

Downtown Plan

Goal 4 Discussion

Goal 4: Embrace any current and future opportunities to expand public open space within and adjacent to downtown as covered in the plan as opportunity and funds become available.

As discussed at the outset of the Downtown Plan, vitality and vibrancy of urban and commercial centers is dependant on variables that seemingly have little or no relation. Copious research initiatives have sought to define the variables and reveal their connectedness. Cities and agencies are beginning to benefit from the understanding that the city is a matrix of parts that are mutually dependant on each other. Chief among the initiatives that cities are seeking to implement are walkable communities centered around blue-green infrastructure.

What does walkability mean for city planning? It means that the scale of development always begins at the human scale, at the walking scale. Spaces must first and foremost consider the primary means of transportation, walking. Walkability planning recalls that all trips, no matter how long, begin and end with a walk. As such, focusing on connecting residences, amenities, services, and employment locations at the pedestrian scale requires the implementation of so called, *green infrastructure*. Such infrastructure has been relegated for too long as being only amenity space, a park that must be afforded purely for recreative function. Urban trails, sub-block scale parks, bicycle parking facilities, pedestrian focused infrastructure, shade trees, etc., these are all components of walkable urban design and are the infrastructure of stewardship.

From Walkable Communities Inc. (www.walkable.org):

Walkability focuses on neighborhood or village scale development, with many nearby places to go and things to do. Truly walkable communities are characterized by much more than good sidewalks and street crossings; they include many attributes: a mix of uses, frequent street connections and pedestrian links, timeless ways of designing and placing buildings. They create desirable places to spend time in, to meet others. All core principles for successful towns and cities evolved naturally from earliest times (cities were first built about 6,000+ years ago) and were practiced until about 100 years ago. Only then were these principles abandoned for “modern” patterns based

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Goal 4 Discussion cont.

on increased personal mobility. The most thriving cities are now returning to the time-honored principles. Why? More than 80% of North Americans want to live in walkable neighborhoods, towns and cities, but only a small percentage of them have all the right qualities.

The Community Vision Plan Task Force recognizes that in this light Foley is positioned to leverage its existing qualities in order to develop a dynamically vital and vibrant city core. Adoption of the Stony Brook Greenway planning frame work seeks to prioritize healthy, connected urban planning as a core value in the City of Foley. By leveraging such assets as existing waterways like Stoney Brook and carefully assessing existing and potential uses along such a corridor, the city will place itself in a leadership position on integrated blue-green infrastructure planning. So called blue-infrastructure seeks to integrate human water needs (both the extraction end and the waste end) with natural systems that are already or can be placed. Blue infrastructure is no longer a radical idea but is an idea that is in its infancy as far as planning is concerned. Foley's approach to the inner -city hydrological systems it possess will define its role to future residents as one of stewardship and seeking resiliency in the face of a world with changing water conditions.

The adoption of a walkable planning initiative for downtown Foley requires the coupling of systems into a holistic living whole. Systems that have typically been handled as separate planning concerns will be addressed as interdependent elements of the larger downtown district. Stormwater becomes the source point for an amenity trail; The amenity trail becomes the spine of a pedestrian corridor that feeds the downtown district with bicyclists and pedestrians from the north, south, and eastern residential areas; A pedestrian organized greenway corridor defines the priorities of equitable access to businesses and services within the downtown district; Equitable access to Foley's commercial heart orients both economic and social activities to the historic heart of Foley; The vitality and vibrancy of the downtown district provides a healthy and resilient heart in the City of Foley for generations to come, (see Urban Street Trees and Design of Street Edges in the appendices).



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To achieve this vision the City will work to seek partnerships to restore the Stoney Brook stream. In doing so, the city will be establishing a blue-green spine around which economic development and city identity will form. In this effort citizens, landowners, all levels of government, institutions, public utilities, and non-profit organizations can all contribute to protecting and maintaining green/blue spaces. To restore the Stoney Brook stream corridor as part of a stormwater and water quality management plan as well as provide public open space and multiuse trails will be in keeping with Greater Minnesota's leadership in water management. This leadership is defined by the goals of increasing resiliency and improving the quality of life through a healthy environment.

The Minnesota Environmental Quality Board's, 2015 Water Policy Report, *Beyond the Status Quo: 2015 EQB Water Policy Report*, outlines four goals that will guide communities in establishing blue-green infrastructure in a new water stewardship paradigm. Through continued planning and implementation of the Stoney Brook Greenway, Foley will be well positioned to lead the way in achieving these goals:

- #1: Manage water resources to meet increasing demands
- #2: Manage our built environment to protect water
- #3: Increase and maintain living cover across watersheds
- #4: Ensure we are resilient to extreme rainfall

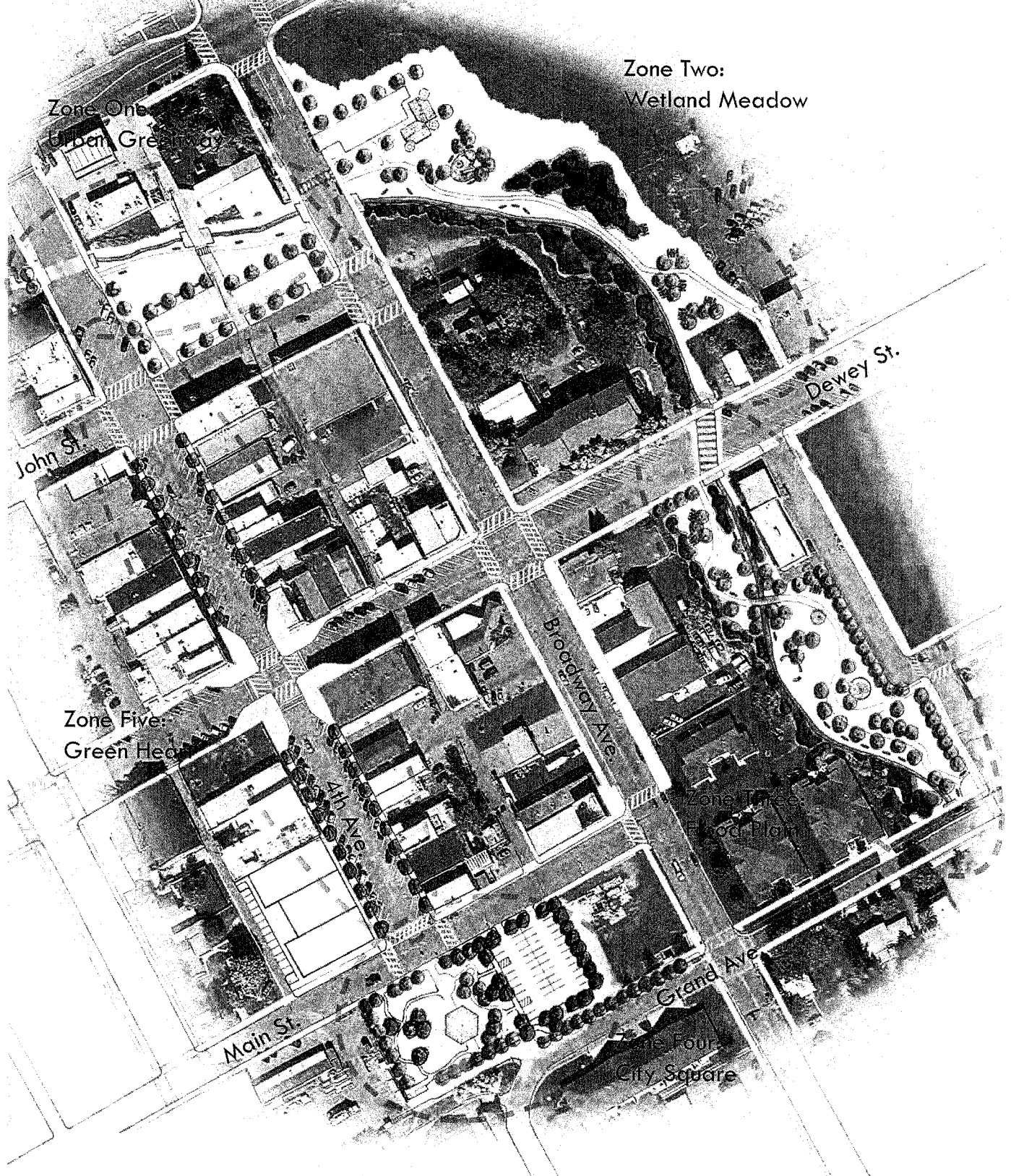
Source: https://www.eqb.state.mn.us/sites/default/files/documents/WaterReport_091715_FINAL_R.pdf

What will set Foley apart from other early adopters of focused blue-green infrastructure planning will be the integration of economic development goals coupled with quality-of-life pedestrian centric planning. The specific benefits of a city-scale pedestrian plan are outlined in this plan's sister document, Community Vision Plan for Pedestrian Connections.

Pictured right, the Stoney Brook Greenway corridor occupies three distinct stream character zones and comprises opportunities distinct to each zone. As a unifier of the downtown district the Greenway acts as a natural corridor balanced against the urban corridors of 4th St. and Broadway Ave. As such it provides a clear

Stoney Brook Greenway

Character Zones



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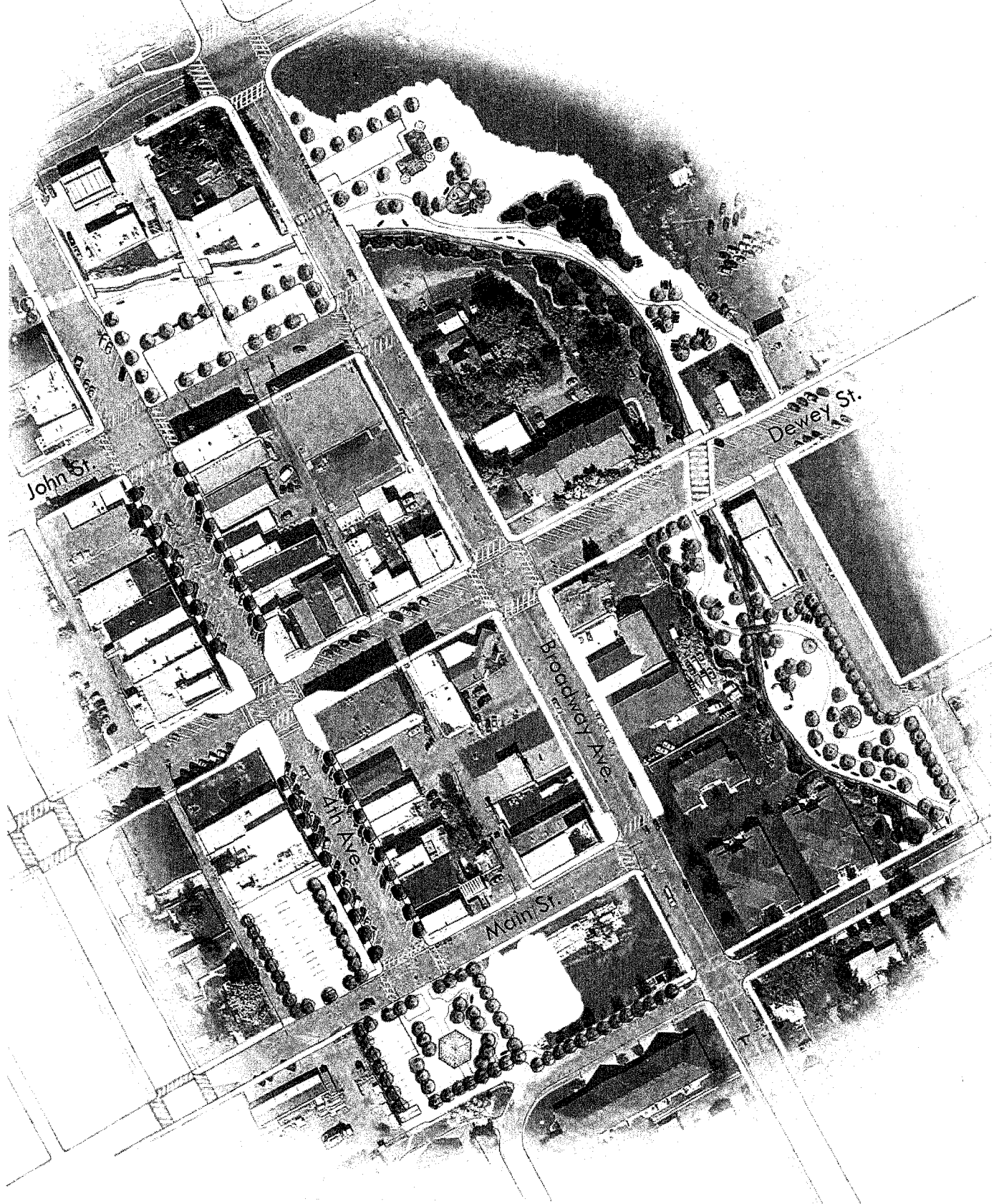
Goal 4 Discussion cont.

edge for the eastern border of the downtown district but also acts as a bridge to the communities in the north, south and east of downtown. Following the course of Stoney Brook stream a paved pathway leads through these three character zones; An urban city block in zone one, the gateway to the Downtown District; A wetland meadow in zone two, with opportunities for near-downtown parking, playground, sports field, and/or pavilion development. On the southern end of the Greenway users enter into a spatial experience akin to a river flood plain a perfect spot for nature signage and picnic opportunities.

The amenity potential of the Greenway only describes the most obvious element of the system. Integrated into this corridor will be the best management practices for integrating city scale stormwater management into park spaces. As vital infrastructure to both improve and relieve the city's dependence on expensive subterranean infrastructure, the Greenway will become a living piece of the city's utility systems. Blurring the line between infrastructure and open space is furthered as the Greenway also functions as a vital component of the downtown district. As a connecting loop, working with 4th St. as a designated pedestrian corridor it increases the appeal of a trip to downtown Foley. The Greenway becomes event space, increasing the capacity and character of Foley events. As an advanced integration of natural and human systems the Greenway becomes a classroom for the community and greater Minnesota as we learn to be stewards of all habitats, created and emergent. As a model of integrated urban systems the Greenway offers potential along its corridor for inter-greenway development, suggesting that commercial development and extension of the Greenway into larger parts of the city in future planning efforts only reinforces its character as an innovator in city planning.

An integrated component of the commercial core, the Greenway establishes a continuous loop which connects the north park node at the corner of John St. and 4th St. with the anchoring park on Main St. at the southern end of 4th St. (as seen in the map on the left). The benefits of the Greenway trail loop are many. As a pedestrian focused amenity it provides employees of area businesses and their employees with open space to enjoy walking space and lunch spots along

Stoney Brook Greenway Plan



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Goal 4 Discussion cont.

the stream or in one of the two park opportunities along 4th St. The trail and its trail-side features (such as a destination pavilion, open recreative fields, picnic facilities, nature signage, and destination playground).

The Stoney Brook Greenway is dependant on two connections to the downtown district; the north Zone One stream corridor must be accessible to the public in order to provide a fully immersive Greenway experience; the southern connection is the development of a city park of an urban character in the current parking lot at 4th Ave./Main St. These public open spaces form the end nodes of the Stoney Brook Greenway trail and connect it to downtown at both ends of 4th Ave creating a walking trail loop. This reinforces 4th Ave. as a pedestrian corridor requiring treatment as open space amenity. Particular attention will be dedicated to increasing sidewalk allowance and a focus on integrating pedestrian infrastructure such as benches with a shift toward a vegetated street condition. These character initiatives on 4th Ave. will experientially tie the downtown district to the Stoney Brook Greenway and will result in a unified commercial-to-nature connection with the greater community.

Future development of the Stoney Brook Greenway and the North and South 4th Ave. parks will require further community driven planning. However, the Community Vision Plan Task Force and citizens participating in workshops have defined general program and character profiles for the Greenway zones and the North and South 4th Ave parks.

The primary location of park development at the north end of the downtown district would be located on the lot(s) at the corner of 4th Ave. and John St. The North Park on 4th Ave. is to be considered the head of the Greenway loop. As such it will require signage and an information kiosk directing visitors to the trail and providing information regarding the loop trail and the amenities available. Park development must include off street parking accommodation and visual access to a restored



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Stoney Brook. The North Park open space, also known as Zone One of the Greenway, and the stream corridor will have a landscaped vegetated character. This park is a prime location to develop a bicycle hub, providing bicycle parking and public water fountain.

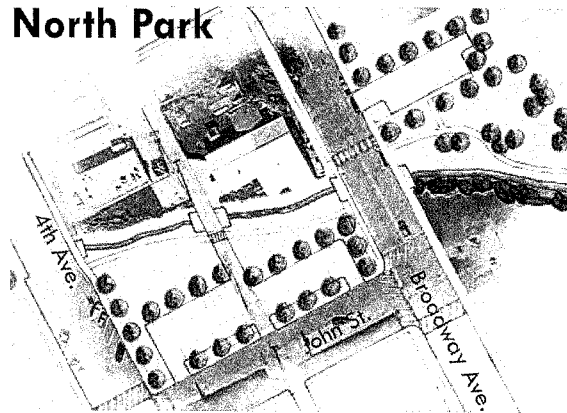
Three development scale strategies are considered; full park, small scale development, and full lot development. It is understood that open space in the Greenway plan should be viewed as viable for future development so long as future development supports commercial vitality and augments the urban blue-green quality of the Greenway.

Three scales of development are indicated in the drawings right. The lot(s) located at the corner of Broadway Ave. and John St. are to facilitate off street parking and provide for streamside trail allowance and access to a dedicated crossing across Broadway Ave. connecting the North Park with zone two, the wetland meadows, of the Greenway.

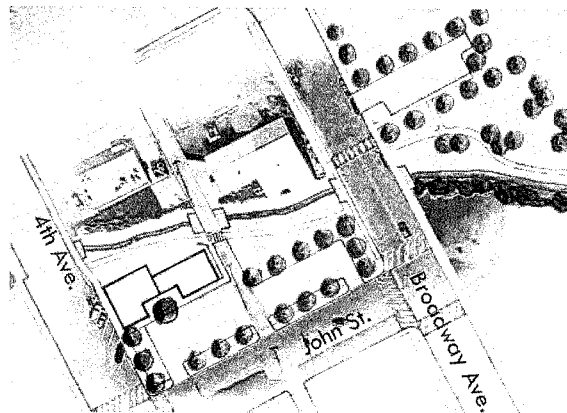
Zone Two, the Wetland Meadows portion of the Greenway plan, occupies an expansive and generally level site. The Task Force has identified this area as being a transitional zone between

Greenway: Zone One Urban Greenway

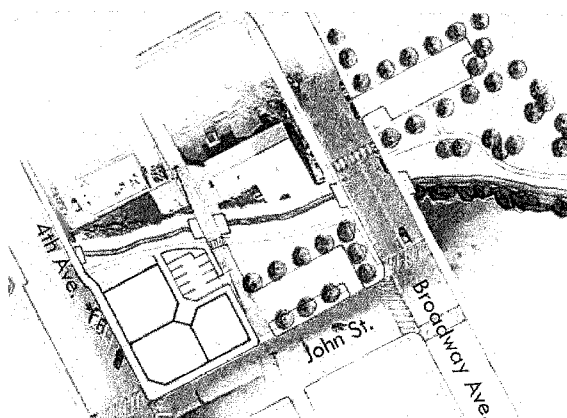
North Park



Option One: dedicated park space.



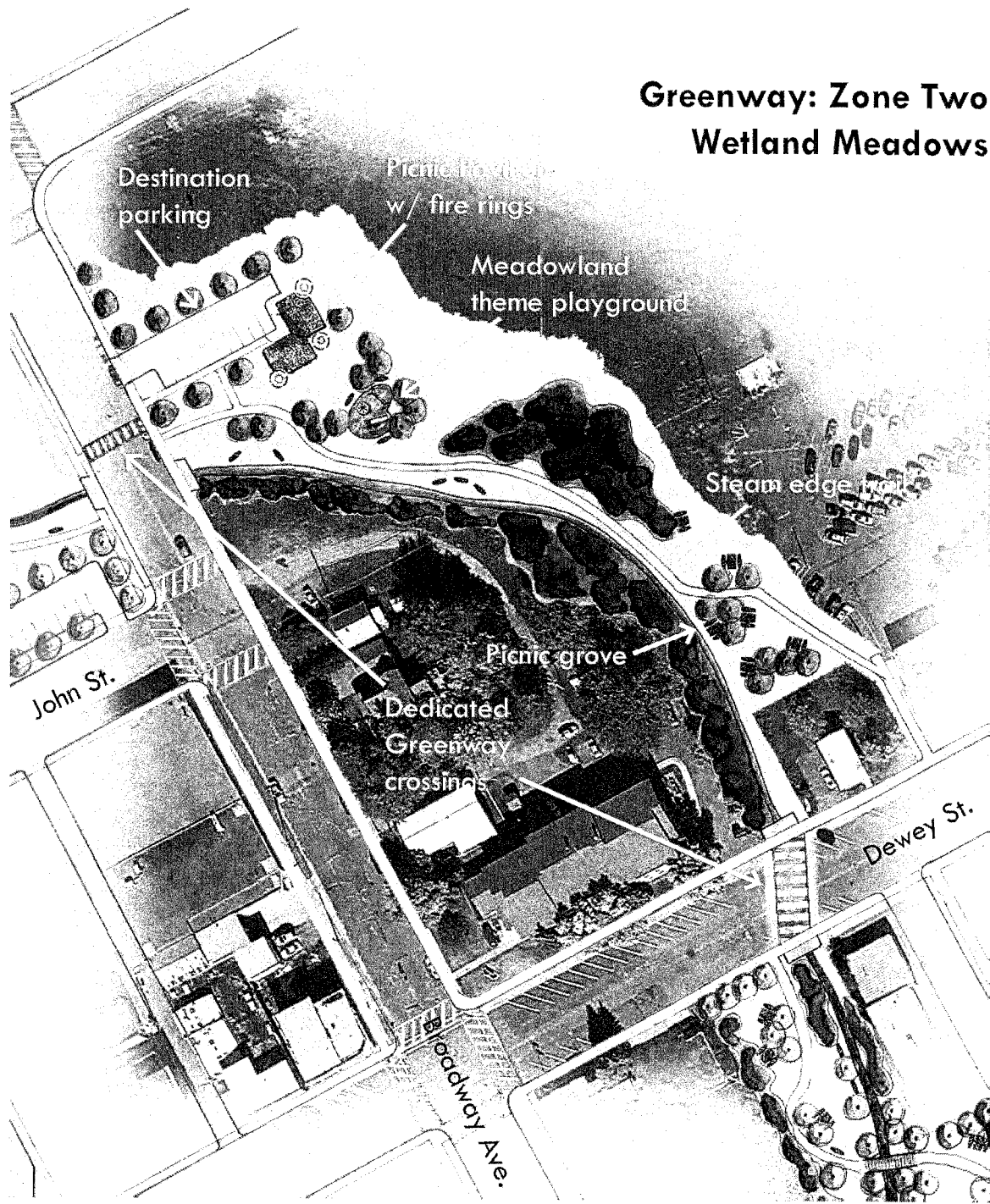
Option Two: small scale development.



Option Three: large scale development.

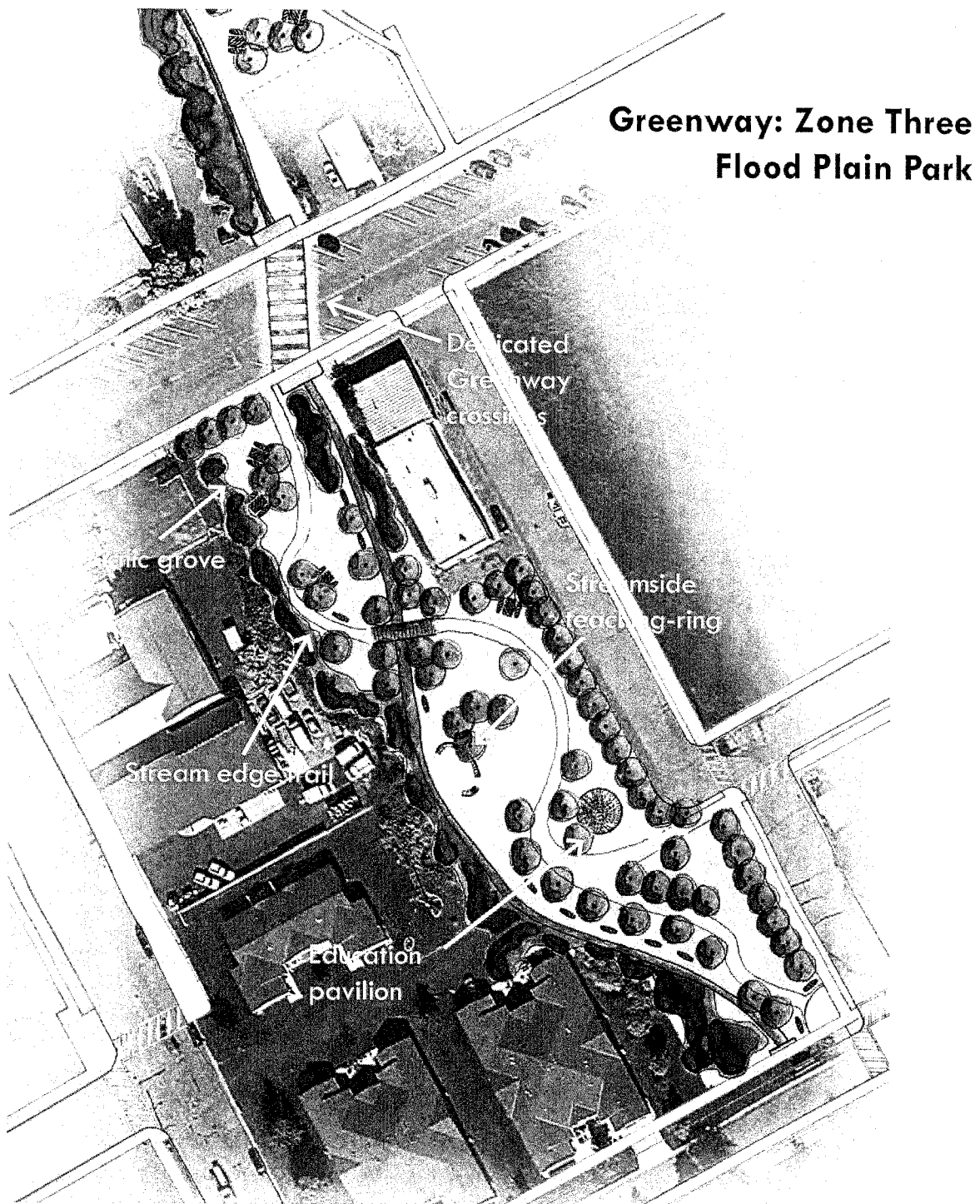
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Goal 4 Discussion cont.



Downtown Plan

Goal 4 Discussion cont.



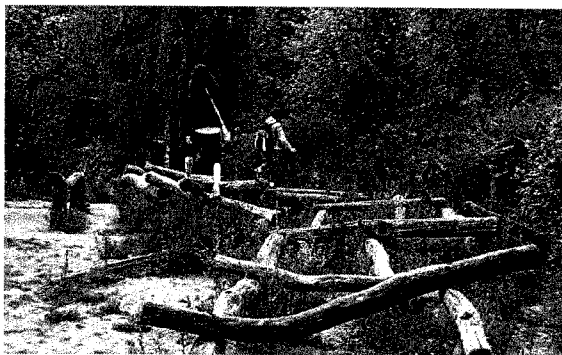
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mimics the opportunities for exploration and adventure that one would find only in a rural landscape; a log scramble or a hydro park. Anchored by a pavilion designed to support destination picnicking and a facility suitable for family gatherings zone two will provide the downtown district with a highly visible park that functions as the front yard for the city.

Opportunities such as these reflect the opportunities for co-functional spaces that provide both educational and recreative infrastructure. Area schools will find the restored Stoney Brook corridor to be a great space to have discussions around urban water issues, edge species and their habitats, and even explore the engineering side of hydrodynamics.



Zone Three, the Flood Plain, is where the depth of a nature focused immersion within the downtown district will be developed. Benefiting from a mature tree and streamside vegetated character the trail winds its way across the river making use of a destination bridge. The topography through this

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Goal 4 Discussion cont.

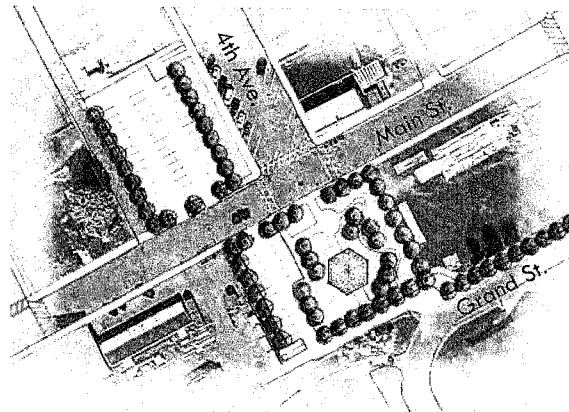
zone brings visitors close to the stream. Opportunities for hike-in picnicking and secluded stream moments abound.

It is in this zone that the ability to gain access to the stream itself drives the educational focus. Opportunities to develop outdoor classroom spaces and a supporting pavilion would not only serve local schools but with the addition of interpretive signs the progressive stewardship of the Stoney Brook Greenway engineering and water management can benefit visitors too. Terminating at Grand St. the Greenway proceeds west along Grand St. bringing visitors to the City Square Park at the end of 4th Ave.

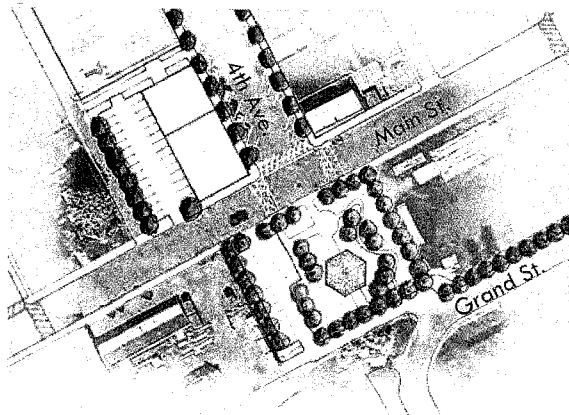
Zone Four, or City Square, is a park located on Main St. and the southern end of 4th Ave. The park will have a quality like that of a traditional urban park. Symmetry of design, ease



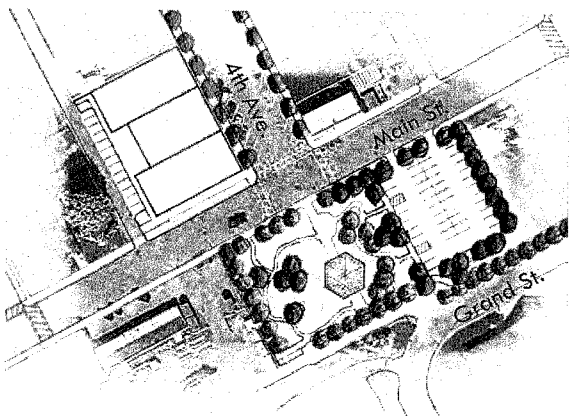
Greenway: Zone Four City Square



Option One: dedicated park space.



Option Two: small scale development.



Option Three: large scale development.

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of access, and visibility from the center of downtown will be the key elements of this park. As suggested by the image below, South Park will offer diverse opportunities for the city, businesses, organizations and citizens to host a multitude of activities. Not only will South Park become the anchor venue for such traditions as Foley Days it will be a venue for farmers markets (supported by its large parking and easy road access off both Main St. and Grand St.). Partnering with local businesses Foley can now consider such popular events as pop-up movie screenings in the South Park, Art in the Park events, or other outdoor centered festivals.

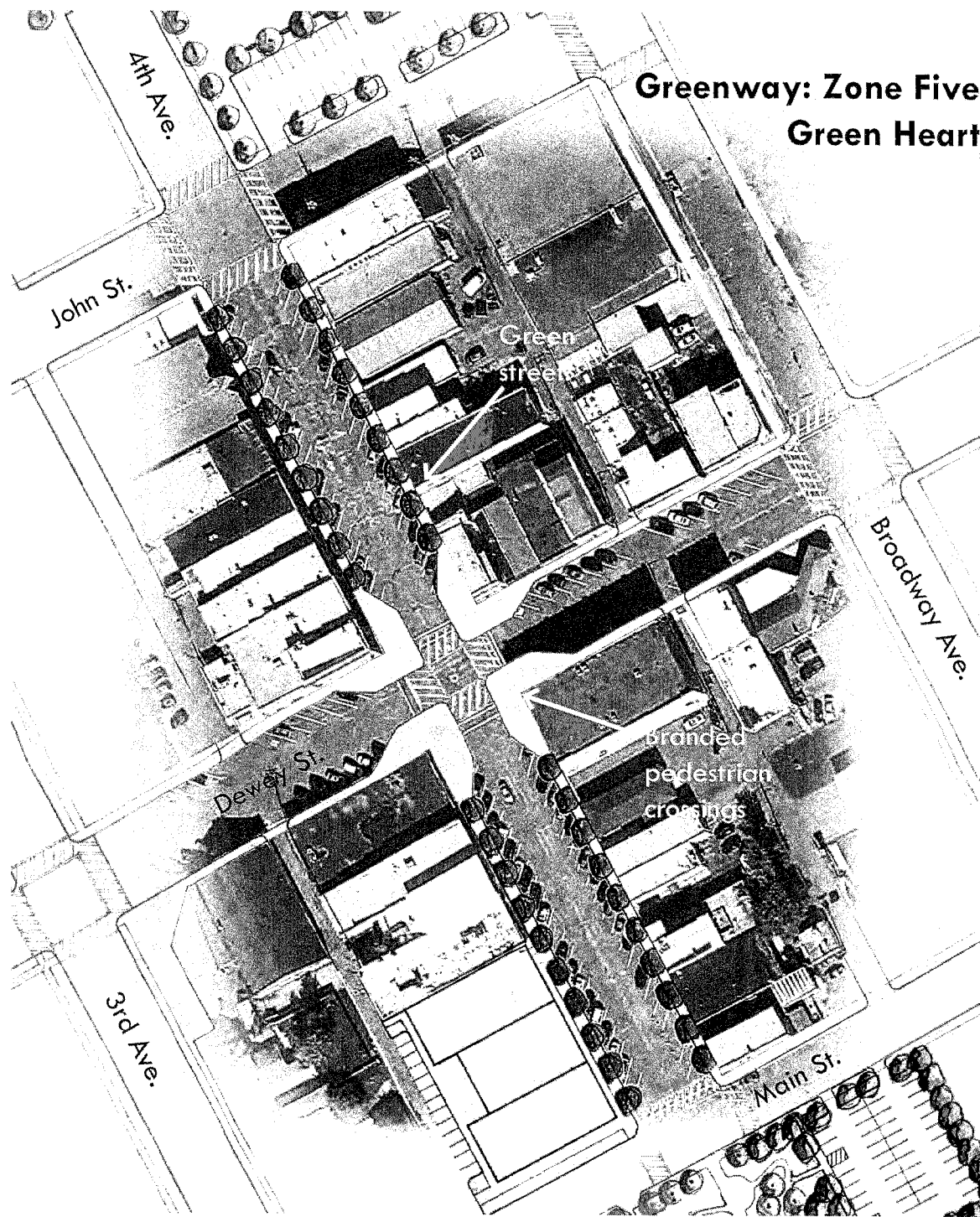
As with North Park, South Park has the opportunity to be developed in phases. In the immediate term a transition from surface parking to open space will require a considered and phased approach to land acquisition, as detailed in Goal 2 of this plan.

Completing the Greenway and anchoring the downtown district between North and South Park is a new vision for 4th Ave. Pictured to the right, 4th Ave is imagined as the Green Heart of Foley. Achieved through pedestrian focused renewal of the side walk and crossings the street provides for a pleasing and refreshing experience. As detailed in the Pedestrian Plan and again in Goal 2 of this plan, appropriate street design provides for sufficient space so that pedestrians may not only use the ambulatory aspect of the sidewalk system but also so that store fronts have plenty of space for access. As well, the curb edge minimum buffer zone of four feet, designed to permit car doors enough space to open and passengers a safe distance to exit vehicles without interrupting the flowing of pedestrians, is a prime location to locate plantings and benches.

Connecting Foley's downtown core with the naturalized corridor of Stoney Brook stream will not only affirm Foley's commitment to stewardship and growth it will lay the foundation for a resilient and dynamic community preparing the district for generations to come. Integrating green and blue and commercial infrastructure guarantees a vital and vibrant future for Foley. A future where the urban and the natural merge to form a harmonious matrix of habitat.

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Goal 4 Discussion cont.



Downtown Plan

Goal 5 Discussion

Goal 5: Seek redevelopment and investment opportunities for vacant sites in and surrounding downtown as well as encouraging re-investment in existing properties.

Within the Downtown Foley area there are a number of privately and publicly held lands which have development or redevelopment potential. Carefully planned development and redevelopment projects can provide public amenities, create a vibrant downtown, and serve as a source of tax revenue. The areas identified in the map on the facing page are mostly vacant or underutilized spaces within the downtown area that have development or redevelopment potential.

While some properties along the Stoney Brook Greenway discussed in Goal 4 of the Downtown Plan are recommended to become public open space, other properties in the downtown area may be better served as private developments. The nature of any development or redevelopment project should be mindful of the guidelines and recommendations set forth in the Downtown Redevelopment Plan and the Pedestrian Plan.

Taking into account the economic and social impacts that carefully considered development and redevelopment projects can have on Downtown Foley the Task Force developed the following recommendations:

- The City authorizes all economic development opportunities and plans prioritizing infill redevelopment in the general downtown area.
- The City actively solicits opportunities and proposals from private sector investors for infill redevelopment projects in the general downtown area.
- The City utilizes Tax Incremental Financing districts, as well as other financial and nonfinancial incentives, to attract private sector investment in development projects.

Opposite: This map shows properties in the Downtown Foley area that are to be considered for development (blue) and redevelopment (green).



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Goal 5 Discussion cont.

Developments that are placed within gaps in an otherwise built out area are known as infill developments. Infill developments can have many benefits for an area such as Downtown Foley. By closing gaps in the store frontage along 4th Avenue in particular, the area will look as though it is complete and provide an aesthetically appealing presence. Furthermore, infill development allows a geographic area to generate more tax revenue by increasing the density of businesses and/or residents.

Many cities actively engage developers and investors in order to move forward infill development plans. Doing so also has the added benefit of allowing the city to be involved in development plans from the beginning of the project. This means that the city can help guide developers to create and streamline a project that is beneficial for them, the city, and the general public.

Sometimes in order to encourage development a city will use various incentives. A commonly used financial incentive is Tax Increment Financing (TIF). The city will create a Tax Increment Financing district wherein the future increases in property taxes are used to finance a development project. In other cases a city might allow a development an exemption on Floor Area Ratio or another restriction if the development provides for a public improvement such as open space or lighting. These are just a handful of the types of development incentives a city can provide.

The City of Foley has many great potential sites for development and redevelopment. The building out of these sites with careful planning and cooperation with city can create a more vibrant and lively downtown area while increasing property values and tax revenues as well as the economic prosperity of downtown businesses.

Downtown Plan

Funding Approaches to Downtown Revitalization

There are many tools a city can use to incentivize economic development. Incentives are generally defined as rewards offered to businesses, land developers, industries, etc. to perform in a way that induces economic development in a city. For example, the City of Foley already has a program in place to encourage owners of commercial properties to consider appropriate approaches to upgrading and improving commercial buildings and storefront facades. The program is tied to two funding sources that provide subsidized low interest loans for building improvements and business development.

Several other approaches can be implemented to achieve other goals the City may have. The chart to the right defines many of the tools that can be applied to stimulate specific economic outcomes such as promoting entrepreneurship, rehabilitating abandoned or underutilized buildings, business retention and expansion, and development or redevelopment on vacant parcels.

Selected Business Incentive Tools Defined

Clawbacks: penalty provisions in incentive contracts that require companies to pay back some or all of the incentive monies they received if they fail to meet performance expectations within a certain period.

Employee screening: assistance to new or expanding companies in hiring workers—preemployment services, job fairs, connections to employment agencies, and the like.

Infrastructure assistance: help in providing, paying for, or offsetting the costs of improvements to utilities such as water and sewer systems, roads, power lines, and telecommunications on behalf of a company.

One-stop permitting: co-locating, streamlining, and fast-tracking of government inspection, licensing, and permitting services to make it easier for businesses to apply for and obtain various permits.

Regulatory flexibility: taking of steps to clarify and streamline rules, and otherwise ease the burden of government regulations on businesses.

Relocation assistance: provision of help to new or expanding companies in relocating executives by paying relocation costs, assisting with spousal employment, aiding in sociocultural acclimation, providing housing and child care referrals, and the like.

Site preparation: provision of funds to cover the costs of specialized infrastructure, engineering or survey work, clearing, grading, demolition, paving, environmental assessments, and so forth, for a company to locate at a particular site.

State development zone: a designated area of high poverty within a North Carolina municipality where higher state tax credits are available to companies that invest and create jobs.

Tax increment financing: a mechanism by which local governments issue bonds, without a voter referendum, to make public improvements that are necessary to spur private investment in a designated area. This tool relies on the incremental tax revenues that result from increases in assessed property values. The bonds are considered to be self-financing because, if successful, the public improvements they finance will stimulate new private investment and generate tax revenues that will be used to pay off the bond debt.

Above: extracted from *Using Economic Development Incentives: For Better or For Worse*, Jonathan Morgan, Popular Government, Winter 2009



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Funding Approaches to Downtown Revitalization cont.

For example, within the downtown district the City of Foley has several opportunities for infill development at several scales. The City could create a TIF District that encompasses the downtown district or a subset of it that invests in necessary public infrastructure to encourage private sector investment in development within the district. The desired development could be commercial, high density residential, and/or light industrial depending on the goals the city sets and the opportunities that come to the table.

However, incentives must be used carefully and wisely. While public sector incentives are intended to spur economic growth that might not have happened otherwise, they do come at some risk to the city. Incentives must be recognized as long-term investments in the city's economic growth and must be tied to the performance of the enterprises that benefit from them. Clawback provisions, defined in the chart on the previous page, are one example of a mechanism that ties penalties if beneficiaries of incentives fail to meet agreed to performance expectations.

To be successful it is important to develop a clear plan for economic development that spells out the goals the city desires to achieve, the incentives the city is willing and capable of providing, the performance expectations tied to the incentives, and any penalty provisions for not meeting those expectations.

CITY OF FOLEY
COUNTY OF BENTON
STATE OF MINNESOTA

ORDINANCE NUMBER 475

AN ORDINANCE AMENDING THE FOLEY CITY ORDINANCES
CHAPTER VI, SECTION 610
SEWER RATES AND CHARGES

The Foley City Council hereby ordains:

SECTION 1:

That Section 610:00, Subdivision 2 is hereby repealed in its entirety and replaced with the following:

Subd. 2. Rates, Fees and Charges. The City Council shall adopt by resolution schedules of sewer rates, fees and charges which schedules shall be known as the sewer rate schedule. All water usage is subject to sewer rate charges except for the months of May, June, July and August where the sewer rate charge will be based on the prior January sewer charge known as the winter sewer charge. Under no circumstances will any sewer charge be lower than the established minimum monthly charge.

SECTION 2:

Upon approval by at least 4/5th of all of the members of the City Council, the Council determines that the following summary clearly informs the public of the intent and effect of this ordinance and authorizes the publication of the summary in place of the entire text thereof:

AN ORDINANCE AMENDING SEWER CHARGES AND RATES.

The Sewer Charges and Rates were amended to allow for the establishment of winter sewer charges. A copy of the ordinance is available at City regular business hours. Passed and adopted by the City Council of the City of Foley this 3rd day of October, 2023.

Jack M. Brosh, Mayor

ATTEST:

Sarah A. Brunn, Administrator

City of Foley

Schedule of Current Fees, Charges and Rates

(PROPOSED 1-1-24)

Type	Section	Requirements	Amount
Annexation	105:00	Application Filed	\$400 plus actual costs
Assessment Search		Authorized Request	\$10.00
Auctioneers	530:02	Per Day	\$5.00
Auction License	530:25	Auction License Fee & \$1,000 Bond	Cost determined by City Council and paid at the time application for license or its renewal submitted.
Barbed Wire	1100:02, Subd 10	Application Fee Public Hearing Required	\$5.00
Beer License	425:00	Also See Liquor Licenses	
Beer – Off-Sale	425:08 (B)	Annual Application	\$20.00
Beer – On-Sale	425:08 (A)	Annual Application	\$60.00
Beer – Temporary	425:08 (C)	3 Day Maximum	\$25.00
Bingo	550:04, Subd 3	Annual Application & Bond (Taken over by the State)	\$10.00
Building Permit	605:02 & Ord. 319, Sect 3	Application Filed	Refer to attached building permit fee schedule
Cannabis Licensing Fee			\$500 – Initial \$1,000 – Renewal *or half of OCM fee (whichever is less)
Cigarettes	520:04	Annual Application	\$150.00
City Council Salary	110:00	Mayor Council	\$150.00 per meeting
City Office Copies			\$0.25 per page
Civil Defense Officer	210:00	Council Appointed	\$120.00
Conditional Use Permit	Ord. 312, Sect 22 Subd 2, 3	Application Filed	\$250.00
Council Room Rent		By Reservation	\$50.00
Certification Fee (for tax collection)		Per Assessment	\$35.00
Demolition Permit	605:08	Application Filed	\$25.00
Dog License	1120:04 1120:08	(One-time license fee) Fee Per Dog Duplicate Tag Impound Fee Boarding Fee	\$20.00 \$5.00 \$50.00 plus boarding fee \$25.00 per day
Driveway Permit	Ord. 319, Sect 7 Subd 3, 18	Application Filed	\$50.00
Engineering Fee		On Permit Application	\$100.00
Excavating Fee	800:06 & Ord. 319, Sect 9 Subd 1, 4	Application Filed	Determined by cost of project based on attached building permit fee schedule

City of Foley
Schedule of Current Fees, Charges and Rates

Type	Section	Requirements	Amount
Fence Permit	Ord. 319, Sect 5 Subd 2, 3	Application Filed	Refer to attached building permit fee schedule
Fire Calls	602:04	Medical Calls Emergency or Rescue Calls	\$150.00 Billed once to recipient, then to township \$300.00 for 1 st hour or fraction thereof \$250.00 for additional hours or fraction thereof
Fire Call Report		Signed Authorization Form	\$5.00 per report
Gambling	540:00, Subd 1	Annual Application & Bond (Taken over by the State)	\$100.00 Paddle Wheel \$10.00 Tipboard \$10.00 Raffle \$50.00 Premises Permit
Garbage Hauling Contract	510:06	Annual Application	\$25.00
Handgun Permit to Carry		Application Filed	\$10.00
Handicap Parking	1010:00		\$100.00
Health Officer	215:15	Council Appointed	\$100.00
I/I Penalty	310:34		\$75.00/month
Junk Dealers	535:02	Annual Application & \$2,000 Bond	\$100.00
Liquor License	425:15	Review, First Time Investigation Fee	\$500.00
3.2% Malt On-sale	425:08 (A)	Annual Application	\$60.00
3.2% Malt Off-sale	425:08 (B)	Annual Application	\$20.00
Temp 3.2% Malt	425:08 (C)	3 Day Maximum	\$50.00
Off-sale Liquor	425:08 (D)	Annual Application	\$150.00
On-sale Liquor	425:08 (E)	Annual Application	\$1,750.00
Sunday On-sale	425:08 (F)	Annual Application	\$150.00
Combo On/Off-sale	425:08 (G)	Annual Application	\$1,900.00
Temp On-sale Liquor	425:08 (H)	Application Filed	\$100.00
On-sale Wine	425:08 (I)	Annual Application	\$150.00
1 Day Consumption and Display	425:08 (J)	Application Filed	\$100.00
Approval of 1-Day Consumption	425:08 (K)	Application Filed	\$100.00
Culinary Class On-sale	425:08 (L)	Application Filed	\$100.00
Temp Off-sale Wine	425:08 (M)	3 Day Maximum	\$100.00
Brew Pub On-sale	425:08 (N)	Application Filed	\$500.00
Brewer Off-sale	425:08 (O)	Application Filed	\$100.00

City of Foley

Schedule of Current Fees, Charges, and Rates

Type	Section	Requirements	Amount
Brewer Temp On-sale	425:08 (P)	Application Filed	\$100.00
Non-enclosed On-sale	425:08 (Q)	Application Filed	\$100.00
Temp Non-enclosed On-sale	425:08 (R)	Up to 4 Days, 3 times per year	\$100.00
Liquor – Community Festival Event	425:08 (S)	Application Filed	\$100.00 per event
Liquor Violation	425:29		1 st Violation: \$500.00 2 nd Violation: \$1,000.00 3 rd Violation: \$2,000.00
Livestock Keeping	1125:00	Prohibited Effective 7-6-10	
Manufactured Home Park	Ord. 319, Sect 20 Subd 10	Application Filed	
Manufactured Home Relocation	Ord. 319, Sect 20 Subd 3	Application Filed	
Mechanical Permit	702:00	Application Filed	Refer to attached mechanical permit fee schedule
Meter Maintenance Fee (Monthly)			
Minor Subdivision	Ord. 320, Sect 11 Subd 1 (6)	Application Filed	\$250.00
Non-Sufficient Funds Fee			\$35.00
Park Dedication Fee		On Permit Application	\$150.00 per lot
Park Shelter Rent		By Reservation No option of Lion main w/o kitchen	\$150.00 Holdridge #1 or Lion #4 \$75.00 Holdridge #2 or #3 (Non-Refundable)
Parking Ticket	1010:00		\$25.00
Planned Unit Development	Ord. 319, Sect 21 Subd 4, 2	Application Filed	\$250.00
Plat Review Fee	Ord. 320, Sect 4 & Sect 6		\$500.00 Preliminary Plat Fee
Planning/EDA Committee Member	Resolution		\$60.00/year annual stipend
Plumbing Permit	701:00	Application Filed	Refer to attached plumbing permit fee schedule
Police Accident Report		Signed Authorization Form	\$5.00 per report
Police Report		Signed Authorization Form	\$0.25 for each page \$4.00 for each photo
Preliminary Plat	Ord. 320 Sect 5 Subd 1	Application Filed	\$500.00 plus actual costs
Public Land Dedication	Ord. 320 Sect 10, Subd 1		\$1000.00 per lot or 1,000.00 sq ft per single family \$300.00 per unit or 400 sq ft per multi family
Razing/Demolishing	605:08	Permit Required	\$25.00
Recording Fee			\$46.00

City of Foley
Schedule of Current Fees, Charges and Rates

Type	Section	Requirements	Amount
Rental Property License	730:03 Subd 1 & Resolution 2007 - 7	Application Filed	Dwelling License: \$30.00 for 1 st unit PLUS \$10.00 per unit thereafter Dwelling Inspection Fee: \$50.00 per unit (inspection + 1 follow up, \$100.00 min) Add'l Inspection Fee: \$50.00 per inspection Late Fees/Penalties: \$25.00 Reinstatement Fee: \$100.00 for 1 st unit reinstated PLUS \$20.00 each add'l unit Background Checks: per Police/Sheriff Dept.
Rezoning	Ord. 319, Sect 23	Application Filed	\$250.00
Sewer Hookup Fee	609:00	On Permit Application	\$1,200.00
Sewer Rates *new minimum (2,000 gallons per month)	610:00	Metered off water	\$1.95 per 100 gallons or portion thereof. (2023) \$2.44 per 100 gallons or portion thereof. (2024) \$2.93 per 100 gallons or portion thereof. (2025) Multi-family charged one minimum per unit.
Signs	Ord. 319, Sect 8	Application Filed	Refer to attached building permit fee schedule
Small Animals	1130:08	Application Filed	\$25.00
Small Cell Facility	815:01	Application Filed	\$500.00
Special Building Official Inspection/Facility Compliance	State of Minnesota	Application Filed	\$300.00
Storm Sewer Fee	TBD		\$1.00/utility billing account/month *apartments/trailers -- per unit
Subdivision Developer Agreement	Ord. 320, Sect 9		Escrow deposits to cover improvement costs
Swimming Pool Fees	Ord. 408		Age 15 & under: \$5.00 Age 16 & above: \$6.00
Swimming Lessons			25 min sessions: \$41.00 50 min sessions: \$82.00
Sewer Winter Rate	610:00		Months of May, June, July, August charged sewer based on prior January actual use.
Tax Abatement	Policy	Application Filed	\$1,000 (non-refundable application fee) + actual cost of establishing tax abatement including any additional legal, admin, engineering or fiscal fees.
TIF – Tax Increment Financing	Policy	Application Filed	\$1,000.00 (non-refundable application fee) + actual cost of establishing TIF district including any additional legal, admin, engineering or fiscal fees.
Tower Permit	Ord. 319, Sect 9	Application Filed	Refer to attached building permit fee schedule
Transient Merchant	532:00	Application Filed & \$1,000 Bond	\$100.00
Trunk Fees	609:00 Article III (C)	Subdivision or Property Improvement Area Trunk Fee	See 609:00 Article III C Exhibit A, Sewer & Water Area Trunk Fees Schedule Attached
Water Meter & Hookup	620:00	On Permit Application	\$1,500.00

Water Rates *new minimum (2,000 gallons per month)	615:0 0	Metered	\$0.69 per 100 gallons or portion thereof. *Multi-family charged one minimum per unit.
Water Bulk Rate			\$1.50 per 100 gallons - \$30.00 minimum billing
Water Disconnect & Re-Connect Fee	615:00		\$100.00 each (one for turn-off, one for turn-on)
Water Meter Reading	615:00	By Public Works	\$35.00 per reading
Water Payment	615:00	Late Penalty Fee	\$25.00
Water Test Fee	Mn Dept of Health State Statute		\$1.59 per meter
Winter Parking	1010:14, Subd 4		\$25.00
Variance	Ord. 319, Sect 24	Application Filed	\$250.00
Zoning Amendment	Ord. 319, Sect 23	Application Filed	\$250.00

Exhibit A: City of Foley Trunk Water and Sewer Rates
Established in 2005

Land Use	Water Rates				Sewer Rates			
	Trunk Fee		WAC		Trunk Fee		SAC	
	Rate	Unit	Rate	Unit	Rate	Unit	Rate	Unit
Single Family Residential, Manufactured Housing	\$ 1,510	Ac	\$ 1,500	Unit	\$ 3,130	Ac	\$ 1,200	Unit
Commercial, General Commercial	2,520	Ac	2,520	Ac	5,220	Ac	4,810	Ac
Industrial, Multi Family	3,860	Ac	3,860	Ac	6,260	Ac	5,780	Ac
Public/Golf/Park	630	Ac	630	Ac	1,300	Ac	1,200	Ac

TO: FOLEY CITY COUNCIL
FROM: SARAH BRUNN, CITY ADMINISTRATOR
SUBJECT: 10-03-23 –COUNCIL MEETING
DATE: SEPTEMBER 29, 2023

Request to display/sell art in City Hall

The CROSS Center has requested to display 2 pieces of art that were donated to them. They are hoping they can sell the art with the proceeds going to the CROSS Center. Staff has no concerns and with council approval can work with them on setting up a display in the hallway.

Annual Fire Relief Report

Bryan Moshier will be at the meeting to present the annual fire relief report which is included in your packet. This is required to be done annually as the City provides backing to the relief association in the event of a shortfall. The council will need to accept the report following presentation.

Wastewater Project Update & Pay Application

We did receive over \$4 million in PSIG funding reimbursement earlier this month. The remaining will be paid as the construction contract completes. Jard Voge will be presenting another pay application and project update at the meeting.

SRO Legislation Update

An additional opinion was released by AG Ellison. The League of MN Cities Insurance Trust also provided comment. I forward this information to the council this past week. Per our city attorney, this is a great step in the right direction. Please let me know if you have any additional questions.

County Cannabis Ordinance

Chief McMillin will provide an update to the council on the county cannabis ordinance which the county board will address on Tuesday.

Compost Gate

Public Works Director Mark Pappenfus has provided a quote on a new compost gate. This is just for the gate – some additional expenditures will be required and likely completed in 2024. Pappenfus can explain more at the meeting.

Public Works Generator

Mark Pappenfus has provided information on a new generator for public works. A quote is also included in your packet.

Swimming Pool

I did run some calculations on the operating losses of the municipal pool. We still have a few expenditures outstanding for this year so I added some estimates for those. We anticipate the operating losses for 2023 to have increased \$13,000 over last year. The majority of this operating loss can be contributed to seasonal staffing expenses and training which were \$13,900 higher this year compared to last. Keep in mind we had to increase wages and pay for WSI training in order to even open the pool. We also had very hot and dry weather – meaning more hours of staffing at the pool. What we learned by reviewing the numbers is that our expenditures outpace our revenues – so even though it was a good

year at the pool and revenues were up – they were not up near enough to cover the increase in staffing costs.

We are already not levying enough dollars in the fund to handle capital improvements so we need to look at increasing admission rates at the pool. I will be recommending an increase to \$6 for adults and \$5 for children effective in 2024. I will also be looking at a slight increase in lesson fees. In addition, staff will internally look at a number of other items including concession pricing, private lesson offerings, open hours and staffing levels.

As you saw in the report from the pool manager, we already had made some changes to our staffing levels in an attempt to control these costs. Our pool staff was great in working with us on these items – remaining flexible and patient. We will continue to explore all options with staffing levels.

Downtown Redevelopment

I was able to connect with Mike Fisher, a contact I received from Benton Economic Partnership about the downtown and assessing the building conditions. We discussed a number of options and items we should look at including how findings of the housing study and our vision for downtown can work together. I included the plan for the downtown that was done in 2015. I was not a part of this plan but have read through it and I think it's worthwhile for the council to review this. Some of the items in this plan have been completed or may be viewed differently considering our post pandemic situation. Basically, we need to decide on a vision, what do we want to see, is it just commercial or a combination of housing/commercial? How are we going to accommodate changes to the downtown areas? In other words, are we going to provide more overnight parking, pursue a 4-way stop, provide more open space, etc.? Mr. Fisher was also checking on some additional resources for us on the best way to approach this process.

Discussion on winter sewer rates

The closure at Kent Foods is not only a concern related to job losses but it also impacts our water/sewer revenues. Production had slowed recently but a complete closure does impact the bottom line. I've provided a spreadsheet of the last 13 months of usage/fees paid by the facility. This spreadsheet is also pretty reflective of what we saw the prior year in 2022. The council needs to recognize we are looking at about a \$30,000 yearly revenue shortfall in each of the water and sewer accounts with no activity at the plant. This shortfall was not accounted for in the estimated impact of transitioning to winter sewer rates. If the council proceeds with the transition it's possible the sewer fund revenues could be short. It's also possible the water revenues may increase and solve their own problem with additional sales of water. I am less concerned about the water fund but do have concerns on the impact to the sewer fund and will be looking for direction from the council on how they wish to proceed.

Draft Fee Schedule/Winter Sewer Rate Ordinance DRAFT

I've included a draft fee schedule and winter sewer rates ordinance in your packet. Please let me know if you have any questions or concerns on these items – they will move forward in November and December of this year.

Upcoming Reminders:

October 7th – Fire Department Open House (11-1)

October 9th – Holiday – City Offices Closed

Pouchtec Industries	water combo		water Combo		sewer gallons		sewer Combo		sales tax	transit tax	monthly charge
	gallons used	usage	usage	used	used	usage	usage	usage			
9/1/2022	413383	\$2,604.31	166228	\$2,160.96	\$179.05	\$13.02	\$4,958.15				
10/1/2022	474890	\$2,991.81	214804	\$2,792.45	\$205.69	\$14.96	\$6,005.72				
11/1/2022	438812	\$2,764.52	190236	\$2,473.07	\$190.06	\$13.82	\$5,442.28				
12/1/2022	541828	\$3,413.52	209932	\$2,729.12	\$234.68	\$17.07	\$6,395.20				
1/1/2023	554545	\$3,493.63	181989	\$2,365.86	\$240.19	\$17.47	\$6,117.96				
2/1/2023	586710	\$3,813.62	192650	\$3,756.68	\$262.19	\$19.07	\$7,852.37				
3/1/2023	539860	\$3,509.09	125770	\$2,452.52	\$241.25	\$17.55	\$6,221.22				
4/1/2023	503460	\$3,272.49	175717	\$3,426.48	\$224.98	\$16.36	\$6,941.12				
5/1/2023	401830	\$2,611.90	143579	\$2,799.79	\$179.57	\$13.06	\$5,605.13				
6/1/2023	310810	\$2,020.27	75326	\$1,468.86	\$138.89	\$10.10	\$3,638.93				
7/1/2023	176160	\$1,145.04	49169	\$958.80	\$78.72	\$5.73	\$2,189.10				
8/1/2023	86320	\$561.08	39396	\$768.22	\$38.57	\$2.81	\$1,371.49				
9/1/2023	65970	\$428.81	31592	\$616.04	\$29.48	\$2.14	\$1,077.28				
5094578		\$32,630.09	1796388	\$28,768.85	\$2,243.32	\$163.16	\$63,815.95				
	average monthly inv		average monthly inv			average monthly inv					
		\$2,510.01		\$2,212.99			\$4,908.92				