter along all of Co. Rd. 76 between the roundabout and Co. Rd. 63 and on the Forest History Center side of the road build a bike trail along the side of the road, and with a branch extending southward along the Forest History Center access road. This would be a great win win and connect all three bike trails together and be a great thinking ahead project for the city as the area continues to grow and develop. Our organization would be more than happy to put our name on any application for money as a co sponsor.

I have two other quick questions, when is 21st. street by the catholic school going to be finished, and is it going to have sidewalk, sewer and water along the entire street. Is there any plans or possibilities of any infrastructure expansions to help with future city growth, or any possible housing, or retail, food service, hospitality planned or possibly coming between the water tower and 21st. street in the next couple years. I am not asking what

because you probably can't say but just asking what type if anything. I think with repaving of 169 coming in in next few years the city should plan turn lanes, curb gutter, sewer and water, curb cuts for 33rd, 37th and anything else at the same time between 29th street and the trailer park and water tower.

Thanks for taking the time to listen to my ideas, and I love that Grand Rapids is a growing city, I am just trying to help make Grand Rapids the best it possibly can be. I want to see it continue to grow and develop especially between Pokegama Lake and town. I think these are a few ideas to help move Grand Rapids and the area ahead. Keep up the good work on making Grand Rapids the best possible community to work, live, and recreate in.

Sincerely,

Eric Maturi



Grand Itasca Foundation's community support through grant dollars - dollars committed to support health and wellness in our community:

*Since 2001 we have granted over \$400,000 to projects and programs such as: ElderCircle, First Call for Help/2-1-1, Baby Steps Boutique, healthy food classes for adults and families, activities for kids, Cardiac Rehab, Women's Health and Birth, Ultrasound machines, patient blanket warmers, lactation consultant education, nurse education, concussion programs in the schools and purchasing equipment for the athletic training & medical staff who provide coverage at high school and local college sporting events, Get Fit Itasca, surgical supplies, and equipment for diabetic education programs, to name a few...*

In 2005, Grand Itasca Foundation raised and distributed \$1.3 million dollars to support facility enhancements at Grand Itasca Clinic & Hospital's new campus:

*Projects funded include: new patient beds, High Definition surgical monitors, patient blanket warmers, non-invasive bladderscan machine, digital mammography, glucose monitoring machine for diabetic patients, vital stim therapy for physical therapy patients, new furniture and equipment for birthing suites, medical bedside tables for Day Surgery patient rooms, MedEx workout equipment for patient rehabilitation department, lactation program equipment and new patient monitors throughout the entire facility that are directly compatible with the new electronic health record.*

Over \$73,000 in scholarships has been awarded by Grand Itasca Foundation since 1999 to support both traditional and non-traditional students in our community pursuing an education in a health science field.

Source of Information:

Kelly Kirwin, Director

Grand Itasca Foundation

1601 Golf Course Road

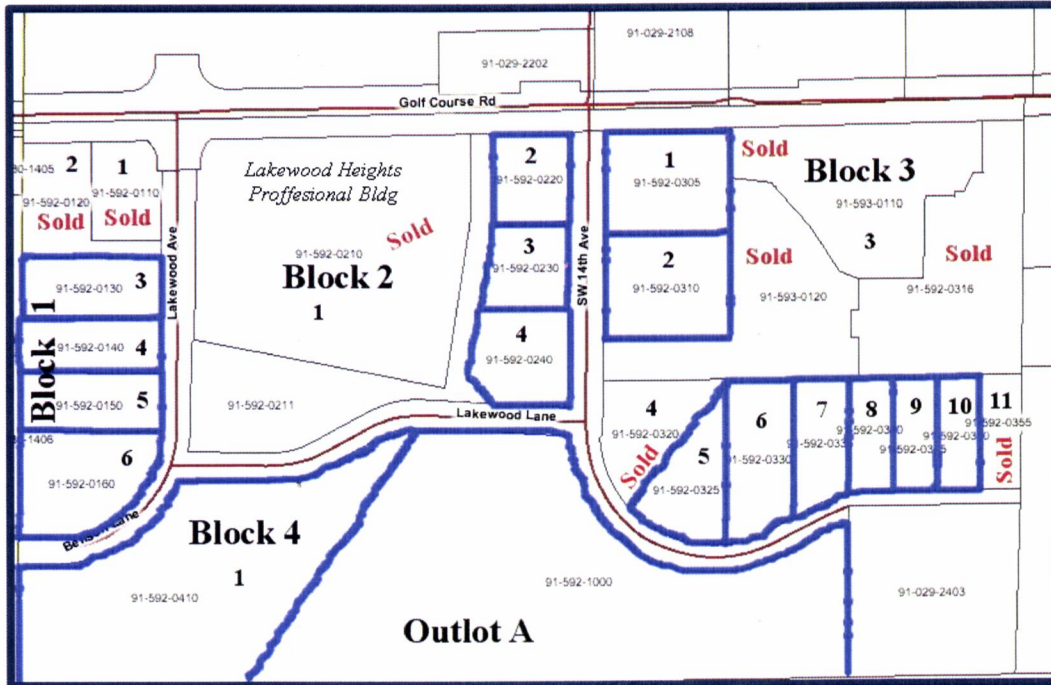
Grand Rapids, MN 55744

218.999.1009 - Phone

218.999.1014 - Fax

[kelly.kirwin@granditasca.org](mailto:kelly.kirwin@granditasca.org)

# Lakewood Heights



## Block One

<u>Block One</u>	<u>Price</u>	<u>Acreage</u>	<u>Address</u>	<u>Zoned</u>
Lot 3	\$70,000	1.0	Lakewood Ave	Medical
Lot 4	\$75,000	1.0	Lakewood Ave	Medical
Lot 5	\$75,000	1.0	Lakewood Ave	Medical
Lot 6	\$136,000	1.6	Lakewood Ave	Medical

## Block Two

Lot 2	\$119,000	0.9	14 <sup>th</sup> Ave W	Medical
Lot 3	\$109,000	1.0	14 <sup>th</sup> Ave W	Medical
Lot 4	\$119,000	1.2	14 <sup>th</sup> Ave W	Medical

## Block Three

Lot 1	\$163,000	1.6	14 <sup>th</sup> Ave W	Medical
Lot 2	\$143,000	1.6	14 <sup>th</sup> Ave W	Medical
Lot 5	\$99,000	1.2	Lakewood Lane	Medical
Lot 6	\$99,000	1.3	Lakewood Lane	Medical
Lot 7	\$69,000	0.9	Lakewood Lane	Medical
Lot 8	\$49,000	0.6	Lakewood Lane	Residential
Lot 9	\$49,000	0.6	Lakewood Lane	Residential
Lot 10	\$48,000	0.6	Lakewood Lane	Residential

<b>Blk 4 Lot 1</b>	\$132,000	<u>6.7</u>	Lakewood Lane	Shoreline Medical
--------------------	-----------	------------	---------------	-------------------

<b>Outlot A</b>	\$349,000	<u>12.2</u>	Lakewood Lane	Shoreline Res.
-----------------	-----------	-------------	---------------	----------------



**Charlotte  
McDermott**  
218-326-3455  
218-259-9696

812 S. Pokegama Ave  
Grand Rapids, MN 55744  
www.coldwellbanker.com



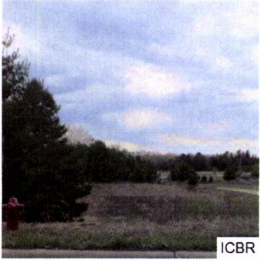
Northwoods Realty

## HORSESHOE PROPERTIES

<u>Block/Lot:</u>	<u>Price:</u>	<u>Acreage:</u>	<u>Assmt Bal. 10/12:</u>	<u>Address:</u>	<u>Parcel:</u>	<u>Zoned:</u>
Block 1 Lot 3	\$70,000	1.0	\$15,798.13	Lakewood Ave.	91-592-0130	Medical
Block 1 Lot 4	\$75,000	1.0	\$24,215.45	Lakewood Ave.	91-592-0140	Medical
Block 1 Lot 5	\$75,000	1.0	\$24,215.45	Lakewood Ave.	91-592-0150	Medical
Block 1 Lot 6	\$136,000	1.6	\$35,104.62	Lakewood Ave.	91-592-0160	Medical
Block 2 Lot 2	\$119,000	0.9	\$32,142.16	14th Ave West -W	91-592-0220	Medical
Block 2 Lot 3	\$109,000	1.0	\$34,641.31	14th Ave West - W	91-592-0230	Medical
Block 2 Lot 4	\$119,000	1.2	\$40,131.31	14th Ave West - W	91-592-0240	Medical
Block 3 Lot 1	\$163,000	1.6	\$42,925.24	14th Ave West - E	91-592-0305	Medical
Block 3 Lot 2	\$143,000	1.6	\$43,146.36	14th Ave West - E	91-592-0310	Medical
Block 3 Lot 5	\$99,000	1.2	\$21,834.09	Lakewood Lane	91-592-0325	Medical
Block 3 Lot 6	\$99,000	1.3	\$26,269.16	Lakewood Lane	91-592-0330	Medical
Block 3 Lot 7	\$69,000	0.9	\$23,271.22	Lakewood Lane	91-592-0335	Medical
Block 3 Lot 8	\$49,000	0.6	\$17,204.46	Lakewood Lane	91-592-0340	Residential
Block 3 Lot 9	\$49,000	0.6	\$17,004.38	Lakewood Lane	91-592-0345	Residential
Block 3 Lot 10	\$48,000	0.6	\$17,004.38	Lakewood Lane	91-592-0350	Residential
Block 4 Lot 1	\$132,000	6.7	\$48,368.29	Lakewood Lane	91-592-0410	Shoreline Medical
Outlot A	\$349,000	12.2	\$76,429.00	Lakewood Lane	91-592-1000	Shoreline Residential

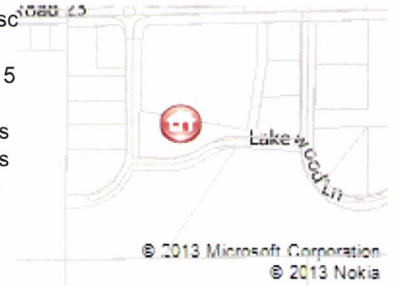


**ALL FIELDS DETAIL**



(3) **MLS #** 9922063  
 (4) **Class** LOTS/LAND  
 (6) **Type** LOT  
 (7) **Area** SOUTHWEST GRAND RAPIDS  
 (8) **Asking Price** \$349,000  
 (9) **Address** outlot A LAKEWOOD LANE  
 (10) **Address 2**  
 (11) **City** Grand Rapids  
 (12) **State** MN  
 (13) **Zip** 55744  
 (14) **Status** ACTIVE  
 (15) **Sale/Rent** For Sale  
 (98) **IDX Include** Yes

(16) **County** Itasca  
 (17) **DISTANCE TO GRAND RAPIDS** 0 - 5  
 (18) **NATURAL GAS** Yes  
 (19) **ELECTRIC TO METER** Yes  
 (20) **WATERFRONT** No



**GENERAL**

(21) **Deeded Access (Y/N)**  
 (23) **Lake Class**  
 (25) **Lake Size (Acres)**  
 (27) **Listing Date** 1/24/2013  
 (31) **Listing Office 1** COLDWELL BANKER NORTHWOODS - MAIN: (218) 326-3455  
 (33) **Listing Office 2**  
 (35) **Non MLS Agent Office**  
 (37) **Listing Type** Exclusive Right  
 (39) **Dual Com. Agreement (Y/N)** No  
 (41) **Buyer Agent Commission** 2.40  
 (43) **Owner/Agent (Y/N)** No  
 (46) **School District** 318-Grand Rapids  
 (48) **Lot Acres** 12.20  
 (50) **Restrictions (Y/N)** Yes  
 (52) **Electric Source** PU  
 (88) **Directions** In Town.  
 (90) **VOW Include** Yes  
 (92) **VOW Comment** No  
 (96) **Search By Map**  
 (99) **Update Date** 5/17/2013  
 (101) **HotSheet Date** 1/25/2013  
 (103) **Input Date** 1/25/2013 3:28:00 PM  
 (105) **Original Price** \$349,000  
 (500) **Picture** 5  
 (22) **Lake Number**  
 (24) **Lake Name**  
 (26) **River Name**  
 (30) **Agent** CHARLOTTE MCDERMOTT - Cell: (218) 259-9696  
 (32) **Listing Agent 2**  
 (34) **Non MLS Agent Name**  
 (36) **Non MLS Agent Phone**  
 (38) **Auction Agreement (Y/N)** No  
 (40) **Listing Broker Commission** 0.00  
 (42) **Facilitator Commission** 0.00  
 (44) **Owner** Horseshoe Properties  
 (47) **Lot Front Feet** 1,035.00  
 (49) **Lot Size** 1035 x 356x1406x720  
 (51) **Outbuildings (Y/N)** No  
 (87) **Legal** Lakewood Heights Outlot A  
 (89) **Off Market Date**  
 (91) **VOW Address** Yes  
 (93) **VOW AVM** No  
 (97) **Tax ID**  
 (100) **Status Date** 1/25/2013  
 (102) **Price Date** 1/25/2013  
 (104) **Associated Document Count** 2  
 (501) **Days On Market** 292

**FEATURES**

<b>ELECTRIC</b> To Curb	<b>WATER</b> None	<b>LOT DESCRIPTION</b> Rolling
<b>SEWER</b> None		<b>TERMS</b> New Financing Cash

**FINANCIAL**

(106) <b>Assessment (Y/N)</b> Yes	(107) <b>Tax Year</b> 2012
(108) <b>Tax Amount</b> 17692	(109) <b>Tax Class</b>
(110) <b>PIN #</b> 91-592-1000	(111) <b>Section</b> 29
(112) <b>Township</b> 55	(113) <b>Range</b> 25
(114) <b>Financing Terms</b> cash/new mortgage	

**SOLD STATUS**

(118) <b>How Sold</b>	(119) <b>Contract Date</b>
(120) <b>Closing Date</b>	(121) <b>Sold Price</b>
(122) <b>Seller Concession</b>	(123) <b>Sell Team</b>
(124) <b>Selling Agent 1</b>	(125) <b>Selling Office 1</b>

**(115) AGENT REMARKS**

Currently tax class indicates vacant land or 2-3 residential. However once property is developed with medical determination, tax class will be changed to medical. Spec. Asses. balance 2012 \$14,376.70

**(116) PUBLIC REMARKS**

Numerous lots to choose from in the plat of Lakewood Heights in District four. They vary in size, shape, price and terrain. Many are enhanced with beautiful pines and or hardwoods. The City of Grand Rapids has determined they are to be zoned with a "Medical" purpose. Options for development include: Multifamily such as apartment buildings, townhomes, senior housing with services, assisted living, nursing homes, day care facilities, health care clinics, professional offices for dental, chiropractic, legal, architects, or engineers. A recent addition to the list was the creation of a health club/facility. Development details can be located in the City ordinances, chapter 30 - Article 6. Sales price currently includes remaining assessments. Buyer has the option to purchase at a lesser cost and assume assessments. City would allow future owner to pay them over a 15 year period.

**ADDITIONAL PICTURES**



**DISCLAIMER**

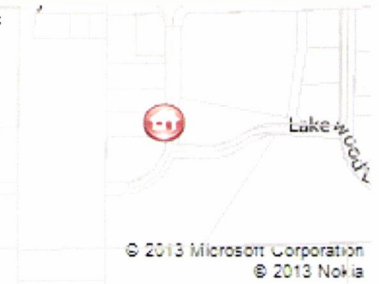
This information is deemed reliable, but not guaranteed.



**ALL FIELDS DETAIL**



(3) MLS #	9922062	(16) County	Itasca
(4) Class	LOTS/LAND	(17) DISTANCE TO GRAND RAPIDS	0 - 5
(6) Type	COMMERCIAL LOT	(18) NATURAL GAS	Yes
(7) Area	SOUTHWEST GRAND RAPIDS	(19) ELECTRIC TO METER	Yes
(8) Asking Price	\$132,000	(20) WATERFRONT	No
(9) Address	Blk 4 Lot 1 LAKEWOOD LANE		
(10) Address 2			
(11) City	Grand Rapids		
(12) State	MN		
(13) Zip	55744		
(14) Status	ACTIVE		
(15) Sale/Rent	For Sale		
(98) IDX Include	Yes		



**GENERAL**

(21) Deeded Access (Y/N)		(22) Lake Number	
(23) Lake Class		(24) Lake Name	
(25) Lake Size (Acres)		(26) River Name	
(27) Listing Date	1/24/2013	(30) Agent	CHARLOTTE MCDERMOTT - Cell: (218) 259-9696
(31) Listing Office 1	COLDWELL BANKER NORTHWOODS - MAIN: (218) 326-3455	(32) Listing Agent 2	
(33) Listing Office 2		(34) Non MLS Agent Name	
(35) Non MLS Agent Office		(36) Non MLS Agent Phone	
(37) Listing Type	Exclusive Right	(38) Auction Agreement (Y/N)	No
(39) Dual Com. Agreement (Y/N)	No	(40) Listing Broker Commission	0.00
(41) Buyer Agent Commission	2.40	(42) Facilitator Commission	0.00
(43) Owner/Agent (Y/N)	No	(44) Owner	Horseshoe Properties
(46) School District	318-Grand Rapids	(47) Lot Front Feet	980.00
(48) Lot Acres	6.70	(49) Lot Size	980 x 299 x 536 x 719
(50) Restrictions (Y/N)	Yes	(51) Outbuildings (Y/N)	No
(52) Electric Source	PU	(87) Legal	Lakewood Heights Blk 4 Lot 1
(88) Directions	In Town.	(89) Off Market Date	
(90) VOW Include	Yes	(91) VOW Address	Yes
(92) VOW Comment	No	(93) VOW AVM	No
(96) Search By Map		(97) Tax ID	
(99) Update Date	5/17/2013	(100) Status Date	1/25/2013
(101) HotSheet Date	1/25/2013	(102) Price Date	1/25/2013
(103) Input Date	1/25/2013 3:25:00 PM	(104) Associated Document Count	0
(105) Original Price	\$132,000	(501) Days On Market	292
(500) Picture	4		

**FEATURES**

<b>ELECTRIC</b>	<b>WATER</b>	<b>LOT DESCRIPTION</b>
To Curb	None	Rolling
<b>SEWER</b>		<b>TERMS</b>
None		New Financing
		Cash

**FINANCIAL**

(106) Assessment (Y/N)	Yes	(107) Tax Year	2012
(108) Tax Amount	13572	(109) Tax Class	
(110) PIN #	91-592-0410	(111) Section	29
(112) Township	55	(113) Range	25
(114) Financing Terms	cash/new mortgage		

**SOLD STATUS**

(118) How Sold		(119) Contract Date	
(120) Closing Date		(121) Sold Price	
(122) Seller Concession		(123) Sell Team	



**SOLD STATUS**

(124) Selling Agent 1

(125) Selling Office 1

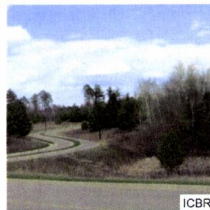
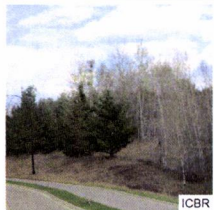
**(115) AGENT REMARKS**

Currently tax class indicates vacant land or 2-3 residential. However once property is developed with medical determination, tax class will be changed to medical. Spec. Asses. balance 2012 \$8969.16

**(116) PUBLIC REMARKS**

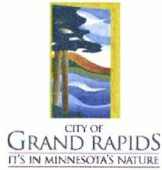
Numerous lots to choose from in the plat of Lakewood Heights in District four. They vary in size, shape, price and terrain. Many are enhanced with beautiful pines and or hardwoods. The City of Grand Rapids has determined they are to be zoned with a "Medical" purpose. Options for development include: Multifamily such as apartment buildings, townhomes, senior housing with services, assisted living, nursing homes, day care facilities, health care clinics, professional offices for dental, chiropractic, legal, architects, or engineers. A recent addition to the list was the creation of a health club/facility. Development details can be located in the City ordinances, chapter 30 - Article 6. Sales price currently includes remaining assessments. Buyer has the option to purchase at a lesser cost and assume assessments. City would allow future owner to pay them over a 15 year period.

**ADDITIONAL PICTURES**



**DISCLAIMER**

This information is deemed reliable, but not guaranteed.



# CITY OF GRAND RAPIDS

## Legislation Details (With Text)

<b>File #:</b>	13-0683	<b>Version:</b>	1	<b>Name:</b>	Consider the recommendation of the Planning Commission regarding the adoption of an ordinance, amending the Official Zoning Map by rezoning a 7.2 acre parcel of land from R-1 (One-Family Residential) to M (Medical).
<b>Type:</b>	Agenda Item	<b>Status:</b>			Public Hearing
<b>File created:</b>	11/6/2013	<b>In control:</b>			City Council
<b>On agenda:</b>	11/12/2013	<b>Final action:</b>			
<b>Title:</b>	Consider the recommendation of the Planning Commission regarding the adoption of an ordinance, amending the Official Zoning Map by rezoning a 7.2 acre parcel of land from R-1 (One-Family Residential) to M (Medical).				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Zoning Map Amendment Findings of Fact: EXHIBIT "B"</a> <a href="#">Ordinance draft Rezone R-1 to M w-Exhibit-A amended</a>				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Consider the recommendation of the Planning Commission regarding the adoption of an ordinance, amending the Official Zoning Map by rezoning a 7.2 acre parcel of land from R-1 (One-Family Residential) to M (Medical).

### **Background Information:**

After the public hearing on this matter, the City Council will want to consider the public testimony received and review the recommendation put forward by the Planning Commission.

The Council can accept the recommendation of the Planning Commission, if they are in agreement with it, and adopt the ordinance as prepared, or the Council can make its own findings to support its reasons for approving or denying the requested rezoning. *If the Council chooses the latter option, and is not prepared to adopt findings of fact at this meeting, staff would recommend a motion to extend the 60-day rule, an additional 60 days, for the purpose of drafting its own findings, and then table action on this item until the next regularly scheduled meeting (potentially November 25th).*

### **Requested City Council Action**

Consider the recommendation of the Planning Commission regarding the adoption of an ordinance, amending the Official Zoning Map by rezoning a 7.2 acre parcel of land from R-1 (One-Family Residential) to M (Medical), and authorize its publication in summary form.

## EXHIBIT "B"

### PLANNING COMMISSION

#### Considerations

#### **ZONING MAP AMENDMENT: Davis Group/Dahlgren Request**

#### **1. Will the change affect the character of neighborhoods?**

##### **-Why/Why not?**

*It will not change the character of the neighborhoods fronting Golf Course Road, nor will it negatively impact the properties to the south of the subject area. As it pertains to the existing neighborhood, the following factors are deemed important to consider: current high density residential and medical uses, proposed developments, large lots, and traffic use/patterns. These factors that presently exist on Golf Course Road speak to, and are driving, a higher density use of properties abutting Golf Course Road. This higher and better use can be maintained and expanded without damaging the coexisting residential uses that are in proximity to higher density uses. To this end, efforts are being taken to provide substantial buffering to residential neighborhoods adjacent to multi-family, commercial and medical developments.*

*A 250 foot rear bufferyard is proposed within the site plan by the applicant. This offering by the applicant, is intended to preserve the residential character of the properties to the south. As such, the neighborhood to the rear, or south, will enjoy expanded buffering that will preserve this southerly area as being rural residential in nature. The Planning Commission finds that by conditioning the rezoning request upon the applicant/fee owner granting the City a recorded Conservation Easement over these 250 feet, the City ensures that this buffering will remain a constant and place the City in a position as a steward over this area and will be able to ensure that this buffering is not jeopardized over time. The Planning Commission also feels that there is a benefit in conditioning the rezoning request upon the applicant/fee owner granting the City a recorded Conservation Easement over an additional 50 feet of the entire easterly and westerly property lines from Golf Course road continuing to where these lines would connect to the southerly Conservation Easement. This additional 50*



*foot buffer will allow for better compatibility between the subject property and that of the residential zoned property to the east and west. Again, this ensures that this buffering will remain a constant and place the City in a position as a steward over this area and will be able to ensure that this buffering is not jeopardized over time.*

**2. *Would the change foster economic growth in the community?***

***Why/Why not?***

*It will provide for economic growth through additional employment opportunities, expand the City's tax base, expand the City's consumer base, enlarge our City's medical services, bring people into the community, and will foster a higher and better use of the land.*

*By rezoning the subject property from R-1 to Medical, the subject property will be put to a highest and better use. It will expand a medical presence within the City of Grand Rapids. The zoning ordinance of Grand Rapids, as well as, the Comprehensive Plan place much emphasis upon bolstering the City's' economic growth. In expanding Medical zoning, Grand Rapids will add employment opportunity and further its standing as an economic/medical hub in our geographical area. Moreover, the City has available a total of 94.20 acres of property that are zoned Medical. Of this inventory, 74.2 acres are presently developed and only 20 acres remain undeveloped. Of the undeveloped inventory, there seems to be only a series of four contiguous and undeveloped lots that collectively could fit the Developer's proposed use. There is certainly not a glut of large plots of Medically zoned properties that could fit a large medical campus like the one being contemplated in this matter.*

*The direct economic injection this development presents may be offset by potential business losses at existing medical clinics. This position assumes that there is a finite customer base and net-zero business scenario.*

*A second aspect of the potential business losses could be medical specialty referrals being outsourced from the area. Every business assumes this type of risk/reward, and while*

*difficult to quantify, it must be recognized.*

**3. *Would the proposed change be in keeping with the spirit and intent of the ordinance?***

***Why/Why not?***

*A 250 foot rear yard bufferyard is proposed within the site plan as required within Section 30-454(e) of the Zoning Ordinance. This is intended to screen/protect the residential uses in the rear area of the subject property that will conceivably be in place for a longer period of time. The size of the subject property will allow for a large amount of undeveloped space. Said unused space will in turn allow for buffering for adjacent residential uses. The Planning Commission finds that this buffering is best used to buffer areas to the south of the subject property in that this area is likely to remain rural residential in nature unlike other areas on Golf Course Road that are likely to convert to higher density uses over time.*

*The Planning Commission also feels that there is a benefit in conditioning the rezoning request upon the applicant/fee owner granting the City a recorded Conservation Easement over an additional 50 feet of the entire easterly and westerly property lines from Golf Course road continuing to where these lines would connect to the southerly Conservation Easement. This additional 50 foot buffer will allow for compatibility between the subject property and that of the residential zoned property to the east and west. Again, this ensures that this buffering will remain a constant and place the City in a position as a steward over this area.*

*Adding additional Medical zoning also promotes economic development, clusters like uses, limits strains on infrastructure, benefits end users and all of our City's residents as addressed in more detail above.*

*The Planning Commission did address the issue of "Spot Zoning" in considering this request. There is arguably an island of R-1 zoning that would be wedged between a newly created Medical Zone to the west and R-3 zoning immediately to the east. That said, although a single island of non-conforming use may exist within a larger zoned district, the Planning Commission does not believe that this would dramatically reduce the value for uses specified in*



*the zoning ordinance of either the rezoned plot or that of the abutting property. It is more likely than not that rezoning the subject property would increase the value of the remaining R-1 zoned property to the east.*

*There is a benefit is clustering Medically zoned properties into one central area(s) or nodes. This leverages the cost of adding and maintaining infrastructure to the City that is needed to support higher density uses, as well as, regionalizes the use of infrastructure to smaller areas, versus spreading these services throughout the City. This benefits the end user, lessens strains placed on infrastructure and promotes safer vehicular and pedestrian travel.*

*Moreover, this rezone would allow a large campus medical facility. As such, such a development would necessitate expansion of City services (sanitary sewer and water) along Golf Course Road past its present termini. This will be done at the sole expense of the developer, resulting in the looping of services, and improving the quality of services to all area property owners.*

**4. Would the change be in the best interest of the general public?**

***Why/Why not?***

*Economic vitality is a prerequisite for a strong community as a whole. Understanding the economic growth discussion from Consideration #2, the absolute net economic impact is impossible to quantify. By adding additional Medically zoned property, the City will add employment opportunity, add additional tax revenue, and likely bring others into our City who wish to use our medical campuses and other area businesses. There is not a glut of large plots of Medically zoned properties that could fit a large medical campus like the one being contemplated in this matter. Rezoning the subject property would promote a higher and better use of the subject property, and those which are near the subject property.*



- **5. Would the change be consistent with the Comprehensive Plan?**

***Why/Why not?***

- *The Comprehensive Plan at Chapter 4 states the following:*

*Recognize the City's evolving demographics. As noted in the Demographics section, the City is facing the same unprecedented aging trend that is seen throughout Minnesota and across the United States. Land use patterns can be greatly affected by such changing demographics as demand for various housing types and urban amenities shifts. The City has already seen an increase in demand for accessible housing, for smaller housing units, and residential areas that are better connected to health care, commercial areas, and recreational amenities.*

*The rezone request at hand will provide opportunity for additional medical care in the City of Grand Rapids. It will also accomplish this in a way that is prudent and well thought out.*

- *The Comprehensive Plan at Chapter 4 states the following:*

*Maintain balance of urban and rural character within the City. The City's recent annexation of large rural areas of Grand Rapids Township changes the land use management decisions faced by staff, Planning Commission, and City Council. Public comment clearly favors maintaining the rural character of areas in the City's north, southwest, and southeast.*

*By rezoning the subject property in conjunction with a conservation easement, that ensures proper buffering, the City will maintain the rural character of properties to the south, and residential use to the east.*

- *The Comprehensive Plan at Chapter 4 states the following:*

*Staging development. The uncertainty about the rate of economic expansion and market demand requires the City to strike a balance between ensuring sufficient land is zoned for development and the risk of inefficient and disconnected sprawl.*

*As addressed above, there is a shortage of large lots available for large medical campuses. There is also a benefit in clustering Medically zoned properties into one central area(s) or nodes. This leverages the cost of adding and maintaining infrastructure to the City to support such a use*

as well as regionalizes the use of infrastructure to smaller areas, versus spreading these services throughout the City.

- *The Comprehensive Plan at Chapter 4 states the following:*

*Improve urban integration with natural infrastructure. Public comment demonstrated a clear preference for improving the connection of the City's urban area to the natural infrastructure within and adjacent to the urban area. Sentiment is strong for better utilization of and protection of rivers, lakes, urban forest, and other elements of the City's natural infrastructure.*

*There is a benefit in clustering Medically zoned properties into one central area(s) or nodes. This leverages the cost of adding and maintaining infrastructure to the City that is needed to support higher density uses, as well as, regionalizes the use of infrastructure to smaller areas, versus spreading these services throughout the City. This benefits the end user, lessens strains placed on infrastructure and promotes safer vehicular and pedestrian travel. Additionally, expansion of medically zoned property in the subject area is not seen as having a negative impact on any surrounding bodies of water. With the recent improvements to Golf Course road (curbing, guttering, and storm water runoff prevention) expansion to a higher density use in this area makes prudent environmental sense.*

- *The Comprehensive Plan at Chapter 4 states the following:*

*Better capture of land use synergies. Traditional separation of land uses into residential, commercial, industrial, and institutional categories fails to recognize how a selective mix of uses across these categories improves livability and economic sustainability. The City has an opportunity to create new distinctions and new mixes between traditional categories.*

*The Planning Commission asserts that there is a benefit to expand medical services in conjunction of newly developed high density housing. Moreover, this new high density housing is catering to our older residents who require services for daily living. By promoting and expanding medical services in this area the City has an opportunity to create new distinctions and new mixes between traditional categories.*



- *The Comprehensive Plan at Chapter 4 states the following:*

*Incorporate character and design in land use categories and regulation. The design of neighborhoods and commercial areas affects livability and economic viability. The City has an opportunity to identify and encourage design for development and redevelopment that recognizes characteristics affecting livability, visual character, function, and connectivity.*

*A 250 foot rear bufferyard is proposed within the site plan by the applicant. This is a substantial offering by the applicant to preserve the residential character of the properties to the south. As such, the neighborhood to the rear, or south, will enjoy expanded buffering that will preserve this southerly area as being rural residential in nature. The Planning Commission finds that by conditioning the rezoning request upon the applicant/fee owner granting the City a recorded Conservation Easement over these 250 feet, the City ensures that this buffering will remain a constant and place the City in a position as a steward over this area and will be able to ensure that this buffering is not jeopardized over time.*

*The Planning Commission also feels that there is a substantial benefit in conditioning the rezoning request upon the applicant/fee owner granting the City a recorded Conservation Easement over an additional 50 feet of the entire easterly and westerly property lines from Golf Course road continuing to where these lines would connect to the southerly Conservation Easement. This additional 50 foot buffers will allow for better compatibility between the subject property and that of the R-1 zoned properties to the east and west. Again, this ensures that this buffering will remain a constant and place the City in a position as a steward over this area and will be able to ensure that this buffering is not jeopardized over time.*

*The Comprehensive Plan at Chapter 4 Goal 1 states the following:*

***Goal 2: Promote commercial development that serves local and regional markets. A diversity of commercial land uses offers multiple benefits to residents and visitors and enhances economic sustainability.***



*The City has identified two objectives to define Land Use Goal 2.*

- a. Recognize distinct classes of commercial development that serve different markets and are compatible with different land uses. Different commercial uses serve distinct markets and perform best when clustered with uses that serve similar markets or require similar infrastructure.*
- b. Provide opportunities for neighborhood commercial nodes that are compatible with residential land uses.*

*By rezoning the subject property from R-1 to Medical, the subject property will be put to a highest and better use. It will expand a medical presence within the City of Grand Rapids. The zoning ordinance of Grand Rapids, as well as, the Comprehensive Plan place much emphasis upon bolstering the City's' economic growth. In expanding Medical zoning, Grand Rapids will add employment opportunity and heighten its standing as an economic/medical hub in our geographical area. Not only will seemingly good paying jobs be added to the area, we can expect people to frequent Grand Rapids for our quality medical care. These patrons will undoubtedly utilize City businesses and resources as they visit our City.*

***Goal 4: Protect and enhance the diversity and livability of residential areas.*** *A diversity of residential land uses allows for lifecycle housing choices and options within a variety of housing markets. Grand Rapids' housing options stretch across the entire residential land use transect, from rural to dense multi-family.*

*The City has identified four objectives to define Land Use Goal 4.*

- b. Promote the development and retention of traditional neighborhoods in and adjacent to the urbanized area. Traditional neighborhoods are the largest residential land use category on the Future Land Use Map, and likely to be where most residents will live.*

- c. *Promote neighborhood identity, pride, and sense of place. Grand Rapids has distinct neighborhood character throughout the City. Regulation and land use decision-making should explicitly attend to character and sense of place.*
  
- d. *Allow uses and activities appropriate to the character of the residential district. All land use and zoning districts ideally have multiple uses. In creating and managing land use regulation, recognize and allow secondary land uses that enhance livability or character, while retaining the primary use as residential.*

*This rezone request is consistent with the development patterns seen abutting Golf Course Road. A 250 foot rear bufferyard is proposed within the site plan by the applicant. This is a substantial offering by the applicant to preserve the residential character of the properties to the south. As such, the neighborhood to the rear, or south, will enjoy expanded buffering that will preserve this southerly area as being rural residential in nature. The Planning Commission finds that by conditioning the rezoning request upon the applicant/fee owner granting the City a recorded Conservation Easement over these 250 feet, the City ensures that this buffering will remain a constant and place the City in a position as a steward over this area and will be able to ensure that this buffering is not jeopardized over time.*

*The Planning Commission also feels that there is a substantial benefit in conditioning the rezoning request upon the applicant/fee owner granting the City a recorded Conservation Easement over an additional 50 feet of the entire easterly and westerly property lines from Golf Course road continuing to where these lines would connect to the southerly Conservation Easement. This additional 50 foot buffer will allow for better compatibility between the subject property and that of the R-1 zoned property to the east and west. Again, this ensures that this buffering will remain a constant and place the City in a position as a steward over this area and will be able to*



*ensure that this buffering is not jeopardized over time.*

**Goal 5: Promote development of mixed-use areas.** *All land use categories include a mix of uses, as do many zoning districts, but the City has relatively few fully mixed use areas. Mixed use development has been demonstrated to be extremely efficient in use of public infrastructure and provides market options that are currently limited in Grand Rapids in an era likely to see growing demand for mixed use development. Mixed use land use categories include downtown mixed use, neighborhood mixed use, and medical campus.*

*The City has identified three objectives to define Land Use Goal 5.*

- a. Encourage new, planned mixed-use developments, in which the attributes of traditional neighborhoods and small commercial are merged. Mixing uses is much less controversial in new developments. New mixed use development should explicitly include both residential and commercial land uses, incorporating design and performance standards as necessary to limit nuisances.*
- b. Promote the full mix of uses in existing mixed use areas, as identified in the land use categories. The land use categories define primary and secondary land uses within each land use category. Multiple zoning districts may need to be applied in some of these areas to achieve the targeted mix of uses.*
- c. Support the development and expansion of Grand Rapids' medical campus. The viability of the medical campus area is enhanced when the Neighborhood Mixed use and Multi-family land uses are integrated into and around the medical campus, as portrayed on the Future Land Use Map.*

*By rezoning the subject property from R-1 to Medical, the subject property will be put to a highest and better use. It will expand a medical presence within the City of*



*Grand Rapids. The zoning ordinance of Grand Rapids, as well as, the Comprehensive Plan place much emphasis upon bolstering the City's' economic growth. In expanding Medical zoning, Grand Rapids will add employment opportunity and heighten its standing as an economic/medical hub in our geographical area. Not only will seemingly good paying jobs be added to the area, we can expect people to frequent Grand Rapids for our quality medical care. These patrons will undoubtedly utilize City businesses and resources as they visit our City.*

*Moreover, the City has available a total of 94.20 acres of property that are zoned Medical. Of this inventory, 74.2 acres are presently developed and only 20 acres remain undeveloped. Of the undeveloped inventory, there seems to be only a series of four contiguous and undeveloped lots that collectively could fit the Developer's proposed use. There is certainly not a glut of large plots of Medically zoned properties that could fit a large medical campus like the one being contemplated in this matter.*

Council member \_\_\_\_\_ introduced the following Ordinance and moved for its adoption:

**ORDINANCE NO. 13-\_\_\_\_**

**AN ORDINANCE OF THE CITY OF GRAND RAPIDS, MINNESOTA, APPROVING THE REZONING OF PROPERTY FROM AN R-1 (ONE-FAMILY RESIDENTIAL) DESIGNATION TO THAT OF M (MEDICAL)**

WHEREAS, on October 17, 2013, the Planning Commission approved a motion forwarding a favorable recommendation to the City Council regarding the rezoning of property legally described as;

*SE NE Less E 484' & Less W 839.5' of S ½ & Less W 330' of E 814' of N ½, Section 30, Township 35N, Range 25W, Itasca County, Minnesota*

from its current zoning designation of R-1 (One-Family Residential) to M (Medical), and

WHEREAS, the City Council conducted a public hearing on that request at their regular meeting on November 12, 2013 and all were heard, and

WHEREAS, the City Council did concur with the recommendations of the Planning Commission, and determined that the rezoning would be in the best interest of the community.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GRAND RAPIDS, MINNESOTA:

That the property legally described above and as shown on the attached Exhibit "A", is rezoned from its current designation of R-1 (One-Family Residential) to M (Medical) based on the findings of fact outlined in attached Exhibit "B";

- Will the change affect the character of neighborhoods?
- Would the change foster economic growth in the community?
- Would the proposed change be in keeping with the spirit and intent of the ordinance?
- Would the change be in the best interest of the general public?
- Would the change be consistent with the Comprehensive Plan?

AND BE IT FURTHER RESOLVED, that;

1. A Conservation Easement is granted to the City over the 250 ft. rear bufferyard area, and a Conservation Easement granted over the eastern and western 50 ft. side bufferyard areas.

This Ordinance shall become effective after its passage and publication.

Adopted by the Council this 12<sup>th</sup> day of November, 2013.

\_\_\_\_\_  
Dale Adams, Mayor

ATTEST:

\_\_\_\_\_  
Kim Johnson-Gibeau, City Clerk

Council member \_\_\_\_\_ seconded the foregoing Ordinance and the following voted in favor thereof \_\_\_\_\_;  
and the following voted against same \_\_\_\_\_; whereby the Ordinance was declared duly passed and adopted.

DRAFT



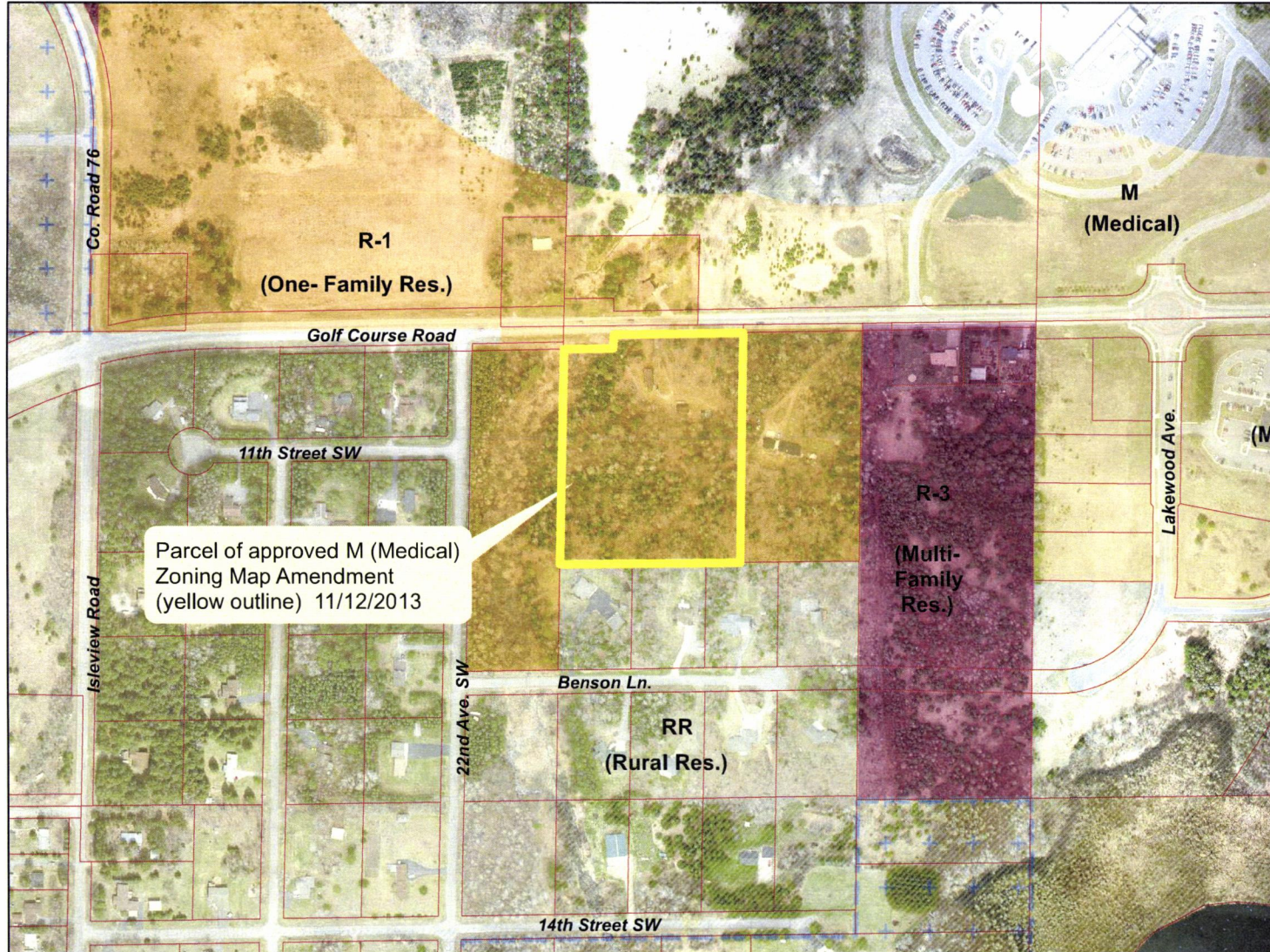
# Zoning Map Amendment

EXHIBIT "A"

(R-1 to M)



CITY OF  
**GRAND RAPIDS**  
IT'S IN MINNESOTA'S NATURE



790 395 0 790 Feet



**Legend**

- Parcels
- R-1
- R-1a
- SR-1
- R-2
- SR-2
- R-3
- SR-3
- R-4
- RR
- SRR
- RC
- SRC
- LB
- SLB
- CBD
- GB
- SGB
- M
- SM
- BP
- SBP
- I-1
- SI-1
- I-2
- SI-2
- PU
- SPU
- CD
- AG
- AP
- MOD
- UO
- SBO
- PUD

**2009 Aerial Photo**

**RGB**

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3