



# Fridley

COMMUNITY CONNECTION

MAY/JUNE 2020  
NO. 224

**We believe in a Fridley that is a safe, vibrant, friendly and stable home for families and businesses.**

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Mayor – Scott Lund  
Councilmember-at-Large – David Ostwald  
Councilmember 1st Ward – Tom Tillberry  
Councilmember 2nd Ward – Steve Eggert  
Councilmember 3rd Ward – Ann Bolkcom  
City Manager – Wally Wysopal

## What's Inside

Filing for Property Tax Refund.....	2
Emerald Ash Borer.....	2
2019 Water Quality Report.....	2
Residential Housing Wrap Up.....	2
Development Updates.....	3
City Appraiser Visits.....	3
Pet Waste Reminder.....	3
Summer Code Inspections.....	4
Grilling & Recreational Fire Reminders	4
Tip 411.....	4
Getting Around Town.....	4

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## A Message from Mayor Scott Lund

I would like to take a moment to commend our residents, local employers and employees for rising up to the many challenges that have come forth due to COVID-19. I know the majority of our residents have abided by the “Stay Home MN” order that Governor Walz issued on March 25. I appreciate you for doing your part to help stop the spread of this virus. Many of our local businesses have made multiple changes to how they conduct business during this pandemic in order to protect the public and their employees. Your efforts are valued by our community. I want to extend an extra dose of gratitude and thanks to the many people on the front lines who are working diligently to keep all of us safe and healthy.



From public works, store workers, police, fire, first responders, nurses, doctors, healthcare workers, and all of our other workers who are providing essential services, please know that your work is recognized and appreciated by all of us in Fridley.

We live in a time where we are fortunate to have various digital communication platforms such as social media and video chats that allow us to remain in contact with our family and friends, while still practicing social distancing and shelter in place. Some folks are parading past homes to

wish friends a “Happy birthday!” from afar, while others have scheduled some time to get out of the house and wave to their neighbors and let them know they are still available for support. I hear about people and businesses sharing basic essentials that remain in short supply with those in need. Others are making and donating masks to help during this critical time. The list of positive actions go a long way in keeping all of us united during this time and until things get better. And they *will* get better.

The well-worn but time-wise phrase, “when the going gets tough, the tough get going” is never more appropriate than now. Fridley is in this together and together we will persevere.

City of Fridley staff are maintaining services as usual, albeit with some necessary changes on how we operate. Should a need arise, please contact city staff through our website at [FridleyMN.gov](http://FridleyMN.gov) or by phone at 763-571-3450.

Stay safe and stay healthy. And don't forget to wash your hands!

Mayor Scott Lund  
*Written Thursday, April 14, 2020*



## COVID-19 Events and Services Updates

Due to the ongoing COVID-19 pandemic, we have made some adjustments to our services and have canceled some community events. These updates have been made in the best interests of our community. Because of the lead time needed to produce the city newsletter, there may have been updates to our services or additional cancellations for event since this edition was published. For the most up-to-date information, please:

- Visit [FridleyMN.gov/Coronavirus](http://FridleyMN.gov/Coronavirus) for updates on our city services and council/commission meetings
- Visit [FridleyMN.gov](http://FridleyMN.gov) and view our calendar/search for a specific event page to find cancellation or rescheduling information

- Follow the City of Fridley on Facebook and Twitter for information on services and events
- Call 763-571-3450 and your questions will be directed to the appropriate staff member

### Current list of cancelled events:

- Springbrook Pavilion Opening – May 28
- Hero Walk – May 30
- Fridley ‘49er Days – June 18-20
- Connecting Fridley Park Event – June 24
- Safety Camp – June 24
- Night to Unite – August, rescheduled for October

## Energy Action Plan Update

The City of Fridley began implementing our Energy Action Plan in 2019. This plan set a goal to reduce community wide energy use 5% by the end of 2020 compared to business as usual. How are we doing?

- Community-wide energy use is down 3.5% even though the number of premises is up 1%
- There were 70 Home Energy Squad visits in 2019, compared to 25 in 2018. 13 of the visits in 2019 were no-cost visits to income-eligible households
- 76 Fridley households received a \$35-50 rebate from Xcel Energy to recycle their refrigerator

- 4 Fridley businesses participated in the Commercial Refrigeration Efficiency program.
- Almost 100 Fridley businesses participated in a lighting rebate program.
- There were over 100 new Windsorce subscribers, with a total of almost 30 million kWh subscribed to renewable energy.

### Want to start reducing your energy?

Help us get to our 5% goal by the end of the year by visiting [FridleyMN.gov/Energy](http://FridleyMN.gov/Energy) for tips and resources.

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## Filing for Property Tax Refund for Renters and Homesteads

With the coming arrival of Property Tax statements this April, the property tax refund season is about to begin. Renters with total household income less than \$62,340 may qualify for a refund up to \$2,190. Qualifying homesteads with a total household income less than \$115,020 may receive a refund of up to \$2,820. Application and instructions for these refunds can be found at the Department of Revenue website at [www.revenue.state.mn.us](http://www.revenue.state.mn.us). You can also call 763-324-4000 with additional questions.

Homeowners are required to report property taxes paid using the Statement of Property Taxes Payable in 2020 to complete your 2019 return. Do not use your 2019 tax statement or your Notice of Proposed Taxes to complete your return. Do not include your property tax statement when mailing in a return. You may qualify for this regular refund if your taxes exceed a certain income-based threshold. You may also qualify for a Special Property Tax Refund if your property taxes increased over last year by more than 12% and at least \$100.

Renters must receive a Certificate of Rent Paid from their landlord or managing agent prior to January 31, 2020. If you rented in multiple locations in 2019, you will need this certificate from the owner or agent at each location. If you did not receive your Certificate of Rent Paid by March 1, 2020, you can call the Minnesota Department of Revenue at 651-296-3781 or 1-800-652-9094 (toll free) You need to include your certificate(s) of rent paid with your application.

You can claim your refund by filing Form M1PR. This form can be found online, or you can call the Minnesota Department of Revenue 24-hour automated help line at 651-296-4444 or 800-657-3676 to have the forms sent to you. TTY users, call 711 for Minnesota Relay.

## 2019 Water Quality Report

Once again, we are proud to report that your drinking water meets all state and federal standards. Your drinking water continues to be safe, and we continue our commitment to keeping you informed. The 2019 Water Quality Report includes details on the results of water quality testing last year and news relating to Fridley's water system. View our annual water quality report online at [FridleyMN.gov/waterquality](http://FridleyMN.gov/waterquality).

We are driven to ensure your drinking water exceeds standards. For the latest water supply updates, please visit us online at [FridleyMN.gov/water](http://FridleyMN.gov/water). We are happy to answer any questions or concerns — just call us at 763-572-3554.

## Emerald Ash Borer (EAB) in Fridley

The Minnesota Department of Agriculture (MDA) confirmed the presence of Emerald Ash Borer (EAB) infestation in the City of Fridley in 2019. Residents with ash trees in their yards should plan to chemically protect their tree against infestation or replace the tree before it becomes a safety hazard.

### What is Emerald Ash Borer?

The Emerald Ash Borer (EAB) is an invasive beetle. It was first discovered in the United States during the summer of 2002 near Detroit, Michigan, and was confirmed in Fridley in May 2019. EAB has quickly become one of the most destructive and costly insect pests in urban forest history. EAB larvae feed on the inner bark of ash trees which disrupts the tree's ability to transport water and nutrients. Once an ash tree is infested, it has almost zero chance of survival. EAB causes ash trees to die quickly, which results in the tree becoming a significant safety hazard.

Ash trees have compound leaves, with all of the leaflets opposite each other. Bark on mature ash trees has a distinct pattern of diamond shaped ridges. Many ash trees were planted in Fridley after Dutch Elm Disease and the 1965 tornado. It is estimated that 30 percent of the City's shade trees are ash.



### What is the City doing?

The City Council approved an EAB Mitigation Plan in 2018. As part of this plan, the City has removed more than 100 low quality ash trees and replaced them with diverse tree species. The City will also treat all of its high quality ash trees between 2019-2020 to prevent infestation, using the contractor Rainbow Treecare, in order to spread out the high cost of tree



removal. The City received a \$28,000 grant from the DNR to support EAB mitigation activities in 2019 and 2020. In the past three years, the City has planted more than 500 trees to preserve the benefits of the City's urban forest. When selecting trees, the City plants a variety of tree species to create a more resilient forest. As a result of the City's urban forestry efforts, the City has been awarded Tree City USA status through the Arbor Day Foundation for the past three years.

If you have an ash tree, now is the time to decide what to do. Leaving your tree as-is will result in it becoming a safety hazard. Ash trees can be removed or protected. Trees that are removed should be replaced with a new tree to preserve our urban forest. The City is encouraging residents to treat large, well-placed, healthy, private ash trees as part of an EAB treatment program. Residents interested in chemical treatment should contact a licensed arborist to chemically inject the tree. Non-injected forms of treatment are more likely to negatively impact pollinators and water quality. As part of the City's contract to treat high quality ash trees, Rainbow Treecare is offering a bulk-rate pricing discount for chemical injections to Fridley residents.

### Considerations for Treatment:

- Tree size greater than 10" in diameter.
- Tree is not competing with other trees or infrastructure.
- Tree shows no more than 30 percent of canopy decline if infestation is suspected.

For more information and a full list of the City's licensed arborists, visit [FridleyMN.gov/emeraldash](http://FridleyMN.gov/emeraldash).

## Residential Housing Wrap-Up for 2019

The 2019 real estate market in the City of Fridley was a near reflection of the trends that occurred in the 2018 real estate market. That is to say that record low inventory stayed at similar, and at times, lower levels than the 2018 market. Interest rates and financing options remained much the same as the 2018 market and year-over-year price appreciation occurred at over 5%.

A balanced market inventory happens when there is a five to six month supply of homes to meet the existing demand. In a balanced market, neither the buyer nor the seller has an economic edge. As has been the trend since 2016, inventory levels continue to decrease, which gives the seller more leverage on price and terms because demand is greater than supply. This is the underlying principle that brings about multiple offers and fuels price appreciation. Much like 2018, inventory levels were between 1.5 to 3 months depending on the time of year in 2019.

Interest rates remained between 3.5% and 4.5% on 30-year financing with as much as a .5% discount on those rates if the mortgage term was reduced to

15 years. Of the 380 residential sales that occurred in Fridley during 2019, 248 were financed with conventional mortgages, 67 with FHA mortgages, 38 paid cash, 18 DVA loans were written and the rest sold with other forms of finance. The first quarter of 2020 has seen interest rates drop to all-time lows and that trend seems likely to continue through the rest of this year.

Residential sales for the City of Fridley fell 10% from the volume experienced in 2018 with 380 sales compared to 423. Market times remained nearly the same as 2018, with the average time to a purchase agreement that closed being 16 to 18 days. The average sale price in 2019 was up 8.66% over the average sale price in 2018. Through most of the first quarter of 2020 there have been 43 sales, with the average sales price at \$243,127 and the average market time at 28 days. This compares to the same time period in 2019 when there were 47 sales with an average market time of 28 days and an average sales price of \$240,658.



# New Things in Town: *Development Updates*



Market Rate Apartments at Train Station Village



Kaas Wilson Architects - Market Rate Building

## TRAIN STATION VILLAGE

Train Station Village is on schedule. As of April, contractors were framing the third and fourth floors.

Recently, they have only been working on the north end of the building. This is an efficiency technique employed by the builder to get a portion of the building up through the top floor. By doing this they can have all the trades people (electricians, plumbers, HVAC people, sheetrock installers, etc.) in and doing their work inside from the top of the parking platform through all four floors and right up to the roof. While those trades are then completing that inside work, the framers will frame the southern four floors of the building.

Construction on the senior building has also started. Concrete panels and blocks are being put into place.

There will be 100 senior units and 71 market rate units, as well as a third building of 71 mixed income units.

Open space in the center of the site has been designed to allow for surface parking as well as walking trails, lawns, and ponds. Each building will have its own water amenity as well: an inside pool at the senior building, an outside pool at the market rate building, and a splash pad at the mixed income building.



## NORTHERN STACKS BUILDINGS OCCUPIED

Northern Stacks, building 8 is now occupied. You may recall that developer Paul Hyde, Hyde Development, purchased the existing building, cured soil contamination issues and reimagined the building in a manner that mimics its neighbors in the Northern Stacks development.

One of the tenants is Lindenmeyr Munroe, who is also a very large tenant in Northern Stacks Building 1.

The other tenant is R & R Machinery Movers. They are a premier, rigging and specialty transportation contractor.

## TCO DESIGN

The petitioner, Lanewood Estates, Fred Stelter, is proposing to construct a 3-level, 71-unit assisted living and memory care facility on the undeveloped parcel north of KinderCare on 53rd Avenue, and behind Target.

The project designer indicated that the 3rd floor appears as more of a ½ story, utilizing large roof dormers to provide windows to the 3rd floor care units. This also decreases the impact of a three-story

building near single story residential. The grades in this area also help, as this building is down a slope from the existing single-family homes.

The proposed complex is set back 50 feet away from the west property line in order to provide as much space as possible from the residential neighborhood. The petitioner is proposing to access the site through construction of a new driveway that will enter off the northeast portion of the Monroe Street right-of-way.

The developer will be required to delineate any wetlands on site and may need to modify their plans, or at minimum follow the requirements of the Wetlands Conservation Act and any instructions or requirements of the watershed district. A delineation was done in 2009, when the Sikh Society contemplated building a Community Center on this site.



Plans must be re-delineated after 5 years and the plan from 2009 is out-of-date. At the time of the last delineation, the location of the proposed driveway was a wetland. It is anticipated that this wetland will be evident on the new delineation as well. If/when it is discovered, all necessary steps will need to be followed to protect, avoid, or to do whatever the regulatory agencies require.

Construction will likely begin this summer/fall.

## Residents to be Notified by Mail of City Assessor Visits

As property assessment season is upon us, we have made some temporary changes to keep you, those who occupy your homes and businesses, and our city appraisers as safe as possible from COVID-19.

This year, we will notify property owners ahead of time with a letter by mail when the City Assessor will be visiting your home or business. This letter will indicate that the appraiser will not ask to come inside your home or business and will conduct an interview – at proper social distance – if the owner happens to be there when they come to the door. Additionally, to respect your right to question your property’s valuation or classification, the City

Assessor’s Office will defer interior inspections until at least July, or until updated guidance has been issued by the Centers for Disease Control and Prevention. Those inspections will be by appointment only, and will allow time for the appraiser to secure proper protective gear and for the home/business owner to control who may be onsite during the visit.

For questions about commercial, industrial and apartment assessments, please call 763-572-3536. For residential assessments, call 763-572-3537. We appreciate your cooperation and patience with our updated processes.

**REMINDER:  
PICK UP YOUR  
PET WASTE**



**PET WASTE LEFT IN THE PARKS OR ON YOUR LAWN WASHES INTO THE STORMSEWER AND CONTAMINATES OUR LAKES AND RIVERS WITH E. COLI AND OTHER HARMFUL BACTERIA. PLEASE ALWAYS PICK UP AFTER YOUR PET!**

## Summer Code Inspections: Reminders for Residents

Communication about code violations is meant to be a friendly reminder to residents, as well as explain the purpose of the codes. The city code helps create vibrant neighborhoods throughout our community – for our current and future residents.

Many of our violations are related to outdoor storage, inoperable vehicles, and vehicles parked on the grass or an unapproved surface. As a reminder, the city code states the following requirements:

### Outdoor Storage (Section 205.07.06B):

- All materials need to be stored inside a building, except for stacked wood which can be stored in the side or rear yard.
- Boats, trailers and non-motorized campers may be stored in the side or rear yard, on or off pavement.
- Motorized vehicles and motor homes must be parked on a paved area and not closer than 15 feet to the curb.

Common code mistake: Most often, materials other than those listed in the code are stored outside in the front, side or rear yard. This includes things like extension ladders, wheel barrows, snowblowers, etc.

This does not apply to patio or deck furniture, but does apply to unauthorized items stored under the deck or on the patio.

### Inoperable Vehicles (Section 114.03.A):

Junk motor vehicle - A motor vehicle that is located outdoors on property in the city that meets any of the following criteria shall be defined as a junk vehicle:

- Any motor vehicle that is not in operable condition.
- Any motor vehicle that is partially dismantled.
- Any motor vehicle that is a source of repair or replacement parts for other vehicles.
- Any motor vehicle that lacks vital component parts.
- Any motor vehicle that is not currently registered and properly licensed for operation with and by the State of Minnesota.

### Parking and Store of Junk Cars and Vehicles on Private Property (Section 123.03):

No partially dismantled, non-operating, wrecked, junked and/or discarded vehicle is allowed on any

residential property within the city for longer than 10 days. This does not apply to vehicles in an enclosed building, on the premise of a business enterprise when necessary, or if a single vehicle is in a reasonable process of restoration.

Common code mistake: We often see vehicles with one or more flat tires, expired or unlicensed vehicles, or vehicles with obvious missing body components. These examples are in violation of city code.

### Vehicle Parking (Sections 2.5.07.6A):

All vehicles must be kept on an approved hard surfaced (pavement) parking area.

Common code mistake: Typically, we see violations under this section because cars are parked on the lawn beside the driveway or other places on the property.

### Questions?

For additional information, contact Dan Cahill, Neighborhood Preservation Specialist, at 763-572-3598, or [Dan.Cahill@FridleyMN.gov](mailto:Dan.Cahill@FridleyMN.gov).

## Grilling and Recreational Fire Reminders:

### Backyard Fire Reminders

- Having a backyard fire? Use a fire pit or outdoor fireplace. It must be 25 feet away from your home, garage or any other structure.
- An adult must be present, and a garden hose or other fire extinguishing equipment must be readily available.
- Recreational fires may be no larger than 3 feet in diameter or height.

### Grilling Reminders

- BBQ grills should only be used outdoors and placed away from siding, railings, canopies or overhanging branches.
- Clean your grill regularly – grease is a major source of flare ups.
- Let the charcoal cool completely before disposing in a metal container.

Visit [FridleyMN.gov/FireSafety](http://FridleyMN.gov/FireSafety) for more life-saving tips and fire safety advice.



\*Fridley City Ordinance does not allow apartment buildings, or any multi-family dwellings of three or more units to use grills on decks or within 15 feet of the building.

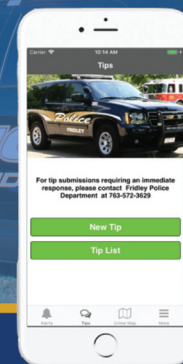


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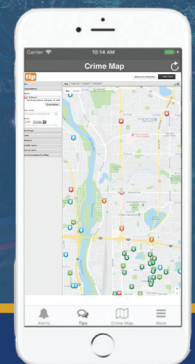
Search FridleyPD in your app store or visit [FridleyMN.gov/Tip411](http://FridleyMN.gov/Tip411) to learn more.



Receive crime alerts and other community information



Submit an anonymous tip to Fridley Police



View our crime map, social media pages and website

## Getting Around Town

Welcome to *Getting Around Town* where we will feature road projects and safety tips for Fridley. Is there a road project you would like to learn more about? Let us know! This edition we are featuring bike lanes.

### What are bike lanes?

Bike lanes are marked spaces on the roadway dedicated to bicyclists.

### Why does the City install bike lanes?

Bike lanes improve safety for bicyclists and vehicles by providing a dedicated space for bicyclists.

### Can I park in a bike lane?

No, it is not legal, even for a short time, to park, idle, or drive in a bike lane, and can result in a ticket. Doing so creates an obstacle and forces the bicyclist into the traffic lane.

### How do I make a right turn across a bike lane?

The solid white lines of a bike lane mean do not cross. There are designated areas where the solid white line is converted to a dashed line and this is where a motor vehicle is allowed to enter a bike lane to make a turn. Before crossing a bicycle lane, make sure it is safe and yield the right-of-way to any approaching bicycles.

### Do bicyclists have to obey traffic laws?

Yes, bicyclists are considered traffic and have the same rights and responsibilities as the driver of a vehicle. Bicyclists are not required to use bike lanes and are legally entitled to use as much of a drive lane as reasonable for safety. Motor vehicles should either wait to pass or change lanes before overtaking a bicyclist. Motor vehicles must give bicycles a minimum of three feet distance when passing a cyclist.

### Any other tips?

Remember to always wear a helmet when riding your bicycle out and about in Fridley.

### Featured Project: West Moore Lake Drive

The West Moore Lake Drive Project was finished in 2019 using a \$418,024 Regional Solicitation Grant from the Metropolitan Council. The trail is part of the Safe Routes to School plan for Fridley Middle and High Schools and finishes a 2.6-mile loop around Moore Lake. The project included approximately a half-mile of new, multi-use trail, and half-mile of designated bike lane. Check it out this summer!