

## **6:00 p.m. Economic Development Authority meeting – Community Room**

- 1. Call to order**
  - a. Roll call.
- 2. Approve agenda.**
- 3. Minutes**
  - a. Minutes of September 9, 2024 EDA meeting
  - b. Minutes of September 16, 2024 EDA meeting
- 4. Consent item**
  - a. Approve EDA disbursements
- 5. Public hearings – none.**
- 6. Regular business – none.**
- 7. Communications and announcements – none.**
- 8. Adjournment.**

## **6:15 p.m. City council meeting – Community Room**

- 1. Call to order**
  - a. Roll call.
  - b. Pledge of Allegiance.
- 2. Approve agenda.**
- 3. Presentations**
  - a. Recognition of 2024 Evergreen Award recipients
  - b. Proclamation observing “Indigenous People’s Day”
  - c. Recognition of donations
- 4. Minutes**
  - a. Minutes of September 9, 2024 city council meeting
  - b. Minutes of September 9, 2024 city council study session
  - c. Minutes of September 16, 2024 city council meeting
  - d. Minutes of September 16, 2024 city council special study session
- 5. Consent items**
  - a. Approve city disbursements
  - b. Resolution approving donations to Parks and Recreation Department
  - c. Resolution approving donations to Fire Department Open House
  - d. Approve purchase of replacement fire department emergency radios
  - e. Declare fire apparatus surplus, authorize their sale and purchase of an electric Chevrolet Blazer
  - f. Resolution accepting funding from the Minnesota Pollution Control Agency and entering into a grant agreement for installation of an electric vehicle charging station

- g. Resolutions authorizing intent to reimburse with bond proceeds for major 2025 road construction projects
- h. Second reading and adoption of zoning text amendment – breweries with taprooms in IG – general industrial district
- i. Resolution approving minor conditional use permit amendment for high school stadium – 6525 Lake Street – Ward 3
- j. Resolution rescinding permit parking at 3308 Texas Avenue – Ward 3
- k. Resolution authorizing Environmental Response Fund grant application for Cedar Lake Road and Louisiana Avenue project – Phase 2 (4024-1100) – Ward 4
- l. Approve parcel purchase – Cedar Lake Road and Louisiana Avenue project – Phase 2 (4024-1100) – Ward 4
- m. Resolution authorizing special assessment for the sewer service line repair at 3945 Xenwood Avenue South – Ward 2
- n. Resolution authorizing special assessment for the sewer service line repair at 3909 Xenwood Avenue South – Ward 2
- o. Resolutions imposing civil penalties for violations of St. Louis Park City Code Chapter 3

**6. Public hearing**

- a. 2025 budget and property owner service charges for Special Service Districts No. 1–6

**7. Regular business**

- a. Resolution for municipal consent in MnDOT and Louisiana Avenue project (4025-8000) - Ward 4
- b. Resolution approving conditional use permit amendment for Aquila Elementary School expansion – 8500 W 31st Street – Ward 3

**8. Communications and announcements – none.**

**9. Adjournment.**

**Following city council meeting – special study session – Community Room**

**Discussion items**

1.	Development project process overview
2.	Cannabis zoning ordinance

**Written reports**

3.	Wooddale Station Redevelopment update – Ward 2
4.	30-day pre-eviction notice city prepared form

Members of the public can attend St. Louis Park Economic Development Authority and city council meetings in person. At regular city council meetings, members of the public may comment on any item on the agenda by attending the meeting in-person or by submitting written comments to [info@stlouisparkmn.gov](mailto:info@stlouisparkmn.gov) by noon the day of the meeting. Official minutes of meetings are available on the city website once approved.

Watch St. Louis Park Economic Development Authority or regular city council meetings live at [bit.ly/watchslpcouncil](https://bit.ly/watchslpcouncil) or at [www.parktv.org](http://www.parktv.org), or on local cable (Comcast SD channel 14/HD channel 798). Recordings of the meetings are available to watch on the city's YouTube channel at [www.youtube.com/@slpcable](https://www.youtube.com/@slpcable), usually within 24 hours of the meeting's end.

City council study sessions are not broadcast. Generally, it is not council practice to receive public comment during study sessions.

**The council chambers are equipped with Hearing Loop equipment and headsets are available to borrow. If you need special accommodations or have questions about the meeting, please call 952.924.2505.**

**Unofficial minutes  
EDA meeting  
St. Louis Park, Minnesota  
Sept. 9, 2024**

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**1. Call to order.**

President Dumalag called the meeting to order at 6:02 p.m.

**a. Roll call**

Commissioners present: President Dumalag, Paul Baudhuin, Sue Budd, Yolanda Farris, Margaret Rog

Commissioners absent: Nadia Mohamed, Tim Brausen

Staff present: City manager (Ms. Keller), community development director (Ms. Barton), social media specialist (Ms. Byers), engineering director (Ms. Heiser), economic development manager (Mr. Hunt), multimedia producer (Ms. Malik), city attorney (Mr. Mattick), operations superintendent (Mr. Okey), communication manager (Mr. Sandell), deputy city clerk (Ms. Scott-Lerdal), communications and technology director (Ms. Smith)

**2. Approve agenda.**

*It was moved by Commissioner Rog, seconded by Commissioner Farris, to approve the EDA agenda as presented.*

*The motion passed 5-0 (Commissioners Mohamed and Brausen absent).*

**3. Minutes – none.**

**4. Consent items.**

- a. Approve EDA disbursements
- b. **EDA Resolution No. 24-15** approving of a grant agreement with Hennepin County for affordable commercial initiative – Ward 2

*It was moved by Commissioner Rog, seconded by Commissioner Budd, to approve the consent items as listed and to waive reading of all resolutions.*

Commissioner Rog complimented staff on being awarded a grant in the amount of \$380,000 from Hennepin County to support the affordable commercial project in Ward 2.

*The motion passed 5-0 (Commissioners Mohamed and Brausen absent).*

**5. Public hearings – none.**

- 6. Regular business - none.**
- 7. Communications and announcements - none.**
- 8. Adjournment.**

The meeting adjourned at 6:04 p.m.

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Melissa Kennedy, EDA secretary

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Lynette Dumalag, EDA president

**Unofficial minutes  
EDA meeting  
St. Louis Park, Minnesota  
Sept. 16, 2024**

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**1. Call to order.**

President Dumalag called the meeting to order at 6:02 p.m.

**a. Roll call**

Commissioners present: President Dumalag, Paul Baudhuin, Tim Brausen, Sue Budd, Yolanda Farris, Nadia Mohamed, Margaret Rog (arrived 6:04 p.m.)

Commissioners absent: none

Staff present: City manager (Ms. Keller), city attorney (Mr. Mattick), deputy city manager (Ms. Walsh), community development director (Ms. Barton), administrative services director (Mr. Brodeen), finance director (Ms. Cruver), facilities superintendent (Mr. Eisold), legislative and grants analyst (Ms. Ferris), recreation superintendent (Ms. Friederich), public works director (Mr. Hall), community development intern (Mr. Hansen), building and energy director (Mr. Hoffman), police chief (Mr. Kruelle), deputy finance director (Mr. Olson), interim fire chief (Mr. Scott), deputy city clerk (Ms. Scott-Lerdal), communications and technology director (Ms. Smith), park superintendent (Mr. Umphrey), human resources director (Ms. Vorpahl), planning manager (Mr. Walther), parks and recreation director (Mr. West), sustainability manager (Ms. Ziring)

**2. Approve agenda.**

*It was moved by Commissioner Brausen, seconded by Commissioner Farris, to approve the EDA agenda as presented.*

*The motion passed 6-0 (Commissioner Rog absent).*

**3. Minutes.**

**a. EDA meeting minutes of Aug. 19, 2024**

*It was moved by Commissioner Mohamed, seconded by Commissioner Brausen, to approve the EDA meeting minutes of Aug. 19, 2024 as presented.*

*The motion passed 6-0 (Commissioner Rog absent).*

**4. Consent items – none.**

**5. Public hearings – none.**

**6. Regular business**

**a. EDA Resolution No. 24-16 and 24-17 to adopt 2025 HRA and EDA levies**

Ms. Cruver presented the staff report. She explained the policy considerations related to the EDA levy and HRA levy with an overall preliminary property tax levy payable in 2025 of \$49,979,665, a 7.52% increase from 2024 which includes:

- \$48,598, 532 for core government services and debt payments (general and debt service levies)
- \$1,194,133 for housing projects and programs (HRA levy)
- \$187,000 for economic development projects and programs (HRA levy)

Ms. Cruver noted that final levy approval will occur on Dec. 16, 2024.

Commissioner Rog asked if the EDA levy was previously \$500,000 per year. Ms. Cruver stated yes and last year it was adjusted up to \$875,000 to fully cover staffing. Now staffing has been moved out of this fund and it will focus only on programs.

Commissioner Rog asked if the EDA levy will remain stable at the \$375 - \$400,000 for the time being. Ms. Cruver stated yes, barring any large changes that will be the end of the work needed to stop the spenddown of the development fund.

Commissioner Rog asked if the additional state funds are being calculated into the HRA levy fund, and if it will remain flat rather than fluid. Ms. Cruver stated the five-year financial direction projects a flat forecast for the HRA levy. There are many new revenues coming to the city and into housing, so staff will want to keep reassessing how fast this money will be added and used before the levy is increased in the future.

Faith Riverstone, 9001 Stanlen Rd., stated she is concerned about the language of the EDA resolution and noted there is very broad-reaching language. She would prefer the language be less broad-reaching and just be to particular line items. She stated her intention to speak to her concern further in the city council meeting.

Commissioner Budd noted she will support this motion.

Commissioner Brausen stated the EDA and council have been working on this budget since May 2024 and staff has been working on it since February 2024. He added this is the result of many long hours by staff to figure out the resources needed to continue to provide the level of government service people in the city have come to expect. He added it's thoughtful and makes sense to move some of the staff funding over to the general budget and he will support it.

President Dumalag thanked staff for their work and added the report makes it clear the HRA and EDA levies are not for funding staff, but will allocate funds for projects and programs. She noted it is helpful to see the investment the city is making here.

*It was moved by Commissioner Brausen, seconded by Commissioner Farris, to adopt EDA Resolution Nos. 24-16 and 24-17 approving the 2025 preliminary EDA and HRA property tax levy.*

*The motion passed 7-0.*

**7. Communications and announcements - none.**

**8. Adjournment.**

The meeting adjourned at 6:19 p.m.

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Melissa Kennedy, EDA secretary

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Lynette Dumalag, EDA president

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## Executive summary

**Title:** Approve EDA disbursements

**Recommended action:** Motion to approve EDA disbursement claims for the period of Aug. 31 – Sept. 30, 2024.

**Policy consideration:** Does the EDA approve the disbursements listed for the period ending Sept. 30, 2024?

**Summary:** The finance division prepares this report monthly for the EDA to review and approve. The attached report shows both EDA disbursements paid by physical check and those by wire transfer or Automated Clearing House (ACH) when applicable.

**Financial or budget considerations:** Review and approval of disbursements by the EDA is required and provides another layer of oversight to further ensure fiscal stewardship.

**Strategic priority consideration:** Not applicable.

**Supporting documents:** EDA disbursement summary

**Prepared by:** Ramatulai Barrie, interim accounting specialist

**Reviewed by:** Amelia Cruver, finance director

**Approved by:** Cindy Walsh, deputy city manager



Council Check Summary

8/31/2024 - 9/30/2024

<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
EHLERS & ASSOCIATES INC	Wooddale Station TIF G&A	OTHER CONTRACTUAL SERVICES	73.75
			<u>73.75</u>
KENNEDY & GRAVEN	EDA - 4300 36 1/2 G&A	Consulting Fees/Fees For Serv	851.00
	Wooddale Station TIF G&A	Consulting Fees/Fees For Serv	921.00
	Development - EDA G&A	Consulting Fees/Fees For Serv	1,198.00
			<u>2,970.00</u>
REDICOMPS	Development - EDA G&A	SUBSCRIPTIONS/MEMBERSHIPS	1,200.00
			<u>1,200.00</u>
STEP	Development - EDA G&A	OTHER CONTRACTUAL SERVICES	54,290.00
			<u>54,290.00</u>
THE DASCHER COMPANY INC	Development - EDA G&A	Consulting Fees/Fees For Serv	1,700.00
			<u>1,700.00</u>
WHIPPER SNAPPER LAWN SERVICE	Development - EDA G&A	LAND MAINTENANCE	779.40
			<u>779.40</u>
		Report Totals	<u><u>61,013.15</u></u>

## Executive summary

**Title:** Recognition of 2024 Evergreen Award recipients

**Recommended action:** The mayor is requested to present the 2024 Evergreen Award to the following recipients:

- **Traditional Garden Category**
  - *Francie Streich, 4810 West 42<sup>nd</sup> Street, Minikahda Vista Neighborhood*
- **Alternative Garden Category**
  - *Brooks Whitton, 7423 North Street, South Oak Hill Neighborhood*

**Policy consideration:** None at this time.

**Summary:** The Evergreen Award is presented each year in recognition of properties which are uniquely designed with well-maintained landscapes with an emphasis on parcels that are visible to the passerby. Businesses, apartments and houses are all eligible to receive the award.

From the 18 nominations received this year, two winners were selected by Parks and Recreation Advisory Commission members and key staff. The winners will be presented with an award certificate, a dwarf Alberta spruce tree and “*Evergreen Award Winner*” sign posted in their boulevard for two weeks. Mike Bahe, Natural Resources Manager, will be at the meeting to present the awards to the winners.

**Financial or budget considerations:** Not applicable.

**Strategic priority consideration:** St. Louis Park is committed to continue to lead in environmental stewardship.

**Supporting documents:** None.

**Prepared by:** Stacy M. Voelker, administrative coordinator

**Reviewed by:** Mike Bahe, natural resources manager  
Jason T. West, parks and recreation director

**Approved by:** Kim Keller, city manager

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## Executive summary

**Title:** Proclamation “Indigenous People's Day”

**Recommended action:** The mayor is asked to read and present the proclamation.

**Policy consideration:** None.

**Summary:** To celebrate Indigenous People’s Day, the City of St. Louis Park invites residents to learn about the history of Indigenous communities in our state and city, attend an event or exhibit that highlights Indigenous art, culture, and history, and connect with Indigenous organizations in Minnesota.

**Financial or budget considerations:** None.

**Strategic priority consideration:** St. Louis Park is committed to being a leader in racial equity and inclusion in order to create a more just and inclusive community for all.

**Supporting documents:** Resource page  
Proclamation

**Prepared by:** Jocelyn Hernandez Guitron, racial equity and inclusion specialist

**Reviewed by:** Cindy Walsh, deputy city manager

**Approved by:** Kim Keller, city manager

To celebrate Indigenous People's Day, the City of St. Louis Park invites you to:

- Learn about the history of Indigenous communities
  - [11 nations and flags of Minnesota Native Americans | Metro State University](#)
  - [Waadookodaading: Ojibwe Language Immersion School | The Ways \(youtube.com\)](#)
  - [5 things to know about Indigenous Peoples Day | PBS News](#)
- Consider attending an event or exhibit that highlights American Indian art, culture, and history
  - [All My Relations Arts Gallery - Native American Community Development Institute \(nacdi.org\)](#)
  - [In Our Hands: Native Photography, 1890 to Now — Minneapolis Institute of Art \(artsmia.org\)](#)
- Connect with Indigenous organizations in Minnesota
  - [Native American Community Development Institute \(nacdi.org\)](#)
  - [Celebrating Native American Heritage Month in Minneapolis | Meet Minneapolis | Meet Minneapolis](#)



## Proclamation "Indigenous People's Day"

**Whereas**, Minnesota is home to 11 federally recognized tribes, seven of them are Anishinaabe (Ojibwe) and four are Dakota Oyate (Dakota); and

**Whereas**, the lands that make up St. Louis Park are the original homelands of the Dakota people; and

**Whereas**, this day is an opportunity to recognize the contributions of Indigenous peoples in our city, state, and nation, including all the ways they have helped create a more just and inclusive community for all; and

**Whereas**, Indigenous nations in Minnesota continue to face the effects of colonization and continued discrimination against their way of life, language, traditions, and history through the legacy of the Indian removal act, Indian boarding school policies, and other policies that infringed on Indigenous rights; and

**Whereas**, the legacy of state and federal policies is visible and present in the crises of Indigenous communities and relatives suffering as unhoused persons or from the opioid epidemic; and

**Whereas**, Indigenous communities are fighting for justice in the historical and present crisis of Missing and Murdered Indigenous Women and Relatives; and

**Whereas**, the community of St. Louis Park is called to reflect and work towards better policies and practices that center around Indigenous experiences and honor Indigenous sovereignty; and

**Now therefore**, let it be known that the mayor and city council of the City of St. Louis Park, Minnesota, hereby honor October 7, 2024 as Indigenous People's Day in our community.



**Wherefore**, I set my hand and cause the Great Seal of the City of St. Louis Park to be affixed this 7<sup>th</sup> day of October, 2024.

A handwritten signature in black ink, appearing to read "Nadia Mohamed", is written over a light blue rectangular background.

Nadia Mohamed, mayor

## Executive summary

**Title:** Recognition of donations

**Recommended action:** Mayor to announce and express appreciation for the following donations being accepted at the meeting and listed on the consent agenda.

From	Donation	For
Andrew and Justine Hall	\$2,800	Memorial park bench to be placed in Louisiana Oaks Park
Cheryl Bough	\$40	Fishing equipment to be used for fishing at Westwood Hills Nature Center
Bill and Claudia Engeland	\$500	Park enhancements or program needs at Westwood Hills Nature Center
Peter Knaeble	Goods	Skunk pelt for program needs at Westwood Hills Nature Center
Eric Ellefson	Goods	Bird seed for animal care at Westwood Hills Nature Center
Costco	\$300	\$300.00 discount off the purchase of hotdogs, buns, chips and condiments
JonnyPops	Goods	1,000 frozen treats
Premium Waters	Goods	26 jugs of water and use of four dispensers
Park Adams Transportation	Services	Busses and bus drivers for park and ride shuttles
The Home Depot	Goods	Children's building kits
Lindstrom Restoration	Goods	Burn Rooms

**Strategic priority consideration:** St. Louis Park is committed to creating opportunities to build social capital through community engagement.

**Supporting documents:** None.

**Prepared by:** Amanda Scott-Lerdal, deputy city clerk

**Reviewed by:** Melissa Kennedy, city clerk

**Approved by:** Kim Keller, city manager

**1. Call to order.**

Mayor Mohamed called the meeting to order at 6:15 p.m.

- a. Pledge of allegiance**
- b. Roll call**

Council members present: Mayor Pro Tem Farris, Paul Baudhuin, Sue Budd, Lynette Dumalag, Margaret Rog

Council members absent: Mayor Nadia Mohamed, Council Member Tim Brausen

Staff present: City manager (Ms. Keller), community development director (Ms. Barton), social media specialist (Ms. Byers), engineering director (Ms. Heiser), economic development manager (Mr. Hunt), multimedia producer (Ms. Malik), city attorney (Mr. Mattick), operations superintendent (Mr. Okey), communication manager (Mr. Sandell), deputy city clerk (Ms. Scott-Lerdal), communications and technology director (Ms. Smith), housing supervisor (Ms. Olson), city clerk (Ms. Kennedy)

Guests: Rabbi Alexander Davis, Noah Marrell and Matt Walzer, Beth El Synagogue; Chris Barron, former St. Louis Park Communications Intern; Ari Lyksett, MN Association of Government Communicators; Kim Zlimen and Nicole Stromgren, MnDOT

Mayor Pro Tem Farris shared a statement expressing condolences to the families and friends of those who died in the tragic incident at Park Tavern on Sept. 1, 2024. She thanked the St. Louis Park police and public safety for their support during and after the incident.

**2. Approve agenda.**

*It was moved by Council Member Rog, seconded by Council Member Dumalag, to approve the agenda as amended.*

*The motion passed 5-0 (Mayor Mohamed and Council Member Brausen absent).*

**3. Presentations.**

**a. Presentation observing Beth El Synagogue's centennial anniversary – Ward 1**

Rabbi Alexander Davis shared wishes for healing regarding the incident at Park Tavern. He discussed the experience of Jewish people in the Twin Cities over the years. He stated the Beth El community has always had wonderful partnerships with the city, city council, other faith

groups and residents in the community. Rabbi Davis described the Beth El community and many of the social justice programs they participate in. He invited his colleagues to share in a prayer for the community.

Mayor Pro Tem Farris read the proclamation into the record.

Mayor Mohamed, who was not able to attend the meeting, sent comments for Mayor Pro Tem Farris to read into the record. Mayor Mohamed congratulated the Beth El community on their centennial and said "... personally growing up as a Muslim, I found great comfort in knowing that my Jewish neighbors, like me are also visible in their identities and proudly embrace and celebrate who they are."

Council Member Baudhuin shared his strong connections with Beth El since his childhood and congratulated Beth El on 100 years of work in the community.

Council Member Rog stated Beth El is in her ward and noted she was able to give remarks there recently. She observed that Beth El is one of the very few synagogues that have stayed together as one congregational family. She congratulated them on their centennial and encouraged them to keep up their good work.

Council Member Dumalag also congratulated Beth El on their centennial, remarking that they have been a significant cornerstone in the community and continue to be so.

Council Member Budd added there are resources in the council packet that cover the history and traditions of Beth El and encouraged attendees to review them.

Mayor Pro Tem Farris added her congratulations to the Beth El community.

**a. Minnesota Association of Government Communicators Northern Lights Awards presentation**

Ari Lyksett, Vice President and Board Member at the MN Association of Government Communicators presented the award to the city. She explained the articles and publications that were awarded honors.

Council Member Dumalag thanked staff and noted the importance of communication in how residents receive information.

Council Member Rog added she is very proud and honored that the city continues to win these awards as they communicate with the public.

Council Member Baudhuin added his thanks also to city staff and offered his congratulations.

**4. Minutes.**

**a. Minutes of Aug. 12, 2024 city council study session**



Council Member Rog requested a revision to page 2, paragraph 3, to state: "... an investment of \$275,000." She also requested a revision on page 3, paragraph 6, to state: "... but not used for facial recognition" and on page 4, paragraph 5, to state: "... Safer Grant."

*It was moved by Council Member Dumalag, seconded by Council Member Rog, to approve the Aug. 12, 2024, 2024 city council study session minutes as amended.*

*The motion passed 5-0 (Mayor Mohamed and Council Member Brausen absent).*

**5. Consent items.**

- a. Approve city disbursements
- b. Second reading and adoption of **Ordinance No. 2681-24** rescinding **Ordinance No. 2576-19** Efficient Building Benchmarking
- c. Second reading and adoption of pre-eviction notice **Ordinance No. 2683-24** *(This item was removed from the consent items and considered as regular agenda item 7a.)*
- d. Second reading and adoption of **Ordinance No. 2682-24** amending chapters 34 and 36 for tree preservation
- e. **Resolution No. 24-102** of support for Minnehaha Creek Watershed District Greenway to Cedar Trail connection – Ward 2

*Council Member Dumalag requested that consent item 5c be moved to regular business as item 7a.*

Council Member Dumalag also noted consent item 5e that connects from the southern side of the city. She stated there are now some planning dollars and final design that can go into this, and we are grateful for partners like Hennepin County and the MCWD to do this work, which will be a great asset to our community.

*It was moved by Council Member Dumalag, seconded by Council Member Rog, to approve the consent items as revised and to move consent item 5c to the regular agenda as item 7a; and to waive reading of all resolutions and ordinances.*

*The motion passed 5-0 (Mayor Mohamed and Council Member Brausen absent).*

**6. Public hearings.**

**a. MnDOT I-394 and Louisiana Avenue improvements – Ward 4**

Ms. Heiser introduced MnDOT staff.

Ms. Stromgren from MnDOT presented an overview of the project.

Council Member Budd asked if the presentation referenced the 2023 congestion report. Ms. Stromgren stated that is correct.

Council Member Rog asked if the cost share is unique to St. Louis Park or if that is typical in other communities across the state. Ms. Heiser stated both Hennepin County and MnDOT have cost participation policies for signal construction at intersections with local streets. In this scenario, the agreements calls for each agency to pay for a portion of the signal costs based on the number of legs on their system. She stated this is a four-legged intersection and Louisiana Avenue is the responsibility of St. Louis Park, while the ramps are the responsibility of MnDOT, resulting in a 50/50 cost split.

Council Member Baudhuin asked for clarification on pedestrian and bike safety at the intersection and requested more detail. Ms. Stromgren noted pedestrian improvements of sidewalks and ramps that were non-ADA compliant. She also noted the area where vehicles turning from Louisiana onto Highway 394 on higher-speed, “free right” turns, will be tightened to improve pedestrian safety.

Mayor Pro Tem Farris opened the public hearing.

Kathleen Beaushoof, 1631 Virginia Ave. S., asked for staff to present the visual diagram again, go through what is being proposed, and where they are including retaining walls. She asked if the bridge be wider over 394, and will there be more lanes of traffic.

Ms. Beaushoof asked how many events there have been related to public comment, whether this the first one or have there been more. Ms. Keller stated staff will put these responses together on the website, but staff and council do not typically respond to questions during public hearings.

Ms. Beaushoof asked how long the council has been aware of this project, how long they have studied it, and has it been going on for six months or a year. She also asked the opinion of each council member at the moment; whether they are planning to approve or deny. She stated this is city government at work. She stated a year ago, she read that MnDOT will not build new car traffic lanes and that people are being instructed to ride bikes and walk.

Ms. Beaushoof asked how many lanes of traffic will be on Louisiana Avenue, noting right now there are two. She asked how wide they will be and noted her concern is that the city is divided four major roads – Highway 7, Highway 169, Highway 394, and Highway 100 – adding those are major roads. She stated with the Louisiana Avenue project which widens the road and cuts through neighborhoods, now we will have this project with Highway 394 and Louisiana Avenue, with another road perpendicular to Cedar Lake Road, and going through the city. She stated this is in a residential neighborhood and she opposes this.

Joe Weyandt, 6801 Wayzata Blvd., stated he is small business owner on Wayzata Boulevard. He stated the presentation is unclear on the timeline – and how long the project’s duration will be. He asked will the road be closed and will customers be able to access businesses during construction. He stated August is the busiest time of the year for his business, and this presentation is very unclear what the impact will be on small businesses.

Mayor Pro Tem Farris closed the public hearing.

Ms. Heiser clarified some details of the presentation. She stated the Louisiana Avenue construction project was approved by the council in February 2023. She stated Louisiana Avenue will be one lane in each direction and there will be no change to the number of lanes related to this project. She stated there is a roundabout being constructed at Louisiana and Cedar Lake Road and the street width will also be reduced to save mature trees on the street. She added there will be a sidewalk on the east side.

Ms. Stromgren provided further detail on the quarter-mile additional lane being added to the outside of Highway 394. She showed the entrance ramp of Louisiana Avenue and pointed out the auxiliary lane to help with the continuity of lanes.

Council Member Budd asked what the more controlled right lane will be. Ms. Stromgren stated there is a median that will be removed.

Ms. Stromgren noted the project will be conducted from August through October 2025. Ms. Heiser stated the Louisiana Avenue project will be from May through November 2025 and will be coordinated with MnDOT.

Ms. Heiser stated she will work on MnDOT-related questions received this evening and will get back to council and residents.

Council Member Budd asked if pushing the vote out on this project hinders the funding for the project. Ms. Heiser stated she will find out and get back to council on that question. She stated funding would not be affected if the delay is a few weeks, but if it is six months or longer, it could be affected.

Council Member Rog stated perhaps an open house meeting would have been better for this discussion to answer questions and concerns. She stated the city is responsive and works hard to engage residents and she hopes a delay in voting will reassure residents that the council does listen to what they have to say - and they will continue to listen.

Ms. Keller stated city council will not vote on this item this evening and this item will come back before the council at a later meeting date. This will allow council more time to deliberate and for residents to understand the project better.

## **7. Regular business.**

### **a. Second reading and adoption of pre-eviction notice **Ordinance No. 2683-24****

Ms. Olson summarized the proposed ordinance.

Council Member Dumalag stated this is a tough ordinance for her personally as it pits those who care about affordable housing against each other. She stated she will vote no on this ordinance.

*It was moved by Council Member Rog, seconded by Council Member Budd, to approve the second reading and adopt **Ordinance No. 2683-24** pre-eviction notice as presented.*

*The motion passed 4-1 (Council Member Dumalag opposed; Mayor Mohamed and Council Member Brausen absent).*

**8. Communications and announcements.**

Ms. Keller stated the Fire Department open house is Sept. 17 from 5-7:30 p.m. and all are welcome to attend. There will be safety demonstrations and fun activities for kids, as well as food. Shuttles will be available at park-and-ride sites that can be found on the city website.

**9. Adjournment.**

The meeting adjourned at 7:30 p.m.

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Melissa Kennedy, city clerk

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Nadia Mohamed, mayor

The meeting convened at 7:41 p.m.

Council members present: Paul Baudhuin, Sue Budd, Yolanda Farris, Lynette Dumalag, and Margaret Rog

Council members absent: Mayor Nadia Mohamed, Council Member Tim Brausen

Staff present: City manager (Ms. Keller), community development director (Ms. Barton), economic development manager (Mr. Hunt), zoning administrator (Mr. Morrison), housing supervisor (Ms. Olson), planning manager (Mr. Walther)

#### **Discussion items.**

##### **1. Housing and community development system kick-off.**

Karen Barton introduced the system and provided an overview of topics to be presented as discussion items, presentations, or written reports in the coming weeks.

##### **2. Community development year in review.**

Ms. Barton introduced the item, and several staff presented.

Council Member Budd asked whether the Met Council guidelines give the city new goals. Mr. Walther stated that the process isn't that far along yet, but yes, they will. So far, they have only shared preliminary projections for population, households and employment. Steady growth is projected in St. Louis Park; over the next 20 years, the population is projected to grow by 20% to around 59,000 people. We expect to receive housing goals from Met Council in 2025.

Council Member Budd asked about the 4d properties indicated in the staff report, and if they are eligible for the state program. Ms. Olson stated to be eligible for the state program, there needs to be a requirement for affordability and a government financial contribution. She added the cost to the city is minimal, but units are committed to being affordable for a minimum of five years.

Council Member Rog asked about the Kids in the Park program and noted they have heard from 20-30 families, adding a question about the wait list status. Ms. Olson stated the waiting list had just opened and there are about 50 families on the list so far. She added the program has grown from nine to 30 families since 2017 and this year had the most applications received, while in years past, they had struggled to get applications.

Council Member Rog asked if the “Bring it Home” program will be opened like other voucher programs. Ms. Olson stated yes, in general the program is built to mirror the housing voucher program. She added it will have a separate waiting list because the applicant must remain in the community with the “Bring it Home” program.

Council Member Rog asked about Kids in the Park program outcomes that were received in the past and noted this would be helpful as talking points.

### **3. Zoning code updates.**

Mr. Morrison presented the staff report. He stated the policy considerations are as follows and the council will be asked for their feedback:

- Do the proposed changes to the zoning code align with the city’s strategic priorities and the 2040 comprehensive plan, goals and strategies
- Does the city council support the housing types identified in each of the proposed housing types zoning code proposed districts
- Does the city council support initiating an amendment to the 2040 comprehensive plan to increase density allowed in low-density residential land-use category to be consistent with the density needed for the housing types and lot sizes proposed in the N1 neighborhood districts

Council Member Rog asked about lot depth. Mr. Morrison stated there is no change related to the ordinance. Mr. Walther stated there is no depth requirement, adding the goal is to not disrupt existing blocks.

Council Member Budd asked whether there is a maximum number of low-rise apartment units. Mr. Morrison stated the density is defined by lot size and the density set in the comprehensive plan. He stated as an example, one plan was recently approved on Cedar Lake Road that had 32 units and that had very large and deep lots compared to lots on Minnetonka Boulevard.

Council Member Rog asked how tall the building height limit is. Mr. Morrison stated it is about 30 feet tall. Council Member Rog asked about the increase in 10 feet, adding it sounds like a large amount. Mr. Walther stated that is not a change, as the current R-4 zoning district allows 40 feet, so that was carried forward to the new district to be consistent. Mr. Walther stated the heights go from 30 feet in N-1 to 40 feet in N-2 and then to 75 feet in N-3.

Council Member Rog asked about outlier homes within the city. Mr. Morrison stated staff tried to identify those, so they will not be zoned N3 or N4, or create any non-conformities.

Council Member Dumalag noted the parking lot by the tennis courts on the northeast corner of Belt Line Blvd and Monterey Dr and stated that would be proposed N4. Mr. Walther stated this was correct. He added the city owns that area entirely and it is not privately owned. He also noted the parcel is currently zoned RC high density residence district, so that is consistent with the proposed N4 district.

Council Member Rog noted that in an area of Ward 1, there is a preponderance of daycares that are licensed and not licensed, and a lot of traffic and conflict with neighbors. She stated she wonders how this will all play out and added she has concerns about allowing daycares in conventional neighborhoods. She asked if daycares and group daycares would be limited within a particular area and if there is interest in looking at that based on traffic and other concerns.

Mr. Morrison stated the code could include standards for daycares in these settings. Mr. Walther stated group daycares are allowed in low-density residential areas today, but only as an accessory use to a school or a church. There are many of those that operate already, but this was a proposal from planning commission to consider allowing group daycares as a principal use. This does not refer to the in-home family daycares, but to commercial buildings that house daycares. He stated family daycares in residences are allowed as a home occupation. Mr. Morrison stated family daycares are limited to 14 children by the State of Minnesota.

Council Member Baudhuin asked if the state requirements are sufficient for the city. Mr. Walther stated there are very few concerns around family daycares that are licensed.

Mr. Walther stated this will now go back to planning commission and bring it back to council as part of the broader package.

Council Member Rog stated she would still like to discuss group homes. Mr. Morrison stated there can be as many as six residents per dwelling unit. Mr. Walther stated the city does not have control over state-licensed group daycares. Mr. Morrison stated for non-state licensed group homes, the city does attach standards to the use including a distancing requirement from any other groups home and within 300 feet of commercial property.

Mr. Morrison stated the next step will be to look at the process for adopting the ordinance.

Council Member Dumalag asked if staff could provide illustrations or photo examples of the buildings to better understand the maximum size of housing types that would be allowed N1 zone. Mr. Walther stated the examples staff shown during the community engagement process are of typical buildings in these categories, and not at the maximum. He noted the maximum sizes of buildings allowed is not changing, but the housing types within that building envelope are changing. He added that staff would try to have more examples to illustrate the potential buildings at future meetings.

Council Member Baudhuin stated he is in favor of all three policy questions. He asked if staff has looked at any other cities that did a similar zone change and if that impacted property values with bigger developments. He also asked if this is a realistic fear. Mr. Morrison stated the city has reviewed the pace of change in other communities and the changes will be very slow. Mr. Walther indicated that similar research he has reviewed in the past that were specific to all-affordable apartment buildings has not shown a negative impact to property values surrounding the development. He also noted the Elmwood neighborhood has allowed duplexes for decades and it remains a highly desirable neighborhood with stable property values.

Council Member Rog stated she has big concerns around corporate ownership of properties in the community and creating conditions for more of that to happen with these changes. She stated she wants to do everything to prevent that and has heard concerns from residents on this also. There are concerns about this and she does not want to blindly walk into a decision. She also wants to look at what policies can be put into place to avoid corporate ownership of properties.

Mr. Walther stated there will be a written report to update council later in this series of study session topics to report the changes since this topic was last discussed.

Council Member Budd asked for a discussion of this topic, rather than a written report. Ms. Keller stated staff is tracking the question of corporate ownership and council directed staff to add this as a discussion topic only if it grows more than 10% and it has not reached that level.

Council Member Rog stated she has had residents tell her there are a certain number of rentals on their street and it conflicts with staff information and asked why that is.

Council Member Budd stated she has also had this happen with residents. Ms. Barton stated rental properties are required to be licensed by the city and if there is concern, these properties are investigated and any residents that have concerns should contact city staff.

Council Member Budd stated she also supports all three policy questions.

Council Member Dumalag stated she also supports all three policy questions.

Council Member Rog asked about adding more diverse types of housing, more condominiums and patio homes. She asked if there are ways with this new zoning to be more proactive and encourage certain types of housing in certain areas. Mr. Walther stated staff has worked on this issue and stated courtyard cottages and condominiums tend to be for sale products versus rentals. He stated we put greater emphasis on diversity of housing so there is more opportunity for this to occur.

Council Member Budd asked about the state proposals to change regulations and their potential impacts on the city's efforts for diversity in housing. Mr. Walther stated all the efforts staff has made to calibrate our regulations to better fit in with the community would be wiped clean and more housing types and larger sized buildings would be allowed without conditions. He added a lot of city control and authority would be eliminated.

Council Member Rog stated she will also support the three policy questions.

Council Member Farris stated that she will support the three policy questions as well.



**Written Reports.**

4. Redevelopment proposal for 5401 Gamble Drive.
5. Revised 2025 budget and levy increase.

**Communications/meeting check-in (verbal)**

Ms. Keller stated related to the MnDOT project, staff will craft a report with questions and an open house will be scheduled for Sept. 25. This item will next come before council on Oct. 7, 2024.

The meeting adjourned at 9:27 p.m.

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Melissa Kennedy, city clerk

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Nadia Mohamed, mayor

**Unofficial minutes**  
**City council meeting**  
**St. Louis Park, Minnesota**  
**Sept. 16, 2024**

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**1. Call to order.**

Mayor Mohamed called the meeting to order at 6:19 p.m.

- a. Pledge of allegiance**
- b. Roll call**

Council members present: Mayor Nadia Mohamed, Paul Baudhuin, Tim Brausen, Sue Budd, Lynette Dimalag, Yolanda Farris, and Margaret Rog

Council members absent: none

Staff present: City manager (Ms. Keller), city attorney (Mr. Mattick), deputy city manager (Ms. Walsh), community development director (Ms. Barton), administrative services director (Ms. Brodeen), city assessor (Mr. Bultema), finance director (Ms. Cruver), facilities superintendent (Mr. Eisold), accountant (Ms. Finkel), recreation superintendent (Ms. Friederich), public works director (Mr. Hall), community development intern (Mr. Hansen), engineering director (Ms. Heiser), building and energy director (Mr. Hoffman), police chief (Mr. Kruelle), interim fire chief (Mr. Scott), deputy city clerk (Ms. Scott-Lerdal), communications and technology director (Ms. Smith), park superintendent (Mr. Umphrey), human resources director (Ms. Vorpahl), planning manager (Mr. Walther), parks and recreation director (Mr. West), sustainability manager (Ms. Ziring), city assessor (Mr. Bultema)

**2. Approve agenda.**

*It was moved by Council Member Farris, seconded by Council Member Budd, to approve the agenda as presented.*

*The motion passed 7-0.*

**3. Presentations.**

- a. Proclamation observing Latino Heritage Month**

Mayor Mohamed read the proclamation into the record. She is honored to sign this proclamation that celebrates our diverse community.

**4. Minutes.**

- a. Minutes of Aug. 19, 2024 city council meeting**

*It was moved by Council Member Brausen, seconded by Council Member Rog, to approve the Aug. 19, 2024 city council meeting minutes as presented.*

*The motion passed 7-0.*

**b. Minutes of Aug. 19, 2024 city council special study session**

*It was moved by Council Member Baudhuin, seconded by Council Member Brausen, to approve the Aug. 19, 2024 city council special study session minutes as presented.*

*The motion passed 7-0.*

**5. Consent items.**

- a. **Resolution No. 24-103** approving 2025 employer benefits contribution
- b. **Resolution No. 24-104** appointing election workers for the Nov. 5, 2024 state general election
- c. **Resolution No. 24-105** authorizing special assessment for sewer service line repair at 3920 France Avenue South - Ward 2
- d. **Resolution No. 24-106** to commence eminent domain action for Phase 2: Cedar Lake Road and Louisiana Avenue Improvements project (4024-1100) - Ward 4
- e. **Resolution No. 24-107** approving off-site gambling for Community Charities of MN

Council Member Brausen noted consent agenda item 5a, stating benefits are important to maintain a high-quality workforce. The negotiated cap was held at 11%, for which he thanked staff.

Council Member Baudhuin noted consent agenda item 5b regarding election workers and how important their work is to maintain democracy. He thanked workers for their contributions.

Council Member Rog noted consent agenda item 5d and stated it is a significant action related to acquiring land for the Cedar Lou project at the cost of \$1 million, of which council is aware.

*It was moved by Council Member Brausen, seconded by Council Member Farris, to approve the consent items as listed; and to waive reading of all resolutions and ordinances.*

*The motion passed 7-0.*

**6. Public hearings.**

- a. **Resolution No. 24-108** approving assessment of delinquent charges

Ms. Finkel presented the staff report.

Council Member Brausen stated billing notifications are also sent out to residents about fees that are delinquent. He thanked staff for their work on this communication.

Council Member Rog asked about the state-funded program that assists low-income residents with tree removal costs, and if that is available retroactively. Ms. Finkel stated she would get back to council with that information.

Mayor Mohamed opened the public hearing.

Faith Riverstone, 9001 Stanlen Rd., stated she is disabled and low-income. She received her notice on Friday. She receives assistance for her water and energy bills. She noted the state's timeline for processing assistance is 60 days and if the levy is approved, the delinquent fee will go onto her property taxes. The water bill assistance program will not pay her taxes. She noted her specific case will be removed from the levy according to Ms. Finkel, but she is speaking on behalf of the ten percent of St. Louis Park residents who are disabled, on a fixed income and use these types of programs. She asked the council to consider this and allow due process for residents to state their case and be allowed to negotiate, settle or set up a payment plan. She stated St. Louis Park has always been good about taking care of their residents but feels the water department has not considered people with disabilities or made a way to work with residents on this.

Mayor Mohamed stated Ms. Riverstone has every right to stand before the council and address them with her concerns, as does anyone in the city. She thanked Ms. Riverstone for her comments and stated the council takes this concern very seriously and will work with staff.

Ms. Keller added staff will be available in the lobby after the meeting to take names and phone numbers of anyone with questions. This will allow staff to get back to residents with answers.

Mayor Mohamed closed the public hearing.

Council Member Brausen stated this process puts overdue utility fees onto property taxes and at this point, he does not think this procedure can be changed. Mr. Mattick stated that in the case of a proposed change, the policy would be reviewed and staff would bring suggestions back to the council to discuss and decide upon. He added that a change to procedure would be disruptive at this point and he would not recommend it this evening.

Council Member Brausen agreed, but added he would like to review and discuss the policy at a later date based on public comments made this evening. He stated this is an established procedure at this time and is how delinquent charge assessments are approved.

Council Member Rog thanked Ms. Riverstone for her comments and stated the council was not aware of this issue. She added the council and city do want to take care of residents. She is confident that council will take this concern seriously and agreed that making changes in procedure at this point may not be available. She observed that Ms. Riverstone does seem to be getting the assistance she needs at this point, and added she also wants to further look into this and move in the direction of equity.

Council Member Baudhuin added this item was difficult for him to understand and he appreciated Ms. Riverstone's comments. He stated the council does need to take a closer look at this process and he appreciates further discussion.

Council Member Dumalag also thanked Ms. Riverstone for her comments and stated this issue should be flagged to our legislators when the council meets with them as there is a disconnect, adding agencies need to talk to one another when issues like this arise.

Council Member Farris agreed and stated there are probably more than ten percent of the city's population who are struggling with these types of issues. She pointed out that many people may struggle in silence. She thanked Ms. Riverstone for her comments and said the city will try to help.

Ms. Keller stated there is interest from the council to review the delinquent fee assessment process and staff has heard this. A plan of review will be formulated and brought back to council for discussion.

Mayor Mohamed agreed, and she added she looks forward to this conversation in the future as well.

*It was moved by Council Member Brausen, seconded by Council Member Rog, to adopt **Resolution No. 24-108** approving assessment of delinquent charges as presented.*

*The motion passed 7-0.*

**7. Regular business.**

**a. First reading of zoning text amendment - breweries with taprooms in I-G general industrial district**

Mr. Hansen presented the staff report.

Council Member Brausen stated it makes sense to be consistent and appreciated the applicant bringing this forward and the zoning staff making the correction.

Council Member Rog asked what is changing. Mr. Hansen stated that taprooms are not currently allowed in breweries in this district. The change will allow taprooms in this district, utilizing up to 25% of their floorplan.

*It was moved by Council Member Dumalag, seconded by Council Member Farris, to approve the first reading of the zoning text amendment allowing breweries with taprooms in I-G general industrial district and set the second reading for Oct. 7, 2024.*

*The motion passed 7-0.*

**b. Resolution Nos. 24-109, 24-110 and 24-111 to adopt 2025 preliminary property tax levy certification**

Ms. Cruver presented the staff report. She noted the policy considerations for council are related to the general, EDA levy and HRA levies with an overall preliminary property tax levy payable in 2025 of \$49,979,665, a 7.52% increase from 2024 which includes:

- \$48,598, 532 for core government services and debt payments (general and debt service levies)
- \$1,194,133 for housing projects and programs (HRA levy)
- \$187,000 for economic development projects and programs (HRA levy)

Ms. Cruver noted that final levy approval will occur on Dec. 16, 2024.

Council Member Brausen stated a truth in taxation hearing will be set also. Ms. Cruver confirmed that the hearing will be held Dec. 2, 2024 and information about it will be sent to all residents, along with information posted on the city website.

Council Member Brausen noted the projected year's levy and if this reduction down to 7.5% has impacted the projections. Ms. Cruver stated the changes took place in the capital funds, which are based on the projects included in the CIP.

Council Member Brausen asked what the 2024 projection was one year ago and did it change with the levy change. Ms. Cruver stated she will get back to council with that information.

Council Member Rog asked about the structural deficit. Ms. Cruver stated that capital improvement funds, such as the municipal building fund and the IT fund, have consistently spent more than the levy has brought in. She stated this is an issue that staff first discussed in last year's budget and that we are continuing on our multi-year plan to close the gap between budgeted spending and ongoing revenue.

Council Member Rog asked about the assumption of going from 4.5% to 5% to maintain. She asked if going forward, will the city's levy increase always be over 5% unless we start to eliminate programs. Ms. Cruver stated that is a fair assumption, adding that can always be reviewed depending on circumstances.

Council Member Rog noted moving to bonding for the Municipal Service Center roof makes sense. She asked how much the debt service will add to overall costs. Ms. Cruver stated this is factored into the five-year debt service, but noted there are other road projects that will need to be bonded for.

Council Member Rog asked if the park improvement fund is two times the desired balance or two times annual spending, and the need to restore it to current levels. She added those two items seem contradictory. Ms. Cruver stated there is a fund balance in that fund and we want to be sure it will not all be spent down and then increased rapidly up to \$900,000, which would be very disruptive to taxpayers. She added it is the balance that needs to be struck. She noted also this forecast restores the levy to the 2024 levy amount which will be a spend down of the fund balance.

Council Member Rog asked if the reduced rate for homesteaded properties is new in 2024. Ms. Cruver stated in 2025, there is an increased deduction for homesteaded properties.

Council Member Rog asked if the difference balances out the homestead and non-homestead rates, how this works, and if it impacts what the city takes in the property taxes. Ms. Cruver

stated there would be a policy change at the state level that would lower collections. She added if there is a reduction in one group, the rest of the groups would cover the taxes.

Mr. Bultema added the property tax system is a closed system. For homestead properties, the policy change pushed up how much is excluded and also stretched out the ranges. He added it is advantageous for lower-value properties and less advantageous for higher-value properties. He stated there will be an 80% reduction in property taxes for 4D-1 properties.

Council Member Rog asked if the city has met the threshold as set by the state. Mr. Bultema stated that as yet, the city does not qualify.

Council Member Dumalag asked how this impacts commercial properties in the city. Mr. Bultema stated it is complicated, as the class rate structures changes were to single-family residential and then affordable housing and apartments.

Mr. Bultema added certain sectors have struggled more than others and it is well known the office sector is under stress. He stated the valuations are set based on the market value in the immediately preceding time period and due to that, normally there has been more robust commercial growth which tends to subsidize residential, but that is on a pause for assessment years 2023, 2024 and possibly 2025.

Mr. Bultema stated with this pause in the commercial sector, there is more of a burden on residential properties now.

Council Member Budd asked what portion of the city's commercial property is classified as offices. Mr. Bultema stated he can look for that information and get it back to council.

Council Member Budd asked about delamination and the \$4 million price that is not being incorporated here but noted changes to the mill and overlay process. She asked if the estimated cost is not \$4 million, is that amount factored into the plan. Ms. Cruver stated this budget is not recommending a fund increase for mill and overlay work, adding the pavement work is funded in the city by franchise fees, so there is no recommendation for expansion of this funding in 2025. She added that when each area of pavement is evaluated for improvement, delamination will be factored in, but there will be no expansion of roadwork in this budget.

Council Member Budd asked if franchise fees are part of the budget discussion. Ms. Cruver stated that no changes to franchise fees are being proposed in the 2025 budget, but that we should consider revising them within the next year or two.

Council Member Rog stated there is \$330,000 of funding from the state for affordable housing via a new sales tax. She asked if these funds will be used to address the impacts of the 30-day pre- eviction notice. She also noted another \$100,000 may be promised for grants also. She asked if this is still the intention. Ms. Cruver stated as it relates to the social service grants, there will be \$50,000 available requests. She added there is \$100,000 in the housing trust fund and now that will be increased to \$200,000 towards social services grant funding agreements that local entities can apply for to assist residents with housing issues.

Council Member Rog stated there was a strong recommendation from council that there be a priority for that funding. Ms. Keller stated staff will need to go back to see if a majority of council was interested in putting that funding towards affordable housing and those restrictions. She added usually, we tend to not have restricted use, so the funds can best match the emerging needs of the community. She stated if council decides to work with restrictions, this can be done with the city attorney's assistance.

Council Member Dumalag stated council was going to discuss and review this recommendation before putting that into this levy and budget plan. Mayor Mohamed added she would also like to have that discussion prior to moving forward on a plan such as Council Member Rog noted.

Council Member Rog stated she agrees and just wanted to make sure the discussion did not get lost.

Mayor Mohamed stated she is proud of the work of staff to bring the preliminary property tax levy down from 9% to 7.5%, adding this is exactly what council was looking for. She stated she is grateful for staff's detail on the preliminary levy and she will support this 7.5% levy. Mayor Mohamed stated she is glad there is a nice balance showing the city will be fiscally responsible over the next few years.

Council Member Brausen also noted that taxes are the cost of doing business for the city, and it is not the council's intention to make it difficult for taxpayers.

Council Member Rog is appreciative of the all-inclusive and transparent levy process, and she appreciates staff for making this happen.

Council Member Baudhuin added his thanks again to staff for their work from 9% to 7.5%. He also noted there was a lot of teamwork being done here and he appreciates this.

Council Member Dumalag stated she wanted to point out also that this is only one part of resident's taxes.

*It was moved by Council Member Brausen, seconded by Council Member Baudhuin, to adopt Resolution Nos. 24-109, 24-110, and 24-111, adopting 2025 preliminary property tax levy certification as presented.*

*The motion passed 7-0.*

## **8. Communications and announcements.**

Ms. Keller stated the fire department open house is Tues., Sept. 17, at 5:30 p.m.

Ms. Keller added there will be an open house regarding the MnDOT project on Wed., Sept. 26, in the city hall community room. Notice will be sent to 3,300 residents and affected properties.



Ms. Keller shared that Trellis, a local property ownership, has preserved 56 units of affordable housing in St. Louis Park with the purchase of the five apartment buildings formerly owned by Perspectives. She stated the city is deeply supportive of preserving these units.

Council Member Rog stated on Sept. 17, the League of Women Voters is hosting a candidate forum at city hall starting at 7 p.m. in council chambers.

Council Member Dumalag encouraged everyone to submit questions.

**9. Adjournment.**

The meeting adjourned at 7:53 p.m.

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Melissa Kennedy, city clerk

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Nadia Mohamed, mayor

**Unofficial minutes**  
**City council special study session**  
**St. Louis Park, Minnesota**  
**Sept. 16, 2024**

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The meeting convened at 8:04 p.m.

Council members present: Mayor Nadia Mohamed, Paul Baudhuin, Tim Brausen, Sue Budd, Yolanda Farris, Lynette Dumalag, Margaret Rog

Council members absent: none

Staff present: City manager (Ms. Keller), deputy city manager (Ms. Walsh), administrative services director (Ms. Brodeen), community engagement coordinator (Mr. Coleman), police advisory commission representative (Mr. Eugene), police lieutenant/PAC staff liaison (Mr. Garland), parks and recreation advisory commission representative (Ms. Rippe), community technology advisory commission representative (Mr. Siegler), communications and technology director/CTAC staff liaison (Ms. Smith), human rights commission representative (Ms. Lawler-Turnbull), parks and recreation director/P & R staff liaison (Mr. West), sustainability manager/ESC staff liaison (Ms. Ziring), environment and sustainability commission representative (Mr. Zweber)

### **Discussion items**

#### **1. Advisory boards and commissions annual meeting preparation discussion**

Mr. Coleman introduced and moderated the meeting.

The representatives of each board and commission presented a report of their group's work to the council.

**Police Advisory Commission/PAC** – Mr. Eugene presented the commission's report.

Council Member Rog asked what is done with data on crime trends. Mr. Eugene stated that the commission has discussion on community impacts and gives perspectives as neighborhood residents. He noted the most common act of violence in St. Louis Park is domestic violence. Following participation in a group discussion between the PAC and police officers about police training and community safety, the commission made a recommendation for police training related to domestic violence.

Council Member Brausen stated resources and organizations need to be offered as support for families that suffer from these incidents.

Mayor Mohamed asked about the 2024 incident in Burnsville and how St. Louis Park assisted. Mr. Eugene stated that support was offered to their police and community.

**Human Rights Commission/HRC** – Ms. Lawler-Turnbull presented the commission’s report.

Council Member Brausen observed that for the piece of the presentation regarding legislation, the commission can speak with Senator Latz. He added related to the September 2024 incident at Park Tavern, council members have reached out to the victims. He stated the human rights award and summer reading festival both sound like good ideas, as all education and engagement that can be done in the community is helpful.

Council Member Baudhuin thanked the commission for their work. He added he wanted to be sure the commission understands how to work with the council during study sessions.

Council Member Rog asked why the commission is reduced by four members. Mr. Lawler-Turnbull stated one person was not able to stay on the commission. She shared they were waiting to see what the commission revisioning project results would recommend.

Council Member Baudhuin recalled that there was a time when applications were frozen.

Council Member Rog thanked the commission for elevating grants and stated she is in favor of making resources available. She noted response times and challenges around communication and added it is helpful for residents to get communication from the city when applicable.

Council Member Rog stated she wants to know more about Community Connections from staff. She added the HRC awards are great, and she has a nomination. She referenced the September 2024 incident at Park Tavern and noted the services folks need. She stated there is so much the HRC can do, and the bigger challenge is defining their focus and scope of work.

**Environment and Sustainability Commission/ESC** – Mr. Zweber presented the commission’s report.

Council member Brausen thanked the group for their efforts and their plans to work with new commission members. He shared his opinion that the commission will not be facing significant vacancies for long, and he appreciated their comments.

**Communications and Technology/CTAC** – Mr. Siegler presented the commission’s report.

Council Member Budd asked about the status of their projects. Mr. Siegler stated all has been shut down; previous leadership was working on multiple angles to close the digital divide including and up to installing the city’s infrastructure. He stated at that point, CTAC realized that was not their charter, and the idea of external consultants was shut down. CTAC looked at their priorities and worked to make known the city’s existing infrastructure and advocate for that awareness.

Council Member Rog asked about community outreach. Mr. Siegler stated their intent to do more than newsletters and is looking for more involvement and volunteers. He stated they are working with folks to learn how to sign up online and take advantage of available programs.

Council Member Baudhuin asked if CTAC will give input on the city website redesign. Ms. Smith stated not yet as the 2025 budget for this item has not officially been approved, but CTAC has been asked to give input on other projects.

**Park and Recreation Advisory Commission** - Ms. Rippe presented the commission's report.

Council Member Brausen thanked the commission for their efforts and expertise. He shared that he is happy about the youth coach's association.

Council Member Rog stated she is learning so much and looks forward to continuing the conversation over time.

Council Member Budd asked about youth association meetings. Ms. Rippe stated all presidents for each sport group are invited to join, along with the school district, to keep communication open and to get folks to work together.

### **What it means to be an advisory board or commission**

Mr. Zweber stated that he would like regular communication with the council in more sessions like this one, where the ESC can advise council and discuss common issues. He noted the ESC would like a response to any memos sent to the council, and also would like to present any ESC advisory memos or research to council in person. Related to engagement with the council, he would like to have a co-creation session with the council at the ESC annual retreat. He stated that the ESC does quite a bit of community engagement, and hearing about particular values the council would like presented while the commission is out tabling would also be helpful.

Ms. Rippe stated the parks and recreation commission would like regular communication from council on any immediate topics they are interested in pursuing. They would also like more visibility of council members serving as volunteers at their events and showing support of staff to the community as a whole.

Ms. Lawler-Turnbull stated the HRC would appreciate more frequent communication from council, so they are making sure to prioritize the concerns of the council. She added the HRC is so broad, sometimes they spin their wheels as there are so many things they want to address. She added any focus or a quarterly check-in with council would be appreciated.

Mr. Siegler noted CTAC would like a mandate from the council; assignments and priorities of the council. He stated that input would be helpful.

Mr. Eugene stated the PAC would like more communication with the council and would be interested in having a council member liaison attend a meeting quarterly to increase awareness of the PAC's current work. Integrating commissions into the work council does so they can alleviate them of work would have great value, along with more interaction. He added the recommendation of PAC being part of conversations before legislation becomes enacted would allow the commission to function as an advisory group to the council.

## **Council Comments**

Council Member Farris stated she appreciates all the work the commissions do. It is her opinion that it would be nice to engage everyone and find ways to work together, making those avenues accessible to everyone.

Council Member Dumalag added she was concerned about coordinating efforts. She hopes to have more conversations like this in the future. She offered working on communication to make sure boards and commission members understand that the council is the entity that the public calls, so they need to be informed by boards and commissions in advance. She added that boards and commissions need to understand their role and know what they are legally allowed to say and not to say.

Council Member Baudhuin thanked staff for their work; he is hopeful the council and boards and commissions will get to a better place. He liked the comment about being in front of legislation and not behind it. He shared his opinion that the HRC should have been working with council all along related to the 30-day eviction notice. Hopefully there will be more intentional communication in the future, adding there is lots of work towards improvement and all parties are wanting this.

Council Member Rog stated there is a lot of opportunity here and she is excited about it. In order to get input from boards and commissions, there may be a change in timing of when issues come before the council. She stated this opportunity will change business as usual and over time, this will result in bigger changes as well. She recalled having spoken with the revisioning process consultant. Their remark was that the boards and commissions structure in St. Louis Park was rare and unique and something to be utilized and elevated. Council Member Rog agrees and is excited to move to full utilization of all these people who care so much about the community and bring their expertise and skills.

Council Member Budd agreed and stated she has been visiting various commissions over the last six months. One thing that stood out to her was that there are few members on some of the commissions who are doing a lot of work. It was refreshing to see the plans in the report and she is happy to know how everyone has maintained the course. She is also happy to see there are 80 applicants for 46 positions, so the community has a hunger to be active and that is a blessing. She stated she appreciates the innovative thoughts and comments from everyone.

Council Member Brausen stated council will work on their part of the communication process. He stated the relationship between the council and boards and commissions is constantly changing. He noted when he served on the HRC, they never talked with the council and only communicated by written reports. He shared that it is a challenge to be available as much as the community needs while fulfilling the official functions of the council as well.

Mayor Mohamed added this meeting has been a long time in the making. She noted her thanks to Ms. Brodeen and Mr. Coleman and staff for all their work. She agreed it is difficult to be present in all of the commissions, but understands they want – and need - to be in ongoing communication with the council. She invited the boards and commissions to invite her to their meetings and she will make time. She wants to get this right and make sure the roles and

responsibilities are correct out of respect to commission members' time. The council wants to make sure they utilize people's talents as much as possible as well.

Mr. Coleman stated that the information arising from this discussion will be utilized when the council sets priorities at the end of this year, along with information from the October 2024 meeting with the statutory boards as well.

### **Written Reports**

2. MnDOT I-394 and Louisiana Avenue Improvements project – next steps – Ward 4
3. Cannabis zoning ordinance

Council Member Rog referenced the cannabis zoning ordinance report and asked if this will be discussed and a decision made at the next meeting. Ms. Keller stated there will be a study session next, and questions can be submitted before the meeting.

Council Member Brausen stated he has concerns about the small number of licenses total for cannabis sales and having only four licenses. Ms. Keller stated licenses would be based on state statutes and not based on first come, first served. She stated there will be ample time for more conversation before the Oct. 7, 2024 meeting regarding this topic.

### **Communications/meeting check-in (verbal)**

The meeting adjourned at 9:18 p.m.

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Melissa Kennedy, city clerk

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Nadia Mohamed, mayor

## Executive summary

**Title:** Approve city disbursements

**Recommended action:** Motion to approve city disbursement claims for the period of Aug. 31, - Sept. 30, 2024.

**Policy consideration:** Does the city council approve city disbursements for the period ending - Sept. 30, 2024?

**Summary:** The finance department prepares this report monthly for the city council to review and approve. The attached report shows both city disbursements paid by physical check and those by wire transfer or Automated Clearing House (ACH) when applicable.

**Financial or budget considerations:** Review and approval of the information by council is required by the city charter and provides another layer of oversight to further ensure fiscal stewardship.

**Strategic priority consideration:** Not applicable.

**Supporting documents:** Disbursement summary

**Prepared by:** Ramatulai Barrie, interim accounting specialist

**Reviewed by:** Amelia Cruver, finance director

**Approved by:** Cindy Walsh, deputy city manager

City council meeting of October 7, 2024 (Item No. 5a)  
 Title: Approve city disbursements

CITY OF ST LOUIS PARK  
 Council Check Summary  
 8/31/2024 - 9/30/2024

<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
LUKE DERHEIM	Storm Water Utility BS	GENERAL	1,500.00
			1,500.00
MARVEL SEWER AND DRAIN	Sewer G&A	OTHER IMPROVEMENT SERVICE	9,120.00
			9,120.00
4 FRONT ENERGY SOLUTIONS	Building and Energy G&A	Construction Permits	60.00
			60.00
ABELN DEB	Climate Investment G&A	OTHER CONTRACTUAL SERVICES	123.60
	Park Improve OLD USE 4066	OTHER CONTRACTUAL SERVICES	52.97
			176.57
ABERNATHY, LISA	Organized Rec G&A	MILEAGE-PERSONAL CAR	84.09
			84.09
ACME TOOLS	Public Works G&A	SMALL TOOLS	132.83
			132.83
ADLER SUSANNE	Climate Investment G&A	OTHER CONTRACTUAL SERVICES	357.50
	Park Improve OLD USE 4066	OTHER CONTRACTUAL SERVICES	153.22
			510.72
ADVANCED ENG & ENVIRONMENTAL SRVCS	Water G&A	GENERAL PROFESSIONAL SERVICES	1,043.95
	Sewer G&A	GENERAL PROFESSIONAL SERVICES	1,043.95
	Sewer G&A	ENGINEERING SERVICES	2,737.75
	Storm Water Utility G&A	GENERAL PROFESSIONAL SERVICES	1,043.96
			5,869.61
ADVANCED FIRST AID INC	REC CENTER BUILDING	BUILDING MTCE SERVICE	156.00
			156.00
ADVANCED GRAPHIX INC	Fire Department G&A	REPAIRS	388.00
			388.00
ADVANCED MASONRY RESTORATION	REC CENTER BUILDING	BUILDING MTCE SERVICE	2,775.00
			2,775.00
AEM ELECTRIC SERVICE CORPORATION	Building and Energy G&A	Construction Permits	97.50
			97.50



Council Check Summary

8/31/2024 - 9/30/2024

<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
ALLIANCE MECH SRVCS INC	Facilities Maintenance G&A	BUILDING MTCE SERVICE	9,290.00
			9,290.00
ALLSTREAM	IT G&A	TELEPHONE	8,340.53
			8,340.53
ALPHA VIDEO AND AUDIO INC	Cable TV G&A	OTHER	1,195.06
			1,195.06
ALTMANN MAGGIE	REC CENTER BUILDING	Refunds/Reimbursements	160.00
			160.00
AMAZON CAPITAL SERVICES	Public Saftey Aid G&A	OFFICE SUPPLIES	29.13
	Public Saftey Aid G&A	GENERAL SUPPLIES	365.33
	Human Resources G&A	RECOGNITION	192.16
	Facilities Maintenance G&A	GENERAL SUPPLIES	1,279.24
	Police G&A	OFFICE SUPPLIES	179.11
	Police G&A	OPERATIONAL SUPPLIES	489.61
	Police G&A	COMPUTER SUPPLIES	166.44
	Police G&A	BLDG/STRUCTURE SUPPLIES	214.51
	Fire Department G&A	FIRE PREVENTION SUPPLIES	439.47
	Fire Department G&A	OPERATIONAL SUPPLIES	16.98
	Public Works G&A	OTHER IMPROVEMENT SUPPLIES	138.42
	Cable TV G&A	OTHER	539.86
	Water G&A	GENERAL SUPPLIES	333.30
	Technology G&A	OFFICE EQUIPMENT	186.96
	Organized Rec G&A	GENERAL SUPPLIES	33.45
	FITNESS PROGRAMS	GENERAL SUPPLIES	150.95
	Park Maintenance G&A	GENERAL SUPPLIES	445.00
	REC CENTER BUILDING	GENERAL SUPPLIES	279.68
	REC CENTER BUILDING	OPERATIONAL SUPPLIES	462.54
			5,942.14
AMERICAN FLAGPOLE & FLAG CO	Facilities Maintenance G&A	GENERAL SUPPLIES	479.10
			479.10
AMERICAN PRESSURE, INC.	General Fund BS	Inventory	222.78
			222.78
AMERICAN TEST CENTER INC	Vehicle Maintenance G&A	EQUIPMENT MTCE SERVICE	555.00
			555.00

City council meeting of October 7, 2024 (Item No. 5a)  
 Title: Approve city disbursements

CITY OF ST LOUIS PARK  
 Council Check Summary  
 8/31/2024 - 9/30/2024

<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
ANCHOR INDUSTRIES INC	Aquatic Division G&A	GENERAL SUPPLIES	8,090.00
			8,090.00
ANCOM TECHNICAL CENTER	Fire Department G&A	REPAIRS	1,212.50
			1,212.50
ANTHONY B JOLLY AND LETICIA F JOLLY	Street Capital G&A		1,600.00
			1,600.00
APOLLO MEDICAL TRAINING	Police G&A	TRAINING	501.00
			501.00
ARC DOCUMENT SOLUTIONS, LLC	Technology G&A	EQUIPMENT MTCE SERVICE	336.50
			336.50
ASHRAE	Building and Energy G&A	SUBSCRIPTIONS/MEMBERSHIPS	330.00
			330.00
ASPEN MILLS	Fire Department G&A	UNIFORMS	7,430.55
			7,430.55
AXON ENTERPRISE, INC.	Technology G&A	EQUIPMENT MTCE SERVICE	2,800.28
			2,800.28
BACHMANS PLYMOUTH	Natural Resources G&A	LANDSCAPING MATERIALS	51.82
			51.82
BADGER STATE INSPECTION LLC	Water BS	GENERAL	4,000.00
	Water G&A	GENERAL PROFESSIONAL SERVICES	12,730.00
			16,730.00
BARNUM COMPANIES, INC.	Facilities Maintenance G&A	BUILDING MTCE SERVICE	2,113.06
			2,113.06
BATTERIES PLUS BULBS	Water G&A	GENERAL SUPPLIES	83.12
	Water G&A	OPERATIONAL SUPPLIES	36.15
			119.27
BEAUDRY OIL & PROPANE	General Fund BS	Inventory	22,018.08
			22,018.08

<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
BECKER ARENA PRODUCTS	REC CENTER BUILDING	GENERAL SUPPLIES	987.03
	ARENA MAINTENANCE	GENERAL SUPPLIES	2,793.39
			<u>3,780.42</u>
BEHNKEN JEF	Climate Investment G&A	OTHER CONTRACTUAL SERVICES	443.38
	Neighborhood G&A	OTHER CONTRACTUAL SERVICES	25.54
	Park Improve OLD USE 4066	OTHER CONTRACTUAL SERVICES	190.02
		<u>658.94</u>	
BEL DEL EMILY	Climate Investment G&A	OTHER CONTRACTUAL SERVICES	522.17
	Park Improve OLD USE 4066	OTHER CONTRACTUAL SERVICES	223.79
			<u>745.96</u>
BIGOS MANAGEMENT	ESCROWS	PMC ESCROW	5,000.00
			<u>5,000.00</u>
BIRNO BLAKE R.	PERFORMING ARTS	OTHER CONTRACTUAL SERVICES	375.00
			<u>375.00</u>
BIRNO LISA	PERFORMING ARTS	OTHER CONTRACTUAL SERVICES	562.50
			<u>562.50</u>
BIRNO RICK	PERFORMING ARTS	OTHER CONTRACTUAL SERVICES	562.50
			<u>562.50</u>
BIRNO, GRANT	PERFORMING ARTS	OTHER CONTRACTUAL SERVICES	187.50
			<u>187.50</u>
BKV GROUP	Municipal Buildings G&A	IMPROVEMENTS OTHER THAN BUILDI	2,509.27
			<u>2,509.27</u>
BLUE AND BROWN BACKGROUNDS, LLC.	Police G&A	TRAINING	300.00
			<u>300.00</u>
BNR IRRIGATION SERVICES INC	Building and Energy G&A	Permits	40.00
			<u>40.00</u>
BOE ELECTRICAL CONTRACTORS	Building and Energy G&A	Construction Permits	54.60
			<u>54.60</u>

<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
BOLTON & MENK INC	Street Capital G&A	GENERAL PROFESSIONAL SERVICES	425.76
	Pavement Management G&A	GENERAL PROFESSIONAL SERVICES	1,831.84
	Water G&A	GENERAL PROFESSIONAL SERVICES	806.59
	Sewer Capital G&A	GENERAL PROFESSIONAL SERVICES	34.02
	Storm Water Utility G&A	GENERAL PROFESSIONAL SERVICES	204.79
			<hr/> 3,303.00
BORASH BRIAN	Street Capital G&A		5,000.00
			<hr/> 5,000.00
BOUND TREE MEDICAL, LLC	Police G&A	OPERATIONAL SUPPLIES	3,158.16
	Fire Department G&A	OPERATIONAL SUPPLIES	302.11
			<hr/> 3,460.27
BREYER JUSTIN	Water G&A	GENERAL CUSTOMERS	45.14
			<hr/> 45.14
BRIN GLASS COMPANY	Facilities Maintenance G&A	BUILDING MTCE SERVICE	1,544.00
			<hr/> 1,544.00
BROWN, JANIS	Climate Investment G&A	OTHER CONTRACTUAL SERVICES	466.03
	Park Improve OLD USE 4066	OTHER CONTRACTUAL SERVICES	139.81
			<hr/> 605.84
BRUESS ANNA	Westwood G&A		1,000.00
			<hr/> 1,000.00
BRYAN ROCK PRODUCTS INC	PARK GROUNDS MAINTENANCE	LANDSCAPING MATERIALS	1,899.22
			<hr/> 1,899.22
BUCKINGHAM TRUCKING LLC	Solid Waste G&A	Refunds/Reimbursements	4,690.07-
	Solid Waste G&A	GARBAGE/REFUSE SERVICE	181,894.31
	Solid Waste G&A	RECYCLING SERVICE	105,817.14
			<hr/> 283,021.38
BUDD SUE	Administrative Operations G&A	SEMINARS/CONFERENCES/PRESENTAT	152.02
	Climate Investment G&A	OTHER CONTRACTUAL SERVICES	339.63
	Park Improve OLD USE 4066	OTHER CONTRACTUAL SERVICES	145.56
			<hr/> 637.21
BURR ELLIE	KICKBALL	OTHER CONTRACTUAL SERVICES	25.00

City council meeting of October 7, 2024 (Item No. 5a)  
 Title: Approve city disbursements

CITY OF ST LOUIS PARK  
 Council Check Summary  
 8/31/2024 - 9/30/2024

<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
			25.00
BUSINESS ESSENTIALS	Comm & Marketing G&A	OFFICE SUPPLIES	280.04
			280.04
CALUMET BRANDED PRODUCTS	Fire Department G&A	OPERATIONAL SUPPLIES	514.56
			514.56
CAMERON DENNIS	Water G&A		350.00
			350.00
CAMPBELL KNUTSON PROF ASSOC	IT G&A	Consulting Fees/Fees For Serv	13,483.98
	Community Development G&A	Consulting Fees/Fees For Serv	733.00
	Engineering G&A	Consulting Fees/Fees For Serv	490.57
	Public Works G&A	Consulting Fees/Fees For Serv	36.00
	Housing Rehab G&A	Consulting Fees/Fees For Serv	3,102.00
	MSA Capital G&A	Consulting Fees/Fees For Serv	947.50
	2024 MSA Street Capital G&A	Consulting Fees/Fees For Serv	1,692.00
	EDA - Beltline SWLRT G&A	Consulting Fees/Fees For Serv	90.00
			20,575.05
CANON FINANCIAL	IT G&A	EQUIPMENT MTCE SERVICE	3,489.32
	Technology G&A	EQUIPMENT MTCE SERVICE	625.20
			4,114.52
CARE RESOURCE CONNECTION	Fire Department G&A	Consulting Fees/Fees For Serv	7,200.00
			7,200.00
CCM ELECTRIC AND POWER SERVICES LLC	Building and Energy G&A	Construction Permits	19.50
			19.50
CDW GOVERNMENT INC	Technology G&A	OFFICE EQUIPMENT	5,606.24
			5,606.24
CENTER FOR ENERGY AND ENVIRONMENT	Affordable H Trust G&A	OTHER CONTRACTUAL SERVICES	27,650.00
			27,650.00
CENTERPOINT ENERGY	Building and Energy G&A	Construction Permits	60.00
			60.00
CENTRAL MCGOWAN	CONCESSIONS	OPERATIONAL SUPPLIES	19.80

<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
			19.80
CENTRAL PENSION FUND	Employee Benefits BS	OTHER RETIREMENT	11,445.63
			11,445.63
CENTURY COLLEGE	Fire Department G&A	SEMINARS/CONFERENCES/PRESENTAT	650.00
			650.00
CHAMPOUX KATELYN	Community Development G&A	MILEAGE-PERSONAL CAR	26.80
			26.80
CHENEY ADAM	Building and Energy G&A	LICENSES	85.00
			85.00
CHESTER THOMAS	ESCROWS	PMC ESCROW	2,000.00
			2,000.00
CINTAS CORPORATION	Facilities Maintenance G&A	OPERATIONAL SUPPLIES	96.55
	Facilities Maintenance G&A	OTHER CONTRACTUAL SERVICES	851.77
	Park Maintenance G&A	OPERATIONAL SUPPLIES	337.49
	REC CENTER BUILDING	OPERATIONAL SUPPLIES	79.65
	Vehicle Maintenance G&A	OPERATIONAL SUPPLIES	348.36
			1,713.82
CITY OF BLOOMINGTON	Water Reilly G&A	OTHER CONTRACTUAL SERVICES	2,604.35
			2,604.35
CLARIN BRIANNA	Water G&A		331.10
			331.10
CLARKE LISA	Assessing G&A	MILEAGE-PERSONAL CAR	62.98
			62.98
COHEN JORAH	PARK BUILDINGS	OTHER CONTRACTUAL SERVICES	100.00
			100.00
COLE PAPERS	Facilities Maintenance G&A	GENERAL SUPPLIES	421.02
			421.02
COLICH & ASSOCIATES	Administrative Operations G&A	LEGAL SERVICES	19,803.99
			19,803.99

<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>	
COMCAST	Fire Department G&A	EMERGENCY PREPAREDNESS	31.83	
	Cable TV G&A	OTHER CONTRACTUAL SERVICES	298.36	
	Water G&A		53.24	
	REC CENTER BUILDING	OTHER CONTRACTUAL SERVICES	29.74	
			<hr/> 413.17	
COMFORT SOLUTIONS HEATING AND COOLING	Building and Energy G&A	Construction Permits	60.00	
			<hr/> 60.00	
CONTINENTAL RESEARCH CORP	REC CENTER BUILDING	GENERAL SUPPLIES	1,059.36	
			<hr/> 1,059.36	
CONWAY SHIELD	Fire Department G&A	UNIFORMS	292.50	
		Fire Department G&A	PROTECTIVE CLOTHING	57.50
			<hr/> 350.00	
COPELAND, PATRICK	Climate Investment G&A	OTHER CONTRACTUAL SERVICES	533.95	
		Park Improve OLD USE 4066	OTHER CONTRACTUAL SERVICES	133.49
			<hr/> 667.44	
CORE & MAIN LP	Water G&A	SMALL TOOLS	133.62	
		Water G&A	OTHER IMPROVEMENT SERVICE	200.60
			<hr/> 334.22	
COREMARK	GENERAL REPAIR	GENERAL SUPPLIES	33.52	
			<hr/> 33.52	
CORNERHOUSE	Police G&A	OTHER CONTRACTUAL SERVICES	17,250.00	
			<hr/> 17,250.00	
CORPORATE MECHANICAL	Park Improvement G&A	IMPROVEMENTS OTHER THAN BUILDI	23,895.00	
			<hr/> 23,895.00	
CREATE CONSTRUCTION LLC	General Fund BS	RETAINAGE PAYABLE	1,595.80-	
	Public Works G&A		31,915.93	
	Pavement Management BS	RETAINAGE PAYABLE	61.00-	
	Pavement Management G&A		1,220.03	
	Storm Water Utility BS	RETAINAGE PAYABLE	1,102.85-	
	Storm Water Utility G&A		22,056.99	
			<hr/> 52,433.30	

<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
CREATIVE RESOURCES	PLAYGROUNDS	OPERATIONAL SUPPLIES	2,308.16
			<u>2,308.16</u>
CROOKS, DEAN	Water G&A	SEMINARS/CONFERENCES/PRESENTAT	71.10
			<u>71.10</u>
CROWN MARKING INC.	Comm & Marketing G&A	OFFICE SUPPLIES	97.71
	Fire Department G&A	UNIFORMS	187.08
			<u>284.79</u>
CULLIGAN BOTTLED WATER	Facilities Maintenance G&A	OTHER CONTRACTUAL SERVICES	119.00
			<u>119.00</u>
CUMMINS SALES AND SERVICE	Facilities Maintenance G&A	OTHER CONTRACTUAL SERVICES	4,016.93
	Facilities Maintenance G&A	BUILDING MTCE SERVICE	1,423.91
	REC CENTER BUILDING	OTHER CONTRACTUAL SERVICES	1,208.29
	ENTERPRISE G & A	BUILDING MTCE SERVICE	2,235.57
			<u>8,884.70</u>
CUSTOM PRODUCTS & SERVICES	Park Maintenance G&A	LANDSCAPING SERVICE	9,760.00
			<u>9,760.00</u>
CUSTOM REFRIGERATION INC	Facilities Maintenance G&A	OTHER CONTRACTUAL SERVICES	283.33
	Facilities Maintenance G&A	BUILDING MTCE SERVICE	706.38
	Aquatic Division G&A	BUILDING MTCE SERVICE	670.01
			<u>1,659.72</u>
DAHL SARA	Building and Energy G&A	DUE TO OTHER GOVTS	.25
	Building and Energy G&A	Construction Permits	217.75
			<u>218.00</u>
DALCO ENTERPRISES INC	Facilities Maintenance G&A	GENERAL SUPPLIES	787.16
			<u>787.16</u>
DAVENPORT JOSEPH	Westwood G&A	OTHER CONTRACTUAL SERVICES	208.00
			<u>208.00</u>
DAVEY RESOURCE GROUP	Street Capital G&A	GENERAL PROFESSIONAL SERVICES	249.59
	Pavement Management G&A	GENERAL PROFESSIONAL SERVICES	1,293.33
	Water G&A	GENERAL PROFESSIONAL SERVICES	249.59



Council Check Summary

8/31/2024 - 9/30/2024

<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
	Sewer Capital G&A	GENERAL PROFESSIONAL SERVICES	158.83
	Storm Water Utility G&A	GENERAL PROFESSIONAL SERVICES	317.66
			<hr/> 2,269.00
DEITEL NAFTALI	Water G&A		100.00
			<hr/> 100.00
DEPARTMENT OF LABOR & INDUSTRY	Building and Energy G&A	DUE TO OTHER GOVTS	3,603.28
			<hr/> 3,603.28
DMD MINNESOTA PIZZA LLC	PLAYGROUNDS	OTHER CONTRACTUAL SERVICES	600.00
			<hr/> 600.00
DO-GOOD.BIZ INC	Comm & Marketing G&A	POSTAGE	5,531.09
	Comm & Marketing G&A	PRINTING & PUBLISHING	4,380.29
	Street Capital G&A	GENERAL PROFESSIONAL SERVICES	65.91
	Pavement Management G&A	GENERAL PROFESSIONAL SERVICES	341.56
	Water G&A	GENERAL PROFESSIONAL SERVICES	65.91
	Sewer Capital G&A	GENERAL PROFESSIONAL SERVICES	41.94
	Storm Water Utility G&A	GENERAL PROFESSIONAL SERVICES	83.89
			<hr/> 10,510.59
ECHO DATA ANALYTICS	Fire Department G&A	GENERAL PROFESSIONAL SERVICES	500.00
			<hr/> 500.00
ECM PUBLISHERS INC	Administrative Operations G&A	LEGAL NOTICES	1,297.36
			<hr/> 1,297.36
EHLERS & ASSOCIATES INC	General Fund BS	GENERAL	465.00
	General Fund BS	CO ESCROW	7,200.00
	ESCROWS	KNOLLWOOD - INDIRECT SOURCE PR	412.50
	Texa Tonka TIF G&A	Consulting Fees/Fees For Serv	416.02
	Parkway Residual TIF G&A	Consulting Fees/Fees For Serv	416.02
	Bridgewater Bank TIF G&A	Consulting Fees/Fees For Serv	416.02
	Wooddale Station TIF G&A	Consulting Fees/Fees For Serv	416.02
	Wooddale Station TIF G&A	OTHER CONTRACTUAL SERVICES	73.75
	Elmwood Apartments TIF G&A	Consulting Fees/Fees For Serv	416.02
	4900 Excelsior Blvd TIF G&A	Consulting Fees/Fees For Serv	416.02
	Duke West End TIF G&A	Consulting Fees/Fees For Serv	416.02
	CSM TIF G&A	Consulting Fees/Fees For Serv	416.02
	Development - EDA G&A	Consulting Fees/Fees For Serv	1,139.87

Council Check Summary

8/31/2024 - 9/30/2024

<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
	Mill City TIF G&A	Consulting Fees/Fees For Serv	416.02
	Park Commons TIF G&A	Consulting Fees/Fees For Serv	416.02
	Elmwood Village G&A	Consulting Fees/Fees For Serv	416.02
	Wolfe Lake TIF G&A	Consulting Fees/Fees For Serv	416.02
	Shoram TIF G&A	Consulting Fees/Fees For Serv	416.08
	Aquila Commons TIF G&A	Consulting Fees/Fees For Serv	416.02
	Rise on 7 TIF G&A	Consulting Fees/Fees For Serv	416.02
	Hwy 7 Business Center TIF G&A	Consulting Fees/Fees For Serv	416.02
			<hr/> 15,947.50
ELEVATE COACHING INC	Public Works G&A	TRAINING	300.00
			<hr/> 300.00
ENGINEERED FLOORS LLC	Facilities Maintenance G&A	BUILDING MTCE SERVICE	1,681.61
			<hr/> 1,681.61
ENTERPRISE FM TRUST	Vehicles & Equipment G&A	RENTAL EQUIPMENT	4,036.51
			<hr/> 4,036.51
ESS BROTHERS & SONS INC	Storm Water Utility G&A	OTHER IMPROVEMENT SERVICE	4,314.00
			<hr/> 4,314.00
FACTORY MOTOR PARTS CO	General Fund BS	Inventory	8,025.05
			<hr/> 8,025.05
FARBER SOUND LLC	REC CENTER BUILDING	BUILDING MTCE SERVICE	3,009.25
			<hr/> 3,009.25
FASTENAL COMPANY	Water G&A	OTHER IMPROVEMENT SERVICE	58.44
			<hr/> 58.44
FASTSIGNS	HOLIDAY PROGRAMS	REFUNDS & REIMBURSEMENTS	42.00-
	Park Maintenance G&A	OPERATIONAL SUPPLIES	250.01
			<hr/> 208.01
FAUL PSYCHOLOGICAL PLLC	Human Resources G&A	RECRUITMENT	1,995.00
			<hr/> 1,995.00
FEDERAL SIGNAL CORP.	Technology G&A	Other Cap Equip Purchased	28,245.00
			<hr/> 28,245.00

Council Check Summary

8/31/2024 - 9/30/2024

<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
FERGUSON ENTERPRISES INC	Water G&A	OTHER IMPROVEMENT SERVICE	966.53
			966.53
FERGUSON WATERWORKS	Water G&A	OPERATIONAL SUPPLIES	333.44
	Water G&A	SMALL TOOLS	458.00
	Water G&A	OTHER IMPROVEMENT SERVICE	5,115.97
			5,907.41
FERRELLGAS	Vehicle Maintenance G&A	MOTOR FUELS	61.24
			61.24
FIDELIS SAFETY SOLUTIONS	Fire Department G&A	EMERGENCY PREPAREDNESS	1,500.00
			1,500.00
FINN WILLIAM	KICKBALL	OTHER CONTRACTUAL SERVICES	25.00
			25.00
FIRECOM	Fire Department G&A	REPAIRS	350.00
			350.00
FIROUZI ROBERT	Water G&A		85.32
			85.32
FIRST ADVANTAGE	Human Resources G&A	GENERAL PROFESSIONAL SERVICES	110.13
			110.13
FLAGSHIP RECREATION LLC	PARK EQUIPMENT MAINTENANCE	OTHER IMPROVEMENT SUPPLIES	2,625.00
			2,625.00
FLATNESS TINA	Building and Energy G&A	DUE TO OTHER GOVTS	2.00
	Building and Energy G&A	Construction Permits	135.00
			137.00
FOREMOST PROMOTIONS	Fire Department G&A	FIRE PREVENTION SUPPLIES	1,583.63
			1,583.63
FRASER MORRIS ELECTRIC	Building and Energy G&A	Construction Permits	48.75
			48.75
FRATTALLONES	Public Works G&A	OTHER CONTRACTUAL SERVICES	29.98
	Technology G&A	OFFICE EQUIPMENT	5.60

Council Check Summary

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<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
	REC CENTER BUILDING	GENERAL SUPPLIES	68.26
	Vehicle Maintenance G&A	GENERAL SUPPLIES	10.85
			<u>114.69</u>
FRED KOLKMANN TENNIS & SPORT SURFACES	Park Improvement G&A	OTHER CONTRACTUAL SERVICES	3,000.00
			<u>3,000.00</u>
FRIEDERICH NIKKI	Organized Rec G&A	MILEAGE-PERSONAL CAR	71.69
			<u>71.69</u>
FRIGERIO VIRGINIA	Building and Energy G&A	DUE TO OTHER GOVTS	1.00
	Building and Energy G&A	Construction Permits	75.00
			<u>76.00</u>
FRONTIER PRECISION INC	Engineering G&A	OPERATIONAL SUPPLIES	838.20
			<u>838.20</u>
GARLAND/DBS, INC.	Water G&A	IMPROVEMENTS OTHER THAN BUILDI	30,967.32
			<u>30,967.32</u>
GERALD AND MARY PETERMEIER	Street Capital G&A		2,300.00
			<u>2,300.00</u>
GERBER COLLISION- MIDWEST INC	Insurance G&A	Property Insurance	8,520.75
			<u>8,520.75</u>
GERSHONE MICHAEL	SOCCER	OTHER CONTRACTUAL SERVICES	50.00
			<u>50.00</u>
GL CONTRACTING INC	Pavement Management BS	RETAINAGE PAYABLE	2,269.25-
	Pavement Management G&A		45,385.08
	Storm Water Utility BS	RETAINAGE PAYABLE	1,258.55-
	Storm Water Utility G&A		25,171.05
			<u>67,028.33</u>
GOERS LAND SURVEYING LLC	Street Capital G&A	GENERAL PROFESSIONAL SERVICES	2,661.68
	Pavement Management G&A	GENERAL PROFESSIONAL SERVICES	12,073.60
	Water G&A	GENERAL PROFESSIONAL SERVICES	1,671.88
	Sewer Capital G&A	GENERAL PROFESSIONAL SERVICES	646.80
	Storm Water Utility G&A	GENERAL PROFESSIONAL SERVICES	2,546.04
			<u>19,600.00</u>

<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
GOHMAN NORA	Building and Energy G&A	DUE TO OTHER GOVTS	.20
	Building and Energy G&A	Construction Permits	82.00
			<u>82.20</u>
GOLDEN VALLEY, CITY OF	Vehicles & Equipment G&A	MACHINERY & AUTO EQUIPMENT	3,847.36
			<u>3,847.36</u>
GOPHER STATE ONE-CALL INC	Water G&A	OTHER IMPROVEMENT SERVICE	1,150.20
			<u>1,150.20</u>
GOVERNMENTJOBS.COM INC	Human Resources G&A	RECRUITMENT	4,971.92
			<u>4,971.92</u>
GRAINGER INC.	Facilities Maintenance G&A	GENERAL SUPPLIES	379.95
	Park Maintenance G&A	GENERAL SUPPLIES	2,168.75
	Natural Resources G&A	GENERAL SUPPLIES	262.48
			<u>2,811.18</u>
GRAPHIC SOURCE INC	Fire Department G&A	FIRE PREVENTION SUPPLIES	55.43
			<u>55.43</u>
GREAT RIVER GREENING	Park Improvement G&A	IMPROVEMENTS OTHER THAN BUILDI	8,475.00
			<u>8,475.00</u>
GUARDIAN FLEET SAFETY	Vehicles & Equipment G&A	MACHINERY & AUTO EQUIPMENT	27,752.29
			<u>27,752.29</u>
GUTKNECHT, MARY ELLEN	Westwood G&A	OTHER CONTRACTUAL SERVICES	1,205.00
			<u>1,205.00</u>
GYDESEN LAUREN	KICKBALL	OTHER CONTRACTUAL SERVICES	25.00
			<u>25.00</u>
HALL, JAY	Water G&A	SEMINARS/CONFERENCES/PRESENTAT	71.10
			<u>71.10</u>
HARI STEPHEN	SOFTBALL	OTHER CONTRACTUAL SERVICES	82.00
			<u>82.00</u>
HAWKINS INC	Water G&A	OPERATIONAL SUPPLIES	34,011.73

<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
			34,011.73
HEALTHPARTNERS	Human Resources G&A	RECRUITMENT	3,022.00
			3,022.00
HEITZ MICHELLE	Water G&A		20.56
			20.56
HENNEPIN COUNTY	Police G&A	JAIL/DETENTION SERVICES	8,322.32
	Greensboro HIA G&A	OTHER CONTRACTUAL SERVICES	6.00
	Bridgewalk HIA G&A	OTHER CONTRACTUAL SERVICES	6.00
	Park Maintenance G&A	GARBAGE/REFUSE SERVICE	861.94
			9,196.26
HENNEPIN COUNTY INFORMATION TECHNOLOGY	Fire Department G&A	RADIO COMMUNICATIONS	2,500.02
	Public Works G&A	RADIO COMMUNICATIONS	208.39
	Water G&A	RADIO COMMUNICATIONS	208.39
	Sewer G&A	RADIO COMMUNICATIONS	208.40
	Storm Water Utility G&A	RADIO COMMUNICATIONS	208.40
			3,333.60
HENNEPIN COUNTY TREASURER	Police G&A	EQUIPMENT MTCE SERVICE	3,722.52
	Police G&A	JAIL/DETENTION SERVICES	7,046.24
			10,768.76
HENRICKSEN PSG	Facilities Maintenance G&A	GENERAL SUPPLIES	2,339.12
			2,339.12
HICKERSON, JANINE	Climate Investment G&A	OTHER CONTRACTUAL SERVICES	108.50
	Park Improve OLD USE 4066	OTHER CONTRACTUAL SERVICES	46.50
			155.00
HICKS WILLIAM	Climate Investment G&A	OTHER CONTRACTUAL SERVICES	474.78
	Park Improve OLD USE 4066	OTHER CONTRACTUAL SERVICES	203.47
			678.25
HIGHVIEW PLUMBING INC	Sewer G&A	OTHER IMPROVEMENT SERVICE	9,710.00
			9,710.00
HINRICHS, TANYA	Water G&A		379.11
			379.11

City council meeting of October 7, 2024 (Item No. 5a)  
 Title: Approve city disbursements

CITY OF ST LOUIS PARK  
 Council Check Summary  
 8/31/2024 - 9/30/2024

<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
HIRSHFIELD'S PAINT MFG INC	PARK GROUNDS MAINTENANCE	OTHER IMPROVEMENT SUPPLIES	1,716.96
			1,716.96
HOFSTAD-PARKHILL KAREN	Climate Investment G&A Park Improve OLD USE 4066	OTHER CONTRACTUAL SERVICES	815.90
		OTHER CONTRACTUAL SERVICES	349.67
			1,165.57
HOLM AUSTIN	Water G&A	SEMINARS/CONFERENCES/PRESENTAT	71.10
			71.10
HOLMAN ARTHUR	Water G&A	GENERAL CUSTOMERS	219.55
			219.55
HOME DEPOT CREDIT SERVICES	Facilities Maintenance G&A	Refunds/Reimbursements	259.86-
	Facilities Maintenance G&A	GENERAL SUPPLIES	531.93
	Facilities Maintenance G&A	BUILDING MTCE SERVICE	263.43
	Public Works G&A	OTHER CONTRACTUAL SERVICES	306.00
	Water G&A	GENERAL SUPPLIES	135.10
	Water G&A	OPERATIONAL SUPPLIES	24.97
	Water G&A	OTHER IMPROVEMENT SERVICE	21.98
	Storm Water Utility G&A	OPERATIONAL SUPPLIES	46.96
	Storm Water Utility G&A	OTHER IMPROVEMENT SERVICE	28.50
	Municipal Buildings G&A	IMPROVEMENTS OTHER THAN BUILDI	160.15-
	Park Maintenance G&A	GENERAL SUPPLIES	1,196.85
	Westwood G&A	GENERAL SUPPLIES	64.15
	REC CENTER BUILDING	GENERAL SUPPLIES	99.98
			2,299.84
	HOMSTAD TIM	Climate Investment G&A Park Improve OLD USE 4066	OTHER CONTRACTUAL SERVICES
OTHER CONTRACTUAL SERVICES			322.80
			1,076.00
HORIZON COMMERCIAL POOL SUPPLY	Aquatic Division G&A	GENERAL SUPPLIES	1,466.88
			1,466.88
HORWITZ LLC	Building and Energy G&A	Permits	96.00
			96.00
HOULTS, BRIAN	Neighborhood G&A	OTHER CONTRACTUAL SERVICES	1,242.77
			1,242.77

<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
HUNSICKER JOHN	TENNIS COURTS	OTHER CONTRACTUAL SERVICES	120.00
			120.00
HUSEN THOMAS	Climate Investment G&A	OTHER CONTRACTUAL SERVICES	4,320.10
			4,320.10
HUYNH MEI	INSTRUCTIONAL SKATING LESSONS	OTHER CONTRACTUAL SERVICES	115.00
			115.00
I.U.O.E. LOCAL NO 49	Employee Benefits BS	UNION DUES	1,505.00
			1,505.00
IDEAL SERVICE INC	Water G&A	OTHER IMPROVEMENT SERVICE	901.49
			901.49
IMPACT POWER TO CONNECT	Finance G&A	Postage & Delivery	1,801.62
			1,801.62
INDELCO	Water G&A	EQUIPMENT MTCE SERVICE	6.50
	Water G&A	OTHER IMPROVEMENT SERVICE	1,090.55
			1,097.05
INTERSTATE POWER SYSTEMS	Facilities Maintenance G&A	OTHER CONTRACTUAL SERVICES	653.46
			653.46
INVER GROVE FORD	General Fund BS	Inventory	570.26
			570.26
I-STATE TRUCK CENTER	General Fund BS	Inventory	422.38
			422.38
J & F REDDY RENTS	Park Maintenance G&A	GENERAL SUPPLIES	79.00
			79.00
JASPER CHRISTIAN	Westwood G&A	OTHER CONTRACTUAL SERVICES	300.00
			300.00
JAYTECH, INC.	REC CENTER BUILDING	GENERAL SUPPLIES	1,300.33
			1,300.33



<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
JERRY'S HARDWARE	Water G&A		.95
	Water G&A	OPERATIONAL SUPPLIES	11.14
	Sewer G&A	OPERATIONAL SUPPLIES	32.37
	Park Maintenance G&A	GENERAL SUPPLIES	178.30
	Park Maintenance G&A	OPERATIONAL SUPPLIES	8.57
			<hr/> 231.33
JLG ARCHITECTS	Park Improvement G&A	GENERAL PROFESSIONAL SERVICES	2,700.00
			<hr/> 2,700.00
JOHNSON BETHANY	Climate Investment G&A	OTHER CONTRACTUAL SERVICES	321.75
	Park Improve OLD USE 4066	OTHER CONTRACTUAL SERVICES	137.89
			<hr/> 459.64
JOHNSON PAPER & SUPPLY CO.	REC CENTER BUILDING	GENERAL SUPPLIES	2,167.40
			<hr/> 2,167.40
JUREK JESSIE	Assessing G&A	MILEAGE-PERSONAL CAR	39.53
			<hr/> 39.53
JUSTESEN C KIMBALL	Street Capital G&A		1,400.00
			<hr/> 1,400.00
KENNEDY & GRAVEN	ESCROWS	KNOLLWOOD - INDIRECT SOURCE PR	129.40
	Finance G&A	Consulting Fees/Fees For Serv	3,997.50
	EDA - 4300 36 1/2 G&A	Consulting Fees/Fees For Serv	851.00
	Wooddale Station TIF G&A	Consulting Fees/Fees For Serv	921.00
	Development - EDA G&A	Consulting Fees/Fees For Serv	1,198.00
			<hr/> 7,096.90
KENNEDY ROBERT	ESCROWS	PMC ESCROW	5,000.00
			<hr/> 5,000.00
KERASOTES SHOWPLACE THEATRES	Administrative Operations G&A	Licenses	5,966.64
			<hr/> 5,966.64
KIDCREATE STUDIO	ART	OTHER CONTRACTUAL SERVICES	304.00
			<hr/> 304.00
KIMLEY-HORN AND ASSOCIATES, INC.	Sidewalks & Trails G&A	GENERAL PROFESSIONAL SERVICES	38,236.06
	Street Capital G&A	GENERAL PROFESSIONAL SERVICES	2,124.63

Council Check Summary

8/31/2024 - 9/30/2024

<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
	MSA Capital G&A	GENERAL PROFESSIONAL SERVICES	19,126.47
	2024 MSA Street Capital G&A	GENERAL PROFESSIONAL SERVICES	53,136.44
	Pavement Management G&A	GENERAL PROFESSIONAL SERVICES	11,009.42
	Water G&A	GENERAL PROFESSIONAL SERVICES	5,208.40
	Sewer Capital G&A	GENERAL PROFESSIONAL SERVICES	2,186.90
	Storm Water Utility G&A	GENERAL PROFESSIONAL SERVICES	7,305.45
			<hr/> 138,333.77
KINGS III OF AMERICA LLC	Facilities Maintenance G&A	OTHER CONTRACTUAL SERVICES	39.17
			<hr/> 39.17
KLEIN UNDERGROUND LLC	Sewer G&A	OTHER IMPROVEMENT SERVICE	2,014.00
	Storm Water Utility G&A	OTHER IMPROVEMENT SERVICE	1,225.75
			<hr/> 3,239.75
KLMD PROPERTIES	Park Improvement G&A	OTHER CONTRACTUAL SERVICES	6,800.00
	WW RENTAL HOUSE (1322)	OTHER CONTRACTUAL SERVICES	400.00
			<hr/> 7,200.00
KORTUEM TOM	Street Capital G&A		7,300.00
			<hr/> 7,300.00
KREMER SERVICES LLC	Vehicle Maintenance G&A	EQUIPMENT MTCE SERVICE	2,043.34
			<hr/> 2,043.34
KRONFELD ROZ	Water G&A		125.20
			<hr/> 125.20
KRUEGER, JULIANA	Climate Investment G&A	OTHER CONTRACTUAL SERVICES	287.79
	Park Improve OLD USE 4066	OTHER CONTRACTUAL SERVICES	123.34
			<hr/> 411.13
KRUELLE, BRYAN	Employee Benefits G&A	TUITION	2,670.00
			<hr/> 2,670.00
KRULL CHRISTIAN	Climate Investment G&A	OTHER CONTRACTUAL SERVICES	1,000.00
			<hr/> 1,000.00
KUHN BILL	Climate Investment G&A	OTHER CONTRACTUAL SERVICES	494.39
	Park Improve OLD USE 4066	OTHER CONTRACTUAL SERVICES	211.88
			<hr/> 706.27

City council meeting of October 7, 2024 (Item No. 5a)  
 Title: Approve city disbursements

CITY OF ST LOUIS PARK  
 Council Check Summary  
 8/31/2024 - 9/30/2024

<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
LAFRANCE EXTERIORS INC	Building and Energy G&A	Construction Permits	124.00
			124.00
LAKE STATE ELECTRIC	Building and Energy G&A	Construction Permits	73.13
			73.13
LAKES AREA ELECTRIC	Building and Energy G&A	Construction Permits	31.20
			31.20
LANDWEIR DARYL	Water G&A		48.14
			48.14
LANGUAGE LINE SERVICES INC	Police G&A	OTHER CONTRACTUAL SERVICES	1,282.78
			1,282.78
LAUMANN, JOHN	Water G&A	SEMINARS/CONFERENCES/PRESENTAT	71.10
			71.10
LAW ENFORCEMENT LABOR SERVICES INC	Employee Benefits BS	UNION DUES	4,030.62
			4,030.62
LEAGUE OF MINNESOTA CITIES	Administrative Operations G&A	SUBSCRIPTIONS/MEMBERSHIPS	11,970.00
	Police G&A	TRAINING	30.00
			12,000.00
LEAGUE OF MN CITIES INSURANCE TRUST	Insurance G&A	Property Insurance	4,162.64
			4,162.64
LEGEND TECHNICAL SERVICES	Water Reilly G&A	OTHER CONTRACTUAL SERVICES	840.00
			840.00
LEOTEK ELECTRONICS USA LLC	Public Works G&A	OTHER IMPROVEMENT SUPPLIES	3,125.00
			3,125.00
LIBERTY TIRE	Vehicle Maintenance G&A	CLEANING/WASTE REMOVAL SERVICE	152.50
			152.50
LIFE SAFETY SYSTEMS	PARK BUILDING MAINTENANCE	BUILDING MTCE SERVICE	975.07
			975.07

<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
LIFE SUPPORT INNOVATIONS	Fire Department G&A	OPERATIONAL SUPPLIES	1,732.10
			1,732.10
LINGREN ANDREW	REC CENTER BUILDING	OPERATIONAL SUPPLIES	121.62
			121.62
LOFFLER	IT G&A	EQUIPMENT MTCE SERVICE	471.07
			471.07
LOFFLER COMPANIES	IT G&A	EQUIPMENT MTCE SERVICE	2,346.03
			2,346.03
LOGIS	IT G&A	GENERAL PROFESSIONAL SERVICES	750.00
	IT G&A	COMPUTER SERVICES	769.95
	2024A GO Street G&A		563.45
	Pavement Management G&A		2,310.15
	Water G&A		2,084.78
	Sewer G&A		225.38
	Storm Water Utility G&A		450.76
	Technology G&A	EQUIPMENT MTCE SERVICE	725.00
	Technology G&A	COMPUTER SERVICES	3,717.50
			11,596.97
LOMBARDI, JIM	Organized Rec G&A	MILEAGE-PERSONAL CAR	38.19
			38.19
LUBE-TECH RELIABLE PLUS	Vehicle Maintenance G&A	BUILDING MTCE SERVICE	771.00
			771.00
LVC COMPANIES INC	Facilities Maintenance G&A	OTHER CONTRACTUAL SERVICES	596.60
	Facilities Maintenance G&A	BUILDING MTCE SERVICE	6,572.14
	Park Maintenance G&A	EQUIPMENT MTCE SERVICE	4,495.76
	PARK BUILDING MAINTENANCE	OTHER CONTRACTUAL SERVICES	3,250.00
	PARK EQUIPMENT MAINTENANCE	OTHER CONTRACTUAL SERVICES	1,619.00
	REC CENTER BUILDING	OTHER CONTRACTUAL SERVICES	1,191.00
			17,724.50
LYNCH CAMPS, INC	BASKETBALL	OTHER CONTRACTUAL SERVICES	6,472.00
			6,472.00
LYNCH KEVIN	Climate Investment G&A	OTHER CONTRACTUAL SERVICES	312.46

<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
	Park Improve OLD USE 4066	OTHER CONTRACTUAL SERVICES	133.91
			446.37
MACMILLAN M GLENDA	Street Capital G&A		500.00
			500.00
MACPHAIL KRIS	Water G&A	SEMINARS/CONFERENCES/PRESENTAT	71.10
	Water G&A	LICENSES	23.00
			94.10
MACQUEEN EQUIP CO	General Fund BS	Inventory	150.88
	Sewer G&A	OTHER IMPROVEMENT SERVICE	1,991.18
			2,142.06
MALIK PRAKSHI	Cable TV G&A	MILEAGE-PERSONAL CAR	40.33
			40.33
MANDLER, CARRIE	Westwood G&A	MILEAGE-PERSONAL CAR	46.90
			46.90
MARIA AND CHUCK MCGANNON	ESCROWS	PMC ESCROW	3,000.00
			3,000.00
MARIE RIDGEWAY LICSW LLC	Police G&A	GENERAL PROFESSIONAL SERVICES	1,320.00
			1,320.00
MARTIN MARIETTA MATERIALS	Water G&A	OTHER IMPROVEMENT SERVICE	2,484.93
			2,484.93
MATHESON TRI-GAS, INC.	Vehicle Maintenance G&A	GENERAL SUPPLIES	36.07
			36.07
MAXIM'S LANDSCAPE & SNOW REMOVAL	Pavement Management G&A		4,800.00
			4,800.00
MCCONNELL BYRON	Water G&A		45.00
			45.00
MCPMAHON ELISE	INSTRUCTIONAL SKATING LESSONS	OTHER CONTRACTUAL SERVICES	115.00
			115.00

<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
MCQUILLAN HOME SERVICES LLC	Building and Energy G&A	Construction Permits	88.00
			88.00
MEACHUM GRANT	SOCCER	OTHER CONTRACTUAL SERVICES	50.00
			50.00
MEIER KAITLIN	KICKBALL	OTHER CONTRACTUAL SERVICES	210.00
			210.00
MENARDS	General Fund BS	Inventory	9.50
	Facilities Maintenance G&A	GENERAL SUPPLIES	81.40
	Water G&A	OPERATIONAL SUPPLIES	69.99
	Water G&A	OTHER IMPROVEMENT SERVICE	89.97
	BRICK HOUSE (1324)	GENERAL SUPPLIES	45.94
	Westwood G&A	GENERAL SUPPLIES	174.97
			471.77
MENENDEZ RODRIGO	INSTRUCTIONAL SKATING LESSONS	OTHER CONTRACTUAL SERVICES	2,100.00
			2,100.00
MENIER RAO	Climate Investment G&A	OTHER CONTRACTUAL SERVICES	358.94
	Park Improve OLD USE 4066	OTHER CONTRACTUAL SERVICES	89.74
			448.68
MERKL DAESHA	ESCROWS	PMC ESCROW	800.00
			800.00
MESSERLI & KRAMER	Employee Benefits BS	WAGE GARNISHMENTS	868.00
			868.00
METROPOLITAN CONSORTIUM OF COMMUNITY	Development - EDA BS	Loans Receivable - Long Term	64,999.00
			64,999.00
METROPOLITAN COUNCIL	Building and Energy G&A	DUE TO OTHER GOVTS	46,742.85
	Sewer G&A	CLEANING/WASTE REMOVAL SERVICE	435,440.05
			482,182.90
MGX EQUIPMENT SERVICES, LLC	General Fund BS	Inventory	864.61
			864.61
MHSRC/RANGE	Police G&A	TRAINING	590.00

<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
			590.00
MILLERBERND MFG CO	Park Maintenance G&A	GENERAL SUPPLIES	143,000.00
			143,000.00
MINIKAHDA VISTA NEIGHBORHOOD ASSN	Neighborhood G&A	OTHER CONTRACTUAL SERVICES	1,240.73
			1,240.73
MINNEAPOLIS FINANCE DEPT	Police G&A	OTHER CONTRACTUAL SERVICES	1,200.00
			1,200.00
MINNEAPOLIS SAW COMPANY INC	Park Maintenance G&A	GENERAL SUPPLIES	309.20
			309.20
MINNESOTA BUREAU CRIMINAL APPREHENSION	Police G&A	TRAINING	300.00
			300.00
MINNESOTA CHILD SUPPORT PYT CTR	Employee Benefits BS	WAGE GARNISHMENTS	1,848.88
			1,848.88
MINNESOTA DEPT PUBLIC SAFETY	Police G&A	OPERATIONAL SUPPLIES	138.00
			138.00
MINNESOTA EQUIPMENT	General Fund BS	Inventory	118.43
			118.43
MINNESOTA NATIVE LANDSCAPES	Park Improvement G&A	GENERAL SUPPLIES	729.60
	Park Improvement G&A	OTHER CONTRACTUAL SERVICES	6,890.00
	Park Improvement G&A	IMPROVEMENTS OTHER THAN BUILDI	3,096.00
			10,715.60
MINNESOTA POLLUTION CONTROL AGENCY	COVID-19 G&A	GENERAL PROFESSIONAL SERVICES	131.64
	Street Capital G&A	GENERAL PROFESSIONAL SERVICES	162.75
	MSA Capital G&A	GENERAL PROFESSIONAL SERVICES	325.50
	Water G&A	GENERAL PROFESSIONAL SERVICES	21.00
	Sewer Capital G&A	GENERAL PROFESSIONAL SERVICES	516.62
	Storm Water Utility G&A	GENERAL PROFESSIONAL SERVICES	342.49
			1,500.00
MINNESOTA POLLUTION CONTROL AGENCY	Sewer G&A	SEMINARS/CONFERENCES/PRESENTAT	275.00
			275.00

<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
MINNESOTA RECREATION & PARK ASSOC	Human Resources G&A	RECRUITMENT	175.00
			175.00
MN DEPT OF TRANSPORTATION	Street Capital G&A	GENERAL PROFESSIONAL SERVICES	551.07
	MSA Capital G&A	GENERAL PROFESSIONAL SERVICES	1,102.14
	Water G&A	GENERAL PROFESSIONAL SERVICES	71.11
	Sewer Capital G&A	GENERAL PROFESSIONAL SERVICES	17.77
	Storm Water Utility G&A	GENERAL PROFESSIONAL SERVICES	35.55
			1,777.64
MN DVS	Police G&A	OTHER CONTRACTUAL SERVICES	41.00
			41.00
MOHR ANN ELIZABETH	Street Capital G&A		1,300.00
			1,300.00
MORGAN NICK	Water G&A		1.00
			1.00
MOULTON SAMANTHA	Water G&A		201.43
			201.43
MOZQUEDA EDUARDO	Street Capital G&A		500.00
			500.00
MPX GROUP	Comm & Marketing G&A	OFFICE SUPPLIES	144.00
	Comm & Marketing G&A	PRINTING & PUBLISHING	1,072.14
			1,216.14
MR CUTTING EDGE	REC CENTER BUILDING	EQUIPMENT MTCE SERVICE	268.00
			268.00
MSC INDUSTRIAL SUPPLY CO.	Vehicle Maintenance G&A	GENERAL SUPPLIES	60.74
			60.74
MTI DISTRIBUTING CO	General Fund BS	Inventory	1,421.41
			1,421.41
MUNICIPAL EMERGENCY SERVICES	Fire Department G&A	OPERATIONAL SUPPLIES	189.48
			189.48



<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
MVTL LABORATORIES	Water Reilly G&A	OTHER CONTRACTUAL SERVICES	245.00
			245.00
MYRUM JEREMY	Climate Investment G&A	OTHER CONTRACTUAL SERVICES	1,187.50
			1,187.50
NAPA (GENUINE PARTS CO)	General Fund BS	Inventory	1,927.58
	Vehicle Maintenance G&A	GENERAL SUPPLIES	40.50
	GENERAL REPAIR	GENERAL SUPPLIES	50.14
			2,018.22
NATIONAL GRANTS MANAGEMENT ASSOCIATION	Administrative Operations G&A	SUBSCRIPTIONS/MEMBERSHIPS	174.00
			174.00
ND CHILD SUPPORT DIVISION	Employee Benefits BS	WAGE GARNISHMENTS	574.16
			574.16
NEW HORIZON PLYMOUTH PEONY	OAK HILL SPLASH PAD	OTHER CONTRACTUAL SERVICES	68.00
			68.00
NEXGEN EXTERIORS INC	Building and Energy G&A	Construction Permits	124.00
			124.00
NORTH ANGEL	Street Capital G&A		1,700.00
			1,700.00
NORTHERN SAFETY TECHNOLOGY INC	Vehicles & Equipment G&A	MACHINERY & AUTO EQUIPMENT	402.98
			402.98
NORTHLAND MECHANICAL CONTRACTORS INC	Facilities Maintenance G&A	BUILDING MTCE SERVICE	3,613.73
			3,613.73
NYGARD KEN	Water G&A		116.28
			116.28
NYSTROM PUBLISHING	Comm & Marketing G&A	PRINTING & PUBLISHING	8,168.94
			8,168.94
ODP BUSINESS SOLUTIONS LLC	Administrative Operations G&A	GENERAL SUPPLIES	285.47
	Human Resources G&A	OFFICE SUPPLIES	234.30

<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
	Public Works G&A	GENERAL SUPPLIES	54.54
	Organized Rec G&A	OFFICE SUPPLIES	63.12
			<hr/> 637.43
OELRICH JETHRO	Assessing G&A	MILEAGE-PERSONAL CAR	48.91
			<hr/> 48.91
OH EILEEN	FAMILY PROGRAMS	GENERAL SUPPLIES	11.20
			<hr/> 11.20
OKEY MARK	Climate Investment G&A	OTHER CONTRACTUAL SERVICES	272.57
	Park Improve OLD USE 4066	OTHER CONTRACTUAL SERVICES	116.82
			<hr/> 389.39
OLSON JOHN	Climate Investment G&A	OTHER CONTRACTUAL SERVICES	302.13
	Park Improve OLD USE 4066	OTHER CONTRACTUAL SERVICES	129.48
			<hr/> 431.61
ON SITE SANITATION	Neighborhood G&A	OTHER CONTRACTUAL SERVICES	292.00
	PORTABLE TOILETS	OTHER CONTRACTUAL SERVICES	6,111.22
	OFF-LEASH DOG PARK	OTHER CONTRACTUAL SERVICES	134.00
			<hr/> 6,537.22
O'REILLY FIRST CALL	General Fund BS	Inventory	74.98
			<hr/> 74.98
OVERHEAD DOOR CO	Facilities Maintenance G&A	BUILDING MTCE SERVICE	1,139.60
			<hr/> 1,139.60
OXYGEN SERVICE COMPANY INC	Fire Department G&A	OPERATIONAL SUPPLIES	367.62
			<hr/> 367.62
PACE ANALYTICAL SERVICES INC	Water Reilly G&A	OTHER CONTRACTUAL SERVICES	321.00
			<hr/> 321.00
PATTON HEATING & A/C	Building and Energy G&A	Construction Permits	221.60
			<hr/> 221.60
PEILEN SAMUEL	Climate Investment G&A	OTHER CONTRACTUAL SERVICES	349.46
	Park Improve OLD USE 4066	OTHER CONTRACTUAL SERVICES	149.77
			<hr/> 499.23

<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
PENCHANSKY IRINA	Building and Energy G&A	Construction Permits	60.00
			60.00
PETRIE GAYLE	Climate Investment G&A	OTHER CONTRACTUAL SERVICES	1,740.00
			1,740.00
PHILIP'S TREE CARE LLC	Public Works G&A	OTHER CONTRACTUAL SERVICES	872.50
			872.50
PIEHL, BRIAN	SOFTBALL	OTHER CONTRACTUAL SERVICES	82.00
			82.00
PILLAR DENNIS	Street Capital G&A		1,100.00
			1,100.00
PIONEER RIM & WHEEL CO	General Fund BS	Inventory	65.83
			65.83
PLANTRA INC	Park Improve OLD USE 4066	LANDSCAPING MATERIALS	4,016.40
			4,016.40
PLAYPOWER LT FARMINGTON INC	Park Improvement G&A	IMPROVEMENTS OTHER THAN BUILDI	72,000.00
			72,000.00
POSTMASTER	Comm & Marketing G&A	POSTAGE	350.00
			350.00
PRAIRIE RESTORATIONS INC	BEAUTIFICATION / FLOWERS	OTHER CONTRACTUAL SERVICES	1,362.00
			1,362.00
PRECISE MRM, LLC.	Public Works G&A	OTHER CONTRACTUAL SERVICES	327.75
	Water G&A	OTHER CONTRACTUAL SERVICES	327.75
	Sewer G&A	OTHER CONTRACTUAL SERVICES	327.75
	Storm Water Utility G&A	OTHER CONTRACTUAL SERVICES	327.75
			1,311.00
PRECISION LANDSCAPE AND TREE, INC.	TREE DISEASE PRIVATE	CLEANING/WASTE REMOVAL SERVICE	2,562.50
			2,562.50
PREFERRED COMMUNICATIONS	Technology G&A	OFFICE EQUIPMENT	6,701.84

<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
			6,701.84
PREMIUM WATERS	Fire Department G&A	FIRE PREVENTION SUPPLIES	218.40
	Fire Department G&A	OPERATIONAL SUPPLIES	99.08
			317.48
PRIMACY STRATEGY GROUP LLC.	Administrative Operations G&A	LEGAL SERVICES	5,000.00
			5,000.00
PROPERTY HAUS REI LLC	ESCROWS	PMC ESCROW	10,000.00
			10,000.00
PRO-TREE OUTDOOR SERVICES	TREE DISEASE PUBLIC	CLEANING/WASTE REMOVAL SERVICE	2,309.80
			2,309.80
PUMP & METER SERVICE	Vehicle Maintenance G&A	BUILDING MTCE SERVICE	87.75
			87.75
R & L CONSTRUCTION LLC	Park Improvement G&A	IMPROVEMENTS OTHER THAN BUILDI	22,356.00
			22,356.00
R & R SPECIALTIES OF WISCONSIN, INC.	REC CENTER BUILDING	GENERAL SUPPLIES	1,314.85
			1,314.85
RAINBOW TREECARE	Natural Resources G&A	OTHER CONTRACTUAL SERVICES	6,089.60
			6,089.60
RAYMOND MICHAEL	Climate Investment G&A	OTHER CONTRACTUAL SERVICES	300.13
	Park Improve OLD USE 4066	OTHER CONTRACTUAL SERVICES	128.62
			428.75
REACH FOR RESOURCES INC	COMMUNITY PARTNERSHIPS	OTHER CONTRACTUAL SERVICES	500.13
			500.13
READY WATT ELECTRIC	Technology G&A	Other Cap Equip Purchased	23,636.48
			23,636.48
RED WING BUSINESS ADVANTAGE ACCOUNT	Public Works G&A	OPERATIONAL SUPPLIES	250.00
	ENTERPRISE G & A	OPERATIONAL SUPPLIES	206.99
			456.99

<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
RED WING STORE	Water G&A	OPERATIONAL SUPPLIES	224.99
			224.99
REDICOMPS	Development - EDA G&A	SUBSCRIPTIONS/MEMBERSHIPS	1,200.00
			1,200.00
REGENTS OF THE UNIVERSITY OF MINNESOTA	Natural Resources G&A	OTHER CONTRACTUAL SERVICES	245.00
	Westwood G&A	GENERAL SUPPLIES	95.00
			340.00
REISSMANN-DORING CASSI	Employee Benefits G&A	TUITION	3,051.54
			3,051.54
REPUBLIC SERVICES	Facilities Maintenance G&A	GARBAGE/REFUSE SERVICE	7,174.31
	Solid Waste G&A	ORGANICS	75,976.48
	REC CENTER BUILDING	GARBAGE/REFUSE SERVICE	8,132.16
			91,282.95
REVOLUTIONARY SPORTS LLC	T-BALL/BASEBALL	OTHER CONTRACTUAL SERVICES	2,251.22
	BASKETBALL	OTHER CONTRACTUAL SERVICES	10,309.61
			12,560.83
REYKDAL HANNAH	Westwood G&A		200.00
			200.00
RIDLER DBA HERO PHC	Building and Energy G&A	Construction Permits	88.00
			88.00
RIGID HITCH INC	General Fund BS	Inventory	734.17
			734.17
RILEY MEYER	Storm Water Utility BS	GENERAL	1,500.00
			1,500.00
ROBERT HALF TECHNOLOGY	Finance G&A	Consulting Fees/Fees For Serv	7,893.60
	Community Development G&A	OTHER CONTRACTUAL SERVICES	6,026.95
	Fire Department G&A	GENERAL PROFESSIONAL SERVICES	3,861.82
			17,782.37
ROCKET SOFTWARE INC	Technology G&A	EQUIPMENT MTCE SERVICE	140.83
			140.83

City council meeting of October 7, 2024 (Item No. 5a)  
 Title: Approve city disbursements

CITY OF ST LOUIS PARK  
 Council Check Summary  
 8/31/2024 - 9/30/2024

<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
ROESSLER-CARAM PETER	Climate Investment G&A	OTHER CONTRACTUAL SERVICES	1,465.00
			1,465.00
SAFE-FAST INC	Water G&A	OPERATIONAL SUPPLIES	428.40
			428.40
SAFELITE AUTOGLASS	GENERAL REPAIR	EQUIPMENT MTCE SERVICE	944.76
			944.76
SCHAEFER COLE	KICKBALL	OTHER CONTRACTUAL SERVICES	25.00
			25.00
SCHMIEG JEFF	Climate Investment G&A	OTHER CONTRACTUAL SERVICES	369.28
	Park Improve OLD USE 4066	OTHER CONTRACTUAL SERVICES	158.26
			527.54
SCOTT MICHAEL	Fire Department G&A	Consulting Fees/Fees For Serv	16,380.00
			16,380.00
SCOTT MIKE	Fire Department G&A	OPERATIONAL SUPPLIES	45.67
			45.67
SECOND CHANCE RECYCLING	Solid Waste G&A	OTHER CONTRACTUAL SERVICES	2,659.00
			2,659.00
SELVEY THOMAS	Climate Investment G&A	OTHER CONTRACTUAL SERVICES	249.16
	Park Improve OLD USE 4066	OTHER CONTRACTUAL SERVICES	106.78
			355.94
SETS DESIGN INC.	Police G&A	Misc Rev from Local Sources	384.00
	Police G&A	OPERATIONAL SUPPLIES	380.00
			764.00
SHADYWOOD TREE EXPERTS & LANDSCAPING	Natural Resources G&A	OTHER CONTRACTUAL SERVICES	805.00
	TREE MAINTENANCE	CLEANING/WASTE REMOVAL SERVICE	22,683.75
	TREE DISEASE PRIVATE	CLEANING/WASTE REMOVAL SERVICE	44,120.00
			67,608.75
SHAPIRO LAWRENCE	Water G&A		227.98
			227.98

Council Check Summary

8/31/2024 - 9/30/2024

<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
SHRADER HANNAH	INSTRUCTIONAL SKATING LESSONS	OTHER CONTRACTUAL SERVICES	115.00
			115.00
SHRED-IT	Administrative Operations G&A	GENERAL PROFESSIONAL SERVICES	23.49
	Finance G&A	Solid Waste Utility	26.37
	Police G&A	Consulting Fees/Fees For Serv	1,431.92
	Building and Energy G&A	Consulting Fees/Fees For Serv	23.49
	Public Works G&A	Consulting Fees/Fees For Serv	52.74
	REC CENTER	GENERAL PROFESSIONAL SERVICES	23.49
			1,581.50
SHUBEE	Building and Energy G&A	GENERAL SUPPLIES	225.80
			225.80
SICORA DESIGN BUILD INC.	Building and Energy G&A	DUE TO OTHER GOVTS	27.01
	Building and Energy G&A	Construction Permits	992.25
			1,019.26
SIGNATURE MECHANICAL INC	REC CENTER BUILDING	MAINTENANCE	386.00
			386.00
SIR LINES-A-LOT	Public Works G&A	OTHER IMPROVEMENT SUPPLIES	3,480.00
	Public Works G&A	OTHER CONTRACTUAL SERVICES	4,203.36
			7,683.36
SITEONE LANDSCAPE SUPPLY LLC	IRRIGATION MAINTENANCE	GENERAL SUPPLIES	1,286.72
			1,286.72
SLETTEDAHL CHRIS	SOFTBALL	OTHER CONTRACTUAL SERVICES	82.00
			82.00
SLOANE ADAM	Climate Investment G&A	OTHER CONTRACTUAL SERVICES	407.02
	Park Improve OLD USE 4066	OTHER CONTRACTUAL SERVICES	174.44
			581.46
SLP FF ASSOC IAFF LOCAL #993	Employee Benefits BS	UNION DUES	2,205.36
			2,205.36
SMITH ANTHONY	Street Capital G&A		500.00
			500.00

<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
SOCCKER SHOTS	SOCCKER	OTHER CONTRACTUAL SERVICES	11,640.00
			11,640.00
SPINK, PETER	Climate Investment G&A	OTHER CONTRACTUAL SERVICES	357.69
	Park Improve OLD USE 4066	OTHER CONTRACTUAL SERVICES	153.29
			510.98
SPS COMPANIES INC	Facilities Maintenance G&A	GENERAL SUPPLIES	29.34
	Water G&A	OPERATIONAL SUPPLIES	81.44
			110.78
SQUARERIGGER SOFTWARE	Technology G&A	EQUIPMENT MTCE SERVICE	7,170.00
			7,170.00
ST. LOUIS PARK BOYS HOCKEY	ROC DRY FLOOR RENTAL (Non-Tax)	Revenue from Leases or Rentals	375.00
			375.00
STANDARD HEATING & A/C	Building and Energy G&A	Construction Permits	68.00
			68.00
STANERSON BEN & JEN	Climate Investment G&A	OTHER CONTRACTUAL SERVICES	353.58
	Park Improve OLD USE 4066	OTHER CONTRACTUAL SERVICES	151.53
			505.11
STEARNS CHRISTINA	KICKBALL	OTHER CONTRACTUAL SERVICES	25.00
			25.00
STEFFENHAGEN ZACH	ESCROWS	PMC ESCROW	1,800.00
			1,800.00
STEFFES KATHERINE	Water G&A		25.48
			25.48
STEP	Development - EDA G&A	OTHER CONTRACTUAL SERVICES	54,290.00
			54,290.00
STERICYCLE, INC.	Adminstrative Operations G&A	Consulting Fees/Fees For Serv	303.37
	Facilities Maintenance G&A	OTHER CONTRACTUAL SERVICES	142.82
			446.19



<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
STERLING CONCEPTS LLC	Building and Energy G&A	Construction Permits	68.00
			68.00
STITT BRADLEY	Water G&A		134.98
			134.98
STOCK EMILY	INSTRUCTIONAL SKATING LESSONS	OTHER CONTRACTUAL SERVICES	115.00
			115.00
STOREY SHANNON	Climate Investment G&A	OTHER CONTRACTUAL SERVICES	4,040.00
			4,040.00
STRATUS BUILDING SOLUTIONS OF ST. PAUL	Facilities Maintenance G&A	OTHER CONTRACTUAL SERVICES	5,450.00
	REC CENTER BUILDING	OTHER CONTRACTUAL SERVICES	2,850.00
	Aquatic Division G&A	OTHER CONTRACTUAL SERVICES	1,190.00
			9,490.00
STREICHER'S	Police G&A	OPERATIONAL SUPPLIES	6,578.98
	Police G&A	POLICE EQUIPMENT	3,124.96
	Police G&A	TRAINING	439.98
			10,143.92
SUBURBAN RATE AUTHORITY	Water G&A	SUBSCRIPTIONS/MEMBERSHIPS	894.66
	Sewer G&A	SUBSCRIPTIONS/MEMBERSHIPS	894.67
	Storm Water Utility G&A	SUBSCRIPTIONS/MEMBERSHIPS	894.67
			2,684.00
SUBURBAN TIRE WHOLESale	General Fund BS	Inventory	695.08
			695.08
SULZLE JANE MARIE	Climate Investment G&A	OTHER CONTRACTUAL SERVICES	2,375.00
			2,375.00
SUNDBERG AMERICA	Facilities Maintenance G&A	GENERAL SUPPLIES	20.59
			20.59
SWAN JASON	KICKBALL	OTHER CONTRACTUAL SERVICES	25.00
			25.00
SYSCO-MINNESOTA INC	CONCESSIONS	CONCESSION SUPPLIES	1,450.92
			1,450.92

<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
TAYLOR RITCHIE	SOFTBALL	OTHER CONTRACTUAL SERVICES	56.00
			56.00
TENNANT SALES AND SERVICE CO.	Facilities Maintenance G&A	BUILDING MTCE SERVICE	441.90
			441.90
TEREX SERVICES INC.	General Fund BS	Inventory	14.94
	Vehicles & Equipment G&A	MACHINERY & AUTO EQUIPMENT	11,686.14
			11,701.08
TERMINIX COMMERCIAL	Facilities Maintenance G&A	OTHER CONTRACTUAL SERVICES	244.00
	Park Maintenance G&A	BUILDING MTCE SERVICE	62.00
	REC CENTER BUILDING	OTHER CONTRACTUAL SERVICES	262.00
			568.00
TGA OF CENTRAL HENNEPIN COUNTY	TENNIS	OTHER CONTRACTUAL SERVICES	2,820.00
			2,820.00
THE DASCHER COMPANY INC	Development - EDA G&A	Consulting Fees/Fees For Serv	1,700.00
			1,700.00
THE MITOGRAPHERS INC	Building and Energy G&A	GENERAL SUPPLIES	410.29
			410.29
THE SHERWIN WILLIAMS CO	Facilities Maintenance G&A	GENERAL SUPPLIES	64.76
	REC CENTER BUILDING	GENERAL SUPPLIES	85.48
			150.24
THE SIGN PRODUCERS INC	Facilities Maintenance G&A	GENERAL SUPPLIES	204.00
			204.00
THE UPS STORE	Public Works G&A	OTHER IMPROVEMENT SUPPLIES	16.27
			16.27
THOMAS MOLLY	Water G&A		413.51
			413.51
THOMPSON JULIE	SOCCER	OTHER CONTRACTUAL SERVICES	50.00
			50.00

<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
THOMSON REUTERS WEST PAYMENT CENTER	Police G&A	OTHER CONTRACTUAL SERVICES	385.23
			385.23
THRIVEPASS	Employee Benefits G&A	GENERAL PROFESSIONAL SERVICES	346.00
			346.00
TIMCO CONSTRUCTION	Storm Water Utility BS	GENERAL	1,500.00
			1,500.00
TIMESAVER OFF SITE SECRETARIAL	Administrative Operations G&A	OTHER CONTRACTUAL SERVICES	1,279.63
			1,279.63
TK HOME SERVICES PLUMBING AND MECHANIC	Building and Energy G&A	Construction Permits	60.00
			60.00
T-MOBILE USA INC	Police G&A	OTHER CONTRACTUAL SERVICES	215.00
			215.00
TOLL GAS & WELDING SUPPLY	Water G&A	GENERAL SUPPLIES	13.18
			13.18
TOP NOTCH EQUIPMENT INC	Natural Resources G&A	OTHER CONTRACTUAL SERVICES	770.00
			770.00
TOTAL MECHANICAL SERVICES, INC.	REC CENTER BUILDING	BUILDING MTCE SERVICE	1,501.25
	ARENA MAINTENANCE	BUILDING MTCE SERVICE	1,994.50
			3,495.75
TOWMASTER	Vehicles & Equipment G&A	MACHINERY & AUTO EQUIPMENT	129,304.00
			129,304.00
TRAFFIC CONTROL CORP	Insurance G&A	Property Insurance	12,779.00
			12,779.00
TRANSPORT GRAPHICS	Fire Department G&A	GENERAL PROFESSIONAL SERVICES	1,033.50
			1,033.50
TREE TRUST	Park Improvement G&A	OTHER CONTRACTUAL SERVICES	27,152.25
			27,152.25
TRI-STATE BOBCAT	General Fund BS	Inventory	435.60

<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
			435.60
TRUE BUILDING MAINTENANCE LLC	Water G&A	IMPROVEMENTS OTHER THAN BUILDI	14,450.00
			14,450.00
TRUMMER M LINDA	Street Capital G&A		2,500.00
			2,500.00
TRUNORTH SOLAR	Facilities Maintenance G&A	BUILDING MTCE SERVICE	1,035.30
			1,035.30
TSAKAKIS ANASTASIA	KICKBALL	OTHER CONTRACTUAL SERVICES	25.00
			25.00
TUBE PRO INC	Aquatic Division G&A	GENERAL SUPPLIES	2,418.50
			2,418.50
TWIN CITY FIREPLACE & STONE COMPANY	Facilities Maintenance G&A	BUILDING MTCE SERVICE	180.00
			180.00
TWIN CITY HEATING & AIR	Building and Energy G&A	Construction Permits	73.36
			73.36
TYSLEY TAYLOR	Administrative Operations G&A	GENERAL PROFESSIONAL SERVICES	1,200.00
			1,200.00
ULINE	Police G&A	OPERATIONAL SUPPLIES	237.00
	REC CENTER BUILDING	GENERAL SUPPLIES	599.77
			836.77
ULTIMATE EVENTS	Fire Department G&A	FIRE PREVENTION SUPPLIES	2,589.85
			2,589.85
ULTIMATE SAFETY CONCEPTS INC	Fire Department G&A	OPERATIONAL SUPPLIES	107.63
	Fire Department G&A	REPAIRS	950.00
			1,057.63
UNITED RENTALS-NORTH AMERICA INC	Water G&A	OTHER IMPROVEMENT SERVICE	951.00
	Storm Water Utility G&A	OTHER IMPROVEMENT SERVICE	951.00
			1,902.00

<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
UNIVERSAL PAINTING & DRYWALL, INC.	Facilities Maintenance G&A	BUILDING MTCE SERVICE	7,800.00
			7,800.00
UNIVERSITY OF MINNESOTA	Westwood G&A	OTHER CONTRACTUAL SERVICES	300.00
			300.00
VALPAK OF MINNEAPOLIS / ST PAUL	Organized Rec G&A	ADVERTISING	1,475.14
			1,475.14
VAN PAPER COMPANY	CONCESSIONS	CONCESSION SUPPLIES	238.87
			238.87
VERIFIED CREDENTIALS LLC.	Human Resources G&A	RECRUITMENT	203.00
			203.00
VERIZON	IT G&A	DATACOMMUNICATIONS	8,051.42
	IT G&A	EQUIPMENT MTCE SERVICE	13,800.90
			21,852.32
VERIZON WIRELESS	Police G&A	OTHER CONTRACTUAL SERVICES	150.00
			150.00
VETERAN ELECTRIC	Facilities Maintenance G&A	BUILDING MTCE SERVICE	720.00
	Park Improvement G&A	IMPROVEMENTS OTHER THAN BUILDI	7,895.00
	REC CENTER BUILDING	BUILDING MTCE SERVICE	766.00
	ROC Division G&A	OTHER CONTRACTUAL SERVICES	780.00
			10,161.00
VIA ACTUARIAL SOLUTIONS	Employee Benefits G&A	GENERAL PROFESSIONAL SERVICES	2,000.00
			2,000.00
VREEMAN CONSULTING LLC	Fire Department G&A	Consulting Fees/Fees For Serv	6,750.00
			6,750.00
W.N. WEBSTER INC	Building and Energy G&A	DUE TO OTHER GOVTS	1.00
	Building and Energy G&A	Construction Permits	75.00
			76.00
WACONIA ROLL-OFF SERVICE	Park Maintenance G&A	GARBAGE/REFUSE SERVICE	550.00
			550.00

<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
WARNING LITES OF MN INC	Public Works G&A	OTHER IMPROVEMENT SUPPLIES	4,403.32
			4,403.32
WASTE CONTAINER SYST	Solid Waste G&A	YARD WASTE SERVICE	85,591.02
			85,591.02
WAYTEK INC	General Fund BS	Inventory	36.90
			36.90
WEBB JIM	Climate Investment G&A	OTHER CONTRACTUAL SERVICES	226.80
	Park Improve OLD USE 4066	OTHER CONTRACTUAL SERVICES	97.20
			324.00
WEBB RICHARD	Water G&A		237.72
			237.72
WELCHER THERESA	Climate Investment G&A	OTHER CONTRACTUAL SERVICES	556.74
	Park Improve OLD USE 4066	OTHER CONTRACTUAL SERVICES	139.18
			695.92
WESSER KAYLA	Water G&A		374.45
			374.45
WESTRUM PATRICIA	Climate Investment G&A	OTHER CONTRACTUAL SERVICES	2,500.00
			2,500.00
WESTWOOD LUTHERAN CHURCH	Street Capital G&A		29,000.00
			29,000.00
WESTWOOD PROFESSIONAL SEVICES INC	General Fund BS	CO ESCROW	770.00
			770.00
WHIPPER SNAPPER LAWN SERVICE	Development - EDA G&A	LAND MAINTENANCE	779.40
			779.40
WILSON ABBY	Climate Investment G&A	OTHER CONTRACTUAL SERVICES	321.74
	Park Improve OLD USE 4066	OTHER CONTRACTUAL SERVICES	137.89
			459.63
WITMER PUBLIC SAFETY GROUP INC	Fire Department G&A	UNIFORMS	167.56
			167.56

<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
WM CORPORATE SERVICES INC	Sewer G&A	OTHER CONTRACTUAL SERVICES	3,405.69
	Solid Waste G&A	YARD WASTE SERVICE	38,633.46
			<u>42,039.15</u>
WM MUELLER & SONS INC	Public Works G&A	OTHER IMPROVEMENT SUPPLIES	1,551.21
			<u>1,551.21</u>
WSB ASSOC INC	Storm Water Utility G&A	GENERAL PROFESSIONAL SERVICES	6,365.75
			<u>6,365.75</u>
XCEL ENERGY	Facilities Maintenance G&A	Misc Expenditures	128.30
	Facilities Maintenance G&A	ELECTRIC SERVICE	6,775.73
	Public Works G&A	ELECTRIC SERVICE	10,541.03
	Water G&A	ELECTRIC SERVICE	1,896.56
	Water Reilly G&A	ELECTRIC SERVICE	276.41
	Sewer G&A	ELECTRIC SERVICE	1,806.62
	Storm Water Utility G&A	ELECTRIC SERVICE	3,770.91
	Park Maintenance G&A	ELECTRIC SERVICE	3,151.77
	BRICK HOUSE (1324)	ELECTRIC SERVICE	121.51
	WW RENTAL HOUSE (1322)	ELECTRIC SERVICE	102.28
	REC CENTER BUILDING	ELECTRIC SERVICE	4,683.29
			<u>33,254.41</u>
XTREME ELECTRICAL SERVICES	Building and Energy G&A	Construction Permits	26.26
			<u>26.26</u>
YOUNG ENV. CONSULTING GROUP, LLC.	Storm Water Utility G&A	GENERAL PROFESSIONAL SERVICES	1,426.32
			<u>1,426.32</u>
YOUNG KEVIN	Water G&A		300.00
			<u>300.00</u>
ZAJICEK CHARLES	PICNIC SHELTERS	OTHER CONTRACTUAL SERVICES	100.00
			<u>100.00</u>
Report Totals			<u><u>3,050,388.83</u></u>

## Executive summary

**Title:** Resolution accepting donations to Parks and Recreation Department

**Recommended action:** Motion to adopt a resolution accepting a donation for a memorial park bench and donations to Westwood Hills Nature Center.

**Policy consideration:** Does the city council wish to accept these donations with restrictions on their use?

**Summary:** State statute requires the city council to formally accept donations. This requirement is necessary to make sure the city council has knowledge of any restrictions placed on the use of each donation prior to it being expended.

- Donation for memorial park bench:
  - Andrew and Justine Hall, \$2,800 honoring Valerie Vison, to be placed in Louisiana Oaks Park
- Donations for park enhancements or program needs at Westwood Hills Nature Center:
  - Cheryl Bough, \$40
  - Bill and Claudia Engeland, \$500
- Donation for program needs at Westwood Hills Nature Center:
  - Peter Knaeble, skunk pelt
- Donation for animal care at Westwood Hills Nature Center:
  - Eric Ellefson, bird seed

**Financial or budget considerations:** These donations will be used for the purchase and installation of a bench in Louisiana Oaks Park and enhancements, program needs and for animal care at Westwood Hills Nature Center.

**Strategic priority consideration:** St. Louis Park is committed to creating opportunities to build social capital through community engagement.

**Supporting documents:** Resolution

**Prepared by:** Carrie Mandler, secretary program aide  
Stacy M. Voelker, administrative coordinator

**Reviewed by:** Larry Umphrey, parks superintendent  
Mark Oestreich, Westwood hills nature center manager  
Jason T. West, parks and recreation director

**Approved by:** Kim Keller, city manager



**Resolution No. 24 - \_\_\_\_**

**Accepting donations of \$2,800 for a memorial bench;  
a skunk pelt, bird seed and funds totaling \$540  
for Westwood Hills Nature Center**

**Whereas** the City of St. Louis Park is required by state statute to authorize acceptance of any donations; and

**Whereas** the city council must also approve any restrictions placed on the donation by the donor; and

**Whereas**, Andrew and Justine Hall donated \$2,800 to purchase a memorial bench honoring Valerie Vison to be placed in Louisiana Oaks Park, Cheryl Bough donated \$40 and Bill and Claudia Englund donated \$500 for park enhancements or program needs, Peter Knaeble donated a skunk pelt for program needs, and Eric Ellefson donated bird seed for animal care at Westwood Hills Nature Center,

**Now therefore be it resolved** by the city council of the City of St. Louis Park that these donations are hereby accepted with thanks to Andrew and Justine Hall with the understanding their gift is to be used for the purchase and installation of a memorial bench in Louisiana Oaks Park; Cheryl Bough and Bill and Claudia Englund with the understanding that their gifts must be used for park enhancements or program needs at Westwood Hills Nature Center, to Peter Knaeble with the understanding that his gift must be used for program needs at Westwood Hills Nature Center, and to Eric Ellefson with the understanding that his gift must be used for animal care at Westwood Hills Nature Center.

Reviewed for administration:

Adopted by the city council October 7, 2024:

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Kim Keller, city manager

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Nadia Mohamed, mayor

Attest:

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Melissa Kennedy, city clerk

## Executive summary

**Title:** Resolution approving donations to Fire Department Open House

**Recommended action:** Motion to adopt resolution accepting donations to the Fire Department.

**Policy consideration:** Does the city council wish to accept these donations?

**Summary:** State statute requires city council's acceptance of donations. This requirement is necessary in order to make sure the city council has knowledge of any restrictions placed on the use of each donation prior to it being expended.

The following donations were provided by these businesses for the 2024 Fire Department Open House:

- Costco: \$300.00 discount off the purchase of hotdogs, buns, chips and condiments
- JonnyPops: donation of 1,000 frozen treats
- Premium Waters: donation of 26 jugs of water and use of four dispensers
- Park Adams Transportation: donation of busses and bus drivers for park and ride shuttles
- The Home Depot: donation of children's building kits
- Lindstrom Restoration: donation of Burn Rooms

**Financial or budget considerations:** These donations were used to assist the Fire Department in providing food, supplies and education needed for the annual Fire Department Open House.

**Strategic priority consideration:** St. Louis Park is committed to creating opportunities to build social capital through community engagement.

**Supporting documents:** Resolution

**Prepared by:** Cary Smith, assistant chief/fire marshal

**Reviewed by:** Mike Scott, interim fire chief

**Approved by:** Kim Keller, city manager

## Resolution No. 24-\_\_\_\_

### Approving donations to Fire Department Open House

**Whereas**, the City of St. Louis Park is required by state statute to authorize acceptance of any donations; and

**Whereas**, the city council must ratify any restrictions placed on the donations by the donors; and

**Whereas**, the donations from Costco, JonnyPops, Premium Waters, Park Adams Transportation, The Home Depot and Lindstrom Restoration were directed toward the Fire Department Open House,

**Now therefore be it resolved** by the city council of St. Louis Park that these donations are hereby accepted with thanks and appreciation.

Reviewed for administration:

Adopted by the city council October 7, 2024:

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Kim Keller, city manager

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Nadia Mohamed, mayor

Attest:

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Melissa Kennedy, city clerk

## Executive summary

**Title:** Approve purchase of replacement fire department emergency radios

**Recommended action:** Motion to approve replacement of existing fire department emergency radios.

**Policy consideration:** Does the city council approve replacing the fire departments existing emergency radios?

**Summary:** The fire department CIP budget for 2024 includes \$730,000 for replacement of the department's emergency two-way radios. This included replacing base radios in the fire stations, mobile radios in the fire trucks and portable radios that firefighters carry.

This is being funded with one-time Minnesota Public Safety Aid from the 2023 Minnesota State Legislature.

The radios that the fire department currently operate are no longer supported for repairs by Motorola due to their age. Fire department leadership reevaluated the current radio inventory and was able to reduce the total amount of replacement radios without any impact on the fire departments operations.

The fire department received a quote to replace the described radios utilizing the Minnesota State bid process for \$527,236.46. This is a savings of \$202,763.54 from the original budgeted amount.

Fire Department staff is recommending the approval of the purchase of the radios from Ancom Communications, Inc. for \$527,236.46. Council approval is required because the purchase is over the statutory limit of \$175,000.

**Financial or budget considerations:** This purchase was part of the approved 2024 budget and is coming in under the budgeted amount.

**Strategic priority consideration:** St. Louis Park is committed to providing a variety of options for people to make their way around the city comfortably, safely and reliably.

**Supporting documents:** none.

**Prepared by:** Mike Scott, interim fire chief

**Reviewed by:** Amelia Cruver, finance director

**Approved by:** Kim Keller, city manager

## Executive summary

**Title:** Declare fire apparatus surplus, authorize their sale and authorize purchase of an electric Chevrolet Blazer.

**Recommended action:** Motion to declare two pieces of fire apparatus surplus, authorize their sale and approve a purchase of an EV Chevrolet Blazer.

**Policy consideration:** Does the city council approve selling two pieces of surplus fire apparatus, authorize their sale and approve replacing with one EV Chevrolet Blazer.

**Summary:** The fire department leadership team along with input from the cities Fleet Manager, have determined that two pieces of the Fire Departments fire apparatus are underutilized and no longer needed. The fire department is recommending declaring two pieces of fire apparatus surplus, authorize their sale and replace them with one electric Chevrolet Blazer of the Minnesota State bid process.

The surplus apparatus:

- Unit 1712 a 2017 Ford F350 quick response utility truck with a suggested replacement cost of \$132,511.
- Unit 1713, 1714 & 1717 a 2017 Gravley UTV Brush truck, fire pump and trailer with a suggested replacement cost of \$84,162

Fire staff have researched the used value of these and have determined a combined market value of approximately \$75,000. Since fire vehicles have a unique market and these vehicles still have a significant value as fire vehicles, it is suggested we market the used vehicles through a vendor who specializes in the sale of used fire apparatus. GovDeals is a Sourcewell State contract organization who specializes in selling surplus government vehicles at no cost to the city.

Fire staff would like to replace these surplus vehicles with one 2024 electric Chevrolet Blazer to be purchased of Minnesota State bid for \$62,966.12

**Financial or budget considerations:** It is recommended that the existing surplus fire apparatus be sold and replaced with an electric Chevrolet Blazer

**Strategic priority consideration:** St. Louis Park is committed to providing a variety of options for people to make their way around the city comfortably, safely and reliably.

**Supporting documents:** none.

**Prepared by:** Mike Scott, interim fire chief

**Reviewed by:** Amelia Cruver, finance director

**Approved by:** Kim Keller, city manager

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## Executive summary

**Title:** Resolution accepting funding from the Minnesota Pollution Control Agency and entering into a grant agreement for installation of an electric vehicle charging station

**Recommended action:** Motion to approve resolution accepting Local Climate Action grant funding from and entering into a grant agreement with the Minnesota Pollution Control Agency in the amount of \$19,811.00 for funding half the cost to purchase and install a dual-port Level 2 electric vehicle charging station at Aquila Park.

**Policy consideration:** Does the city council agree to accept \$19,811.00 and enter into a grant agreement with the Minnesota Pollution Control Agency for a Local Climate Action grant?

**Summary:** The city's Climate Action Plan calls for 100% of new car and 10% of new truck purchases by residents to be electric vehicles (EVs) by 2030. Public charging access is necessary to support this strategy and the city currently offers ten charging ports for community use. In 2020, the Aquila neighborhood was identified by staff as a "charging desert" with no publicly accessible stations. Since then, staff have pursued outside funding to purchase and install a dual-port Level 2 station in Aquila. In July 2024, the Minnesota Pollution Control Agency awarded the City of St. Louis Park \$19,811.00 through the competitive Local Climate Action grant for the project. The station will be near almost 25 Naturally Occurring Affordable Housing properties, helping to make charging accessible for residents who do not have dedicated parking spaces or permission to install an EV charger. Like other existing city owned stations, charging will be free for the first three (3) hours, and \$6.00 per hour thereafter to encourage turnover and shared use of this amenity. Building & energy/sustainability will collaborate closely with parks & recreation/facilities to implement the project and manage the grant.

**Financial or budget considerations:** The remaining 50% city portion of the total estimated \$39,622 project cost, which includes the charger, concrete work, bollards, signage, striping, electrical and installation, is currently funded in the 2024 city's capital improvement plan. Installation is expected to occur within the next two months.

**Strategic priority consideration:** St. Louis Park is committed to continue to lead in environmental stewardship.

**Supporting documents:** Resolution  
Draft grant agreement

**Prepared by:** Annie Pottorff, sustainability specialist

**Reviewed by:** Brian Hoffman, building and energy director

**Approved by:** Kim Keller, city manager

**Resolution No. 24 - \_\_**

**Approving funding from the Minnesota Pollution Control Agency  
Local Climate Action grant in the amount of \$19,811**

**Whereas**, the City of St. Louis Park Climate Action Plan identifies a bold goal to become carbon neutral by 2040; and

**Whereas**, Goal 6 of the Climate Action Plan is to reduce vehicle emissions by 25% by 2030; and

**Whereas**, a key strategy listed to achieve Goal 6 is to support the adoption of electric vehicles so that by 2030, 100% of new car and 10% of new truck purchases by St. Louis Park residents are electric vehicles; and

**Whereas**, additional public charging infrastructure is needed to support this strategy; and

**Whereas**, the Minnesota Pollution Control Agency, via the Local Climate Action grant program, provides funds for the purpose of supporting efforts in local jurisdictions to address climate change by implementing local plans of action that enable a reduction of local contributions to the causes of climate change; and

**Whereas**, the City of St. Louis Park must accept the approved grant funding for the installation of a dual-port Level 2 electric vehicle charger; and

**Whereas**, the Minnesota Pollution Control Agency will reimburse costs for the purchase and installation of a dual-port Level 2 electric vehicle charger in an amount not to exceed \$19,811.00; and

**Now, therefore be it resolved** by the City of St. Louis Park City Council that the funding is hereby accepted with gratitude to the Minnesota Pollution Control Agency via the Local Climate Action grant program with the understanding that the funding must be used for the installation of a dual-port Level 2 electric vehicle charging station at Aquila Park.

**It is further resolved** that the city council hereby authorizes and directs the city manager to execute the grant agreement on behalf of the city to implement the Local Climate Action grant project.

Reviewed for administration:

Adopted by the city council October 7, 2024:

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Kim Keller, city manager

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Nadia Mohamed, mayor

Title: Resolution accepting funding from the Minnesota Pollution Control Agency and entering into a grant agreement for installation of an electric vehicle charging station

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Attest:

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Melissa Kennedy, city clerk





520 Lafayette Road North  
St. Paul, MN 55155-4194

## Grant Agreement State of Minnesota

SWIFT contract number: 254959

AI: 89879

Activity ID: PRO20240001

This grant agreement is between the state of Minnesota, acting through its Commissioner of the **Minnesota Pollution Control Agency**, 520 Lafayette Road North, St. Paul, Minnesota 55155-4194 ("MPCA" or "State"), and the **City of St. Louis Park**, 5005 Minnetonka Blvd, Minneapolis, MN 55416 ("Grantee").

### Recitals

1. Under Minn. Stat. § 116.03, subd. 2, the State is empowered to enter into this grant agreement.
2. The State is in need of the **Public EV (Electric Vehicle) Chargers in Aquila Park** project.
3. The Grantee represents that it is duly qualified and agrees to perform all services described in this grant agreement to the satisfaction of the State. Pursuant to [Minn. Stat. § 16B.98](#), subd. 1, the Grantee agrees to minimize administrative costs as a condition of this grant.

### Grant Agreement

#### 1. Term of Grant Agreement

- 1.1 **Effective date: September 12, 2024**, Per [Minn. Stat. § 16B.98](#), Subd. 5, the Grantee must not begin work until this grant contract is fully executed and the State's Authorized Representative has notified the Grantee that work may commence.
- 1.2 **Expiration date: June 30, 2025**, or until all obligations have been satisfactorily fulfilled, whichever occurs first.
- 1.3 **Survival of terms.** The following clauses survive the expiration or cancellation of this grant agreement: Indemnification; State Audits; Government Data Practices and Intellectual Property; Publicity and Endorsement; Governing Law, Jurisdiction, and Venue; and Data Disclosure.

#### 2. Grantee's duties

The Grantee, who is not a state employee, will perform the duties specified in **Attachment A**, which is attached and incorporated into this grant agreement and comply with required grants management policies and procedures set forth through [Minn.Stat. § 16B.97](#), Subd. 4 (a) (1).

#### 3. Time

The Grantee must comply with all the time requirements described in this grant agreement. In the performance of this grant agreement, time is of the essence.

#### 4. Consideration and payment

4.1 **Consideration.** The State will pay for all services performed by the Grantee under this grant agreement as follows:

- (a) **Compensation.** The Grantee will be paid according to the breakdown of costs contained in **Attachment A**, which is attached and incorporated into this grant agreement. Grantee certifies they will provide no less than 50% (fifty percent) of the grant award amount as cash match or in-kind services.
- (b) **Grantee Commitment to Financing.** Grantee shall ensure that sufficient funding is available to the project to assure its satisfactory completion. Grantee shall not reduce the monetary amount it has committed to the project through its own or other funds without written consent of the MPCA. Grantee shall bear the sole responsibility for cost overruns in completing this project.
- (c) **Travel expenses.** Reimbursement for travel and subsistence expenses actually and necessarily incurred by the Grantee as a result of this grant agreement will be reimbursed as outlined in **Attachment A**; provided that the Grantee will be reimbursed for travel and subsistence expenses in the same manner and in no greater amount than provided in the current "Commissioner's Plan" promulgated by the Commissioner of Minnesota Management and Budget (MMB). The Grantee will not be reimbursed for travel and subsistence expenses incurred outside Minnesota unless it has received the State's prior written approval for out of state travel. Minnesota will be considered the home state for determining whether travel is out of state.
- (d) **Total obligation.** The total obligation of the State for all compensation and reimbursements to the Grantee under this grant agreement will not exceed **\$19,811.00 (Nineteen Thousand Eight Hundred Eleven Dollars and Zero Cents)**.

#### 4.2 Payment

(a) **Invoices.** The State will promptly pay the Grantee after the Grantee presents an itemized invoice for the services actually performed and the State's Authorized Representative accepts the invoiced services. Invoices must be submitted timely and according to the following schedule:

Invoices for expenses incurred to-date may be submitted as frequently as monthly. First invoice is encouraged no later than 6 (six) months or midway through the project, whichever comes first. Email updates about the status of the project are required to be provided to the State's Authorized Representative whenever an invoice is submitted to MPCA Accounts Payable. The State's Authorized Representative will not approve an invoice through the state system without this project update. A final invoice for payment of remaining grant funds expended by the project is required to be submitted at the completion of the project after a Grant Project Final Report, in a format provided to the Grantee by the MPCA, has been submitted to the State's Authorized Representative and approved. Payment of the final 10% (ten percent) of grant funds will be held back until the project is completed satisfactorily and all deliverables have been submitted and approved.

Invoices must be emailed to [mpca.ap@state.mn.us](mailto:mpca.ap@state.mn.us), and contain the following information:

- Name of Grantee
- Grantee's Authorized Representative
- State's Authorized Representative
- SWIFT Contract No.
- Total amount requested for this invoicing period

- Invoice number
- Invoice date
- Invoicing period (actual working period covered by the invoice)
- Cumulative amount of grant expended to date
- Amount of match expended this invoicing period
- Cumulative amount of match expended to date
- Time and material breakdown for invoicing period:
  - Itemization **by each task worked on that period and for each position that worked on it** showing actual hourly rates, hours worked and total dollar amounts (divided into grant-funded and match); consultant invoices may be requested
  - Receipts for supplies and any other itemized materials costs to be reimbursed with grant funds or counted as match
  - Itemized per diem expenses, stipends or similar; receipts may be requested to be submitted with invoice
- Other items as requested

If there is a problem with submitting an invoice electronically, please contact the Accounts Payable Unit at 651-757-2491.

The Grantee shall submit an invoice for the final payment within 15 (fifteen) days of the original or amended end date of this grant agreement. The State reserves the right to review submitted invoices after 15 (fifteen) days and make a determination as to payment.

- (b) Unexpended funds.** The Grantee must promptly return to the State any unexpended funds that have not been accounted for annually in a financial report to the State due at grant closeout.

#### 4.3 Contracting and bidding requirements

Per [Minn. Stat. §471.345](#), grantees that are municipalities as defined in Subd. 1 must follow the law.

- (a)** For projects that include construction work and have a total project cost of \$25,000 or more, prevailing wage rules apply per [Minn. Stat. §§177.41](#) through [177.44](#). These rules require that the wages of laborers and workers should be comparable to wages paid for similar work in the community as a whole.

- (b)** The grantee must not contract with vendors who are suspended or debarred in MN: <https://mn.gov/admin/osp/government/suspended-debarred/>

#### 5. Conditions of payment

All services provided by the Grantee under this grant agreement must be performed to the State's satisfaction, as determined at the sole discretion of the State's Authorized Representative and in accordance with all applicable federal, state, and local laws, ordinances, rules, and regulations. The Grantee will not receive payment for work found by the State to be unsatisfactory or performed in violation of federal, state, or local law.

#### 6. Authorized Representative

The State's Authorized Representative is **Liz Wiese**, 7678 College Road, Suite 105, Baxter, MN 56425, 218-828-2492, [liz.wiese@state.mn.us](mailto:liz.wiese@state.mn.us), or successor, and has the authority to monitor the Grantee's performance and to accept the services provided under this agreement.

The Grantee's Authorized Representative/Project Manager is **Emily Ziring**, 5005 Minnetonka Blvd, Minneapolis, MN 55416, 952-924-2191, [eziring@stlouisparkmn.gov](mailto:eziring@stlouisparkmn.gov), or successor. If the Grantee's Authorized Representative changes at any time during this grant agreement, the Grantee must immediately notify the State.

## 7. Assignment, Amendments, Change Orders, Waiver, and Grant Agreement complete

- 7.1 **Assignment.** The Grantee shall neither assign nor transfer any rights or obligations under this grant agreement without the prior written consent of the State, approved by the same parties who executed and approved this grant agreement, or their successors in office.
- 7.2 **Amendments.** Any amendments to this grant agreement must be in writing and will not be effective until it has been executed and approved by the same parties who executed and approved the original grant agreement, or their successors in office.
- 7.3 **Change Orders.** If the State's Project Manager or the Grantee's Authorized Representative identifies a change needed in the workplan and/or budget, either party may initiate a Change Order using the Change Order Form provided by the MPCA. Change Orders may not delay or jeopardize the success of the Project, alter the overall scope of the Project, increase or decrease the overall amount of the Contract/Agreement, or cause an extension of the term of this Agreement. Major changes require an Amendment rather than a Change Order.

The Change Order Form must be approved and signed by the State's Project Manager and the Grantee's Authorized Representative **in advance of doing the work**. Documented changes will then become an integral and enforceable part of the Agreement. The MPCA has the sole discretion on the determination of whether a requested change is a Change Order or an Amendment. The state reserves the right to refuse any Change Order requests.

- 7.4 **Waiver.** If the State fails to enforce any provision of this grant agreement, that failure does not waive the provision or the State's right to enforce it.
- 7.5 **Grant Agreement complete.** This grant agreement contains all negotiations and agreements between the State and the Grantee. No other understanding regarding this grant agreement, whether written or oral, may be used to bind either party.

## 8. Indemnification

Each party shall be responsible for their own acts and behaviors and the results thereof.

## 9. State audits

Under [Minn. Stat. § 16B.98](#), subd.8, the Grantee's books, records, documents, and accounting procedures and practices of the Grantee or other party relevant to this grant agreement or transaction are subject to examination by the State and/or the State Auditor or Legislative Auditor, as appropriate, for a minimum of six years from the end of this grant agreement, receipt and approval of all final reports, or the required period of time to satisfy all state and program retention requirements, whichever is later.

## 10. Government data practices and intellectual property

10.1 **Government data practices.** The Grantee and State must comply with the Minnesota Government Data Practices Act, [Minn. Stat. Ch. 13](#), as it applies to all data provided by the State under this grant agreement, and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the Grantee under this grant agreement. The civil remedies of [Minn. Stat. § 13.08](#) apply to the release of the data referred to in this clause by either the Grantee or the State. If the

Grantee receives a request to release the data referred to in this Clause, the Grantee must immediately notify the State. The State will give the Grantee instructions concerning the release of the data to the requesting party before the data is released. The Grantee's response to the request shall comply with applicable law.

## 10.2 Intellectual property rights

**(a) Intellectual property rights.** The State owns all rights, title and interest in all of the intellectual property rights, including copyrights, patents, trade secrets, trademarks, and service marks in the Works and Documents created and paid for under this grant agreement. Works means all inventions, improvements, discoveries (whether or not patentable), databases, computer programs, reports, notes, studies, photographs, negatives, designs, drawings specifications, materials, tapes, and disks conceived, reduced to practice, created or originated by the Grantee, its employees, agents, and subcontractors, either individually or jointly with others in the performance of this grant agreement. Works includes "Documents." Documents are the originals of any databases, computer programs, reports, notes studies, photographs, negatives, designs, drawings, specifications, materials, tapes, disks, or other materials, whether in tangible or electronic forms, prepared by the Grantee, its employees, agents, or subcontractors, in the performance of this grant agreement. The Documents shall be the exclusive property of the State and all such Documents must be immediately returned to the State by the Grantee, at the Grantee's expense, upon the written request of the State, or upon completion, termination, or cancellation of this grant agreement. To the extent possible, those Works eligible for copyright protection under the United States' Copyright Act will be deemed to be "works made for hire." The Grantee assigns all right, title, and interest it may have in the Works and the Documents to the State. The Grantee must, at the request of the State, execute all papers and perform all other acts necessary to transfer or record the State's ownership interest in the Works and Documents.

### **(b) Obligations**

- (1) **Notification.** Whenever any invention, improvement, or discovery (whether or not patentable) is made or conceived for the first time or actually or constructively reduced to practice by the Grantee, including its employees and subcontractors, in the performance of this grant agreement, the Grantee shall immediately give the State's Authorized Representative written notice thereof, and must promptly furnish the Authorized Representative with complete information and/or disclosure therein.
- (2) **Representation.** The Grantee must perform all acts and take all steps necessary to ensure that all intellectual property rights in the Works and Documents are the sole property of the State, and that neither Grantee nor its employees, agents, or subcontractors retain any interest in and to the Works and Documents. The Grantee represents and warrants that the Works and Documents do not and will not infringe upon any intellectual property rights of other persons or entities. Notwithstanding Clause Liability, the Grantee shall indemnify, defend, to the extent permitted by the Attorney General, and hold harmless the State, at the Grantee's expense, from any action or claim brought against the State to the extent that it is based on a claim that all or part of the Works or Documents infringe upon the intellectual property rights of others. The Grantee will be responsible for payment of any and all such claims, demands, obligations, liabilities, costs, and damages, including, but not limited to, attorney fees. If such a claim or action arises or in Grantee's or the State's opinion is likely to arise, the Grantee must, at the State's discretion, either procure for the State the right or license to use the intellectual property rights at issue or replace or modify the allegedly infringing Works or Documents as necessary and appropriate to obviate the infringement

claim. This remedy of the State will be in addition to and not exclusive of other remedies provided by law.

- (3) **License.** The State hereby grants a limited, no-fee, noncommercial license to the Grantee to enable the Grantee's employees engaged in research and scholarly pursuits to make, have made, reproduce, modify, distribute, perform, and otherwise use the Works, including Documents, for research activities or to publish in scholarly or professional journals, provided that any existing or future intellectual property rights in the Works or Documents (including patents, licenses, trade or service marks, trade secrets, or copyrights) are not prejudiced or infringed upon, that the Minnesota Data Practices Act is complied with, and that individual rights to privacy are not violated. The Grantee shall indemnify and hold harmless the State for any claim or action based on the Grantee's use of the Works or Documents under the provisions of Clause 10.2(b)(2). Said license is subject to the State's publicity and acknowledgement requirements set forth in this grant agreement. The Grantee may reproduce and retain a copy of the Documents for research and academic use. The Grantee is responsible for security of the Grantee's copy of the Documents. A copy of any articles, materials or documents produced by the Grantee's employees, in any form, using or derived from the subject matter of this license, shall be promptly delivered without cost to the State.

## 11. Workers' compensation

The Grantee certifies that it is in compliance with [Minn. Stat. § 176.181](#), subd. 2, pertaining to workers' compensation insurance coverage. The Grantee's employees and agents will not be considered State employees. Any claims that may arise under the Minnesota Workers' Compensation Act on behalf of these employees and any claims made by any third party as a consequence of any act or omission on the part of these employees are in no way the State's obligation or responsibility.

## 12. Publicity and endorsement

12.1 **Publicity.** Any publicity regarding the subject matter of this grant agreement must identify the State as the sponsoring agency and must not be released without prior written approval from the State's Authorized Representative. For purposes of this provision, publicity includes notices, informational pamphlets, press releases, research, reports, signs, and similar public notices prepared by or for the Grantee individually or jointly with others, or any subcontractors, with respect to the program, publications, or services provided resulting from this grant agreement.

12.2 **Endorsement.** The Grantee must not claim that the State endorses its products or services.

## 13. Governing law, jurisdiction, and venue

Minnesota law, without regard to its choice-of-law provisions, governs this grant agreement. Venue for all legal proceedings out of this grant agreement, or its breach, must be in the appropriate state or federal court with competent jurisdiction in Ramsey County, Minnesota.

## 14. Termination

### 14.1 Termination by the State.

#### 14.1 (a) Without Cause

The State may terminate this grant contract agreement without cause, upon 30 days' written notice to the Grantee. Upon termination, the Grantee will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed.

#### **14.1 (b) With Cause**

The State may immediately terminate this grant contract agreement if the State finds that there has been a failure to comply with the provisions of this grant contract, that reasonable progress has not been made or that the purposes for which the funds were granted have not been or will not be fulfilled. The State may take action to protect the interests of the State of Minnesota, including the refusal to disburse additional funds and requiring the return of all or part of the funds already disbursed.

#### **14.2 Termination by The Commissioner of Administration**

The Commissioner of Administration may immediately and unilaterally cancel this grant contract agreement if further performance under the agreement would not serve agency purposes or is not in the best interest of the State.

#### **14.3 Termination for Insufficient Funding**

The State may immediately terminate this grant contract agreement if:

- (a)** It does not obtain funding from the Minnesota Legislature
- (b)** Or, if funding cannot be continued at a level sufficient to allow for the payment of the services covered here. Termination must be by written or fax notice to the Grantee. The State is not obligated to pay for any services that are provided after notice and effective date of termination. However, the Grantee will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed to the extent that funds are available. The State will not be assessed any penalty if the grant contract agreement is terminated because of the decision of the Minnesota Legislature, or other funding source, not to appropriate funds. The State must provide the Grantee notice of the lack of funding within a reasonable time of the State's receiving that notice.

#### **15. Data disclosure**

Under [Minn. Stat. § 270C.65](#), subd. 3, and other applicable law, the Grantee consents to disclosure of its social security number, federal employer tax identification number, and/or Minnesota tax identification number, already provided to the State, to federal and state tax agencies and state personnel involved in the payment of state obligations. These identification numbers may be used in the enforcement of federal and state tax laws which could result in action requiring the Grantee to file state tax returns and pay delinquent state tax liabilities, if any.

To protect Grantee's personal data, Grantee is strongly encouraged to obtain and use a Minnesota tax identification number.

#### **16. Reporting requirements**

**Final Report.** By the date specified in the project workplan and in a format provided by the MPCA, the Grantee shall submit a final report to the MPCA, plus all project deliverables identified in the workplan.

If the MPCA determines that the information submitted in the Final Report and/or Project Deliverables is inadequate, the Grantee shall prepare and submit additional / corrected information reasonably requested by the MPCA. The Final Report and Project Deliverables shall not be approved by the MPCA, and final payment shall not be disbursed unless the Report and Deliverables contains the specified information to the satisfaction of the MPCA.

## Signatures

**Title**

**Name**

**Signature**

**Date**

DRAFT

**Admin ID**





520 Lafayette Road North  
St. Paul, MN 55155-4194

Project Workplan

SWIFT Contract number: 254959  
Agency Interest ID: 89879  
Activity ID: PRO20240001

**Project title:** Public EV (Electric Vehicle) Chargers in Aquila Park

### 1. Project summary:

**Organization:** City of St. Louis Park (the City)

**Contractor contact**

**name:** Emily Ziring

**Title:** Sustainability Manager

**Address:** 5005 Minnetonka Blvd  
Minneapolis, MN 55416

**Phone:** 952-924-2191

**Email:** eziring@stlouisparkmn.gov

**Minnesota Pollution Control Agency (MPCA) contact(s):**

**MPCA project**

**manager:** Liz Wiese

**Title:** Project Manager

**Address:** 7678 College Road, Suite 105  
Baxter, MN 56425

**Phone:** 218-828-2492

**Email:** [liz.wiese@state.mn.us](mailto:liz.wiese@state.mn.us)

**Project information**

**Total cost: Grant: \$19,811.00 Match: \$19,811.00 Project Total: \$39,622.00**

**Brief project summary:**

The City of St. Louis Park is seeking to fund the installation of one dual-port Level 2 charging station at Aquila Park, located in a current public EV charging desert. While there are approximately 25 publicly accessible level 2 chargers located within the city borders, not even one is in the west side of the city, where the census tract scores nearly 90 on the Social Vulnerability Index and is denoted in the MPCA's environmental justice map for both income levels and for people of color. Adding public chargers to this popular park would serve as not only an amenity for visitors, but also a major asset to the dense renter population living in the nearly 25 naturally occurring affordable housing (NOAH) apartment buildings

adjacent to the park—where vehicles battle for limited street parking and chargers are non-existent. Most EV charging happens at home, highlighting a need to make technology accessible to residents unable to install a home charger. The park also has ballfields, tennis courts, and a playground; is next to Aquila Elementary School; hosts the North Cedar Lake Regional Trail; and is a two-block walk to the Texa-Tonka shopping area, making it a strong candidate for a Level 2 charger.

This project implements electric vehicle transition goals outlined in the city’s Climate Action Plan. The project will reduce vehicle emissions, improve local air quality, and make EV charging more accessible.

## 2. Workplan detail

**Task 1 of 5:** Prepare for project implementation.

**Subtask 1a:** Order charging unit and materials.

**Brief description of activities involved:** Contact MN Office of State Procurement to order ChargePoint CT4021 dual-head charging unit and purchase any materials needed for parking lot work

**Subtask 1b:** Begin design work.

**Brief description of activities involved:** Draft site design to dictate restriping, curb work and bollard placement; contact Xcel Energy.

**Subtask 1c:** Begin community engagement planning.

Brief description of activities involved: Meet with relevant departments to plan events and outreach activities.

**Task 2 of 5:** Complete design and hire contractor.

**Subtask 2a:** Complete project design.

Brief description of activities involved: Complete site design to dictate restriping, curb work and bollard placement.

**Subtask 2b:** Hire electrical contractor.

Brief description of activities involved: Solicit multiple quotes and hire electrical contractor.

**Subtask 2c:** Launch community engagement.

Brief description of activities involved: Begin outreach activities, including flyering, meetings with business owners, tabling at park.

**Task 3 of 5:** Construction commences.

**Subtask 3a:** Begin infrastructure construction.

Brief description of activities involved: Xcel Energy work begins. City begins EV charging space construction: create ADA-accessible curb cuts, install signs, restripe parking lot and street. Electrical contractor begins.

**Task 4 of 5:** Construction completion and public launch.

**Subtask 4a:** Complete construction and install charger.

**Brief description of activities involved:** Xcel infrastructure installed. Charger installed.

**Subtask 4b:** Site restoration and commissioning.

**Brief description of activities involved:** Commission chargers. Test and repair as necessary. Complete site restoration. Activate and network chargers.

**Subtask 4c:** Public events

**Brief description of activities involved:** Host Ride & Drive event. Table at park.

### **Task 5 of 5: Final Report and Project Deliverables**

#### **Subtask 5a: Submit Grant Final Report**

**Brief description of activities involved:** Will provide a final grant project report using the MPCA template approximately one month prior to the end of the grant agreement on June 30, 2025, or at completion of the project, whichever occurs first. Will respond promptly to any requests by the MPCA authorized representative for additional information and/or corrections to the report.

**Timeframe:** May-June 30, 2025

#### **Subtask 5b: Submit Project Deliverables**

**Brief description of activities involved:** Will provide electronic files of all project deliverables to the MPCA authorized representative prior to the end of the grant agreement on June 30, 2025, or at the completion of the project, whichever occurs first.

**Timeframe:** May-June 30, 2025

### **Project deliverables:**

Installation of one dual-port level 2 electric vehicle charger and conduit for future charger expansion

### 3. Project budget

	Grant Funds	In-kind Match	Cash Match	Total budget
ChargePoint CT4021 charger	\$7,065.30	\$0.00	\$7,065.30	\$14,130.60
Concrete work, bollards, signage, striping	\$6,250.00	\$0.00	\$6,250.00	\$12,500.00
Electrical work and charger installation	\$6,495.70	\$0.00	\$6,495.70	\$12,991.40
<b>Project Total</b>	<b>\$19,811.00</b>	<b>\$0.00</b>	<b>\$19,811.00</b>	<b>\$39,622.00</b>

DRAFT

## Executive summary

**Title:** Resolutions authorizing intent to reimburse with bond proceeds for major 2025 road construction projects

**Recommended action:** Motion to adopt resolutions declaring the official intent of the City of St. Louis Park to reimburse certain expenditures from the proceeds of bonds to be issued by the city.

**Policy consideration:** Does the city council wish to reimburse the city from the bond proceeds for all of the city costs related to the various upcoming bonding projects?

**Summary:** In the past, the city has adopted reimbursement resolutions for projects to ensure that it can reimburse itself for the costs incurred before it receives the bond proceeds. This is a debt management best practice. This action does not authorize the issuance of bonds, but simply preserves the ability for the city to reimburse itself.

Resolutions of intent by the city to use bond proceeds to finance all or a portion of the expenditures are required prior to incurring those costs. The city is also eligible to be reimbursed for “preliminary expenditures” such as architectural, engineering and surveying costs, etc., up to an amount allowed under the reimbursement regulations.

The attached resolutions cover both the construction and preliminary expenditures. The reimbursement maximum in each resolution covers all bond-related project costs. The actual amount of bonding may be less than this amount and we may spread some costs over multiple years if the projects move forward and/ or timing changes.

**Financial or budget considerations:** Bonds will be issued next year to cover cash flow needs for projects in the adopted 2025 CIP that are financed through borrowing.

**Strategic priority consideration:** Not applicable.

**Supporting documents:** Resolutions

**Prepared by:** Amelia Cruver, finance director

**Reviewed by:** Cindy Walsh, deputy city manager

**Approved by:** Kim Keller, city manager

**Resolution No. 24-\_\_\_\_****Declaring the official intent of the City of St. Louis Park to reimburse certain expenditures from the proceeds of bonds to be issued by the city**

**Be it resolved** by the city council (the “City Council”) of the City of St. Louis Park, Hennepin County, Minnesota (the “City”) as follows:

1. The Internal Revenue Service has issued Treas. Reg. § 1.150-2 (the “Reimbursement Regulations”) providing that proceeds of tax-exempt bonds used to reimburse prior expenditures will not be deemed spent unless certain requirements are met.
2. The city expects to incur certain expenditures that may be financed temporarily from sources other than bonds, and reimbursed from the proceeds of a tax-exempt bond.
3. The city has determined to make this declaration of official intent (the “Declaration”) to reimburse certain costs from proceeds of bonds in accordance with the reimbursement regulations.
4. The city proposes to undertake the rehabilitation of local streets in CTP Sidewalk – Bike - Trail. (Project No. 4025-2000) (the “Project”).
5. The city reasonably expects to reimburse the expenditures made for certain costs of the project from the proceeds of one or more series of bonds in an estimated maximum aggregate principal amount of \$300,000 All reimbursed expenditures will be capital expenditures, costs of issuance of the bonds, or other expenditures eligible for reimbursement under Section 1.150-2(d)(3) of the reimbursement regulations.
6. This declaration has been made not later than 60 days after payment of any original expenditure to be subject to a reimbursement allocation with respect to the proceeds of bonds, except for the following expenditures: (a) costs of issuance of bonds; (b) costs in an amount not in excess of \$100,000 or 5 percent of the proceeds of an issue; or (c) “preliminary expenditures” up to an amount not in excess of 20 percent of the aggregate issue price of the issue or issues that finance or are reasonably expected by the city to finance the project for which the preliminary expenditures were incurred. The term “preliminary expenditures” includes architectural, engineering, surveying, bond issuance, and similar costs that are incurred prior to commencement of acquisition, construction or rehabilitation of a project, other than land acquisition, site preparation, and similar costs incident to commencement of construction.
7. This declaration is an expression of the reasonable expectations of the city based on the facts and circumstances known to the city as of the date hereof. The anticipated original expenditures for the project and the principal amount of the bonds described in paragraph 2 are consistent with the city’s budgetary and financial circumstances. No

sources other than proceeds of bonds to be issued by the city are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside pursuant to the city's budget or financial policies to pay such project expenditures.

8. This declaration is intended to constitute a declaration of official intent for purposes of the reimbursement regulations.

Reviewed for administration:

Adopted by the city council October 7, 2024:

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Kim Keller, city manager

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Nadia Mohamed, mayor

Attest:

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Melissa Kennedy, city clerk

**Resolution No. 24-\_\_\_\_****Declaring the official intent of the City of St. Louis Park to reimburse certain expenditures from the proceeds of bonds to be issued by the city**

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2. The city expects to incur certain expenditures that may be financed temporarily from sources other than bonds, and reimbursed from the proceeds of a tax-exempt bond.
3. The city has determined to make this declaration of official intent (the “Declaration”) to reimburse certain costs from proceeds of bonds in accordance with the reimbursement regulations.
4. The city proposes to undertake the rehabilitation of local streets in Pavement Management Area 3. (Project No. 4025-1000) (the “Project”).
5. The city reasonably expects to reimburse the expenditures made for certain costs of the project from the proceeds of one or more series of bonds in an estimated maximum aggregate principal amount of \$5,734,000. All reimbursed expenditures will be capital expenditures, costs of issuance of the bonds, or other expenditures eligible for reimbursement under Section 1.150-2(d)(3) of the reimbursement regulations.
6. This declaration has been made not later than 60 days after payment of any original expenditure to be subject to a reimbursement allocation with respect to the proceeds of bonds, except for the following expenditures: (a) costs of issuance of bonds; (b) costs in an amount not in excess of \$100,000 or 5 percent of the proceeds of an issue; or (c) “preliminary expenditures” up to an amount not in excess of 20 percent of the aggregate issue price of the issue or issues that finance or are reasonably expected by the city to finance the project for which the preliminary expenditures were incurred. The term “preliminary expenditures” includes architectural, engineering, surveying, bond issuance, and similar costs that are incurred prior to commencement of acquisition, construction or rehabilitation of a project, other than land acquisition, site preparation, and similar costs incident to commencement of construction.
7. This declaration is an expression of the reasonable expectations of the city based on the facts and circumstances known to the city as of the date hereof. The anticipated original expenditures for the project and the principal amount of the bonds described in paragraph 2 are consistent with the city’s budgetary and financial circumstances. No



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Reviewed for administration:

Adopted by the city council October 7, 2024:

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Kim Keller, city manager

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Nadia Mohamed, mayor

Attest:

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Melissa Kennedy, city clerk

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2. The city expects to incur certain expenditures that may be financed temporarily from sources other than bonds, and reimbursed from the proceeds of a tax-exempt bond.
3. The city has determined to make this declaration of official intent (the “Declaration”) to reimburse certain costs from proceeds of bonds in accordance with the reimbursement regulations.
4. The city proposes to undertake the rehabilitation of local streets in Commercial Street Rehab. (Project No. 4025-1050) (the “Project”).
5. The city reasonably expects to reimburse the expenditures made for certain costs of the project from the proceeds of one or more series of bonds in an estimated maximum aggregate principal amount of \$3,256,000. All reimbursed expenditures will be capital expenditures, costs of issuance of the bonds, or other expenditures eligible for reimbursement under Section 1.150-2(d)(3) of the reimbursement regulations.
6. This declaration has been made not later than 60 days after payment of any original expenditure to be subject to a reimbursement allocation with respect to the proceeds of bonds, except for the following expenditures: (a) costs of issuance of bonds; (b) costs in an amount not in excess of \$100,000 or 5 percent of the proceeds of an issue; or (c) “preliminary expenditures” up to an amount not in excess of 20 percent of the aggregate issue price of the issue or issues that finance or are reasonably expected by the city to finance the project for which the preliminary expenditures were incurred. The term “preliminary expenditures” includes architectural, engineering, surveying, bond issuance, and similar costs that are incurred prior to commencement of acquisition, construction or rehabilitation of a project, other than land acquisition, site preparation, and similar costs incident to commencement of construction.
7. This declaration is an expression of the reasonable expectations of the city based on the facts and circumstances known to the city as of the date hereof. The anticipated original expenditures for the project and the principal amount of the bonds described in paragraph 2 are consistent with the city’s budgetary and financial circumstances. No

sources other than proceeds of bonds to be issued by the city are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside pursuant to the city's budget or financial policies to pay such project expenditures.

8. This declaration is intended to constitute a declaration of official intent for purposes of the reimbursement regulations.

Reviewed for administration:

Adopted by the city council October 7, 2024:

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Kim Keller, city manager

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Nadia Mohamed, mayor

Attest:

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Melissa Kennedy, city clerk

## Executive summary

**Title:** Second reading and adoption of ordinance regarding breweries and taprooms in the I-G general industrial zoning district

**Recommended action:** Motion to approve second reading and adopt ordinance amending Chapter 36 of the St. Louis Park City Code of Ordinances to permit breweries taprooms with conditions in the I-G general industrial zoning district and approve ordinance summary for publication.

**Policy consideration:** Should breweries in the I-G general industrial zoning district be allowed to operate a taproom as an accessory use?

**Summary:** The applicant, Karl Eicher, requests a zoning text amendment to open a taproom at Haggard Barrel Brewing. The proposed ordinance moves brewery to the permitted with conditions list in section 36-244(c) and adds a condition that up to 25% of the gross floor area of the brewery may be used for any combination of retail and taproom in the I-G district.

The planning commission held a public hearing on Sept. 4, 2024. No one from the public spoke. The planning commission recommended approval of the ordinance because taprooms are permitted with conditions in other zoning districts that allow breweries, and the I-G district similarly allows distilleries to operate cocktail rooms. This zoning text amendment will apply to all properties in I-G general industrial district, not only the applicant's business location.

Previous and future actions	Governing body	Date
Public hearing conducted. No comments were received. Recommended approval (5-0 vote).	Planning commission	9/4/2024
First reading of ordinance approved	City council	9/16/2024
Second reading of Ordinance	City council	10/7/2024
Publication of Ordinance Summary		10/17/2024

**Financial or budget considerations:** Not applicable.

**Strategic priority consideration:** St. Louis Park is committed to providing a broad range of housing and neighborhood oriented development.

**Supporting documents:** Ordinance and ordinance summary for publication

**Prepared by:** Marcus Hansen, community development intern

**Reviewed by:** Sean Walther, planning manager/deputy community development director  
Karen Barton, community development director

**Approved by:** Kim Keller, city manager

**Ordinance No. \_\_\_\_\_ -24**

**Ordinance amending chapter 36 of the city code regarding breweries and taprooms in the IG-General Industrial zoning district**

**The city council of the City of St. Louis Park, Minnesota does ordain:**

**Whereas**, an application was received to amend chapter 36 pertaining to zoning, to amend the regulations regarding breweries and taprooms in the IG-General Industrial zoning district to allow taprooms as an accessory use to breweries, and

**Whereas**, the planning commission conducted a public hearing on September 4, 2024 on the ordinance and unanimously recommended approval, and

**Whereas**, the city council considered the advice and recommendation of the planning commission (case no. 24-17-ZA), and

**Now, therefore be it resolved** that the following amendments shall be made to the City Code:

**Section 1.** Chapter 36, Section 36-244(b) of the St. Louis Park City Code is hereby amended to remove the following struck-out text:

~~(14) Brewery.~~

**Section 2.** Chapter 36, Section 36-244(c) is hereby amended to add the following underlined text:

(18) Brewery. The conditions are as follows:

- a. Up to 25% of the gross floor area of the Brewery may be used for any combination of retail and a taproom.

**Section 3.** This ordinance shall take effect fifteen days after its passage and publication.

First Reading	September 16, 2024
Second Reading	October 7, 2024
Date of Publication	October 17, 2024
Date Ordinance takes effect	November 1, 2024

Reviewed for administration:

Adopted by the city council

By: \_\_\_\_\_  
Kim Keller, city manager

By: \_\_\_\_\_  
Nadia Mohamed, mayor

Attest:

Approved as to form and execution:

\_\_\_\_\_  
Melissa Kennedy, city clerk

\_\_\_\_\_  
Soren M. Mattick, city attorney

**SUMMARY FOR PUBLICATION**

**Ordinance No. \_\_\_\_-24**

**An ordinance amending the St. Louis Park zoning ordinance**

This ordinance amends Chapter 36 of the City of St. Louis Park city code to permit with conditions breweries and taprooms in the I-G general industrial zoning district.

This ordinance shall take effect 15 days after publication.

Adopted by the City Council October 7, 2024

Nadia Mohamed  
Mayor

A copy of the full text of this ordinance is available for inspection with the City Clerk.

Published in St. Louis Park Sun Sailor: October 17, 2024

## Executive summary

**Title:** Resolution approving minor conditional use permit amendment for high school stadium - 6525 Lake Street - Ward 3

**Recommended action:** Motion to adopt resolution approving the conditional use permit amendment for 6525 Lake Street and 6400 Walker Street.

**Policy consideration:** Does the conditional use permit amendment meet code requirements?

**Summary:** In 2023, the St. Louis Park school district was approved for a conditional use permit to allow more than one principal building on the parcel for the property at 6525 Lake Street and 6400 Walker Street to build a proposed data center, via Resolution No. 23-102. The school district has returned to amend the approval to make changes to the high school stadium, which is also on the site.

High School Stadium project includes the demolition of the existing bleachers and the construction of a new storm shelter and storage building, along with the installation of new accessible bleachers and the replacement of the existing field turf. The storm shelter will include two team rooms, four restrooms, and mechanical rooms, meeting building code requirements for safety. The storage building will be a separate structure dedicated to storing field equipment. The bleachers will be installed on top of the storm shelter, allowing for a more efficient use of space.

The proposed project requires minor site plan changes to the existing conditional use permit to allow a building to be built underneath the south bleachers.

**Financial or budget considerations:** None

**Strategic priority consideration:** St. Louis Park is committed to providing a broad range of housing and neighborhood oriented development.

**Supporting documents:** Discussion, resolution, plan set

**Prepared by:** Laura Chamberlain, senior planner

**Reviewed by:** Sean Walther, planning manager/deputy community development director  
Karen Barton, community development director

**Approved by:** Kim Keller, city manager

## Discussion

### Site information:



**Site area (acres):** 5.47 acres.

**Current use:**

Data Center and School District maintenance facilities (currently under construction)

High School Stadium, including athletic field, bleachers, and ticket building

**Surrounding land uses:**

North: Lake Street, commercial  
East: office, day care, Central school administration building

South: Walker Street, commercial  
West: Library Lane, commercial

**Current 2040 land use guidance**

PRK - park and open space

**Current zoning**

MX-2 neighborhood mixed use

**Background:** On Sept. 5, 2023, the city council adopted Resolution No. 23-102 approving a conditional use permit to allow building and site improvements at 6400 Walker Street. The proposed project was to build a data center on the property and having more than one building on the parcel, which required a conditional use permit.

**Present considerations:** The school district has returned with an application to amend the conditional use permit for the property to enable the building of a locker room/storm shelter building underneath the south bleachers of the stadium. The existing southern bleachers will be



demolished and the new building/bleachers will be constructed along with turf replacement on the athletic field. The storage building will be a separate structure dedicated to storing field equipment. The bleachers will be installed on top of the storm shelter, allowing for a more efficient use of space.

The proposed project requires minor changes to the existing conditional use permit to allow a building to be built underneath the south bleachers.

**Conditional use permit.** Staff finds the application meets the general requirements for conditional use permits listed in city code section 36-33(b), as reflected in the findings in the attached resolution.

**Next steps:** If the city council approves the CUP, staff and the applicant will prepare and execute any agreements required, and the applicant will apply for building permits in the next few months.

## **Resolution No. 24-\_\_\_\_\_**

### **Amends and Restates Resolution No. 23-102 granting amendment to existing conditional use permit under Section 36-37 of the St. Louis Park Ordinance Code to allow more than one building on the parcel at 6400 Walker Street and 6525 Lake Street**

**Whereas**, St. Louis Park Public Schools applied for an amendment an existing conditional use permit under 36-37 of the St. Louis Park Ordinance Code to allow for more than one building on the property at 6400 Walker Street and 6525 Lake Street (Case No. 24-19-CUP); and

**Whereas**, the subject property is legally described in “Exhibit A” attached hereto; and

**Whereas**, a conditional use permit was issued regarding the subject property pursuant to Resolution No. 23-102 of the St. Louis Park City Council which contained conditions applicable to said property.

**Whereas**, the applicant has requested approval to add a building underneath the south bleachers of the high school stadium at 6525 Lake Street, requiring the amendment of that conditional use permit.

**Whereas**, it is the intent of this resolution to continue and restate the conditions of the permit granted by Resolution No. 23-102, to add the amendments now required, and to consolidate all conditions applicable to the subject property in this resolution; and

**Whereas**, the property is guided PRK – park and open space in the comprehensive plan future land use map; and

**Whereas**, the property is located in the MX-2 neighborhood mixed use zoning district; and

**Whereas**, the city council has determined that the use of the property as parks and recreation, office and warehouse is consistent with the supportive principles, goals, objectives, land use designations, redevelopment plans, neighborhood objectives, and implementation strategies of the comprehensive plan; and

**Whereas**, the proposed project is not detrimental to the health, safety and general welfare of the community as a whole. It will not have undue adverse impacts on the use and enjoyment of properties, existing and anticipated traffic conditions, parking facilities on adjacent streets, and values of properties in close proximity to the use; and

**Whereas**, the proposed project is consistent with the regulations, intent and purpose of the city code and the zoning district in which the use is located; and

**Whereas**, the use will not have undue adverse impacts on governmental facilities, services or improvements which are either existing or proposed; and

**Whereas**, the site design of the proposal is consistent with site and landscaping plan requirements and is prepared by or under the direction of a professional landscape architect or civil engineer registered in the state and adopted as part of the conditions imposed on the use by the city; and

**Whereas**, the use and site design are consistent with the city's stormwater, sanitary sewer, and water plans. The existing utilities have capacity for the use; and

**Whereas**, the contents of Case No. 24-19-CUP are hereby entered into and made part of the record of decision for this case,

**Now therefore be it resolved** that Resolution No. 23-102 is hereby restated and amended by this resolution which continues and amends a conditional use permit for the subject property and is accepted by the city council as being in accord and conformity with all ordinances, city plans and regulations of the City of St. Louis Park, provided, however, that this approval is made subject to the opinion of the city attorney and certification by the city clerk and subject to the following conditions:

1. The site shall be developed, used and maintained in accordance with the conditions of this ordinance, approved official exhibits, and city code.
2. All utilities shall be buried.
3. All required permits shall be obtained prior to starting construction, including but not limited to:
  - a. NPDES grading/construction permit
  - b. City of St. Louis Park building, erosion control, right-of-way, and sign permits.
  - c. Minnehaha Creek Watershed District stormwater management permit.
4. Prior to starting any land disturbing activities, the following conditions shall be met:
  - a. A development contract shall be executed between the property owner and city that addresses, at a minimum:
    - i. The conditions of CUP approval as applicable or appropriate.
    - ii. Submit as-builts in accordance with city requirements.
    - iii. The developer shall reimburse city attorney's fees in drafting/reviewing such documents as required in the final CUP approval.
    - iv. The mayor and city manager are authorized to execute said development contract.
  - b. A preconstruction meeting shall be held with the appropriate development, construction, private utility and city representatives.
  - c. Final construction plans for all improvements shall be signed by a registered engineer and submitted to the city engineer for review and approval.
5. The developer shall comply with the following conditions during construction:
  - a. All city noise ordinances shall be complied with, including that there be no construction activity between the hours of 8 p.m. and 7 a.m. Monday through Friday, and between 8 p.m. and 9 a.m. on weekends and holidays.
  - b. The site shall be kept free of dust and debris that could blow onto neighboring properties.
  - c. Public streets shall be maintained free of dirt and shall be cleaned as necessary.

- d. The city shall be contacted a minimum of 72 hours prior to any work in a public street.
  - e. Work in a public street shall take place only upon the determination by the city engineer (or designee) that appropriate safety measures have been taken to ensure motorist and pedestrian safety.
  - f. Temporary electric power connections shall not adversely impact surrounding neighborhood service.
6. In addition to any other remedies, the developer or owner shall pay an administrative fee of \$750 per violation of any condition of this approval.
  7. The conditional use permit shall be revoked and cancelled if the building or structure for which the conditional use permit is granted is removed.
  8. The site shall be developed as approved in the Official Exhibits, as listed in Exhibit B of this resolution, updated as of October 7, 2024.

**It is further resolved** that the city clerk is instructed to record certified copies of this resolution in the office of the Hennepin County Register of Deeds or Registrar of Titles as the case may be.

Reviewed for administration:

Adopted by the city council October 7,  
2024:

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Kim Keller, city manager

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Nadia Mohamed, mayor

Attest:

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Melissa Kennedy, city clerk

## **Exhibit A**

Legal description:

All of Block 3 and Block 4, REARRANGEMENT OF ST LOUIS PARK, together with vacated right of ways accruing thereto, Hennepin County, Minnesota.

Abstract Property

**Exhibit B**

## Official Exhibits

1. G0.01 – General Information CUP – Sept 7, 2023
2. A0.1 – Title Sheet – October 7, 2024
3. C0.00 – Site Survey Stadium – Sept 7, 2023
4. C0.01 – Site Survey Data Center – Sept 7, 2023
5. C0.02 – Site Survey Central – Sept 7, 2023
6. C1.00 – Site Reference Plan – Sept 7, 2023
7. C100 – Removals Plan – Sept 7, 2023
8. C2.00 – Removals Plan – Sept 7, 2023
9. C100 – Demolition Plan – October 7, 2024
10. C201 – Finishing Plan – Sept 7, 2023
11. C3.00 – Site Layout Plan – Sept 7, 2023
12. C3.01 – Site Finishing Plan – Sept 7, 2023
13. C200 – Site Plan – October 7, 2024
14. C201 – Site Logistics – October 7, 2024
15. C4.00 – Erosion Control – Sept 7, 2023
16. C400 – Erosion Control Plan – Sept 7, 2023
17. C5.00 – Grading Plan – Sept 7, 2023
18. C300 – Grading and Erosion Control Plan – October 7, 2024
19. C6.00 – Utility Plan – Sept 7, 2023
20. C400 – Utility Plan – October 7, 2024
21. C7.00 – Details – Sept 7, 2023
22. C7.01 – Details – Sept 7, 2023
23. C7.02 – Details – Sept 7, 2023
24. C7.03 – Details – Sept 7, 2023
25. C702 – Details – Sept 7, 2023
26. C703 – Details – Sept 7, 2023
27. C500 – Details – October 7, 2024
28. C600 – SWPPP – October 7, 2024
29. E1.11 – Electrical Photometric Plan – Sept 7, 2023
30. CUP Site Photometrics – October 7, 2024
31. E002 – Site Plan – Electrical – October 7, 2024
32. L1.00 – Landscape Plan – Sept 7, 2023
33. L2.00 – Irrigation Plan – Sept 7, 2023
34. L200 – Landscape Plan – Sept 7, 2023
35. A0-01 – Floor Plan Level 1 – Sept 7, 2023
36. A0-02 – Floor Plan Level 2 – Sept 7, 2023
37. A0-03 – Exterior Elevations Data Center – Sept 7, 2023
38. A0-04 – Exterior Elevations Data Center – Sept 7, 2023
39. A0-05 – Exterior Elevations Maintenance Building – Sept 7, 2023
40. A2.2 – Main Level Floor Plan – October 7, 2024
41. A2.3 – Deck Level Floor Plan for Reference Only – October 7, 2024
42. A3.1 – Exterior Elevations, Exterior Material Finish Schedule – October 7, 2024

- 43. A3.2 – Exterior Perspectives – October 7, 2024
- 44. SLP – Maintenance & Data Center Phasing Plan – Sept 7, 2023
- 45. Site Logistics 9.4.24 – October 7, 2024
- 46. St. Louis Park Stadium Shelter – Haul Route – October 7, 2024



SLP HIGH  
 SCHOOL  
 STADIUM TEAM  
 ROOMS  
 ST. LOUIS PARK,  
 MN



NOT FOR CONSTRUCTION



IMAGE FOR ILLUSTRATION PURPOSES ONLY- NOT TO BE USED FOR CONSTRUCTION



IMAGE FOR ILLUSTRATION PURPOSES ONLY- NOT TO BE USED FOR CONSTRUCTION

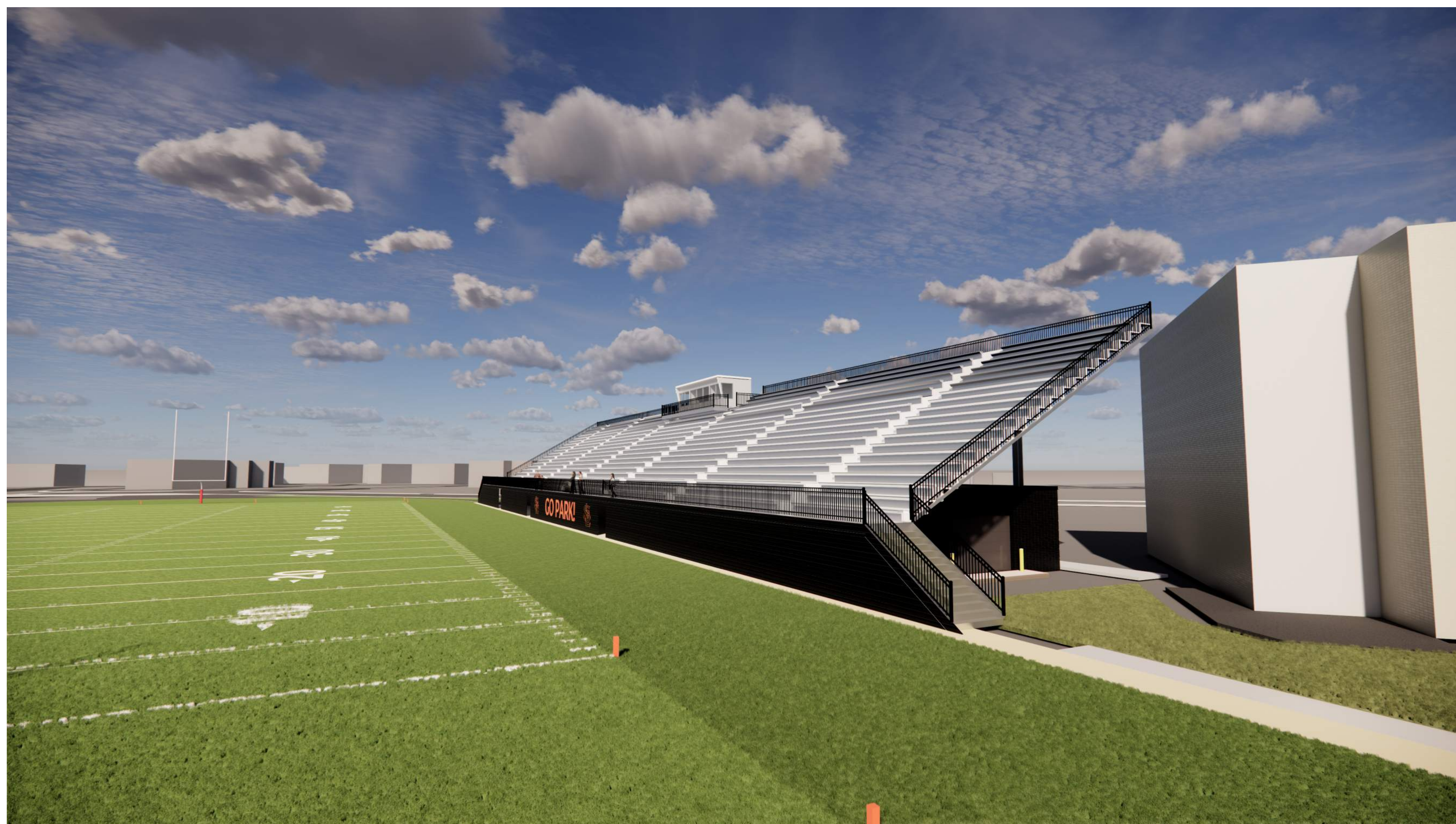


IMAGE FOR ILLUSTRATION PURPOSES ONLY- NOT TO BE USED FOR CONSTRUCTION

EXTERIOR  
 PERSPECTIVES

ISSUES & REVISIONS	DATE
CITY SUBMITTAL	08-27-24

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota

*Gonzalo Villares*  
 Date: 08/27/24 Lic No: 51570

COMMISSION NO: 77457-22195

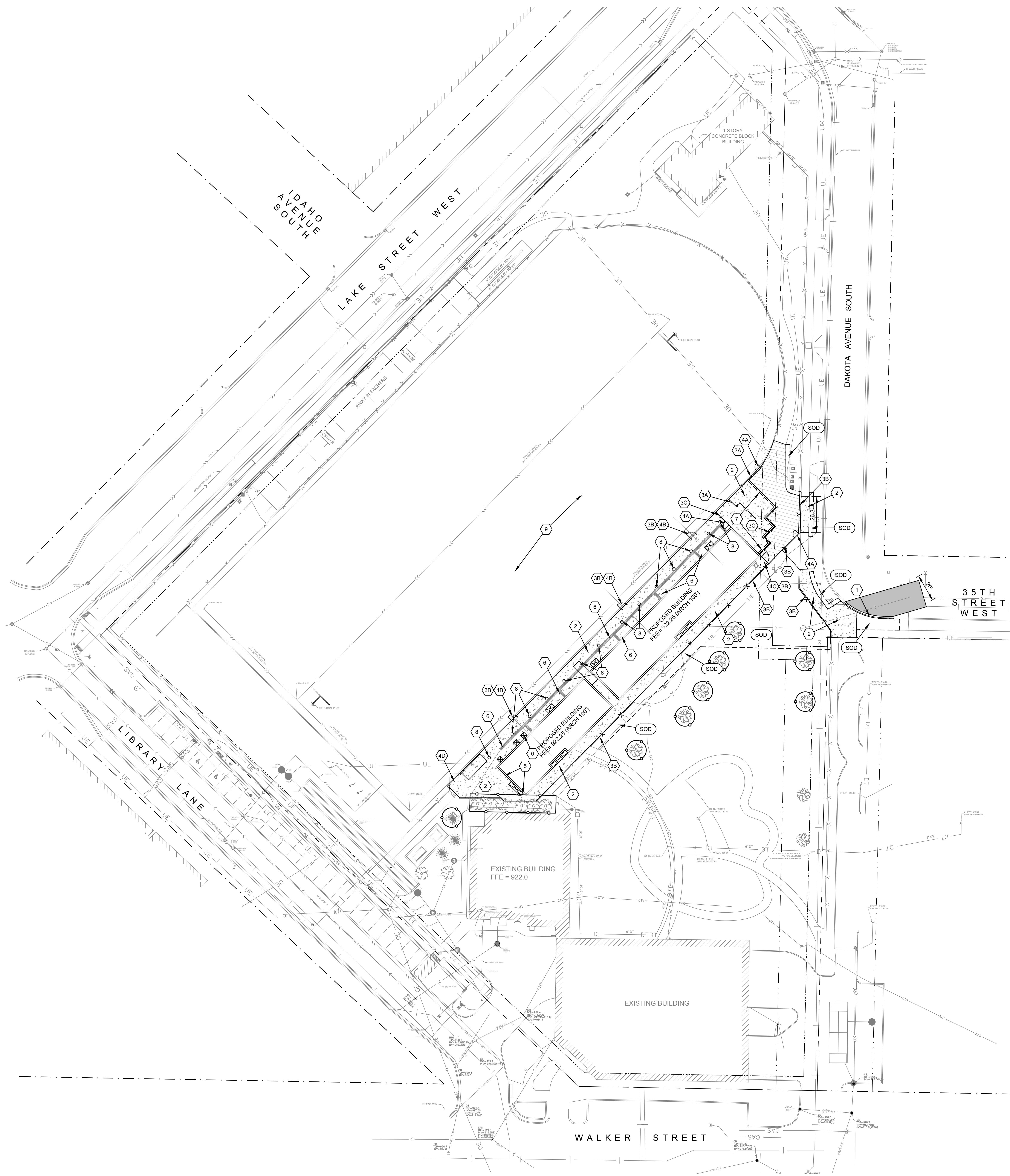
DRAWN BY: NW

CHECKED BY: EK

SHEET

**A3.2**





**KEY NOTES**

- ① NEW CURB AND GUTTER, MATCH EXISTING PROFILE.
- ② NEW CONCRETE PAVEMENT, SEE DETAIL 3/C500
- ③ NEW CHAINLINK FENCE, SEE DETAIL 5/C500
  - A: 4' TALL, BLACK VINYL, 2" MESH
  - B: 8' TALL, BLACK VINYL, 1" MESH
  - C: 8' TALL, BLACK VINYL, 2" MESH
- ④ NEW FENCE GATE, SEE DETAIL 6/C500
  - A: 4' WIDE SINGLE GATE
  - B: 5' WIDE SINGLE GATE W/ PANIC BAR
  - C: 8' WIDE SINGLE GATE W/ PANIC BAR
  - D: 12' WIDE DOUBLE GATE
- ⑤ NEW BOLLARD, SEE DETAIL 7/C500
- ⑥ NEW TRENCH DRAIN, SEE DETAIL 11/C500
- ⑦ NEW THICKENED EDGE SIDEWALK, SEE DETAIL 13/C500
- ⑧ NEW BLEACHER SUPPORT COLUMN.
- ⑨ NEW SYNTHETIC TURF CARPET AND INFILL BY OWNER.

**SYMBOL LEGEND**

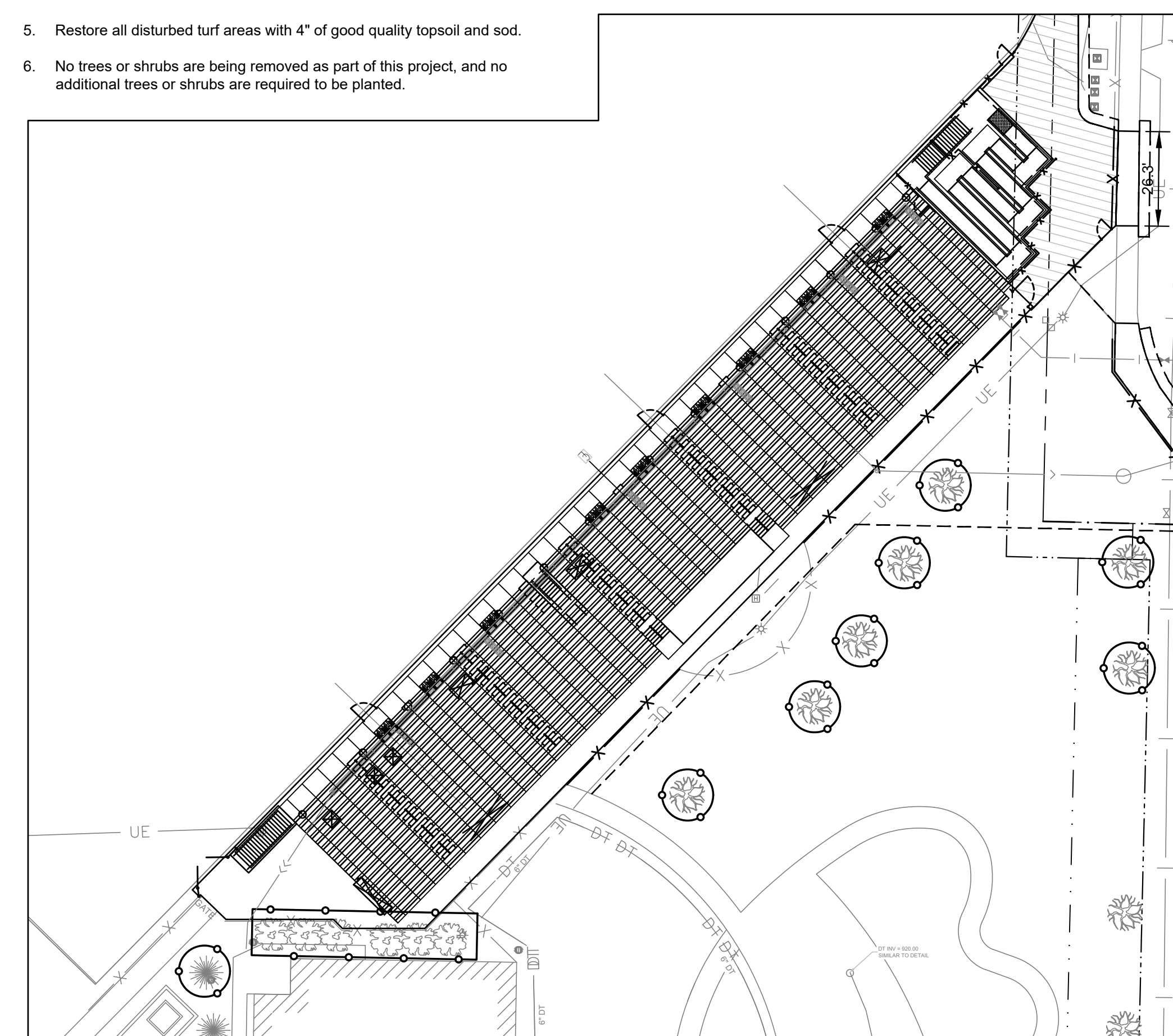
- NEW LIGHT-DUTY BITUMINOUS PAVEMENT SEE DETAIL 1/C500
- NEW HEAVY-DUTY BITUMINOUS PAVEMENT SEE DETAIL 2/C500
- NEW CONCRETE PAVEMENT SEE DETAIL 3/C500
- NEW STOOP/APRON. SEE ARCHISTRAL.
- 4" TOPSOIL AND SOD RESTORATION

**GENERAL**

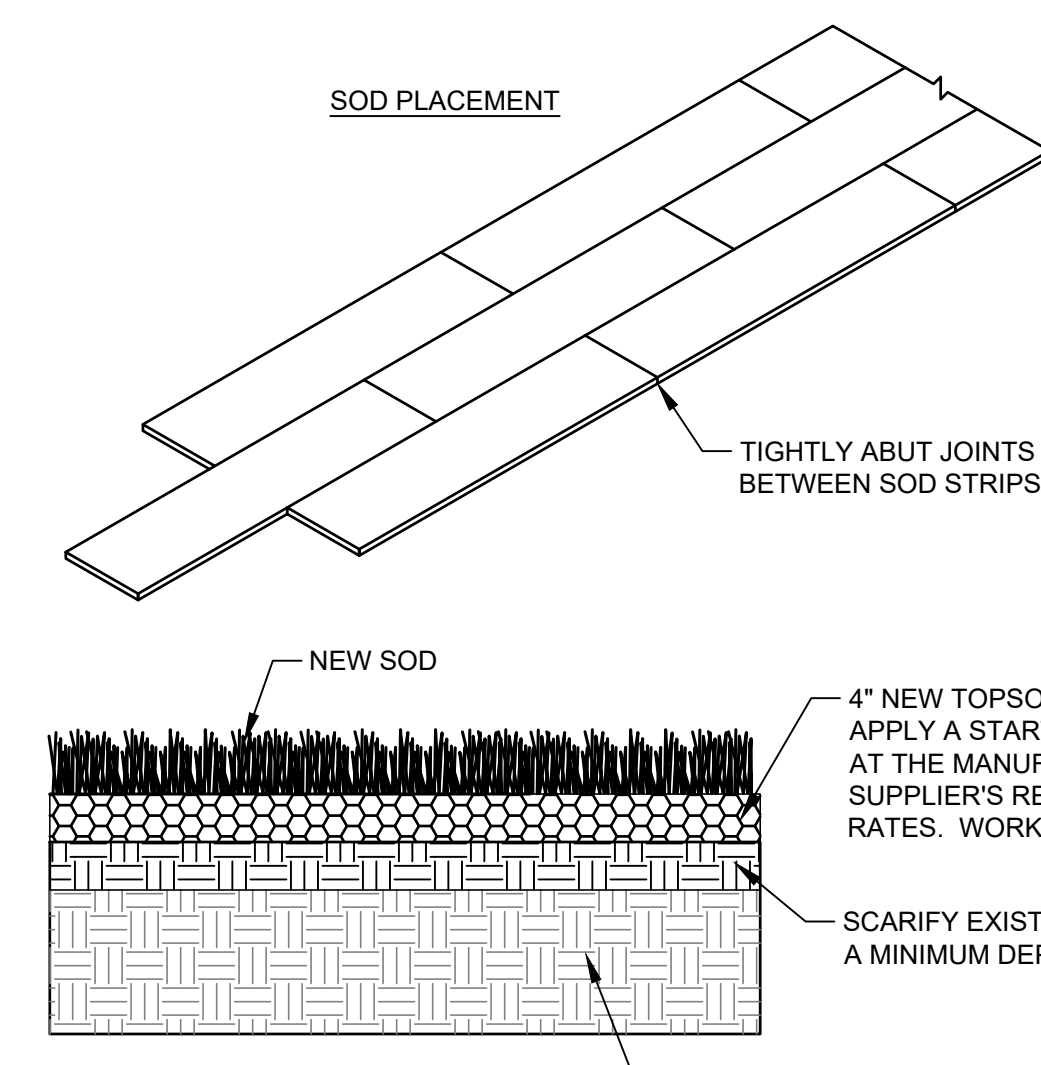
- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE

**LANDSCAPING NOTES**

1. Landscape Contractor is responsible for coordination with other contractors to protect the new improvements during landscape work activities. Report any damage immediately.
2. Landscape Contractor is responsible for ongoing maintenance of all newly installed material until time of owner acceptance. Any acts of vandalism or damage which may occur prior to owner acceptance shall be the responsibility of the contractor. Contractor shall provide the owner with a maintenance program including, but not limited to, pruning, fertilization and disease/pest control.
3. Landscape Contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.
4. Landscape Contractor shall guarantee newly planted material through two (2) calendar years from the date of written owner acceptance. Plants that exhibit more than 10% die-back damage shall be replaced at no additional cost to the owner.
5. Restore all disturbed turf areas with 4" of good quality topsoil and sod.
6. No trees or shrubs are being removed as part of this project, and no additional trees or shrubs are required to be planted.



1 C200 BLEACHER OVERHEAD VIEW



- NOTES:**
1. PLACE SOD STRIPS BEGINNING AT THE BOTTOM OF THE SLOPE AND PROGRESSING UPWARD.
  2. IMMEDIATELY AFTER COMPLETING THE SOD PLACEMENT, WATER AND COMPRESS THE SOD INTO THE UNDERLYING SOIL BY ROLLING OR TAMPING.

1 C200 SOD INSTALLATION DETAIL



**POPE DESIGN GROUP**  
 767 N. EUSTIS STREET, SUITE 190  
 ST. PAUL, MINNESOTA 55114  
 651.642.9200  
 WWW.POPEDESIGN.COM



**SLP HIGH SCHOOL STADIUM TEAM ROOMS**  
 ST. LOUIS PARK, MN



**Larson Engineering, Inc.**  
 3524 Labore Road  
 White Bear Lake, MN 55110  
 651.481.9120 (f) 651.481.9201  
 www.larsonengr.com

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**SITE PLAN**

ISSUES & REVISIONS	DATE
City Comment Revisions	10/01/24

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

ERIC G. MEYER, P.E.  
 Date: 10/01/24 Lic No: 44592  
 COMMISSION NO: 12236011  
 DRAWN BY: KBK  
 CHECKED BY: EGM

SHEET

**C200**

TRUE SHEET SCALE

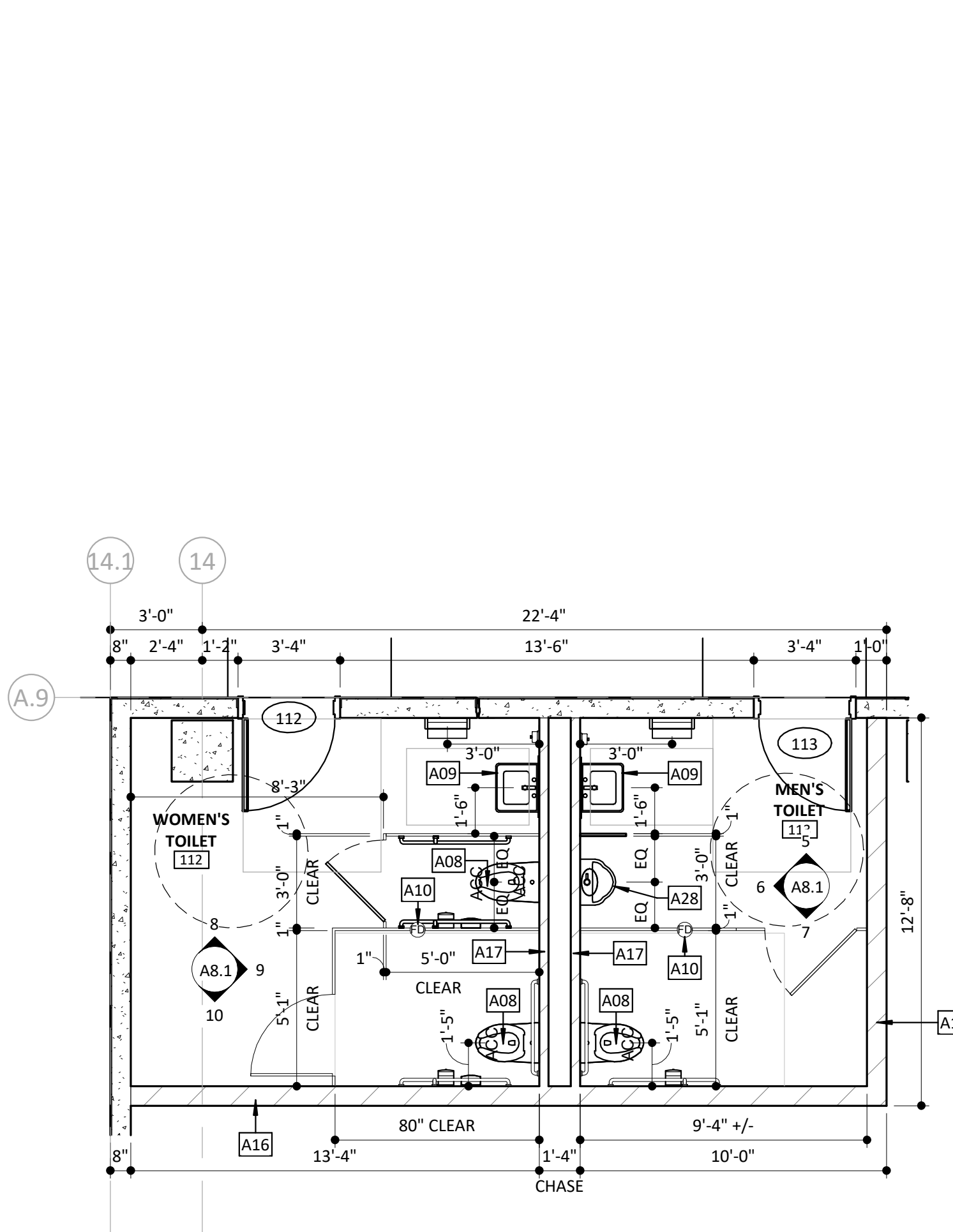
NOT FOR CONSTRUCTION

**FLOOR PLAN GENERAL NOTES**

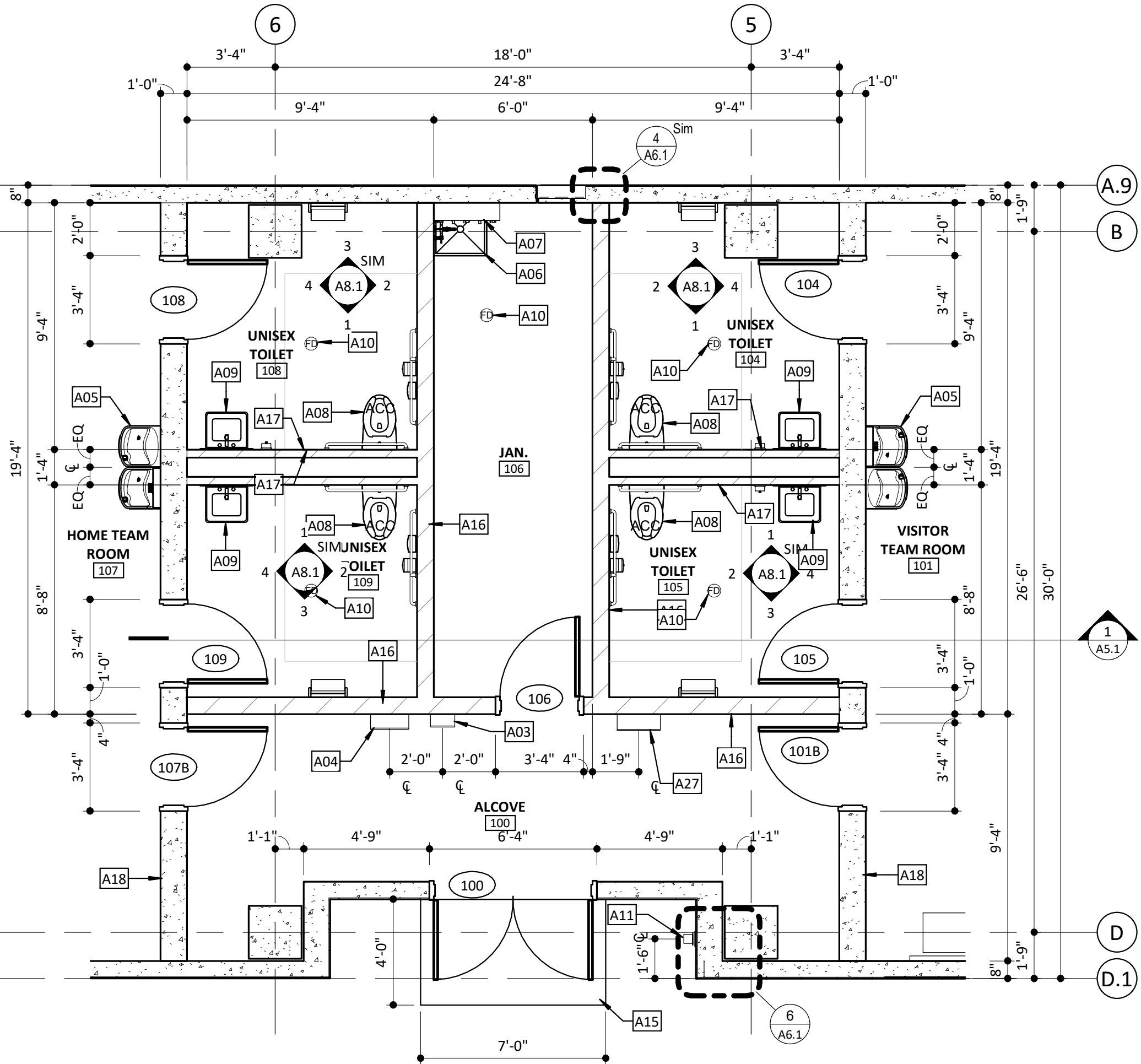
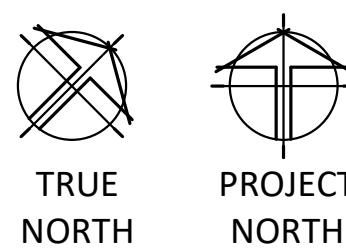
- A. DO NOT SCALE DRAWINGS.
- B. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- C. IN THE CASE OF AMBIGUITIES, DISCREPANCIES, OR IRREGULARITIES IN THE DRAWINGS AND/OR SPECIFICATIONS, THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- D. IN ALL CONSTRUCTION TYPES, ALL WOOD USED IN THE FOLLOWING LOCATIONS IS TO BE PRESERVATIVE-TREATED:
  1. WOOD IN CONTACT WITH THE GROUND OR WATER
  2. WOOD IN EXTERIOR FOUNDATION WALLS.
  3. WOOD IN CONTACT WITH CONCRETE SLABS-ON-GRADE, OR IN CONTACT WITH CONCRETE OR MASONRY FOUNDATION WALLS.
  4. WOOD WITHIN A CRAWL SPACE OVER EXPOSED EARTH.
  5. AT OTHER LOCATIONS NOTED ON THE CONSTRUCTION DOCUMENTS
- E. ALL WOOD USED IN BUILDINGS OF TYPE I OR II CONSTRUCTION (SEE CODE DATA SHEET), IS TO BE FIRE-RETARDANT-TREATED, WITH THE FOLLOWING EXCEPTIONS:
  1. PRESERVATIVE-TREATED WOOD AS NOTED IN GENERAL NOTE "D" ABOVE.
  2. INTERIOR FLOOR FINISH AND INTERIOR FINISHES, TRIM AND MILLWORK SUCH AS CABINETS, DOORS, DOOR FRAMES AND WINDOWS.
  3. BLOCKING FOR HANDRAILS, MILLWORK, CABINETS, AND WINDOW AND DOOR FRAMES.
- F. SEE SHEET A0.2 FOR SYMBOLS, INDICATION OF MATERIALS, PARTITION TYPE DETAILS & ABBREVIATIONS.

**FLOOR PLAN KEYED NOTES**

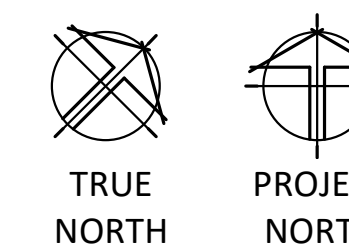
A01	ALIGN WALL SURFACES.
A02	FIRE EXTINGUISHER ON A BRACKET, SEE SPECIFICATIONS.
A03	FIRE EXTINGUISHER WITH WALL MOUNTED FIRE EXTINGUISHER CABINET, SEE SPECIFICATIONS.
A04	AED WITH WALL MOUNTED AED CABINET, SEE SPECIFICATIONS.
A05	NEW HI-LOW DRINKING FOUNTAIN WITH BOTTLE FILLER, SEE PLUMBING.
A06	MOP SINK.
A07	MOP/BROOM HOLDER WITH UTILITY SHELF, BRADLEY MODEL 9983 WITH 2 HOOKS/3 HOLDERS.
A08	WALL MOUNTED TOILET, SEE PLUMBING.
A09	FLOOR MOUNTED SINK, SEE PLUMBING.
A10	FLOOR DRAIN, VERIFY EXACT LOCATION WITH PLUMBING.
A11	FIRE DEPARTMENT ACCESS, SURFACE MOUNTED, VERIFY EXACT LOCATION WITH FIRE MARSHAL.
A12	FIRE DEPARTMENT INLET WITH ALARM ABOVE AND DRAIN BELOW, VERIFY EXACT LOCATION WITH LOCAL FIRE MARSHAL AND MEP.
A13	FIRE RISER, SEE MECHANICAL.
A15	CONCRETE STOOP WITH FROST FOOTINGS, SEE STRUCTURAL.
A16	8" CMU, PAINT, SEE FINISH PLANS AND SPECIFICATIONS.
A17	4" CMU, PAINT, SEE FINISH PLANS AND SPECIFICATIONS.
A18	12" PRECAST CONCRETE WALL PANEL, SEE STRUCTURAL.
A19	IT NETWORK RACK BY OWNER, INSTALLED BY GC.
A20	3/4" FIRE-RESISTANT PLYWOOD PANELS FOR EQUIPMENT MOUNTING, MOUNT FULL WIDTH OF ROOM AND FROM 12" A.F.F. TO 96" A.F.F. PAINT TO MATCH ADJACENT SURFACE.
A21	LOCKER ROOM STYLE BENCH.
A22	ADA LOCKER ROOM BENCH, BOLTED TO FLOOR. PROVIDE 30x42 CLEAR FLOOR SPACE FOR SIDE APPROACH.
A23	60" H X 192" W WHITEBOARD. SEE MATERIAL ID FOR ADDITIONAL INFORMATION.
A24	DRIVE-IN O.H. DOOR.
A25	CONCRETE APRON AT DRIVE-IN DOOR, SEE STRUCTURAL.
A26	BLEACHER FRONT EXTERIOR WALL BY BLEACHER PROVIDER, SEE EXTERIOR PERSPECTIVES FOR REFERENCE.
A27	FIRE DEPARTMENT CONTROL PANEL, SURFACE MOUNTED, SEE ELECTRICAL.
A28	WALL MOUNTED URINAL, SEE PLUMBING.
A29	60" H X 96" W WHITEBOARD. SEE MATERIAL ID FOR ADDITIONAL INFORMATION.



3 ENLARGED WEST BANK TOILET ROOMS  
 A2.2 1/4" = 1'-0"



2 ENLARGED TEAM TOILET ROOM PLANS  
 A2.2 1/4" = 1'-0"



NOT FOR CONSTRUCTION



**POPE DESIGN GROUP**  
 767 N. EUSTIS STREET, SUITE 110  
 ST. PAUL, MINNESOTA 55114  
 651.642.9200  
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**SLP HIGH SCHOOL STADIUM TEAM ROOMS**  
 ST. LOUIS PARK, MN



**MAIN LEVEL FLOOR PLAN**

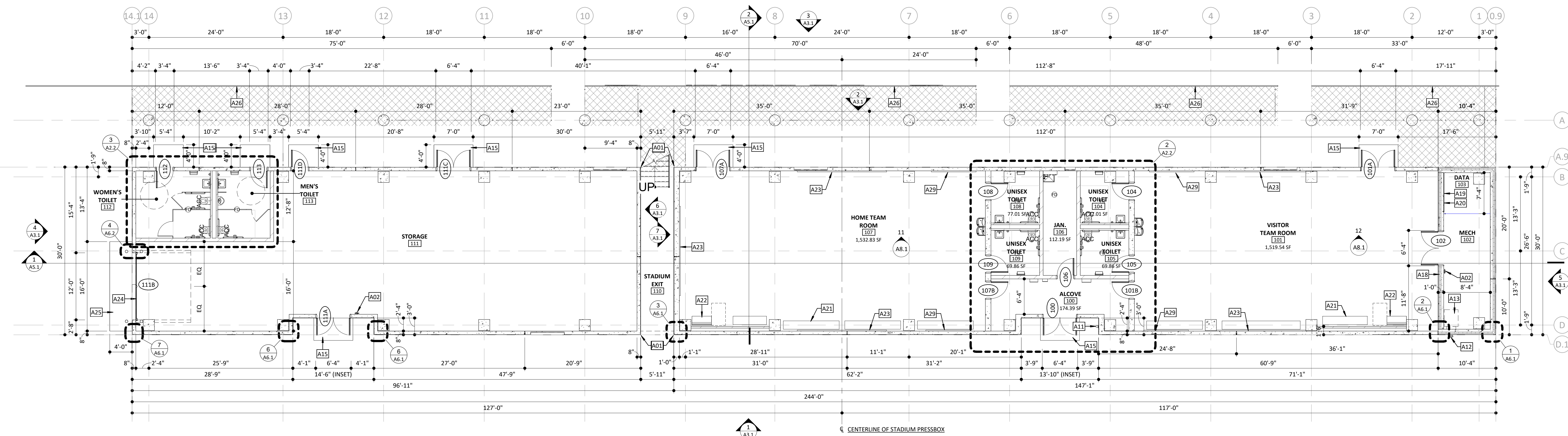
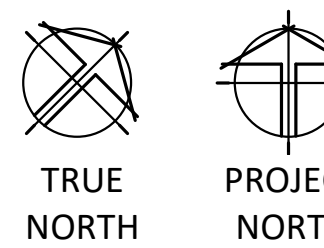
ISSUES & REVISIONS	DATE
CITY SUBMITTAL	08-27-24
1 QA REVIEW SET	09-25-24
2 90% PEER REVIEW	09-27-24

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota

Date: 08/27/24  
 Commission No: 77457-22195  
 Drawn By: DO  
 Checked By: EK

SHEET

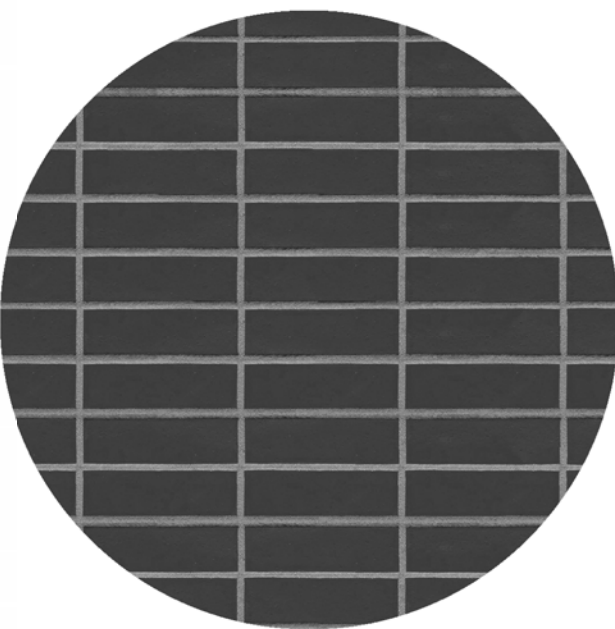
**A2.2**



1 MAIN LEVEL FLOOR PLAN  
 A2.2 1/8" = 1'-0"

**MATERIAL PALETTE**

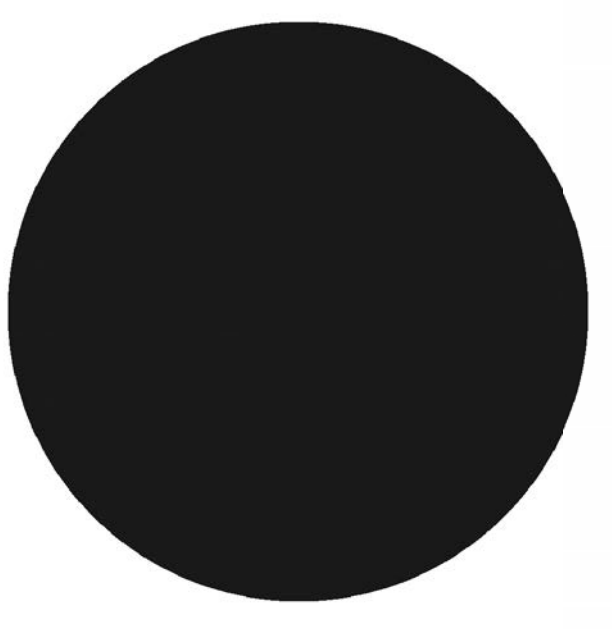
NOTE: BASIS OF DESIGN MATERIALS FOR THE PROJECT ARE SHOWN BELOW. EXACT PRODUCT INFORMATION AND SELECTION MAY VARY AS THE DESIGN PROCESS CONTINUES.



**PCAST-1**  
 PRECAST PANEL WITH ENDICOTT MANGANESE IRONSPOT VELOUR THIN BRICK VENEER, STACK BOND



**PCAST-3**  
 PRECAST PANEL WITH LIGHT SANDBLAST WHITE EXPOSED AGGREGATE



**MP-1**  
 ALUCOBOND TRI-CORN BLACK METAL PANEL

**PCAST-2**  
 PRECAST PANEL WITH ENDICOTT MANGANESE IRONSPOT VELOUR THIN BRICK VENEER, STACK BOND, WITH 1/2" RECESS, MODULAR

**PCAST-4**  
 PRECAST PANEL WITH LIGHT SANDBLAST WHITE EXPOSED AGGREGATE WITH REVEALS

**EXTERIOR MATERIAL PERCENTAGES**

SOUTH ELEVATION			EAST ELEVATION			WEST ELEVATION		
MATERIAL CLASS	MATERIAL (S)	PERCENT	MATERIAL CLASS	MATERIAL (S)	PERCENT	MATERIAL CLASS	MATERIAL (S)	PERCENT
CLASS-1	CAST-IN THIN BRICK	83%	CLASS-1	CAST-IN THIN BRICK	100%	CLASS-1	CAST-IN THIN BRICK	100%
CLASS-2	INTEGRALLY COLORED CONC. PANELS, & PREFINISHED METAL PANELS	17%	CLASS-2	INTEGRALLY COLORED CONC. PANELS, & PREFINISHED METAL PANELS	0%	CLASS-2	INTEGRALLY COLORED CONC. PANELS, & PREFINISHED METAL PANELS	0%

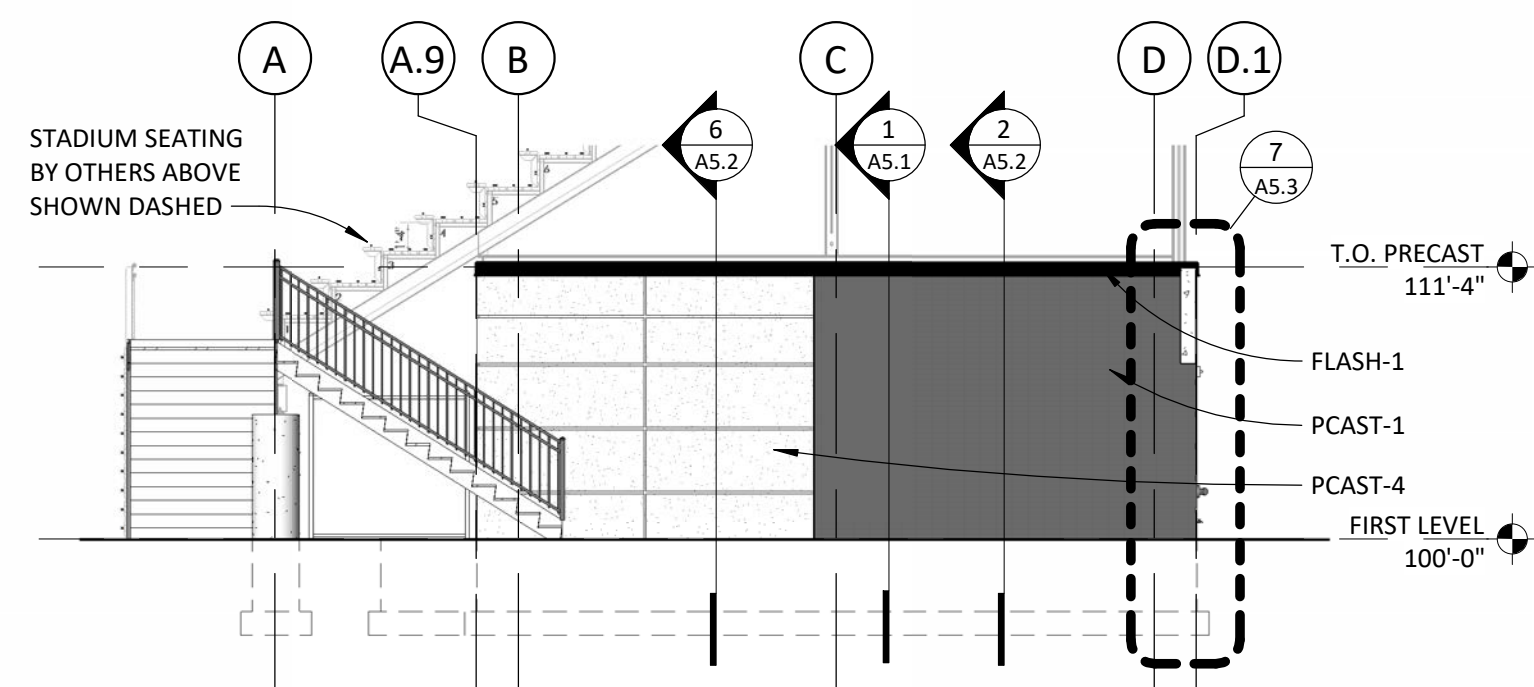
  

NORTH ELEVATION			EAST ELEVATION - INTERIOR			WEST ELEVATION - INTERIOR		
MATERIAL CLASS	MATERIAL (S)	PERCENT	MATERIAL CLASS	MATERIAL (S)	PERCENT	MATERIAL CLASS	MATERIAL (S)	PERCENT
CLASS-1	CAST-IN THIN BRICK	10%	CLASS-1	CAST-IN THIN BRICK	46%	CLASS-1	CAST-IN THIN BRICK	46%
CLASS-2	INTEGRALLY COLORED CONC. PANELS, & PREFINISHED METAL PANELS	90%	CLASS-2	INTEGRALLY COLORED CONC. PANELS, & PREFINISHED METAL PANELS	54%	CLASS-2	INTEGRALLY COLORED CONC. PANELS, & PREFINISHED METAL PANELS	54%

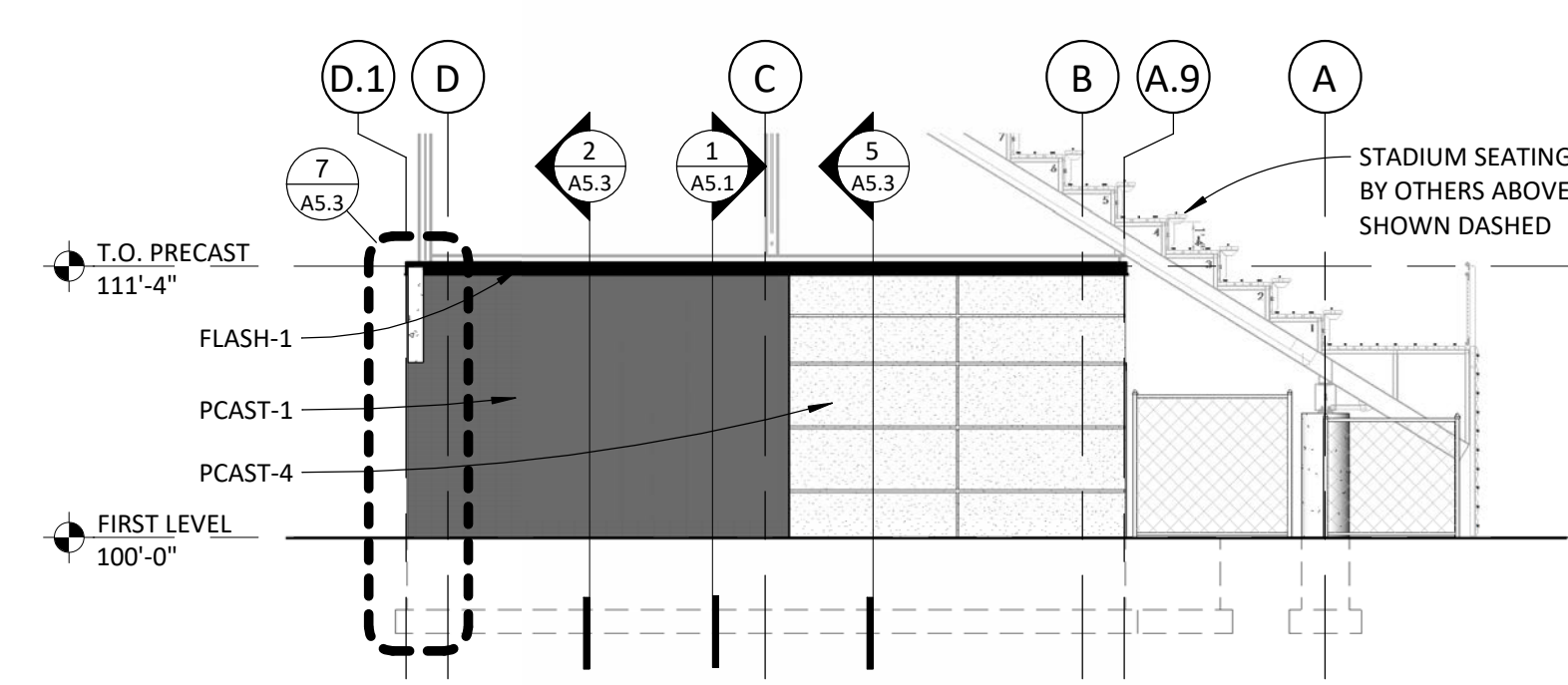
**EXTERIOR MATERIAL FINISH SCHEDULE**

MATERIAL ID	MATERIAL	MANUFACTURER	FINISH	COLOR	LOCATION
PCAST - 1	PRECAST CONCRETE WALL PANELS	WELLS	BRICK VENEER, STACK BOND, MODULAR	ENDICOTT MANGANESE IRONSPOT VELOUR	SEE ELEVATIONS
PCAST - 2	PRECAST CONCRETE WALL PANELS	WELLS	BRICK VENEER, STACK BOND w/ 1/2" RECESS, MODULAR	ENDICOTT MANGANESE IRONSPOT VELOUR	SEE ELEVATIONS
PCAST - 3	PRECAST CONCRETE WALL PANELS	WELLS	LIGHT SANDBLAST	PRECAST WHITE	SEE ELEVATIONS
PCAST - 4	PRECAST CONCRETE WALL PANELS	WELLS	LIGHT SANDBLAST WITH REVEALS	PRECAST WHITE	SEE ELEVATIONS
MP - 1	METAL PANEL	ALUCOBOND	SMP	TRI-CORN BLACK	METAL PANEL ABOVE ENTRANCES
FLASH - 1	CAP FLASHING	PAC-CLAD	KYNAR 500	MATTE BLACK	SEE ELEVATIONS

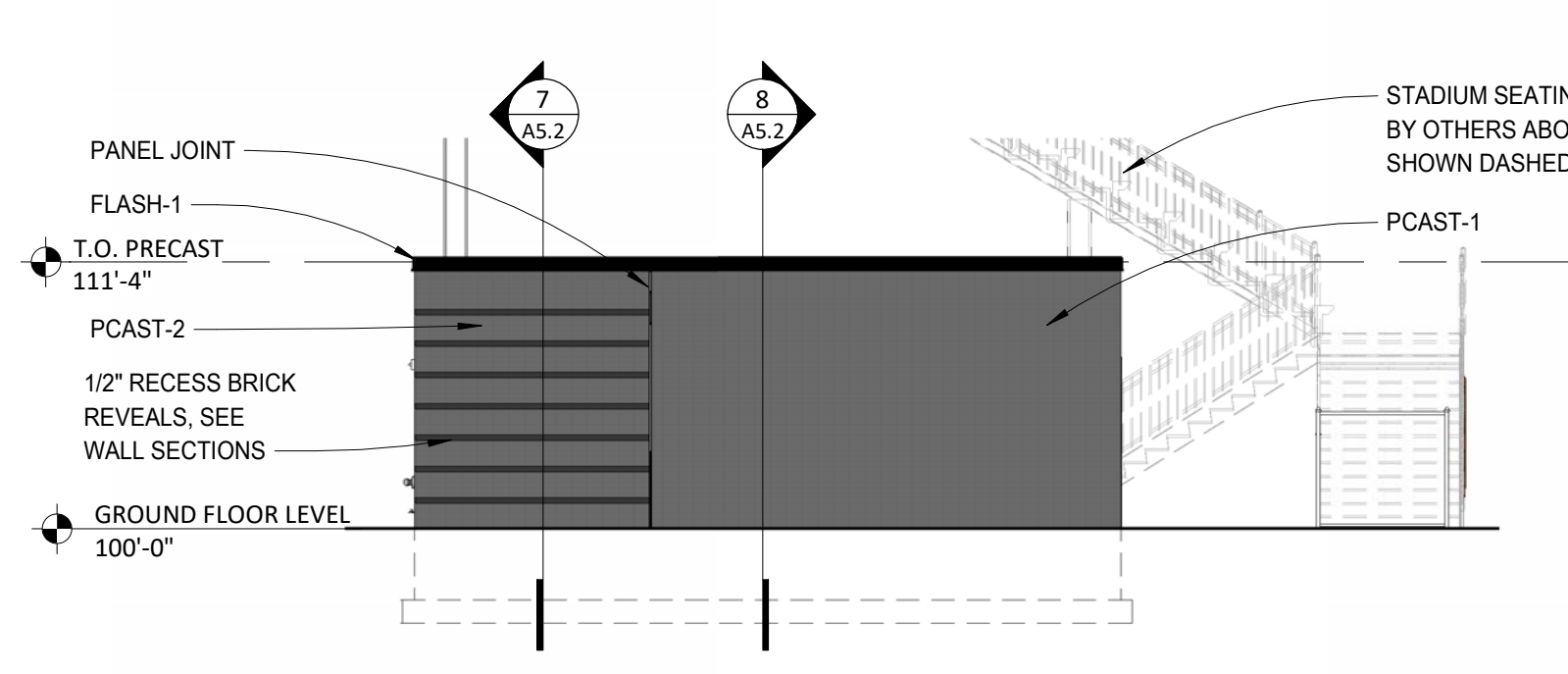
NOTE: THE "BASIS OF DESIGN" MATERIALS FOR THE PROJECT ARE LISTED ON THE SCHEDULE ABOVE. SEE SPECIFICATIONS FOR ADDITIONAL MATERIAL INFORMATION AND OTHER APPROVED SUBSTITUTIONS.



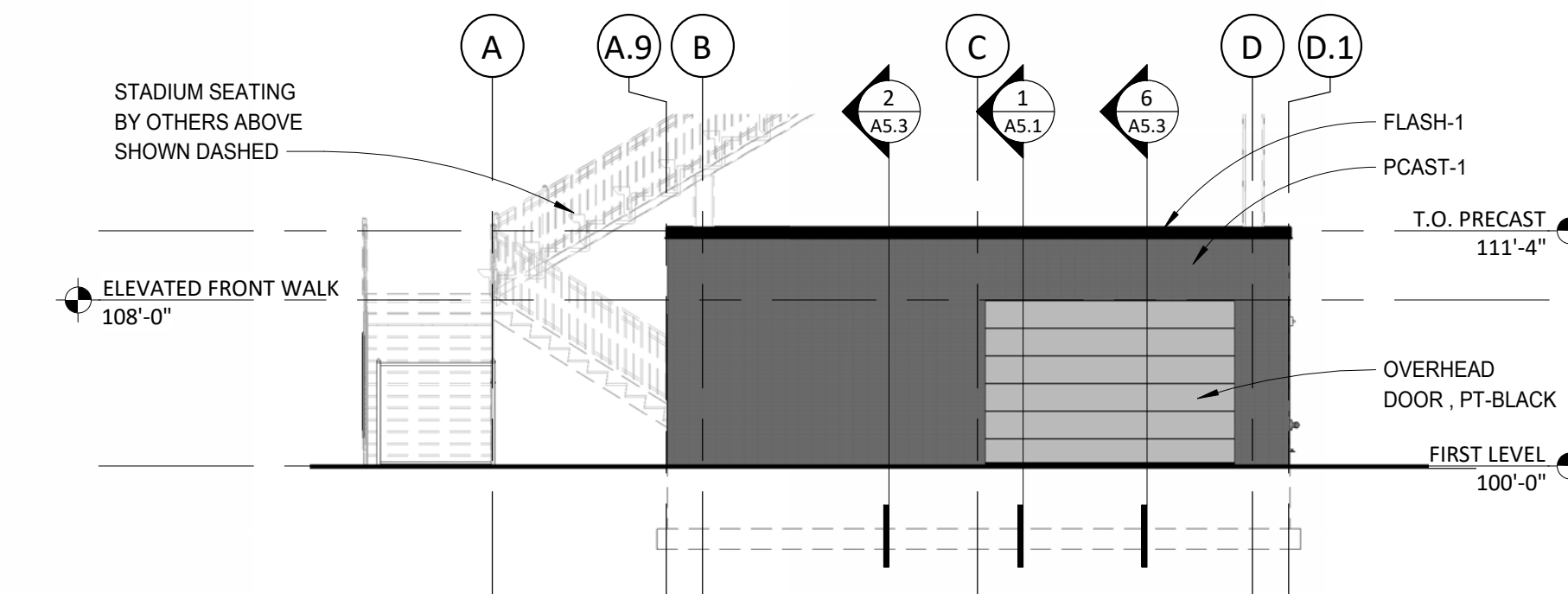
7 WEST ELEVATION AT STADIUM EXIT 110  
 1/8" = 1'-0"



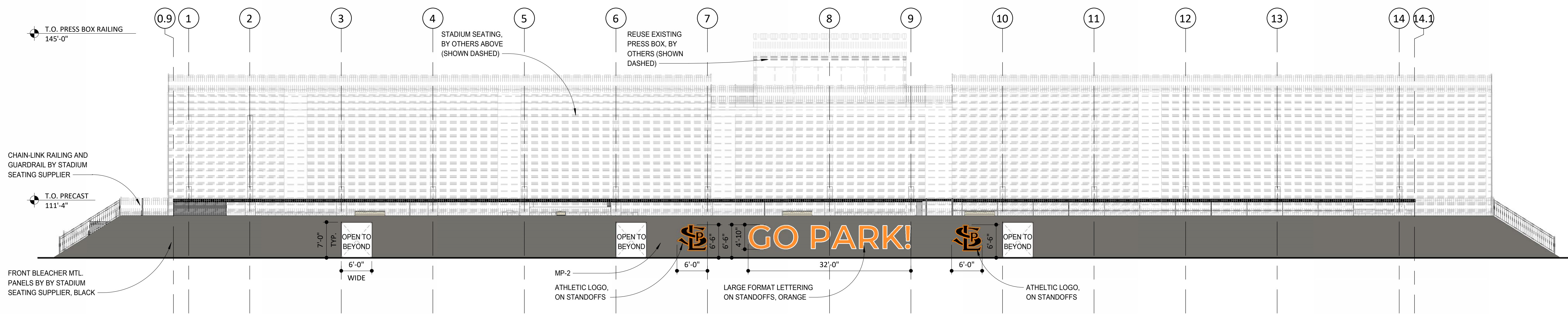
6 EAST ELEVATION AT STADIUM EXIT 110  
 1/8" = 1'-0"



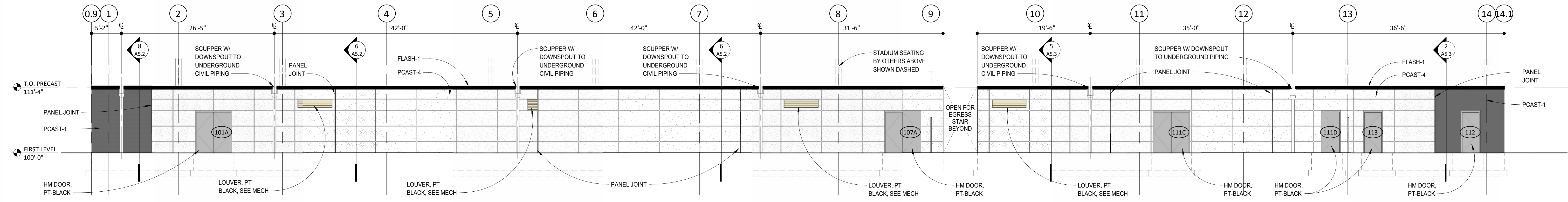
5 EAST BUILDING ELEVATION  
 1/8" = 1'-0"



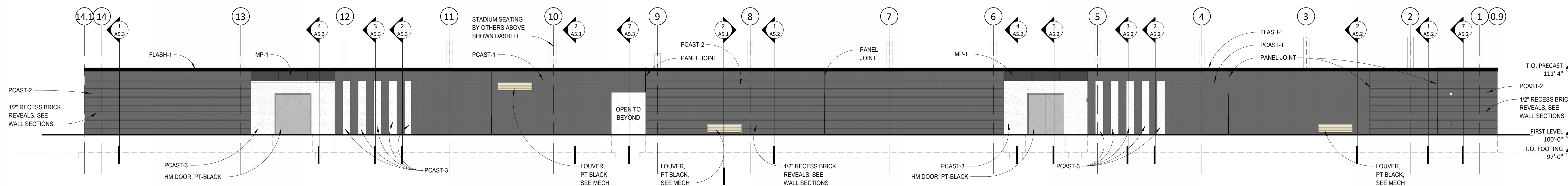
4 WEST BUILDING ELEVATION  
 1/8" = 1'-0"



3 NORTH BLEACHER FRONT ELEVATION (DESIGN BY OTHERS)  
 3/32" = 1'-0"



2 NORTH BUILDING ELEVATION  
 1/8" = 1'-0"



1 SOUTH BUILDING ELEVATION  
 1/8" = 1'-0"

NOT FOR CONSTRUCTION



POPE DESIGN GROUP  
 767 N. EUSTIS STREET, SUITE 190  
 ST. PAUL, MINNESOTA 55114  
 651.642.9200  
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SLP HIGH SCHOOL  
 STADIUM TEAM ROOMS  
 ST. LOUIS PARK, MN



EXTERIOR ELEVATIONS,  
 EXTERIOR MATERIAL FINISH SCHEDULE

ISSUES & REVISIONS	DATE
CITY SUBMITTAL	08-27-24
1 QA REVIEW SET	09-25-24
2 90% PEER REVIEW	09-27-24

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota

Gonzalo Villares  
 Date: 08/27/24 Lic No: 51570

COMMISSION NO: 77457-22195  
 DRAWN BY: KK, DO, NW  
 CHECKED BY: EK

SHEET

A3.1

## Executive summary

**Title:** Resolution rescinding permit parking at 3308 Texas Avenue – Ward 3

**Recommended action:** Motion to adopt resolution rescinding Resolution 19-099, removing permit parking at 3308 Texas Avenue.

**Policy consideration:** None.

**Summary:** This permit parking was installed in 2019 following the city's permit parking for persons with medical needs practice through traffic study 709.

Annually, staff reaches out to the residents who have assigned medical needs permit parking to confirm the ongoing need. In July 2024, staff made several attempts to reach the parking permit holder for 3308 Texas Avenue without any success.

In situations where the ongoing need for permit parking cannot be established, staff recommends rescinding the permit parking. On July 17, staff sent a final letter to 3308 Texas Avenue informing them that if we did not hear from them by Aug. 30, we would be removing the parking restrictions. As of Oct. 1, 2024, staff has not received any response to the letter.

This item is being brought to council since the permit parking was installed by resolution. In working with the city's attorney, it has been determined that council action is not necessary for this type of permit. Future medical needs parking permits will be approved and removed administratively and not brought to the council for action.

**Financial or budget considerations:** The cost to remove these controls is minimal and will come out of the general operating budget.

**Strategic priority consideration:** Not applicable.

**Supporting documents:** Resolution  
[Resolution 19-099 – to be rescinded](#)  
Location map

**Prepared by:** Kerrwin Dempsey, engineering technician III  
Jack Sullivan, engineering project manager

**Reviewed by:** Debra Heiser, engineering director

**Approved by:** Kim Keller, city manager

**Resolution No. 24-\_\_\_\_\_**

**Removal of permit parking restrictions at 3308 Texas Avenue**

**Whereas**, the City of St. Louis Park allows for permit parking under the city’s permit parking for persons with disabilities or medical needs; and,

**Whereas**, in 2019, permit parking was installed at 3308 Texas Avenue at the request of the person residing there through traffic study 709; and,

**Whereas**, during the annual review of this permit parking engineering staff did not receive confirmation that the resident still resides at this location; and,

**Whereas**, engineering staff recommends the removal of said permit parking at 3308 Texas Avenue,

**Now therefore be it resolved** by the city council of the City of St. Louis Park, Minnesota, that Resolution 19-099 be rescinded.

Reviewed for administration:

Adopted by the city council October 7, 2024:

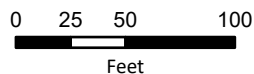
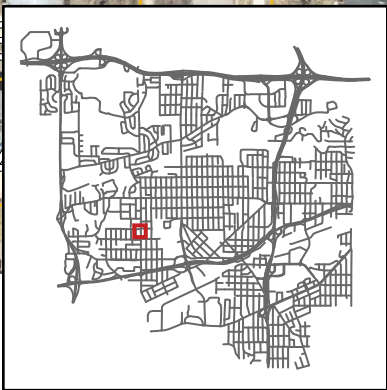
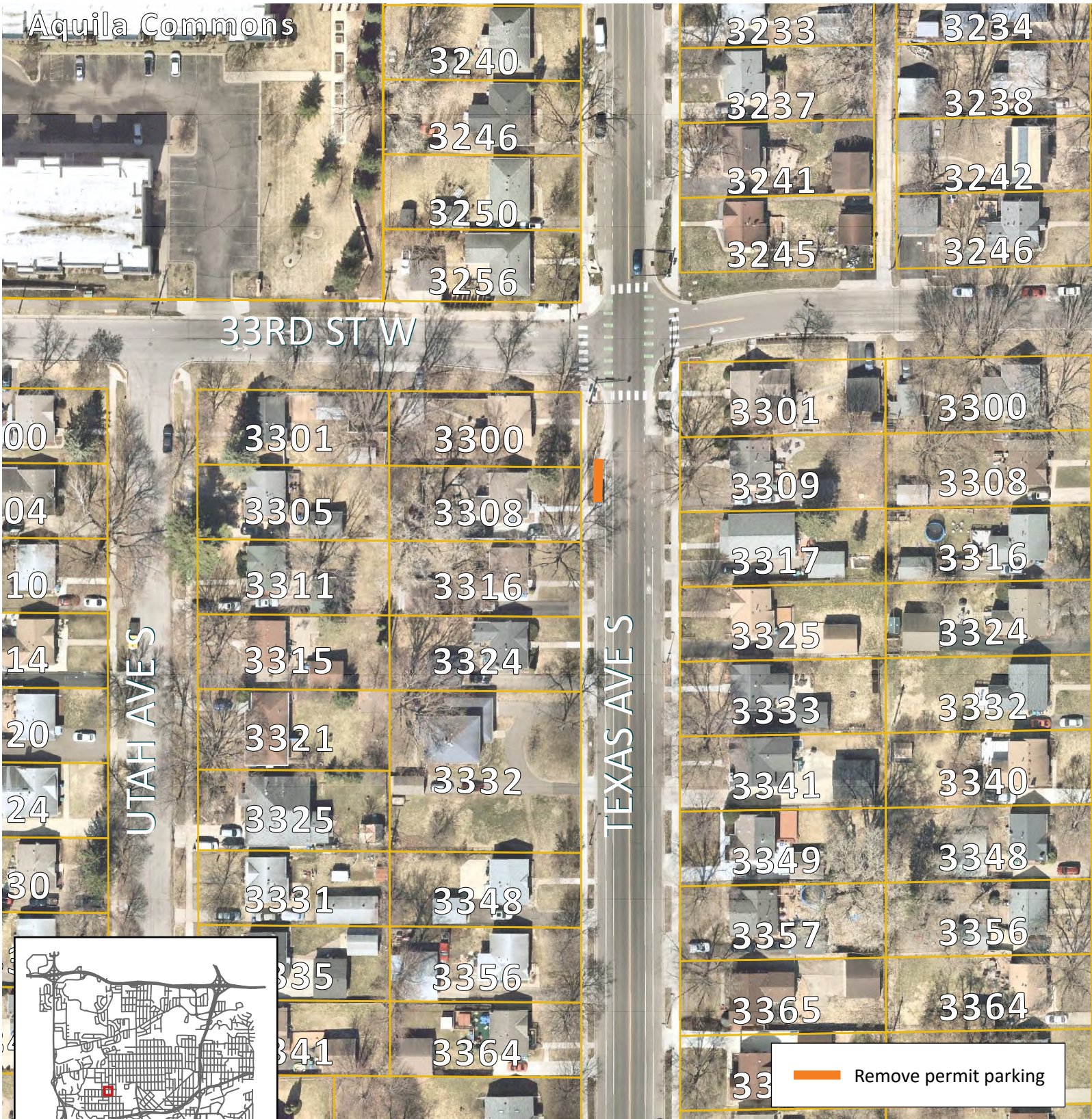
\_\_\_\_\_  
Kim Keller, city manager

\_\_\_\_\_  
Nadia Mohamed, mayor

Attest:

\_\_\_\_\_  
Melissa Kennedy, city clerk

# TS 793 - 3308 Texas Avenue location map



## Executive summary

**Title:** Resolution authorizing Environmental Response Fund grant application for Cedar Lake Road and Louisiana Avenue project – Phase 2 (4024-1100) - Ward 4

**Recommended action:** Motion to adopt resolution to approve the application for an Environmental Response Fund (ERF) grant from Hennepin County for Cedar Lake Road and Louisiana Avenue Improvements project – Phase 2 (4024-1100).

**Policy consideration:** None.

**Summary:** On Feb. 6, 2023, the city council approved the preliminary layout for the Cedar Lake Road and Louisiana Avenue Improvement project. The project phasing and schedule:

1. Cedar Lake Road Improvement (TH169 to Rhode Island Avenue) – project no. 4023-1100
  - Construction 2024
2. Cedar Lake Road (Rhode Island Avenue to Kentucky Avenue) and Louisiana Avenue (Wayzata Boulevard to BNSF railroad) Improvement – project no. 4024-1100
  - Construction 2025 and 2026

A limited phase II environmental study was conducted. It found that there are contaminated materials in the phases under construction in 2025 and 2026 that would need to be removed to construct this project. While this material is not hazardous, it will need to be disposed of in a landfill. To address these costs, staff recommends applying for an ERF grant to pay for the removal costs.

The ERF program provides funds for the assessment and cleanup of contaminated sites. ERF grants provide funding for a variety of activities at contaminated sites where the added environmental costs hinder site improvements or redevelopment. Staff is requesting that council approve the attached resolution of support to apply for and receive the ERF grant.

**Financial or budget considerations:** The engineer’s estimate for this project is \$13,200,000. The project will be paid for using municipal state aid (MSA), utility funds, federal aid, congressionally directed spending and state appropriation. Passing this resolution will enable the city to apply for ERF grant funds to fund \$600,000 of contaminated material removal. If received, these dollars will offset the overall cost of this project.

**Strategic priority consideration:** St. Louis Park is committed to continue to lead in environmental stewardship.

**Supporting documents:** Resolution

**Prepared by:** Aaron Wiesen, engineering project manager

**Reviewed by:** Deb Heiser, engineering director

**Approved by:** Kim Keller, city manager

**Resolution No. 24-\_\_\_\_\_**

**Approving application for and to receive ERF funding from Hennepin County for the removal of contaminated soils in the Cedar Lake Road and Louisiana Avenue Improvement project – Phase 2 (4024-1100)**

**Be it resolved** by the city council of the City of St. Louis Park, Minnesota, that the City of Saint Louis Park approves the application for funding for the Cedar Lake Road and Louisiana Avenue Improvement project – Phase 2 (4024-1100) for which an Environmental Response Fund grant application is being submitted to the Hennepin County Department of Environmental Services on November 1, 2024, by the City of St. Louis Park.

Reviewed for Administration:

Adopted by the city council October 7, 2024:

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Kim Keller, city manager

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Nadia Mohamed, mayor

Attest:

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Melissa Kennedy, City Clerk



## Executive summary

**Title:** Approve parcel purchase - Cedar Lake Road and Louisiana Avenue Improvement project – Phase 2 (4024-1100) - Ward 4

**Recommended action:** Motion to approve parcel purchase at 7120 Cedar Lake Road for the Cedar Lake Road and Louisiana Avenue Improvement project – Phase 2 (4024-1100).

**Policy consideration:** Does the council approve the parcel purchase at 7120 Cedar Lake Road for the Cedar Lake Road and Louisiana Avenue Improvement project – Phase 2?

**Summary:** On [Feb. 6, 2023](#), the city council approved the preliminary layout for the Cedar Lake Road and Louisiana Avenue Improvement project. To construct this project as shown on the approved layout, the city needs to purchase Parcel #55 from a private property owner.

On [April 15, 2024](#), the city council approved a resolution to commence eminent domain for this parcel, enabling the project team to start negotiations with the property owner. Staff anticipated that this parcel would take longer to acquire since we needed the entire parcel to build the roundabout at the intersection of Cedar Lake Road and Louisiana Avenue.

SRF Consulting Group, the city's right of way consultant, has been negotiating with the property owners since April 2024 and has recently come to a conditional agreement on purchase price. Since the offer is over \$175,000, it requires council approval.

**Financial or budget considerations:** The cost for the property acquisition for Parcel #55 is \$800,000. The [Feb. 20, 2024](#) city council report contains an estimate of \$1,928,473 for property acquisition for both Phase 1 and Phase 2 of this project. The recommended settlement amount is within the estimated budget for this property acquisition. The project will be paid for using municipal state aid (MSA), utility funds, federal aid, congressionally directed spending and state appropriation.

**Strategic priority consideration:** St. Louis Park is committed to providing a variety of options for people to make their way around the city comfortably, safely and reliably.

**Supporting documents:** Discussion

[Feb. 6, 2023 council report](#)

[April 15, 2024 council report](#)

[Feb. 20, 2024 council report](#)

**Prepared by:** Debra Heiser, engineering director

**Reviewed by:** Soren Mattick, city attorney

**Approved by:** Kim Keller, city manager

## Discussion

**Background:** [On Feb. 6, 2023](#), the city council approved the preliminary layout for the Cedar Lake Road and Louisiana Avenue Improvement project. To construct this project as shown on the approved layout, the city needs to acquire (purchase) Parcel #55 from a private property owner to accommodate the new intersection layout.

**Parcel acquisition:** Construction of the roundabout at the intersection of Cedar Lake Road and Louisiana Avenue will require the purchase of parcel #55, located at 7120 Cedar Lake Road. This parcel is located in the northeast corner of the intersection of Cedar Lake Road and Louisiana Avenue. The current retail business operating on this property is West End Tobacco & Cigars. Because the city project will require demolition of the building, the city must acquire the entire parcel. Please see the overview of the parcel below.

### Parcel #55 – 7120 Cedar Lake Road



SRF Consulting Group, the city's right of way consultant, has been negotiating with the property owners since April 2024 and has recently come to a conditional agreement on purchase price. Since the offer is over \$175,000, it requires council approval.

Once the settlement amount is approved by council, staff will work with the city attorney on a purchase agreement, including details on closing dates and relocation costs.

**Financial or budget considerations:** The cost for the property acquisition for Parcel #55 is \$800,000. On Feb. 20, 2024, the city council report contained an estimate of \$1,928,473 for property acquisition for Phase 1 and Phase 2 of the Cedar Lake Road and Louisiana Avenue project.

The recommended settlement amount is within the estimated budget for this property acquisition. The actual cost to obtain all the easements necessary for this project will not be known until all property owners have finalized negotiations.

**Next steps:** The schedule for this project is below:

**Phase 2 – Cedar Lake Road and Louisiana Avenue Improvement project  
2025 and 2026 Construction**

<b>Description</b>	<b>Date</b>
90 percent plans complete	October 2024
Open House	November 2024
Right of way acquisition complete	February 2025
City council approve plans and specs order ad for bid	February 2025
Tree removal	March 2025
Private utility relocations	Spring 2025
Reconstruct Louisiana Avenue	May - November 2025
Reconstruct Cedar Lake Road and the intersection of Cedar Lake Road and Louisiana Avenue	May - November 2026

## Executive summary

**Title:** Resolution authorizing special assessment for the sewer service line repair at 3945 Xenwood Avenue South - Ward 2

**Recommended action:** Motion to adopt a resolution authorizing the special assessment for the repair of the sewer service line at 3945 Xenwood Avenue South, St. Louis Park, MN. P.I.D. 21-117-21-24-0014.

**Policy consideration:** The proposed action is consistent with policy previously established by the city council.

**Summary:** Margaret Michels, owner of the single-family residence at 3945 Xenwood Avenue South, has requested the city authorize the repair of the sewer service line for her home and assess the cost against the property in accordance with the city's special assessment policy.

The city requires the repair of service lines to promote the general public health, safety and welfare within the community. The special assessment policy for the repair or replacement of water and/or sewer service lines for existing homes was adopted by the city council in 1996. This program was put into place because sometimes property owners face financial hardships when emergency repairs like this are unexpectedly required. Plans and permits for this service line repair work were completed, submitted and approved by city staff. The property owner hired a contractor and repaired the sewer service line in compliance with current codes and regulations. Based on the completed work, this repair qualifies for the city's special assessment program. The property owner has petitioned the city to authorize the sewer service line repair and special assess the cost of the repair. The total eligible cost of the repair has been determined to be \$9,710.

**Financial or budget considerations:** The city has funds in place to finance the cost of this special assessment.

**Strategic priority consideration:** St. Louis Park is committed to continue to lead in environmental stewardship.

**Supporting documents:** Resolution

**Prepared by:** Beth Holida, office assistant

**Reviewed by:** Stacy M. Voelker, administrative coordinator  
Emily Carr, assessing technician  
Austin Holm, utilities superintendent  
Jay Hall, public works director

**Approved by:** Kim Keller, city manager

**Resolution No. 24-\_\_\_\_\_**  
**Authorizing the special assessment for the repair of the**  
**sewer service line at 3945 Xenwood Avenue South, St. Louis Park, MN**  
**P.I.D. 21-117-21-24-0014**

**Whereas**, the property owner at 3945 Xenwood Avenue South, has petitioned the City of St. Louis Park to authorize a special assessment for the repair of the sewer service line for the single-family residence located at 3945 Xenwood Avenue South; and

**Whereas**, the property owner has agreed to waive the right to a public hearing, right of notice and right of appeal pursuant to Minnesota Statute, Chapter 429; and

**Whereas**, the city council of the City of St. Louis Park has received a report from the Utility Superintendent related to the repair of the sewer service line,

**Now therefore be it resolved** by the city council of the City of St. Louis Park, Minnesota, that:

1. The petition from the property owner requesting the approval and special assessment for the sewer service line repair is hereby accepted.
2. The sewer service line repair that was done in conformance with the plans and specifications approved by the public works department and department of inspections is hereby accepted.
3. The total cost for the repair of the sewer service line is accepted at \$9,710.
4. The property owner has agreed to waive the right to a public hearing, notice and appeal from the special assessment, whether provided by Minnesota Statutes, Chapter 429, or by other statutes, or by ordinance, City Charter, the constitution, or common law.
5. The property owner has agreed to pay the city for the total cost of the above improvements through a special assessment over a ten (10) year period at the interest rate of 5.5%.
6. The property owner has executed an agreement with the city and all other documents necessary to implement the repair of the sewer service line and the special assessment of all costs associated therewith.

Reviewed for administration:

Adopted by the city council October 7, 2024:

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Kim Keller, city manager

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Nadia Mohamed, mayor

Attest:

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Melissa Kennedy, city clerk

## Executive summary

**Title:** Resolution authorizing special assessment for the sewer service line repair at 3909 Xenwood Avenue South - Ward 2

**Recommended action:** Motion to adopt a resolution authorizing the special assessment for the repair of the sewer service line at 3909 Xenwood Avenue South, St. Louis Park, MN. P.I.D. 21-117-21-21-0008.

**Policy consideration:** The proposed action is consistent with policy previously established by the city council.

**Summary:** Christopher Bjorgaard, owner of the single-family residence at 3909 Xenwood Avenue South, has requested the city authorize the repair of the sewer service line for his home and assess the cost against the property in accordance with the city's special assessment policy.

The city requires the repair of service lines to promote the general public health, safety and welfare within the community. The special assessment policy for the repair or replacement of water and/or sewer service lines for existing homes was adopted by the city council in 1996. This program was put into place because sometimes property owners face financial hardships when emergency repairs like this are unexpectedly required. Plans and permits for this service line repair work were completed, submitted, and approved by city staff. The property owner hired a contractor and repaired the sewer service line in compliance with current codes and regulations. Based on the completed work, this repair qualifies for the city's special assessment program. The property owner has petitioned the city to authorize the sewer service line repair and special assess the cost of the repair. The total eligible cost of the repair has been determined to be \$11,680.

**Financial or budget considerations:** The city has funds in place to finance the cost of this special assessment.

**Strategic priority consideration:** St. Louis Park is committed to continue to lead in environmental stewardship.

**Supporting documents:** Resolution

**Prepared by:** Beth Holida, office assistant

**Reviewed by:** Stacy M. Voelker, administrative coordinator

Emily Carr, assessing technician

Austin Holm, utilities superintendent

Jay Hall, public works director

**Approved by:** Kim Keller, city manager

**Resolution No. 24-\_\_\_\_\_**  
**Authorizing the special assessment for the repair of the sewer service line at 3909 Xenwood Avenue South, St. Louis Park, MN**  
**P.I.D. 21-117-21-21-0008**

**Whereas,** the property owner at 3909 Xenwood Avenue South, has petitioned the City of St. Louis Park to authorize a special assessment for the repair of the sewer service line for the single-family residence located at 3909 Xenwood Avenue South; and

**Whereas,** the property owner has agreed to waive the right to a public hearing, right of notice and right of appeal pursuant to Minnesota Statute, Chapter 429; and

**Whereas,** the city council of the City of St. Louis Park has received a report from the Utility Superintendent related to the repair of the sewer service line,

**Now therefore be it resolved** by the city council of the City of St. Louis Park, Minnesota, that:

1. The petition from the property owner requesting the approval and special assessment for the sewer service line repair is hereby accepted.
2. The sewer service line repair that was done in conformance with the plans and specifications approved by the public works department and department of inspections is hereby accepted.
3. The total cost for the repair of the sewer service line is accepted at \$11,680.
4. The property owner has agreed to waive the right to a public hearing, notice and appeal from the special assessment, whether provided by Minnesota Statutes, Chapter 429, or by other statutes, or by ordinance, City Charter, the constitution, or common law.
5. The property owner has agreed to pay the city for the total cost of the above improvements through a special assessment over a ten (10) year period at the interest rate of 5.5%.
6. The property owner has executed an agreement with the city and all other documents necessary to implement the repair of the sewer service line and the special assessment of all costs associated therewith.

Reviewed for administration:

Adopted by the city council October 7, 2024:

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Kim Keller, city manager

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Nadia Mohamed, mayor

Attest:

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Melissa Kennedy, city clerk

## Executive summary

**Title:** Resolutions imposing civil penalties for violations of St. Louis Park City Code Chapter 3

**Recommended action:** Motion to adopt resolutions imposing civil penalties for violations of St. Louis Park City Code Chapter 3.

**Policy consideration:** Does the city council accept the proposed civil penalties for violations of St. Louis Park City Code Chapter 3?

**Summary:** The city clerk's office received notice of violations of Minnesota Statutes Chapter 340A and chapter 3 of the St. Louis Park City Code related to alcoholic beverages. The city is responsible for imposing civil penalties for violations of the city code. State law provides that the maximum penalty allowed for each violation is license revocation, license suspension for up to sixty (60) days, or imposition of a civil fine not to exceed \$2,000.00 for each violation.

- Yayin Gadol LLC dba Top Ten Liquors provided alcoholic beverages to another alcoholic beverage license retail account for resale. This is a violation of Minnesota Statutes 340A.415 and 340A.505 and chapter 3 of the St. Louis Park City Code. The state imposed a penalty of \$1,500 against the license holder for the violation. Per the administrative penalty process outlined in Chapter 3 of the city code, the city proposed the imposition of an additional \$500 fine for the violation as the license holder had already paid the \$1,500 penalty to the Minnesota Department of Alcohol and Gambling Enforcement. Yayin Gadol LLC dba Top Ten Liquors agreed to the proposed civil penalty and have already paid the fine.
- Philips Investment Co. dba Park Tavern Lounge & Lanes provided alcoholic beverages in the parking lot area outside of the specific premises approved in its license for liquor sales. This is a violation of Minnesota Statute Chapter 340A.410, sub. 7 and chapter 3 of the St. Louis Park City Code. Per the administrative penalty process outlined in Chapter 3 of the city code, the city proposed the imposition of a \$2,000 fine and a three-day license suspension. Philips Investment Co. dba Park Tavern Lounge & Lanes agreed to the proposed civil penalty. If approved by the city council, the license holder will have 30 days to pay the fine and will serve the license suspension on October 28, November 4 and November 25, 2024.

The city attorney has reviewed both violations and has approved the terms of each civil penalty.

**Financial or budget considerations:** None.

**Strategic priority consideration:** Not applicable.

**Supporting documents:** Discussion, resolutions

**Prepared by:** Amanda Scott-Lerdal, deputy city clerk

**Reviewed by:** Melissa Kennedy, city clerk

**Approved by:** Kim Keller, city manager



## **Discussion**

### **How many active liquor licenses does the city have?**

The city has 60 licensed establishments for the current license period, ending Feb. 28, 2025.

### **What is the maximum penalty allowed?**

The city council may revoke the license, impose a suspension for up to sixty (60) days, or impose a civil fine not to exceed \$2,000.00 for each violation.

### **When is payment of the penalty due?**

Payment is due within 30 days of city council approval of the penalty.

### **What options do the license holders have to respond to their violation?**

The license holders were given the following options:

- Accept the violation and pay the prescribed penalty, waiving the right to any appeal.
- Appeal the violation directly to the city council at a public meeting.

### **When are license suspensions served?**

City staff work with the establishment to determine the dates on which the license suspension will be served, and they are agreed to by both parties. The suspension applies only to the sale and service of alcohol, not food or non-alcoholic beverages. The police department verifies compliance with the terms of the suspension.

**Resolution No. 24-\_\_\_\_\_**

**Imposing civil penalty for liquor license violation on April 16, 2024 at Yayin Gadol LLC dba Top Ten Liquors, 5111 Excelsior Blvd.**

**Whereas** on April 16, 2024, a liquor license violation, providing alcoholic beverages to another alcoholic beverage license retail account for resale, occurred at Top Ten Liquors, 5111 Excelsior Blvd. in St. Louis Park; and

**Whereas** the liquor license violation was the first liquor license violation at this establishment within three years; and

**Whereas** the license holder, has stipulated that the incident occurred and was a violation of St. Louis Park City Code §§ 3-35 and 3-73; and

**Whereas** the license holder was informed of the administrative penalty process and has agreed to accept the penalty as proposed by the city manager and as approved by the city council,

**Now therefore be it resolved** that a civil penalty of \$500 is hereby imposed on the license holder pursuant to St. Louis Park City Code §§ 3-35 and 3-73.

Reviewed for administration:

Adopted by the city council October 7, 2024:

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Kim Keller, city manager

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Nadia Mohamed, mayor

Attest:

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Melissa Kennedy, city clerk

**Resolution No. 24-\_\_\_\_\_**

**Imposing civil penalty for liquor license violation on August 29, 2024 at Philips Investment Co. dba Park Tavern Lounge & Lanes, 3401 Louisiana Ave. S.**

**Whereas** on August 29, 2024, a liquor license violation, providing alcoholic beverages in the parking lot area outside the specific premises approved in its license for liquor sales, in violation of Minn. Stat § 340A.410, subd. 7 and in violation of St. Louis Park City Code §§ 3-35, 3-68 and 3-73, occurred at Park Tavern Lounge & Lanes, 3401 Louisiana Avenue S. in St. Louis Park; and

**Whereas** the liquor license violation was the first liquor license violation at this establishment within three years; and

**Whereas** the license holder, has stipulated that the incident occurred and was a violation of St. Louis Park City Code §§ 3-35, 3-68 and 3-73; and

**Whereas** the license holder was informed of the civil penalty process and has agreed to accept the administrative penalty as set by the city manager and as approved by the city council.

**Now therefore be it resolved** that a civil penalty of \$2,000 and a three-day license suspension to be served on October 28, 2024, November 4, 2024, and November 25, 2024 is hereby imposed on the license holder pursuant to St. Louis Park City Code §§ 3-35, 3-68 and 3-73.

Reviewed for administration:

Adopted by the city council October 7, 2024:

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Kim Keller, city manager

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Nadia Mohamed, mayor

Attest:

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Melissa Kennedy, city clerk

## Executive summary

**Title:** 2025 budget and property owner service charges for Special Service Districts 1-6

**Recommended action:** Mayor to open the public hearing, take testimony, and close the public hearing. There is no other formal action required at this meeting. Formal action on the budget and service charges will be placed on the Oct. 21, 2024 council agenda.

**Policy consideration:** Does the city council have questions regarding the Special Service Districts 1–6 budgets and property owner service charges?

**Summary:** The 2025 proposed budgets and service charges have been adjusted to include a 2.14% increase in Special Service Districts (SSD) 1–4 and no increase in SSDs 5–6 due to adequate fund balances. Staff have provided public notice and a direct mailing to property owners in each district regarding the proposed 2025 budget and service charges.

The proposed 2025 budget, services charges and locations of each district are included as attachments.

**Financial or budget considerations:** The city owns property in several SSDs and will incur service charge costs for those properties. The service charge costs incurred are as follows: Parks maintenance budget incurs \$30,537 in SSD 1; public works ops budget incurs \$56 in SSD 2 and \$851 in SSD 4; EDA/TIF admin budget incurs \$1,770 in SSD 6.

**Strategic priority consideration:** Not applicable.

**Supporting documents:** Discussion  
Attachments  
A) SSD 1–6 budgets  
B) SSD 1–6 service charges  
C) SSD 1–6 maps

**Prepared by:** Kala Fisher, public services superintendent/deputy public works director

**Reviewed by:** Emily Carr, assessment technician  
Cindy Walsh, deputy city manager

**Approved by:** Kim Keller, city manager

## Discussion

### Background:

#### History

In 1996, council approved a resolution authorizing Special Service District (SSD) 1. Since then, five additional service districts have been set up within the city (SSDs 1-4 are along Excelsior Boulevard, SSD 5 is along Park Place Boulevard near West End and SSD 6 is along W. 36<sup>th</sup> Street near Hoiggard Village). City staff provides management services for the service districts.

#### Budget and service charge overview

Annually, the city council must set a service charge for the district following a public hearing on the proposed charge. The service charges are used to fund the maintenance activities in each district. The notice of this public hearing was published on the city's website and in the Sun Sailor on Sept. 19 and Oct. 3, 2024. The public hearing notice was sent to all property owners within each district.

A summary of proposed 2025 budget and service charges are below:

- SSD 1: budget and service charges proposed at \$114,398; an increase of 2.14%.
- SSD 2: budget and service charges proposed at \$50,892; an increase of 2.14%.
- SSD 3: budget and service charges proposed at \$55,333; an increase of 2.14%.
- SSD 4: budget and service charges proposed at \$28,885; an increase of 2.14%.
- SSD 5: budget and service charges proposed at \$34,287; no increase due to adequate fund reserves to meet budgeted expenses.
- SSD 6: budget proposed at \$27,400 and service charges proposed at \$19,320. No increase in budget or service charges due to adequate fund reserves to meet budgeted expenses.

#### Proposed 2025 budget and service charges

Following the public hearing, staff recommend approval of the following:

- 2025 budget and service charges for each district.
- In SSD 1: An annual contribution of \$1,993 from Parkshores Senior Campus, LLC, in recognition of the benefits received as a residential property located within the service district.

#### Present considerations:

The Special Service Districts are a benefit to the businesses and city as they help maintain the improvements made in the district, promote a positive image of the business corridor and attract customers to the area.

#### Next steps:

- On Oct.21, 2024 the city council will be asked to adopt individual resolutions for each district setting the 2025 budgets and service charges and directing staff to certify the annual service charges to Hennepin County.
- In November 2024, the city certifies the 2025 assessments (service charges) to Hennepin County.

**Attachment A**

**CITY OF ST. LOUIS PARK  
 Special Service District #1**

<b>SSD#1 Budget</b>			
<b>Account</b>	<b>Subsidiary</b>	<b>Proposed Budget 2025</b>	<b>Adopted Budget 2024</b>
6212 - GENERAL SUPPLIES		\$ 255	\$ 250
6221 - SSD'S - IRRIGATION MATERIALS	715 - SSD'S - IRRIGATION MATERIALS	\$ 536	\$ 525
6224 - LANDSCAPING MATERIALS		\$ 6,327	\$ 6,195
6303 - OTHER		\$ 322	\$ 315
6303 - SSD -Banner replacements	680 - SSD -Banner replacements	\$ 2,681	\$ 2,625
6410 - SSD Mgmt Services	678 - SSD Mgmt Services	\$ 4,826	\$ 4,725
6550 - Civil	750 - Civil	\$ 161	\$ 158
6630 - OTHER CONTRACTUAL SERVICES			
6630 - SSD - snow removal	772 - SSD - snow removal	\$ 46,114	\$ 45,150
6630 - SSD - Banner install/removal	774 - SSD - Banner install/removal	\$ 1,072	\$ 1,050
6630 - SSD - Irrigation services	775 - SSD - Irrigation services	\$ 3,217	\$ 3,150
6630 - SSD decorative install/maint	776 - SSD decorative install/maint	\$ 8,579	\$ 8,400
6630 - SSD - Landscape services	777 - SSD - Landscape services	\$ 33,245	\$ 32,550
6950 - LEGAL NOTICES		\$ 107	\$ 105
7106 - PUBLIC LIABILITY INSURANCE		\$ 144	\$ 141
7207 - SSD infrastructure repair	880 - Infrastructure Repair-Internal	\$ 4,290	\$ 4,200
7301 - ELECTRIC SERVICE		\$ 2,520	\$ 2,468
<b>TOTAL EXPENDITURES</b>		<b>\$ 114,398</b>	<b>\$ 112,006</b>

**Attachment A**

**CITY OF ST. LOUIS PARK  
 Special Service District #2**

<b>SSD#2 Budget</b>			
<b>Account</b>	<b>Subsidiary</b>	<b>Proposed Budget 2025</b>	<b>Adopted Budget 2024</b>
6212 - GENERAL SUPPLIES		\$ 218	\$ 213
6221 - SSD'S - IRRIGATION MATERIALS	715 - SSD'S - IRRIGATION MATERIALS	\$ 214	\$ 210
6224 - LANDSCAPING MATERIALS		\$ 3,217	\$ 3,150
6303 - OTHER		\$ 1,072	\$ 1,050
6303 - SSD -Banner replacements	680 - SSD -Banner replacements	\$ 531	\$ 520
6410 - SSD Mgmt Services	678 - SSD Mgmt Services	\$ 2,145	\$ 2,100
6550 - Civil	750 - Civil	\$ -	
6630 - OTHER CONTRACTUAL SERVICES			
6630 - SSD Site Maintenance	773 - SSD Site Maintenance	\$ -	
6630 - SSD - Banner install/removal	774 - SSD - Banner install/removal	\$ 858	\$ 840
6630 - SSD - Irrigation services	775 - SSD - Irrigation services	\$ 4,290	\$ 4,200
6630 - SSD decorative install/maint	776 - SSD decorative install/maint	\$ 10,081	\$ 9,870
6630 - SSD - Landscape services	777 - SSD - Landscape services	\$ 24,666	\$ 24,150
7106 - PUBLIC LIABILITY INSURANCE		\$ 61	\$ 60
7207 - SSD infrastructure repair	880 - Infrastructure Repair-Internal	\$ 1,072	\$ 1,050
7301 - ELECTRIC SERVICE		\$ 2,467	\$ 2,415
<b>TOTAL EXPENDITURES</b>		<b>\$ 50,892</b>	<b>\$ 49,828</b>

**Attachment A**

**CITY OF ST. LOUIS PARK  
 Special Service District #3**

<b>SSD #3 Budget</b>			
<b>Account</b>	<b>Subsidiary</b>	<b>Proposed Budget 2025</b>	<b>Adopted Budget 2024</b>
6212 - GENERAL SUPPLIES		\$ 461	\$ 451
6221 - SSD'S - IRRIGATION MATERIALS	715 - SSD'S - IRRIGATION MATERIALS	\$ 214	\$ 210
6224 - LANDSCAPING MATERIALS		\$ 3,753	\$ 3,675
6303 - OTHER		\$ 1,609	\$ 1,575
6303 - SSD -Banner replacements	680 - SSD -Banner replacements	\$ 536	\$ 525
6410 - SSD Mgmt Services	678 - SSD Mgmt Services	\$ 2,681	\$ 2,625
6630 - OTHER CONTRACTUAL SERVICES			
6630 - SSD - snow removal	772 - SSD - snow removal	\$ 19,304	\$ 18,900
6630 - SSD - Banner install/removal	774 - SSD - Banner install/removal	\$ 643	\$ 630
6630 - SSD - Irrigation services	775 - SSD - Irrigation services	\$ 2,681	\$ 2,625
6630 - SSD decorative install/maint	776 - SSD decorative install/maint	\$ 7,507	\$ 7,350
6630 - SSD - Landscape services	777 - SSD - Landscape services	\$ 12,869	\$ 12,600
7106 - PUBLIC LIABILITY INSURANCE		\$ 71	\$ 70
7207 - SSD infrastructure repair	880 - Infrastructure Repair-Internal	\$ 1,823	\$ 1,785
7301 - ELECTRIC SERVICE		\$ 1,180	\$ 1,155
<b>TOTAL EXPENDITURES</b>		<b>\$ 55,333</b>	<b>\$ 54,176</b>



**Attachment A**

**CITY OF ST. LOUIS PARK  
 Special Service District #4**

<b>SSD #4 Budget</b>			
<b>Account</b>	<b>Subsidiary</b>	<b>Proposed Budget 2025</b>	<b>Adopted Budget 2024</b>
6212 - GENERAL SUPPLIES		\$ 162	\$ 159
6221 - SSD'S - IRRIGATION MATERIALS	715 - SSD'S - IRRIGATION MATERIALS	\$ 214	\$ 210
6224 - LANDSCAPING MATERIALS		\$ 2,145	\$ 2,100
6303 - OTHER		\$ 536	\$ 525
6303 - SSD -Banner replacements	680 - SSD -Banner replacements	\$ 536	\$ 525
6410 - SSD Mgmt Services	678 - SSD Mgmt Services	\$ 1,341	\$ 1,313
6630 - OTHER CONTRACTUAL SERVICES			
6630 - SSD - Banner install/removal	774 - SSD - Banner install/removal	\$ 536	\$ 525
6630 - SSD - Irrigation services	775 - SSD - Irrigation services	\$ 3,753	\$ 3,675
6630 - SSD decorative install/maint	776 - SSD decorative install/maint	\$ 3,217	\$ 3,150
6630 - SSD - Landscape services	777 - SSD - Landscape services	\$ 11,797	\$ 11,550
6950 - LEGAL NOTICES		\$ 107	\$ 105
7106 - PUBLIC LIABILITY INSURANCE		\$ 35	\$ 35
7207 - SSD infrastructure repair	880 - Infrastructure Repair-Internal	\$ 1,930	\$ 1,890
7301 - ELECTRIC SERVICE		\$ 2,574	\$ 2,520
<b>TOTAL EXPENDITURES</b>		<b>\$ 28,885</b>	<b>\$ 28,281</b>

**Attachment A**

**CITY OF ST. LOUIS PARK  
 Special Service District #5**

<b>SSD #5 Budget</b>			
<b>Account</b>	<b>Subsidiary</b>	<b>Proposed Budget 2025</b>	<b>Adopted Budget 2024</b>
6212 - GENERAL SUPPLIES		\$ 233	\$ 233
6221 - SSD'S - IRRIGATION MATERIALS	715 - SSD'S - IRRIGATION MATERIALS	\$ 210	\$ 210
6224 - LANDSCAPING MATERIALS		\$ 4,200	\$ 4,200
6303 - SSD -Banner replacements	680 - SSD -Banner replacements	\$ 1,050	\$ 1,050
6410 - SSD Mgmt Services	678 - SSD Mgmt Services	\$ 1,575	\$ 1,575
6630 - OTHER CONTRACTUAL SERVICES			
6630 - SSD - Banner install/removal	774 - SSD - Banner install/removal	\$ 1,680	\$ 1,680
6630 - SSD - Irrigation services	775 - SSD - Irrigation services	\$ 3,150	\$ 3,150
6630 - SSD decorative install/maint	776 - SSD decorative install/maint	\$ 3,150	\$ 3,150
6630 - SSD - Landscape services	777 - SSD - Landscape services	\$ 15,855	\$ 15,855
7106 - PUBLIC LIABILITY INSURANCE		\$ 34	\$ 34
7207 - SSD infrastructure repair	880 - Infrastructure Repair-Internal	\$ 1,575	\$ 1,575
7301 - ELECTRIC SERVICE		\$ 1,575	\$ 1,575
<b>TOTAL EXPENDITURES</b>		<b>\$ 34,287</b>	<b>\$ 34,287</b>

**Attachment A**

**CITY OF ST. LOUIS PARK  
 Special Service District #6**

<b>SSD #6 Budget</b>			
<b>Account</b>	<b>Subsidiary</b>	<b>Proposed Budget 2025</b>	<b>Adopted Budget 2024</b>
6212 - GENERAL SUPPLIES		\$ 217	\$ 217
6221 - SSD'S - IRRIGATION MATERIALS	715 - SSD'S - IRRIGATION MATERIALS	\$ 500	\$ 500
6224 - LANDSCAPING MATERIALS		\$ 5,000	\$ 5,000
6303 - OTHER		\$ 1,000	\$ 1,000
6410 - SSD Mgmt Services	678 - SSD Mgmt Services	\$ 2,500	\$ 2,500
6630 - SSD Site Maintenance	773 - SSD Site Maintenance	\$ 500	\$ 500
6630 - SSD - Irrigation services	775 - SSD - Irrigation services	\$ 2,500	\$ 2,500
6630 - SSD - Landscape services	777 - SSD - Landscape services	\$ 11,000	\$ 11,000
6950 - LEGAL NOTICES		\$ 150	\$ 150
7106 - PUBLIC LIABILITY INSURANCE		\$ 33	\$ 33
7207 - SSD infrastructure repair	880 - Infrastructure Repair-Internal	\$ 3,000	\$ 3,000
7301 - ELECTRIC SERVICE		\$ 1,000	\$ 1,000
<b>TOTAL EXPENDITURES</b>		<b>\$ 27,400</b>	<b>\$ 27,400</b>

**CITY OF ST. LOUIS PARK**  
**Special Service District #1**  
**Estimated Annual Cost Per Parcel**

**Attachment B**

**Proposed 2025 Service Charges**

LINE NO.	PID NO.	ADDRESS	OWNER	BUSINESS	PROPOSED 2025 SERVICE CHARGE	Actual 2024 SERVICE CHARGE
1	06-028-24-33-0019	3601 Park Center Boulevard	Bel Verge LLC	Bel Verge LLC	\$3,897	\$3,849
2	06-028-24-33-0015	3601 State Hwy No 100 South	Target Corporation T-0260	Target Corporation	\$12,278	\$12,077
3	06-028-24-34-0022	3700 Monterey Drive	City of St. Louis Park	City of St. Louis Park	\$30,537	\$29,728
4	06-028-24-33-0014	3777 Park Center Boulevard	Bermer Corp	Lund Food Holdings	\$12,601	\$12,353
6	07-028-24-22-0031	3800 Park Nicollet Boulevard	PNMC Holdings	Park Nicollet Health Services	\$8,428	\$8,145
7	07-028-24-22-0035	3900 Park Nicollet Boulevard	PNMC Holdings	Park Nicollet Health Services	\$6,562	\$6,421
8	07-028-24-21-0004	4916 Excelsior Boulevard	Methodist Hospital	Park Nicollet Health Services	\$1,918	\$1,904
9	07-028-24-21-0005	4920 Excelsior Boulevard	Park Nicollet Medical Center	Park Nicollet Health Services	\$556	\$546
10	07-028-24-21-0006	4950 Excelsior Boulevard	Zip Printing	Zip Printing	\$641	\$634
11	07-028-24-21-0512	4951 Excelsior Boulevard	PNMC Holdings	Park Nicollet Health Services	\$1,736	\$1,712
12	07-028-24-21-0513	4959 Excelsior Boulevard	4959 Excelsior Blvd LLC	Miracle Mile	\$1,543	\$1,508
13	07-028-24-22-0023	4961 Excelsior Boulevard	5001 Excelsior Blvd LLC	Miracle Mile	\$717	\$704
14	07-028-24-22-0024	4995 Excelsior Boulevard	5001 Excelsior Blvd LLC	Miracle Mile	\$953	\$933
15	07-028-24-22-0032	5000 Excelsior Boulevard	PNMC Holdings	Park Nicollet Health Services	\$679	\$670
16	07-028-24-22-0025	5001 Excelsior Boulevard	5001 Excelsior Blvd LLC	Miracle Mile	\$678	\$665
17	07-028-24-22-0033	5050 Excelsior Boulevard	Methodist Hospital	Park Nicollet Health Services	\$4,010	\$3,928
18	07-028-24-22-0034	5100 Excelsior Boulevard	PNMC Holdings	Park Nicollet Health Services	\$1,720	\$1,678
19	07-028-24-22-0037	5200 Excelsior Boulevard	Tower Place Ltd Liability Co.	Frauenschuh Co.	\$1,918	\$1,890
20	07-028-24-22-0026	5201 Excelsior Boulevard	5001 Excelsior Blvd LLC	Miracle Mile	\$9,836	\$9,669
21	07-028-24-22-0036	5300 Excelsior Boulevard	Tower Place LTD Liability Co	Frauenschuh Co.	\$6,930	\$6,827
22	07-028-24-22-0004	5400 Auto Club Way	AAA	AAA Minneapolis	\$6,261	\$6,165
<b>Service charge total</b>					<b>\$114,398</b>	<b>\$112,005</b>

**Notes:**

- 1) The proposed 2025 service charges total is \$114,398.
- 3) The proposed 2025 service charge calculations are based upon the same methodology used for the initial service charge collection.

**CITY OF ST. LOUIS PARK**  
**Special Service District #2**  
**Estimated Annual Cost Per Parcel**

**attachment B**

**Proposed 2025 Service Charges**

LINE NO.	PID NO.	ADDRESS	OWNER	Business name	PROPOSED 2025 SERVICE CHARGE	Actual 2024 SERVICE CHARGE
1	06-028-24-41-0075	3900 Excelsior Blvd	MFREVF III - Ellipse, LLC	MFREVF III - Ellipse LLC	\$8,141	\$7,970
2	06-028-24-41-0077	3901 Excelsior Blvd	Alberto Properties LLP	Alberto Properties LLP	\$2,405	\$2,355
3	06-028-24-41-0076	3924 Excelsior Blvd	MFREVF III - Ellipse, LLC	MFREVF III - Ellipse LLC	\$2,926	\$2,865
4	06-028-24-41-0068	3925 Excelsior Blvd	Patricia J Fitzgerald	A & A Agency Inc	\$943	\$924
6	06-028-24-41-0067	3929 Excelsior Blvd	City of St. Louis Park	City of St Louis Park	\$56	\$55
7	06-028-24-41-0014	3939 Excelsior Blvd	Sara Son LLC	Sara Son LLC	\$1,369	\$1,341
8	06-028-24-41-0070	3947 Excelsior Blvd	Wallack Properties LLC	Wallack Properties LLC	\$2,302	\$2,254
9	06-028-24-41-0008	4100 Excelsior Blvd	Sela Roofing & Remodeling	Sela Roofing & Remodeling	\$1,667	\$1,632
10	06-028-24-41-0009	4120 Excelsior Blvd	Altus Business Development Properties	Altus Business Development Properties	\$1,629	\$1,595
11	06-028-24-44-0001	4140 Excelsior Blvd	Ridgecrest St. Louis Park I LLC	Tierra Encantada	\$2,818	\$2,759
12	06-028-24-44-0176	4170 Excelsior Blvd	4150 Excelsior Blvd Partnership	Rack Attack	\$2,141	\$2,096
13	06-028-24-44-0175	4200 Excelsior Blvd	Stranik Real Estate LLC	DBA Midas St. Paul	\$1,823	\$1,785
14	06-028-24-44-0173	4201 Excelsior Blvd	AMF Properties LLC	AMF Properties LLC/Life Medical	\$2,736	\$2,679
15	06-028-24-44-0088	4221 Excelsior Blvd	Prima Investments LLC	Prima Investments LLC	\$385	\$377
16	06-028-24-43-0017	4300 Excelsior Blvd	Poobah Investments LLC	Poobah Investments LLC	\$799	\$782
17	06-028-24-43-0020	4301 Excelsior Blvd	S & S Investments	S & S Investments	\$1,682	\$1,647
18	06-028-24-43-0018	4306 Excelsior Blvd	Poobah Investments LLC	Poobah Investments LLC	\$612	\$599
19	06-028-24-43-0019	4308 Excelsior Blvd	Poobah Investments LLC	Poobah Investments LLC	\$816	\$799
20	06-028-24-43-0021	4317 Excelsior Blvd	4317 Holdings LLC	DWELL 44	\$1,016	\$995
21	06-028-24-43-0186	4320 Excelsior Blvd	Poobah Investments LLC	Poobah Investments LLC	\$2,509	\$2,456
22	06-028-24-43-0091	4331 Excelsior Blvd	Johnson0503 LLC	Bell Nelson Furniture	\$1,382	\$1,353
23	06-028-24-43-0392	4400 Excelsior Blvd	Bridgewater Bancshares Inc	Bridgewater Bank	\$5,774	\$5,653
24	06-028-24-43-0040	4409 Excelsior Blvd	Samfar Real Estate Inc	Samfar Real Estate Inc	\$963	\$943
25	06-028-24-43-0041	4415 Excelsior Blvd	Automotive Accessories LLC	Automotive Accessories LLC	\$794	\$777
26	06-028-24-43-0042	4419 Excelsior Blvd	Celine Properties LLC	Celine Properties LLC	\$1,748	\$1,711
27	06-028-24-43-0391	4450 Excelsior Blvd	Bridgewater Bank	Bridgewater Bank	\$1,456	\$1,426
<b>Service charge total</b>					<b>\$50,892</b>	<b>\$49,828</b>

**Notes:**

- 1) The proposed 2025 service charge calculations are based upon the same methodology used for the initial service charge collection.
- 2) All services charges are based on the parcel's square foot area basis.

**CITY OF ST. LOUIS PARK**  
**Special Service District #3**  
**Estimated Annual Cost Per Parcel**

**Attachment B**

**Proposed 2025 Service Charges**

LINE NO.	PID No.	Address	Business	Owner	Proposed 2025 Service Charge	Actual 2024 Service Charge
1	06-028-24-43-0191	4500 Exc Blvd	CS McCrossan Inc	Blakeley Props & Chalen LP ET AL	\$4,743	\$4,672
2	07-028-24-12-0047	4501 Exc Blvd	S & D Cleaners	Laurel Properties LLC	\$1,280	\$1,249
3	07-028-24-12-0048	4509 Exc Blvd	Lang Nelson Office	Park Boulevard LLP	\$2,277	\$2,223
4	06-028-24-43-0192	4590 Exc Blvd	CS McCrossan Inc	Blakeley Props & Chalen LP ET AL	\$974	\$960
6	07-028-24-12-0049	4601 Exc Blvd	Park Blvd Office Bldg	Park Boulevard LLP	\$3,185	\$3,117
7	07-028-24-12-0050	4611 Exc Blvd	Dilly Lilly	4611 Excelsior Blvd LLC	\$1,536	\$1,504
8	07-028-24-12-0051	4615 Exc Blvd	Judith McGrann & Friends	Pie in the Sky Properties, LLC	\$1,325	\$1,297
9	07-028-24-12-0052	4617 Exc Blvd	Flower Fair	4617 Excelsior Blvd LLC	\$1,728	\$1,691
10	07-028-24-12-0175	4630 Exc Blvd	Retail/housing	Excelsior & Grand Apts LLC	\$7,856	\$7,683
11	07-028-24-21-0009	4631 Exc Blvd	F45 Training	4617 Excelsior Blvd LLC	\$1,762	\$1,725
12	07-028-24-21-0011	4701 Exc Blvd	Steve's Park Amoco	Mason Properties LLC	\$2,839	\$2,771
13	07-028-24-21-0012	4725 Exc Blvd	Excelsior Office Bldg	Excelsior Investments LLC	\$3,697	\$3,614
14	07-028-24-21-0256	4730 Exc Blvd	Retail/housing	Excelsior & Grand Apts LLC	\$9,168	\$8,969
15	07-028-24-21-0514	4800 Exc Blvd	Fresh Thyme Grocery	4800 Excelsior Apts	\$5,448	\$5,351
16	07-028-24-21-0252	4801 Exc Blvd	Loffhagen Insurance	Bird Dog Properties LLC	\$1,747	\$1,710
17	07-028-24-21-0015	4811 Exc Blvd	Latitudes/Laundramat	Fine Brothers	\$1,591	\$1,555
18	07-028-24-21-0016	4821 Exc Blvd	German Autoworks	Eastwood Poperties LLC	\$864	\$846
19	07-028-24-21-0017	4825 Exc Blvd	German Autoworks	Eastwood Poperties LLC	\$861	\$843
20	07-028-24-21-0031	4901 Exc Blvd	Margolis Law Firm	DMM Holdings	\$897	\$876
21	07-028-24-21-0032	4907 Exc Blvd	Allstate	4907 Excelsior LLC	\$778	\$760
22	07-028-24-21-0033	4911 Exc Blvd	Sherwin-Williams	MKT Property LLC	\$777	\$760
<b>Service charge total</b>					<b>\$55,333</b>	<b>\$54,176</b>

**Notes:**

- 1) The proposed 2025 service charge calculations are based upon the same methodology used for the initial service charge collection.

**CITY OF ST. LOUIS PARK**  
**Special Service District #4**  
**Estimated Annual Cost Per Parcel**

**Attachment B**

**Proposed 2025 Service Charges**

PAR NO.	PID #	Address	Owner	Business	Proposed 2025 Service Charge	Actual 2024 Service Charge
1	21-117-21-24-0019	5600 Excelsior Blvd	Coco Investments	Finished Basement Company	\$1,080	\$1,058
2	21-117-21-24-0202	5608 Excelsior Blvd	Helmut Mauer Len Paul/Gene Pretty Good LLC c/o New Concepts Management Group	Auto Surf Café	\$819	\$802
3	21-117-21-24-0141	5707 Excelsior Blvd	Management Group	New Concepts Mgt Group	\$1,099	\$1,076
4	21-117-21-24-0193	5717 Excelsior Blvd	LMC INC	LMC Inc.	\$950	\$930
5	21-117-21-24-0040	5720 Excelsior Blvd	Holiday Stationstores Inc	Holiday Stationstores, Inc.	\$1,186	\$1,161
6	21-117-21-24-0161	5801 Excelsior Blvd	Premier RE, LLC	Premier RE LLC	\$546	\$535
7	21-117-21-24-0066	5804 Excelsior Blvd	Lelich Properties LLC	Lelich Properties LLC	\$671	\$657
8	21-117-21-24-0210	5809 Excelsior Blvd	C.B.S. Real Est Ptnr II LLP	C B S Real Est Ptnr II LLP	\$537	\$526
9	21-117-21-24-0067	5810 Excelsior Blvd	5812 Excelsior Blvd Co LLC	5812 Excelsior Blvd Co LLC	\$770	\$754
11	21-117-21-24-0185	5825 Excelsior Blvd	Kil-Ben Excelsior, LLC	Kil-Ben Excelsior LLC	\$1,414	\$1,384
12	21-117-21-24-0083	5900 Excelsior Blvd	Realty Income Properties3, LLC	Realty Income Props 3 LLC	\$959	\$939
13	21-117-21-23-0156	5916 Excelsior Blvd	Rackner & Rackner	Rackner and Rackner/Bunny's	\$1,072	\$1,050
14	21-117-21-23-0010	5922 Excelsior Blvd	5922 Building LLC	Frederick & Rosen Ltd	\$197	\$193
15	21-117-21-24-0195	5925 Excelsior Blvd	DYS Properties	Suntide Commercial Realty	\$1,466	\$1,435
16	21-117-21-23-0011	5930 Excelsior Blvd	Leonard C Riley Trust	Northern Aire Pools	\$369	\$361
17	21-117-21-23-0097	6001 Excelsior Blvd	Sew What Corporation	The Wicker Shop	\$522	\$511
18	21-117-21-23-0127	6002 Excelsior Blvd	Seneca Holdings LLC	Fitrz Inc	\$589	\$577
19	21-117-21-23-0128	6006 Excelsior Blvd	Four Four Time LLC	RRK LLC	\$303	\$297
20	21-117-21-23-0100	6011 Excelsior Blvd	Kathleen Hames	Arts & Flowers	\$1,159	\$1,135
21	21-117-21-23-0155	6100 Excelsior Blvd	Lion Properties LLC	ReMAXX/King Tooth	\$408	\$399
22	21-117-21-32-0006	6111 Excelsior Blvd	Excelsior 6111, LLC	6111 Excelsior LLC	\$1,116	\$1,093
23	21-117-21-23-0130	6112 Excelsior Blvd	Snyder Electric Co.	Snyder Electric Co	\$609	\$596
24	21-117-21-32-0021	6121 Excelsior Blvd	Flannery Lucey Props I LLC	Hung LLC	\$654	\$640
25	21-117-21-32-0022	6127 Excelsior Blvd	TRW Capital Management Inc	White Family Dentistry	\$441	\$431
26		6200	6200 & 6250 Excelsior Blvd		\$3,095	\$3,030
27	20-117-21-14-0026	6500 Excelsior Blvd	Park Nicollet Health Services/Methodist Hospital	Asbury Methodist Hospital	\$2,135	\$2,091
28	20-117-21-41-0009	6600 Excelsior Blvd	Park Nicollet Health Services/Methodist Hospital	Methodist Hospital	\$3,868	\$3,787
29		City Municipal Parking Lot	City of St. Louis Park		\$851	\$833
<b>Service charge total</b>					<b>\$28,885</b>	<b>\$28,281</b>

**Attachment B**

<b>**6200 &amp; 6250 Excelsior Blvd Charges</b>			<b>2025</b>	<b>2024</b>	
21-117-21-32-0133	6200 Excelsior Blvd 101	TRW Capital Management Inc.	Ward Law Offices LTD	\$180	\$177
21-117-21-32-0134	6200 Excelsior Blvd 102	Charles and Janice Woodson	Farmers Insurance Group	\$188	\$184
21-117-21-32-0135	6200 Excelsior Blvd 103	KUN LI RE 1 LLC	Midwest Construction	\$182	\$178
21-117-21-32-0136	6200 Excelsior Blvd 104	DAFI Properties LLC	American Family Insurance	\$205	\$201
21-117-21-32-0137	6200 Excelsior Blvd 201	Dennis Schlutter	Chiropractic Center	\$174	\$171
21-117-21-32-0138	6200 Excelsior Blvd 202	Lois Cochrane Schlutter		\$184	\$180
21-117-21-32-0139	6200 Excelsior Blvd 203	Schlutter Brookside Prop LLC	Schlutter Brookside Prop LLC	\$240	\$234
21-117-21-32-0140	6200 Excelsior Blvd 204	Lois Cochrane Schlutter	Schlutter Brookside Prop LLC	\$212	\$207
21-117-21-32-0141	6250 Excelsior Blvd 101	6250 Excelsior Blvd 101 LLC	Nemer Fieger & Associates	\$193	\$189
21-117-21-32-0142	6250 Excelsior Blvd 102	BZ Holdings LLC	LGH Properties LLC	\$179	\$175
21-117-21-32-0143	6250 Excelsior Blvd 103	Impact Massage & Bodywork LLC	E. Gordon Hoar & Associates	\$196	\$192
21-117-21-32-0144	6250 Excelsior Blvd 104	RDK Holdings LLC	Nemer Fieger & Associates	\$177	\$174
21-117-21-32-0145	6250 Excelsior Blvd 201	James D Fieger Trustee	Nemer Fieger & Associates	\$188	\$184
21-117-21-32-0146	6250 Excelsior Blvd 202	Willy Skadsberg JR	Skads Travel Service, Inc.	\$171	\$167
21-117-21-32-0147	6250 Excelsior Blvd 203	James D Fieger Trustee	Nemer Fieger & Associates	\$249	\$244
21-117-21-32-0148	6250 Excelsior Blvd 204	Excelsior Blvd Office LLC	Urista Properties LLC	\$177	\$174
			<i>Subtotal</i>	<b>\$3,095</b>	<b>\$3,031</b>

Notes

- \*\* Denotes properties with a single street address but have sub-units that are independently owned.
- 1) The proposed 2025 service charge is \$28,885.
- 2) The proposed 2025 service charge calculations are based upon the same methodology used for the initial service charge collection.



**CITY OF ST. LOUIS PARK**  
**Special Service District #5**  
**Estimated Annual Cost Per Parcel**

**Attachment B**

**Proposed 2025 Service Charges**

PID	Address	Owner	Business	Proposed 2025 Service Charge	Actual 2024 Service Charge
04-117-21-31-0019	1500 Park Place Blvd	MLCV STLP LLC	Doubletree Hotel	\$6,007	\$6,007
30-029-24-33-0031	1600 West End Blvd	MSP West End LLC	Shoppes at West End	\$5,935	\$5,935
04-117-21-34-0046	1620 Park Place Blvd	PK Investment Associates LLC	Roti & Leeann Chin	\$1,364	\$1,364
04-117-21-34-0045	1650 Park Place Blvd	PK Investment Associates LLC	Inland Commerical	\$1,607	\$1,607
04-117-21-34-0044	1690 Park Place Blvd	Roselk LLC	Arby's	\$1,209	\$1,209
04-117-21-34-0049	1700 Park Place Blvd	Costco Wholesale Corporation	Fueling Station only	\$1,070	\$1,070
30-029-24-32-0022	5320 16th St W	MSP West End LLC	ARC WEMPSMN001 LLC	\$2,395	\$2,395
30-029-24-32-0026	5353 Wayzata Blvd	MV Exchange & MV Exchange II LLC	Park National Bank	\$2,467	\$2,467
30-029-24-33-0011	5401 Gamble Dr	BOF II MN W END OFF PK LLC	Parkdale I - MEPC	\$4,313	\$4,313
30-029-24-33-0015	5402 Parkdale Dr	BOF II MN W END OFF PK LLC	Parkdale II - MEPC	\$1,457	\$1,457
04-117-21-34-0043	5600 Cedar Lake Rd	PK Investment Associates LLC	Office/Copy Max & Petsmart	\$2,777	\$2,777
04-117-21-34-0050	5601 16th St W	PK Investment Associates LLC	Stormwater Pond	\$1,041	\$1,041
04-117-21-31-0018	5657 Wayzata Blvd	KK Corporation	Park Place Restaurants	\$1,281	\$1,281
04-117-21-34-0058	5699 16th St W	PK Investment Associates LLC	Five Guys	\$1,366	\$1,366
<b>Service charge total</b>				<b>\$34,287</b>	<b>\$34,287</b>

Notes:

- 1) The proposed 2025 service charge calculations are based upon the same methodology used for the initial service charge collection. However, there is no increase proposed for the 2025 service charges.

**CITY OF ST. LOUIS PARK**  
**Special Service District #6**  
**Estimated Annual Cost Per Parcel**

**Attachment B**

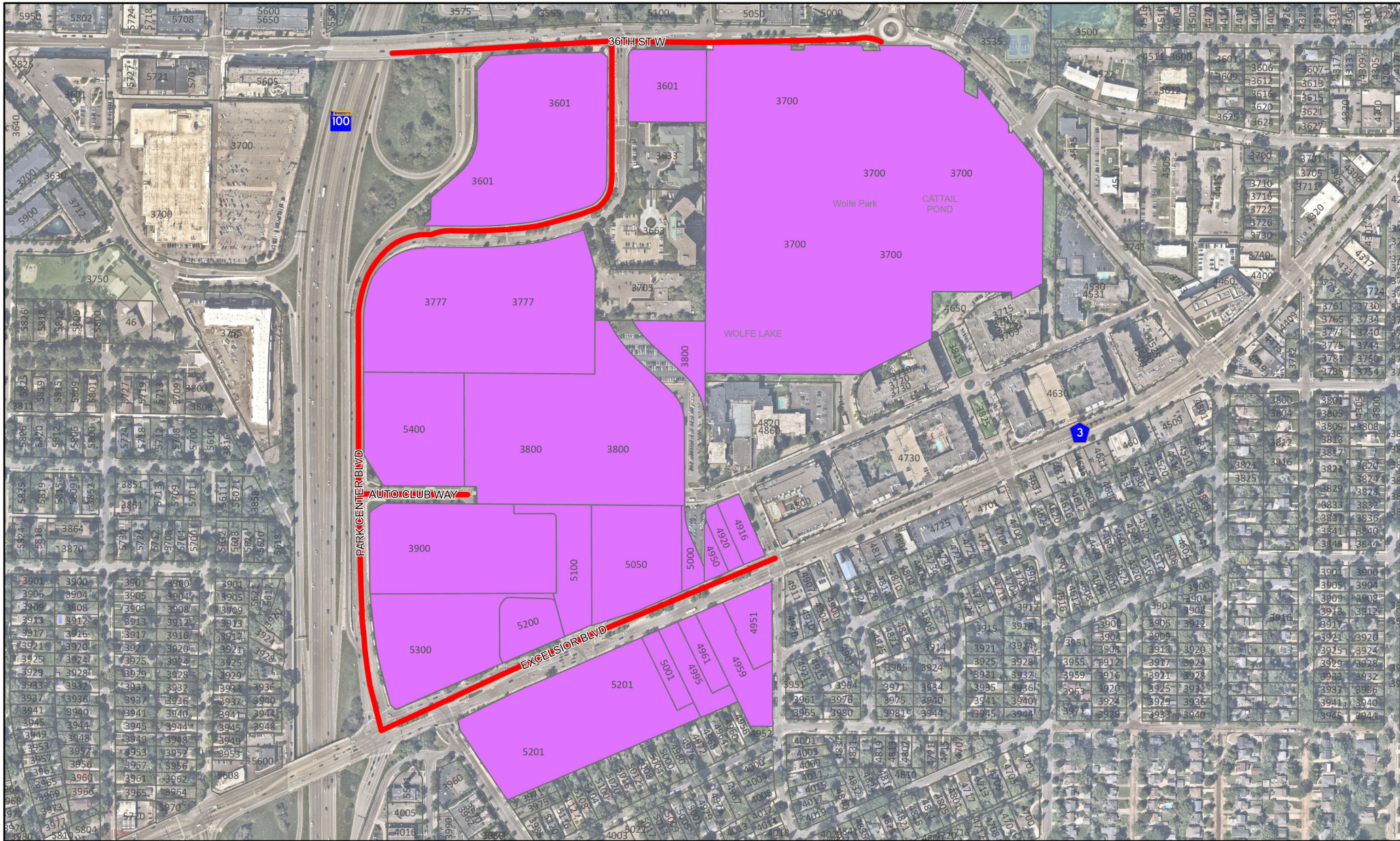
**Proposed 2025 Service Charges**

LINE NO.	PID	Address	Owner	Business	Proposed 2025 Service Charge	Actual 2024 Service Charge
1	16-117-21-34-0607	3601 Wooddale Ave	Wooddale Catered Lvg	TowerLight Senior Living	\$3,344	\$3,344
2	16-117-21-34-0015	5500 36th St. W.	SLMB LLC	SLMB LLC	\$429	\$429
3	16-117-21-34-0355	5600 36th St W	SLP Harmony Marketplace LLC	SLP HARMONY MARKETPLACE LLCKAMI Inc	\$3,129	\$3,129
4	16-117-21-34-0611	5605 36th St W	36th Street LLC	36th Street LLC	\$2,977	\$2,977
6	16-117-21-34-0072	5701 36th St W	Shirley Okrent Lerner Trust	The Oliver Press	\$1,118	\$1,118
7	16-117-21-34-0040	5708 36th St W	Standal Properties Inc	Standal Properties Inc.	\$1,770	\$1,770
8	16-117-21-34-0071	5718 36th St W	Shirley Okrent Lerner Trust	The Oliver Press	\$590	\$590
9	16-117-21-34-0077	5721 36th St W	J Evan Properties LLC	Thermetic Products	\$1,243	\$1,243
10	16-117-21-34-0038	5724 36th St W	5724 West 36th Street LLC	5724 West 36th St LLC	\$590	\$590
11	16-117-21-34-0046	5727 36th St W	R & SA Investment LLC	R & SA Investment LLC	\$590	\$590
12	16-117-21-34-0068	5802 36th St W	Standal Properties Inc	Standal Properties Inc.	\$1,770	\$1,770
13	16-117-21-31-0610	5950 36th St W	City of St. Louis Park	City of St Louis Park EDA	\$1,770	\$1,770
<b>Service charge total</b>					<b>\$19,320</b>	<b>\$19,320</b>

**Notes:**

- 1) The proposed 2025 service charge calculations are based upon the same methodology used for the initial service charge collection. However, no increase in service charges is prosed for 2025.

# Special Service District # 1



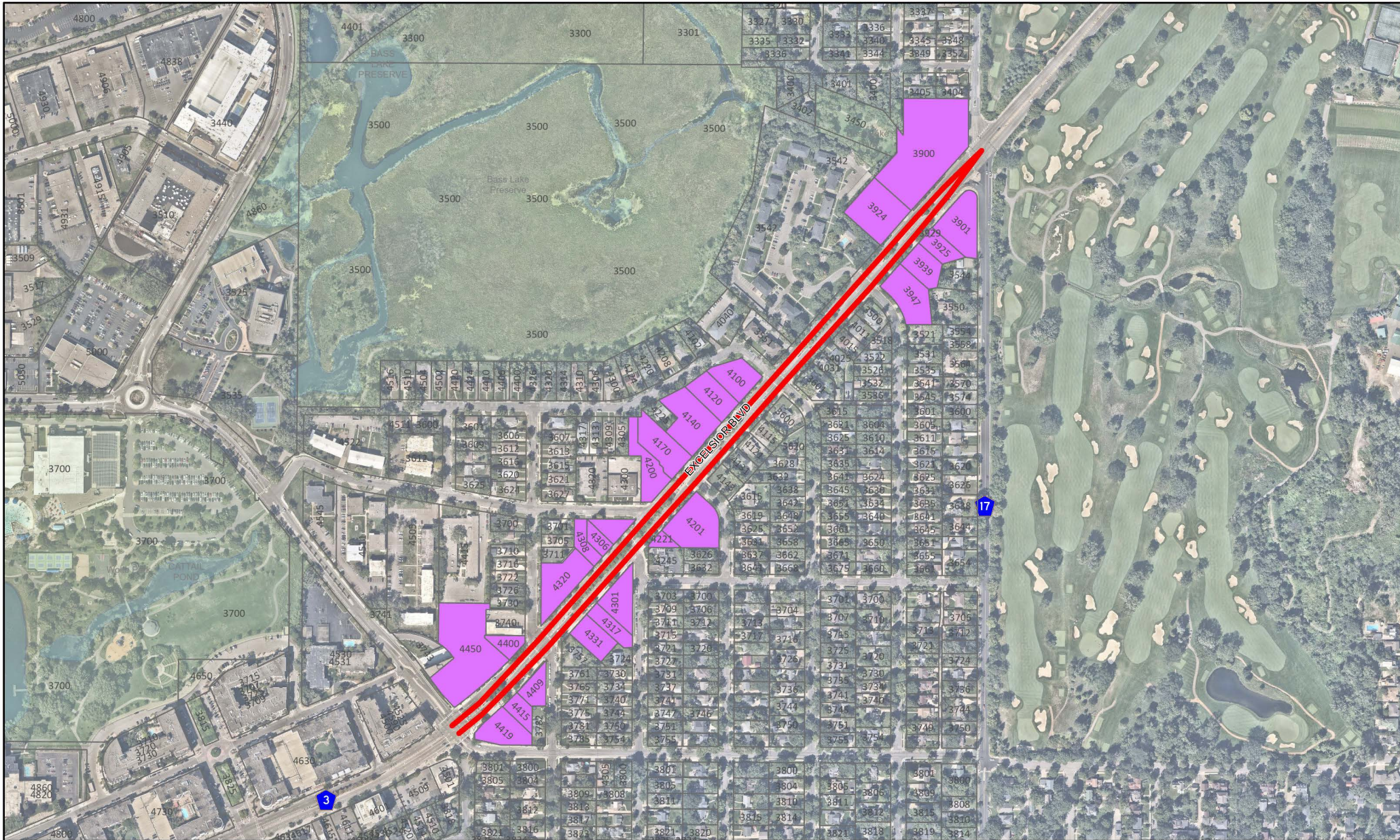
 Special Service District  
Parcels

 Streetscape area covered  
by SSD



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US Feet

# Special Service District # 2



 Special Service District  
Parcels


 Streetscape area covered  
by SSD



# Special Service District # 3

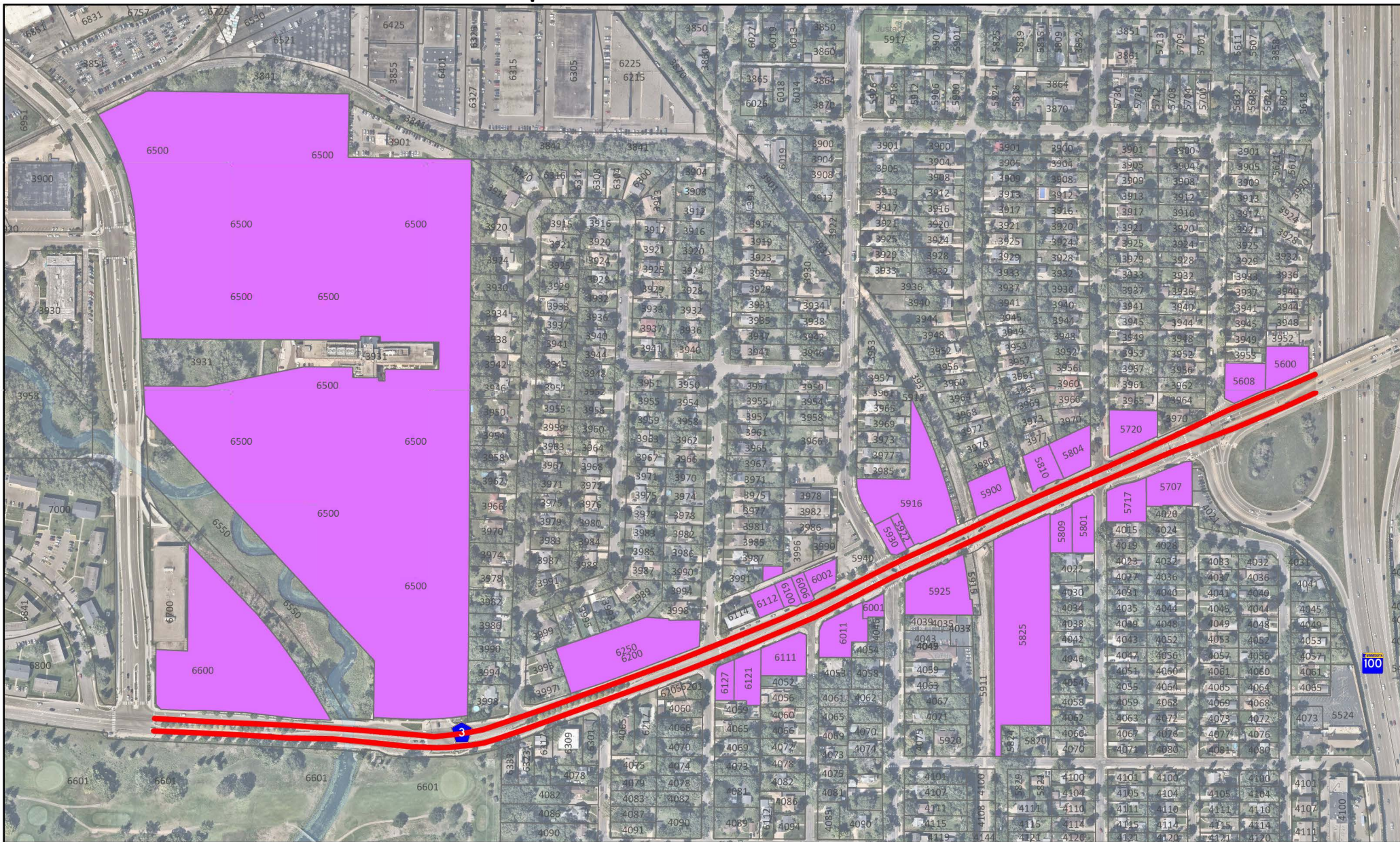


 Special Service District  
Parcels


 Streetscape area covered  
by SSD

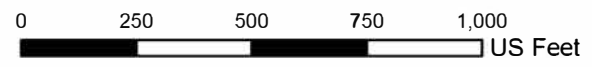


# Special Service District # 4

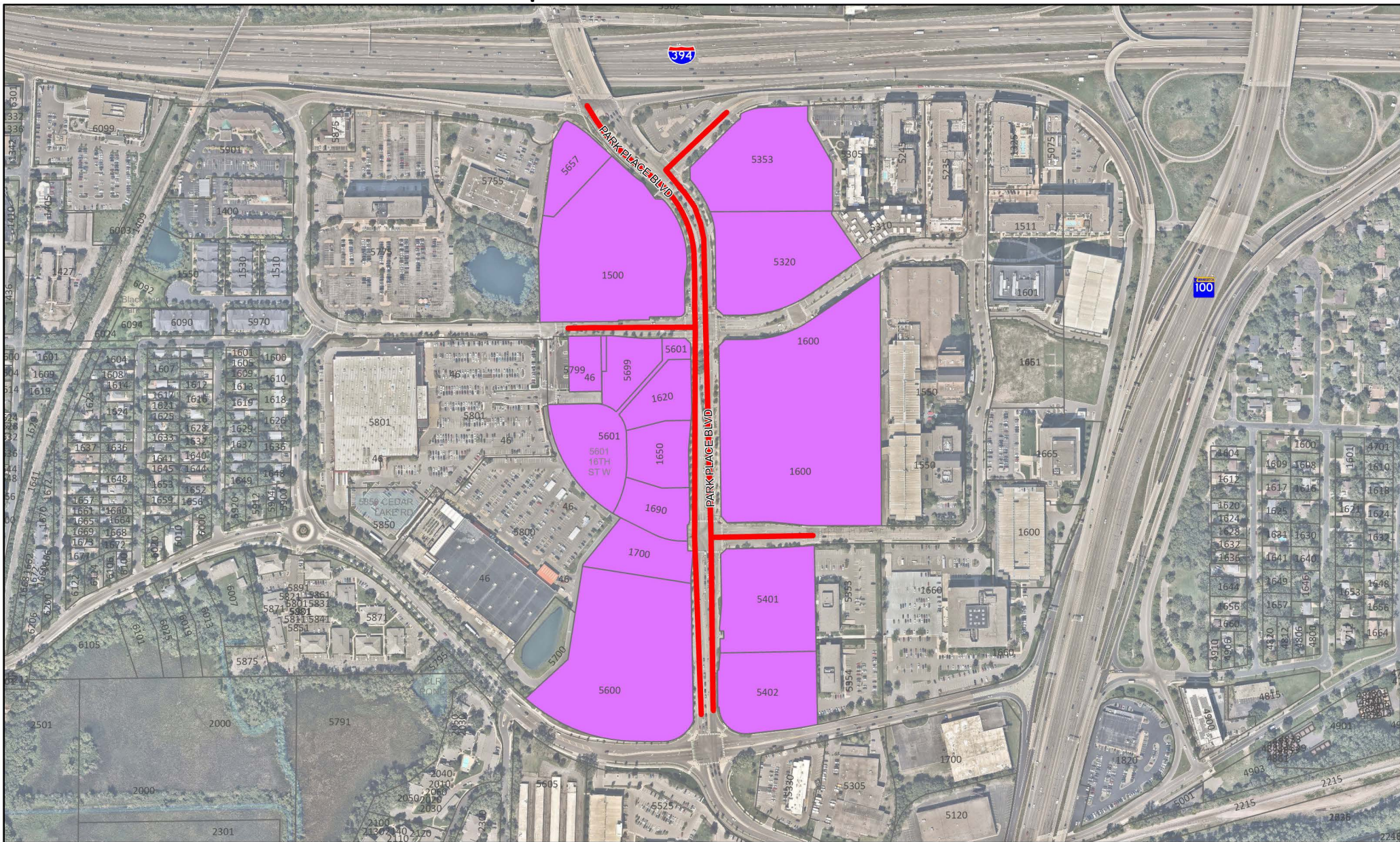


 Special Service District  
Parcels

 Streetscape area covered  
by SSD



# Special Service District # 5

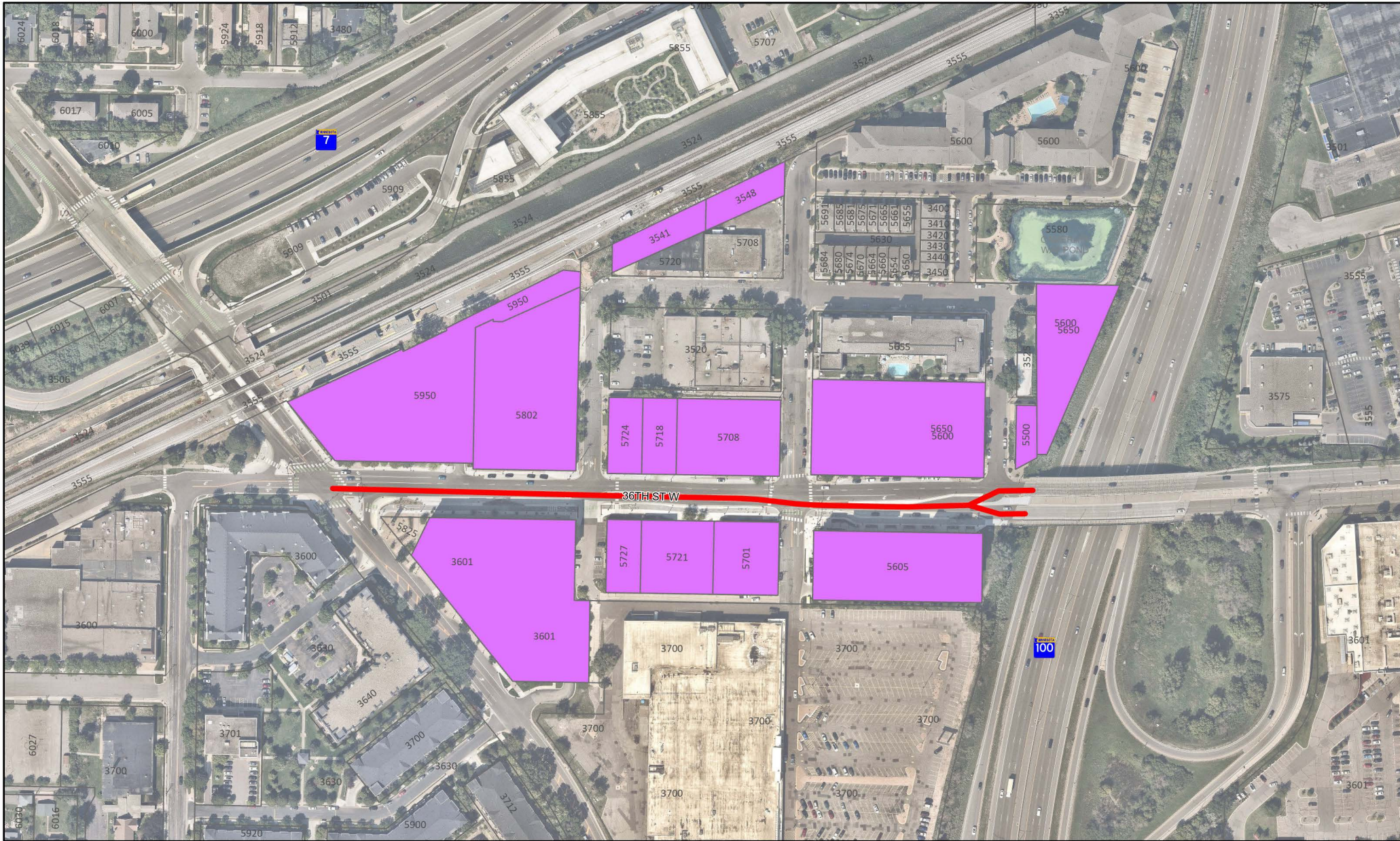


 Special Service District  
Parcels


 Streetscape area covered  
by SSD



# Special Service District # 6



 Special Service District  
Parcels

 Streetscape area covered  
by SSD



0 150 300 450 600  
US Feet



## Executive summary

**Title:** Resolution for municipal consent in MnDOT I-394 and Louisiana Avenue project (4025-8000) – Ward 4

**Recommended action:** Motion to approve resolution supporting MnDOT's I-394 and Louisiana Avenue project.

**Policy consideration:** Does the city council support MnDOT's proposed work on I-394 and Louisiana Avenue?

**Summary:** In 2025, MnDOT has improvements proposed for I-394 and Louisiana Avenue, including:

- I-394 eastbound lane extension. Construct an extension of the general-purpose lane on eastbound I-394 from the Louisiana Avenue exit ramp to the Louisiana Avenue entrance ramp.
- To build this project, MnDOT requires the transfer of permanent right of way on Wayzata Boulevard from the City of St Louis Park to MnDOT.
- Construct a new auxiliary lane from the eastbound Louisiana Avenue on-ramp to the Xenia Avenue/Park Place Boulevard exit.
- Replace I-394 and Louisiana Avenue north and south ramp signal systems.
- Remove channelized right turns at the I-394 and Louisiana Avenue north and south ramp intersections.
- Relocate city watermain on Wayzata Boulevard between 500 feet west of Dakota Avenue and Dakota Avenue.

The city's approval is required for this project because it requires acquisition of permanent rights in two areas along Wayzata Boulevard, a city-owned street.

During the Sept. 9, 2024, council meeting, the public and council had several questions. These questions were answered in a study session report on Sept. 16, 2024. On Sept. 25, 2024, MnDOT held an open house to further discuss the details of the project. Around 20 people were in attendance. The invitation for this meeting was sent by mail to all properties on Wayzata Boulevard and to the Cedar Lake Road and Louisiana Avenue Improvement project email list (3,333 recipients).

**Financial or budget considerations:** This project is included in the city's draft 2025 capital improvement plan (CIP). This is a MnDOT project with an overall cost estimated to be \$14 million. The city's cost share is \$250,000, which will be paid for using municipal state aid funds.

**Strategic priority consideration:** Not applicable.

**Supporting documents:** Discussion

[Public hearing council report Sept. 9, 2024](#)

[Study session council report Sept. 16, 2024](#)

Resolution

**Prepared by:** Debra Heiser, engineering director

**Approved by:** Kim Keller, city manager

## Discussion

**Background:** In 2025, MnDOT has improvements proposed for I-394 and Louisiana Avenue. The city's approval is required for this project because it requires acquisition of permanent rights in two areas along Wayzata Boulevard, a city-owned street.

In addition to the lane work on I-394, this project also includes the reconstruction of the signal at the eastbound I-394 and Louisiana Avenue ramps. Operation, maintenance and replacement of this signal are covered by an agreement between the St. Louis Park and MnDOT. As laid out in the agreement, the city has agreed to participate in signal replacement costs based on the number of legs of the signal under our jurisdiction. Due to this, the city is obligated to pay for half of the cost to replace this signal system as a part of this project.

Additional information on this project can be found in the [Sept. 9, 2024 council report](#). During the public hearing there were many questions from the public regarding what modifications MnDOT would be making to the highway and ramps. During the meeting, MnDOT went through the project layout to describe the improvements. However, there was not adequate time or exhibits to do this in a comprehensive way. Responses to these questions were provided in a [study session report on Sept. 16, 2024](#).

To provide this information more comprehensively, MnDOT held an open house to further discuss the details of the project with the public on Sept. 25, 2024. Around 20 people were in attendance. The invitation for this meeting was sent by mail to all properties on Wayzata Boulevard and to the Cedar Lake Road and Louisiana Avenue Improvement project email list (3,333 recipients).

**Present considerations:** City staff has been working with MnDOT since the Sept. 9 public hearing on the project and wanted to share some additional information.

1. *Clarification on why this project is coming to the council for municipal consent.*  
Previous council memos have stated that the city's approval is required for this project because it increases highway traffic capacity on I-394 and requires acquisition of permanent rights in two areas along Wayzata Boulevard, a city-owned street.

MnDOT has clarified that while the project increases highway traffic capacity on I-394, the lane construction is entirely in Golden Valley. This is due to the location of our northern municipal boundary. The city's northern municipal boundary is the south right of way line of I-394. A separate municipal consent process is being worked on with Golden Valley.

St. Louis Park's municipal consent approval is due to the acquisition of permanent easement rights from the city.

2. *Watermain relocation/street width reduction*  
The new I-394 wall location conflicts with the existing 12-inch city watermain in the vicinity of Dakota Avenue. Due to this, MnDOT will pay to relocate the watermain under Wayzata Boulevard between 500 feet west of Dakota Avenue and Dakota Avenue. Also, at this location, to make room for the auxiliary lane, MnDOT will be reducing the width

of Wayzata Boulevard to 30 feet. The road is currently 36 feet wide, with no on-street parking allowed.

The new watermain will be located beneath the south curb line of Wayzata Boulevard. Watermain construction will require the removal of the curb and the existing five (5)-foot wide sidewalk along the south side of Wayzata Boulevard at this location. Currently, the boulevard width, between the sidewalk and curb, ranges from zero to four (0-4) feet along this segment.

In 2027, Wayzata Boulevard between Louisiana and Zarthan avenues is scheduled for reconstruction. As a part of that project, the sidewalk on the south side of the road is planned to be replaced with an 8-foot wide multi-use trail. A multi-use trail is planned for this segment of Wayzata Boulevard in both the city's Connect the Park plan and Three Rivers Park District CP Rail Regional Trail long-range plan.

To be cost-effective and consistent with these plans, staff has requested MnDOT to install the multi-use trail in place of the sidewalk along the south side of Wayzata Boulevard when they rebuild the road as a part of this project. In addition, there will be a 5-foot grass boulevard between the street and the trail. To make room for the trail and wider boulevard, the street width will be reduced to 28 feet.

### 3. *Update to overall project cost*

Over the last several months, MnDOT has been refining its plans for this project. With the additional work, they now have a better understanding of project costs, resulting in an updated overall project cost of \$14 million. There is no change to the city's cost share.

**Next steps:** The proposed schedule for MnDOT's project:

<b>Council project approval</b>	Oct. 7, 2024
<b>Construction</b>	June-October 2025
<b>Construction complete</b>	November 2025

**Resolution No. 24- \_\_\_\_**

**Layout approval  
I- 394/ Louisiana project  
State Project 2789-171, city project 4025-8000**

**Whereas**, the Minnesota Department of Transportation (MnDOT) has a project that will include construction on I-394 to address congestion in the vicinity of Louisiana Avenue; and

**Whereas**, said project includes replacement of the signal at the eastbound ramp terminal and Louisiana Avenue, of which the city will participate in the cost to reconstruct based on an existing signal agreement; and

**Whereas**, to build the project, MnDOT requires the transfer of permanent right of way on Wayzata Boulevard from the City of St Louis Park to MnDOT; and

**Whereas**, the watermain within the city's right of way is also within the construction limits of MnDOT's project, as a result MnDOT will incorporate the watermain relocation, street and trail construction into the project and reconstruct at their cost, and

**Whereas**, the Commissioner of Transportation has prepared a final layout for State Project 2789-171 on Trunk Highway 394, from Pennsylvania Avenue to Dakota Avenue within the City of St. Louis Park for constructing of G.P. lane and auxiliary lane on eastbound 394, and replacing signals; and seeks the approval thereof, as described in Minnesota Statutes 161.162 to 161.167; and

**Whereas**, said final layout is on file in the Metro District Minnesota Department of Transportation office, Roseville, Minnesota, being marked as Layout No. 1A, S.P. 2789-171, from R.P.04+0.202 to 05+0.056,

**Now therefore be it resolved** by the city council of the City of St. Louis Park, Minnesota, that said final layout for the improvement of said Trunk Highway within the corporate limits be and is hereby approved.

Reviewed for administration:

Adopted by the city council October 7, 2024:

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Kim Keller, city manager

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Nadia Mohamed, mayor

Attest

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Melissa Kennedy, city clerk

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## Executive summary

**Title:** Resolution approving conditional use permit amendment for Aquila Elementary School expansion – 8500 W 31st Street - Ward 3

**Recommended action:** Motion to adopt resolution approving the conditional use permit amendment for 8500 W 31st Street subject to the conditions recommended by staff.

**Policy consideration:** Does the conditional use permit amendment meet code requirements?

**Summary:** St. Louis Park Public Schools has a conditional use permit (CUP) to operate an educational facility with more than 20 students at 8500 W 31st Street (Aquila Elementary School). The school district requests a CUP amendment to allow an expansion for a new kindergarten classroom wing, learning commons and flex space that also functions as a storm shelter.

**Financial or budget considerations:** None

**Strategic priority consideration:** St. Louis Park is committed to providing a broad range of housing and neighborhood oriented development.

**Supporting documents:** Discussion, resolution, unofficial planning commission minutes, neighborhood meeting questions and answers, site plans

**Prepared by:** Laura Chamberlain, senior planner  
Katelyn Champoux, associate planner

**Reviewed by:** Sean Walther, planning manager/deputy community development director  
Karen Barton, community development director

**Approved by:** Cindy Walsh, deputy city manager

## Discussion

### Site information:



**Site area (acres):** 8.85 acres.

**Current use:**

Educational facility with more than 20 students (grades K – 12)

**Surrounding land uses:**

North: Minnetonka Blvd, apartments  
 East: Xylon Avenue, apartments  
 South: 31<sup>st</sup> Street, Aquila Park  
 West: regional trail, single-family residences

**Current 2040 land use guidance**

RL - low density residential

**Current zoning**

R-2 single-family residence

**Background:** Aquila Elementary School was built in 1956. In 2014, St. Louis Park Public Schools applied for a conditional use permit (CUP) to allow an educational (academic) facility with more than 20 students in the R-2 single family residence zoning district. Given the existing building did not have a CUP, the city required the school district to come into compliance with the zoning code at the time of a proposed addition to the front of the school. The property was approved for a CUP via Resolution No. 14-064.

**Present considerations:** The proposed expansion of the existing building will add a new kindergarten classroom wing, learning commons, and flex space that will also serve as a storm shelter. The addition will provide added space for the school’s current student population. The project will also improve overall on-site stormwater management and minimally effect the

current street and traffic conditions.

**Zoning analysis:**

*Building materials.* The zoning ordinance requires at least 60% class 1 materials, which includes materials such as glass, brick, stucco and other materials. The expansion proposes at least 70% of class 1 materials on each building elevation. The project complies with this zoning requirement.

*Height.* The existing building is one story, and approximately 10 feet in height. The maximum height allowed is 35 feet. The existing building and the expansion meet the height limits.

*Yards.* As noted in the table above, the project complies with all minimum yard requirements for the building.

*Landscaping.* The zoning ordinance requires one tree per 1,000 square feet of gross building floor area. Seventy-nine (79) trees are required on the entire site. Fifty-seven (57) existing trees will remain on the site and 27 new trees are proposed. The zoning ordinance also requires at least 473 shrubs – the existing site utilizes alternative landscaping of pollinator wildflower areas and an additional 209 shrubs are proposed.

*Screening.* The zoning ordinance requires all off-street parking areas located within 30 feet of any parcel that is zoned residential and used or subdivided for residential to be screened with landscaping and a solid fence or wall a minimum of eight feet high in the side and rear yard and 48 inches when adjacent to a front yard. An existing 10-foot chain link fence runs along the west property line along with some trees and other natural landscaping providing screening. The project will require the removal and reinstallation of portions of the fence. The boulevard of the parking area has natural plantings installed by the city that provide screening from headlights onto the road.

**Conditional use permit:** Staff and planning commission find the application meets the general requirements for conditional use permits listed in city code section 36-33(b), and the use specific conditions of the zoning district, based on the findings in the draft resolution (attached).

**Neighborhood meeting:**

The school district hosted an open house neighborhood meeting on Sept. 11, 2024. Four community members and two councilmembers attended the meeting. A summary of questions from the meeting is attached to this report.

**Planning commission:**

The commission held a public hearing on Sept. 18, 2024. One member of the public raised concern about the lateness of notification of the neighborhood meeting in the mail. Commissioners had questions about the security of the site during construction, particularly how students will be kept out of construction areas. The commission recommended approval of the CUP amendment and conditions recommended by staff on a 6-0 vote. The draft meeting minutes are attached for review.

Title: Resolution approving conditional use permit amendment for Aquila Elementary School expansion – 8500 W 31st Street - Ward 3

Previous/future actions	Governing body	Date
Neighborhood meeting	n/a	09/11/2024
Public hearing conducted. Recommendation of approval passed.	Planning commission	09/18/2024
Resolution for CUP	City council	10/07/2024

**Recommendations:**

Planning commission and staff recommend approval of the conditional use permit amendment with the conditions listed in the attached resolution.



## **Resolution No. 24-\_\_\_\_\_**

### **Amends and Restates Resolution No. 14-064 granting amendment to existing conditional use permit under Section 36-37 of the St. Louis Park Ordinance Code to allow expansion of Aquila Elementary School at 8500 W 31st Street**

**Whereas**, St. Louis Park Public Schools applied for an amendment an existing conditional use permit under 36-37 of the St. Louis Park Ordinance Code to allow for expansion of Aquila Elementary School building at 8500 31<sup>st</sup> Street W (Case No. 24-18-CUP); and

**Whereas**, the subject property is legally described in “Exhibit A” attached hereto; and

**Whereas**, a conditional use permit was issued regarding the subject property pursuant to Resolution No. 14-064 of the St. Louis Park City Council which contained conditions applicable to said property.

**Whereas**, the applicant has requested approval to expand the existing building at 8500 31<sup>st</sup> Street W, requiring the amendment of that conditional use permit.

**Whereas**, it is the intent of this resolution to continue and restate the conditions of the permit granted by Resolution No. 14-064, to add the amendments now required, and to consolidate all conditions applicable to the subject property in this resolution; and

**Whereas**, the property is guided RL - low density residential in the comprehensive plan future land use map; and

**Whereas**, the property is located in the R-2 single family residence zoning district; and

**Whereas**, the city council has determined that the application for the expansion meets the conditions for an educational facility in the R-2 zoning district, including:

1. New expansions to the building are located at least 50 feet from a lot in an R district.
2. The plan for the expansion provides an off-street passenger loading area in order to maintain vehicular and pedestrian safety.
3. New outdoor recreational and play areas that result from the building expansion will be located at least 25 feet from any lot in an R district.
4. The property has its primary accesses to a roadway identified in the comprehensive plan as a collector or arterial and provides access without generating significant traffic on local residential streets; and

**Whereas**, the proposed site work is consistent with and supportive of the principles, goals, objectives, land use designations, redevelopment plans, neighborhood objectives, and implementation strategies of the comprehensive plan; and

**Whereas**, the proposed project is not detrimental to the health, safety and general welfare of the community as a whole. It will not have undue adverse impacts on the use and

enjoyment of properties, existing and anticipated traffic conditions, parking facilities on adjacent streets, and values of properties in close proximity to the use; and

**Whereas**, the proposed project is consistent with the regulations, intent and purpose of the city code and the zoning district in which the use is located; and

**Whereas**, the use will not have undue adverse impacts on governmental facilities, services or improvements which are either existing or proposed; and

**Whereas**, the site design of the proposal is consistent with site and landscaping plan requirements and is prepared by or under the direction of a professional landscape architect or civil engineer registered in the state and adopted as part of the conditions imposed on the use by the city; and

**Whereas**, the use and site design are consistent with the city's stormwater, sanitary sewer, and water plans. The existing utilities have capacity for the use; and

**Whereas**, the City of St. Louis Park planning commission held a public hearing and recommended approval of the amendment to the conditional use permit with conditions suggested by city staff on September 18, 2024; and

**Whereas**, the city council has considered the advice and recommendation of the planning commission; and

**Whereas**, the contents of Case No. 24-18-CUP are hereby entered into and made part of the record of decision for this case.

**Now therefore be it resolved** that Resolution No. 14-064 is hereby restated and amended by this resolution which continues and amends a conditional use permit for the subject property and is accepted by the city council as being in accord and conformity with all ordinances, city plans and regulations of the City of St. Louis Park, provided, however, that this approval is made subject to the opinion of the city attorney and certification by the city clerk and subject to the following conditions:

1. The site shall be developed, used and maintained in conformance with the Official Exhibits.
2. All necessary permits must be obtained, including the city's erosion and sediment control permit and permit from the Minnehaha Creek Watershed District.
3. Prior to issuing the building permit, the following conditions shall be met:
  - a. A development contract shall be executed between the developer and city that addresses, at a minimum:
    - i. The conditions of CUP approval as applicable or appropriate.
    - ii. Submit as-builts in accordance with city requirements.
    - iii. The developer shall reimburse city attorney's fees in drafting/reviewing such documents as required in the final CUP approval.
    - iv. The mayor and city manager are authorized to execute said development contract.

- b. A preconstruction meeting shall be held with the appropriate development, construction, private utility and city representatives.
  - c. Final construction plans for all improvements, including crosswalk improvements adjacent to the site, shall be signed by a registered engineer and submitted to the city engineer for review and approval.
  - d. Results of soil testing to verify contaminants within the infiltration area and proposed changes to the infiltration area based on results shall be shared with the city for administrative review and approval.
  - e. ~~Applicant shall submit financial security in the form of cash escrow or letter of credit in the amount of 125% of the costs of landscaping and the repair/cleaning of public streets, curbs, sidewalks, and utilities.~~
  - f. ~~Assent form and official exhibits must be signed by applicant (or applicant and owner if applicant is different from owner)~~
4. The applicant shall comply with the following conditions during construction:
- a. All City noise ordinances shall be complied with, including that there be no construction activity between the hours of 8 p.m. and 7 a.m.~~10:00 PM and 7:00 AM~~, Monday through Friday, and between 8 p.m. and 9 a.m.~~10:00 PM and 9:00 AM~~, Saturday, Sunday and Holidays.
  - b. All activity to and from the site shall be along haul routes approved by the city.
  - c. The site shall be kept free of dust and debris that could blow onto neighboring properties.
  - d. Public streets shall be maintained free of dirt and shall be cleaned as necessary.
  - e. The city shall be contacted a minimum of 72 hours prior to any work in a public street.
  - f. Work in a public street shall take place only upon the determination by the city engineer (or designee) that appropriate safety measures have been taken to ensure motorist and pedestrian safety.
  - g. Temporary electric power connections shall not adversely impact surrounding neighborhood service.
  - h. The Zoning Administrator may impose additional conditions if it becomes necessary in order to mitigate the impact on surrounding properties.
5. All utilities shall be buried.
6. In addition to any other remedies, the developer or owner shall pay an administrative fee of \$750 per violation of any condition of this approval.
7. Under the Zoning Ordinance Code, this permit shall be revoked and cancelled if the building or structure for which the conditional use permit is granted is removed.
8. Approval of a Building Permit, which may impose additional requirements.

**It is further resolved** that the city clerk is instructed to record certified copies of this resolution in the office of the Hennepin County Register of Deeds or Registrar of Titles as the case may be.

Reviewed for administration:

Adopted by the city council October 7, 2024:

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Kim Keller, city manager

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Nadia Mohamed, mayor

Attest:

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Melissa Kennedy, city clerk

## Exhibit A

### Legal description:

That part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Eighteen (18), Township One Hundred Seventeen (117), Range Twenty-one (21), Hennepin County, Minnesota, described as follows: Beginning at the Northeast corner of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of said Section; thence southerly along the East line of said Northwest Quarter (NW 1/4) to a point Eight Hundred Eighty-eight (888) feet from the point of beginning; thence Westerly along a line parallel to the North line of said Northwest Quarter (NW 1/4) to the East line of the right of way of the Great Northern Railroad, as now existing; thence Northerly along the Easterly boundary of said North section line to the point of Streets, easements, and rights of way vacated or to be vacated and which would Otherwise revert to the grantor.

### EXCEPT

(Per Quit Claim Deed Doc. No. 3539576) The South 30 feet of the following described premises, to-wit: That part of the Northwest Quarter of the Northeast Quarter of Section 18, Township 117, Range 21, described as follows: Beginning at the Northeast corner of the Northwest Quarter of the Northeast Quarter of said section; thence Southerly along the East line of said Northwest Quarter to a point of 888 feet from the point of beginning; thence Westerly along a line parallel to the North line of said Northwest Quarter to the East line of the right-of-way of the Great Northern Railway Company as now existing; thence Northerly along the Easterly boundary of said right-of-way to the North line of said Section 18; thence easterly along said North section line to the point of beginning.

### ALSO EXCEPT

(Per Quit Claim Deed Doc. 3060169)

That part of the Northwest Quarter of the Northeast Quarter (NW 1/4 of NE 1/4) of Section Eighteen (18), Township One Hundred Seventeen (117), Range Twenty-one (21), Hennepin County, Minnesota, described as follows: Commencing at the Northeast Corner of the Northwest Quarter of the Northeast Quarter (NW 1/4 of NE 1/4) of Section Eighteen (18), Township One Hundred Seventeen (117), Range Twenty-one (21); thence Southerly along the East line of said Northwest Quarter a distance of 888 feet; thence westerly parallel to the North line of said Northwest Quarter (NW 1/4) to a point 150 feet Easterly of the Easterly right-of-way of the Great Northern Railway Company as now existing, which is the point of beginning of the land to be described; thence Southwesterly in a straight line to its intersection with the Easterly line of said right-of-way, said point of intersection being One Hundred Twenty (120) feet Southwesterly measured along said right-of-way line from its intersection with a line drawn parallel with 888 feet South of the North line of said Northwest Quarter of Northeast Quarter of said section; thence Northeasterly along said Easterly line of said right-of-way a distance of 300 feet; thence Southeasterly along a straight line to point of beginning.

## **Excerpt of Planning commission meeting unofficial minutes**

Members present: Jim Beneke, Mia Divecha, Matt Eckholm, Katie Merten, Tom Weber, Jan Youngquist

Members absent: none

Staff present: Sean Walther

Guests: Emily Barker, resident; Paolo Lovagnini, Cuningham Group Architecture, Inc.

**3a. Title: Conditional use permit amendment for Aquila Elementary School, 8500 31<sup>st</sup> St. W.  
Applicant: St. Louis Park Public Schools  
Case No: 24-18-CUP**

Mr. Walther presented the staff report.

Commissioner Weber noted the addition will be built on an existing playground area. He asked if the exterior playground area will be replaced and open at the same time as the addition is built. Mr. Walther stated he is not sure of the timing, but anticipates this would be occurring at the same time as occupancy and start of school. He noted the applicant's design team representatives can also answer this during the public hearing.

Mr. Lovagnini noted the play equipment area will not be disturbed during construction, only the paved basketball courts, which will be replaced.

Commissioner Beneke asked for clarification if the CUP is needed because this is a school with more than 20 students, and there is no need for a variance. Mr. Walther stated that is correct and the use has already been approved, and this addition requires an amendment of the site plan which is an official exhibit accompanying the CUP.

Commissioner Youngquist asked about one of the conditions of the approval. She asked about 5b and the access from Wooddale and Highway 7, and if that condition should be included or deleted. Mr. Walther stated that is an error and staff can correct that note the accurate street names for this site.

Commissioner Hyman asked if construction will begin late this fall, while school is in session. Mr. Walther stated yes and noted the applicant's design team can also answer schedule questions.

Commissioner Hyman asked if the updated neighborhood zoning alleviates the need for this kind of approval in the future. Mr. Walther stated no the proposed zoning code updates will not change the CUP requirement.

Chair Divecha opened the public hearing.

Ms. Barker, 3037 Aquila Ave., stated she is excited the school is getting this expanded space. She stated she received the letter for the neighborhood meeting was received only two days before the meeting, and asked if going forward notices can be sent out earlier. She added she is happy to see the addition of trees and green space, and asked if that part will be mandatory, noting the large amount of asphalt at Aquila currently. She stated the asphalt does a disservice to the students and she sees a value in this added space. She stated she hopes this will be mandatory and not dropped if costs get too high.

Ms. Barker asked if the Three Rivers Park trail project will be done in collaboration with the Aquila project. She stated as a resident she prefers less disruption during the projects and stated when she asked both the school and Three Rivers about this, neither of them had any information about each other's projects. She asked that staff make sure these conversations happen so the projects can align as much as possible.

Mr. Walther stated this site plan and is the expectation moving forward.

The architect, Mr. Lovagnini, answered the questions posed. He stated the asphalt will be removed where the addition will be and green space and trees will be added, including the play area as well. He noted that was a request from the district and will not change. He added he did not have information about the Three Rivers trail project but will pass this information on to the construction manager, so they can coordinate and minimize any disruption.

Mr. Lovagnini stated they will work to complete the addition by the beginning of the next school year in 2025, and that is why the project is being pushed forward currently to be sure it is completed.

Mr. Lovagnini noted the construction access will be from the current main entrance of the school, with occasional access on the east side as well for delivery of materials. He noted an underground tank will need to be removed, and stated there is no need to create special access for the project.

Commissioner Youngquist stated she recommends it because there is a regional trail on the west side of this property, there could be conflicts with bicyclists and large truck hauling materials and staff can vet this. She stated trucks maybe should come down Xylon Avenue instead of Aquila Avenue. Mr. Lovagnini agreed and stated the city and construction manager can discuss that.

Commissioner Merten added this information will also be important to get out to the neighborhood.

Commissioner Weber stated this project is part of the referendum approved by residents, and noted it is odd the school district does not have a representative at tonight's meeting. He stated this is a voter-approved initiative, adding he is enthusiastic about this project as it will help meet current enrollment needs. He added he would like it to be communicated

throughout the city, noting again he is disappointed the school district is not at this meeting to promote and speak about the project.

Commissioner Merten stated it is an ambitious timeline and she would not want to be in charge of this project.

Chair Divecha closed the public hearing.

Mr. Walther stated the error in conditions noted in the staff report should be amended to access to the project from 31<sup>st</sup> Street to Xylon Avenue to Minnetonka Boulevard. He stated the city's intent is for the haul route to get to major roadways as quickly as possible and limit travel through residential streets. He added his apologies for residents not receiving the neighborhood meeting notice as early as they should have. He stated this information is sent out by the applicant and not the city but added the city's goal is to give 10-14 days' notice and at a minimum 7 days' notice. He stated staff will communicate this to the school district. He clarified the public hearing notice for tonight's meeting was mailed by the city and met the required minimum of 10-days' notice.

Mr. Walther added staff will contact Three Rivers also about the project.

Commissioner Weber noted there is overnight parking allowed on Xylon Avenue and asked if there are any concerns related to that. Mr. Walther stated following city approvals there would be a pre-construction meeting that will address these types of issues including any temporary disruptions to parking.

*It was moved by Commissioner Weber, seconded by Commissioner Youngquist, to approve the conditional use permit amendment with the correction to the hauling route information noted by staff, and the conditions listed in the staff report. The motion passed unanimously.*



## Aquila Elementary School CUP Open House 09.11.2024

### Questions and Answers

Q: What will happen to the baseball field?

A: The baseball field will remain as-is. Construction will temporarily remove and replace the fence on the south side of the baseball field, and the sidewalk along the south side of the baseball field will be replaced

Q: Where will the students have recess during construction?

A: Students will be able to use the playground, and a fence will be put up during construction for safety.

Q: What is the schedule for this project?

A: Start of construction is scheduled for late fall 2024, and substantial completion is scheduled for August 2025.

Q: Will there be new rooftop equipment on the building? Where will they go?

A: There will be new rooftop equipment on the kindergarten wing and the storm shelter. All will be screened.

Q: Will trees be removed for this project?

A: One mature tree will be removed, but several new trees will be added.

Q: Will the vegetable gardens in front of the school be impacted?

A: No, they will remain as-is. Additional garden beds will be added new the new addition.

Q: What will be the construction hours for this project?

A: No work before 7:00 am or after 7:00 pm, per city requirements.

Q: Will the landscape plan incorporate native vegetation?

A: Yes.

Denver

Las Vegas

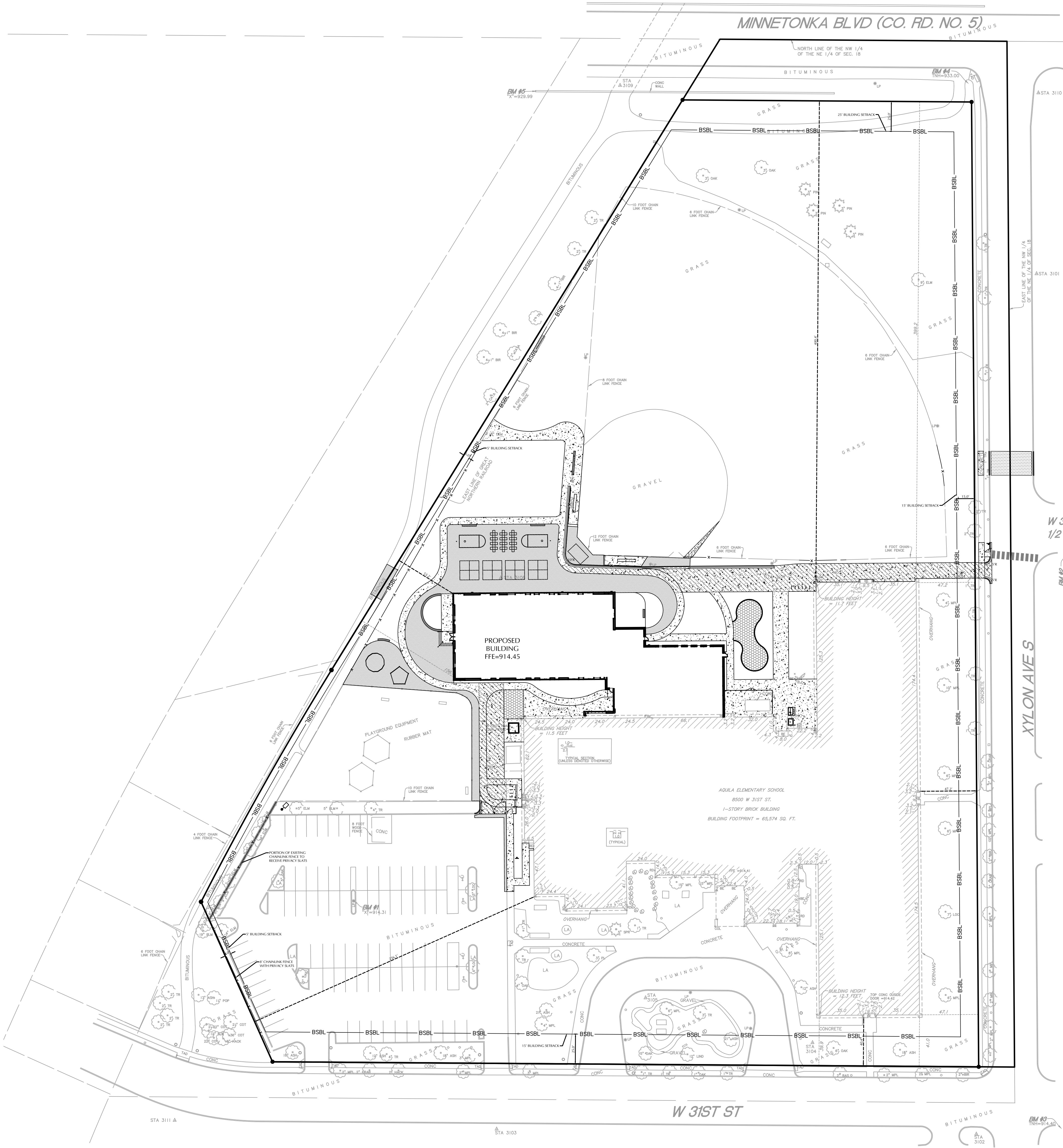
Los Angeles

Minneapolis

Phoenix

San Diego

Doha



**SITE DATA**

CURRENT ZONING: R-2 SINGLE-FAMILY RESIDENCE  
 PROPOSED ZONING: R-2 SINGLE-FAMILY RESIDENCE  
 PROPERTY AREA (GROSS): 9.706 ± AC  
 EASEMENTS: 0.836 ± AC  
 NET AREA (EXCLUDING EASEMENTS): 8.850 ± AC  
 DISTURBED AREA: 1.84 ± AC  
 EXISTING IMPERVIOUS AREA: 1.30 ± AC (71%)\*  
 PROPOSED IMPERVIOUS AREA: 1.15 ± AC (63%)\*  
 \*IMPERVIOUS AREAS BASED ON DISTURBED AREA ONLY

**DEVELOPMENT AND DESIGN STANDARDS**

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 SIDE (ABUTTING STREET): 15 FT MINIMUM  
 REAR: 25 FT MINIMUM

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**ACCESSIBLE PARKING**

ACCESSIBLE PARKING REQUIRED = 4 STALLS\*\*  
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\*\*REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES FOR 76 TO 100 STALLS

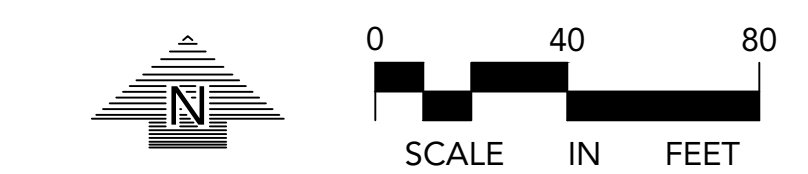
**SITE NOTES**

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- SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.
- REFER TO THE GEOTECHNICAL REPORT ADDENDUM 1 (B2400440.00) PREPARED BY BRAUN INTEREC CORPORATION, DATED JUNE 19, 2024, FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO PAVEMENTS AND EXTERIOR SLABS.

**SIGNAGE AND STRIPING NOTES**

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REFER TO LANDSCAPE PLANS FOR EXTENTS OF INTEGRAL COLORED CONCRETE.



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**LEGEND**

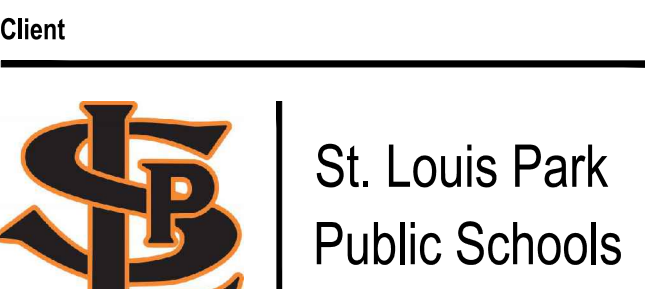
EXISTING	PROPOSED

**PAVEMENT TYPES**

	CONCRETE SIDEWALK
	CONCRETE PAVEMENT
	BITUMINOUS PAVEMENT
	CRUSHED STONE
	RIP RAP
	INFIELD MATERIAL

**NOTE:**  
 SEE PAVEMENT SECTIONS ON SHEET C802 FOR TYPE AND DEPTH INFORMATION.

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**LOUCKS**  
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 7200 Hemlock Lane, Suite 300  
 Maple Grove, MN 55369  
 763.424.5505  
 www.loucksinc.com  
 LOUCKS PROJECT NO. 24211

**Registration**  
 Name: Max J. Seitz - PE  
 License No.: 56735

**CUP APPLICATION SET  
 NOT FOR CONSTRUCTION  
 09/06/2024**

**Revisions**

No.	Date	Description

**Project Information**  
 Phase: CD Date: 09/06/2024  
 Project No.: 23-0217 PIC/AIC: X  
 Aquila Elementary School



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**Sheet Title**  
 SITE PLAN  
 OVERALL

**Sheet Number** **Current Revision**

**C2.01**

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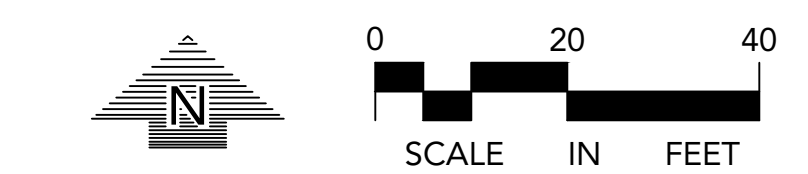
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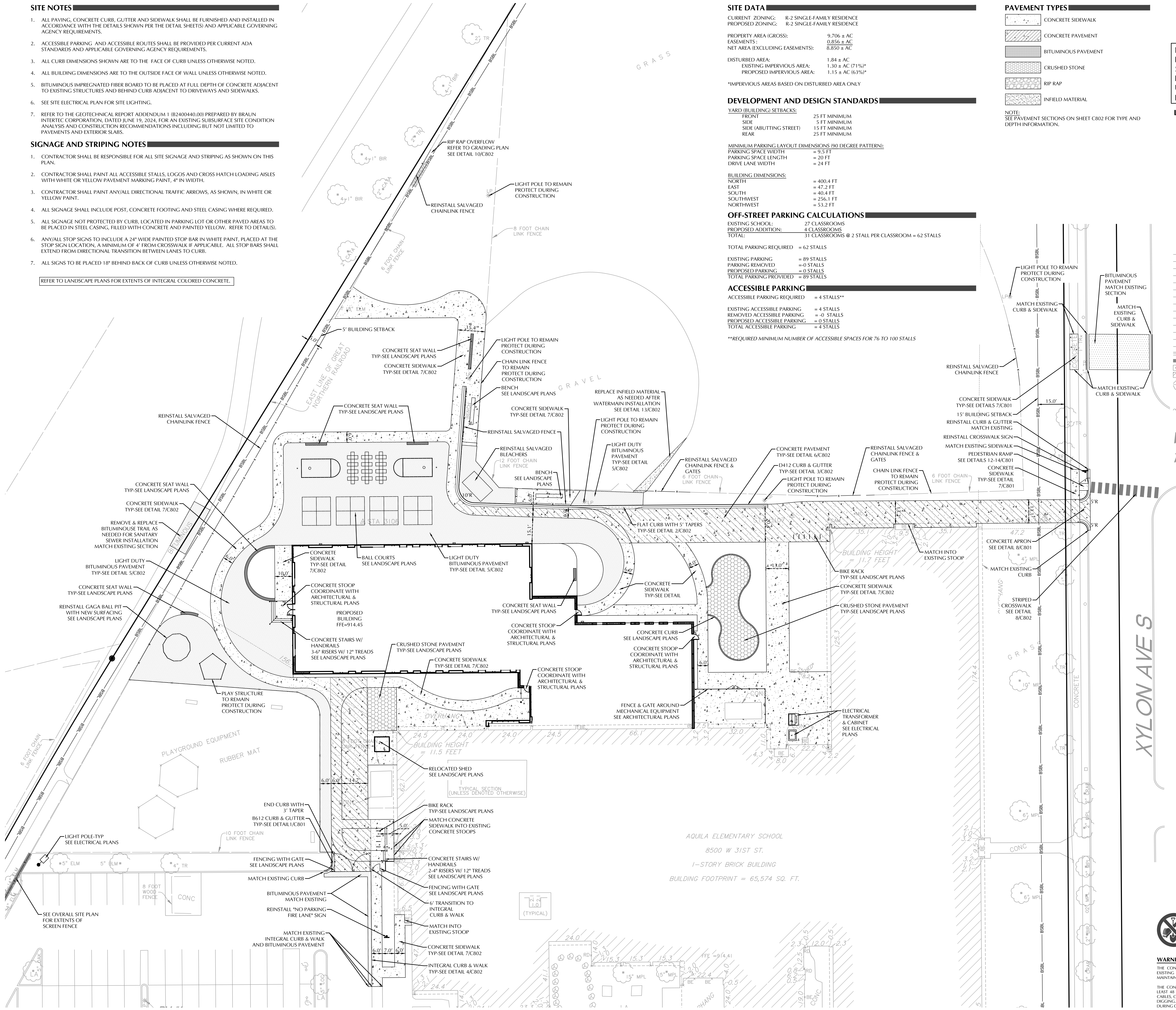
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**LEGEND**

EXISTING	PROPOSED
Symbol for Catch Basin	Symbol for Catch Basin
Symbol for Storm Manhole	Symbol for Storm Manhole
Symbol for Flared End Section	Symbol for Flared End Section
Symbol for Sanitary Manhole	Symbol for Sanitary Manhole
Symbol for Hydrant	Symbol for Hydrant
Symbol for Gate Valve	Symbol for Gate Valve
Symbol for Post Indicator Valve	Symbol for Post Indicator Valve
Symbol for Water Manhole / Well	Symbol for Water Manhole / Well
Symbol for Light Pole	Symbol for Light Pole
Symbol for Power Pole	Symbol for Power Pole
Symbol for Electric Meter	Symbol for Electric Meter
Symbol for Gas Meter	Symbol for Gas Meter
Symbol for Telephone Pedestal	Symbol for Telephone Pedestal
Symbol for Sign	Symbol for Sign
Symbol for Benchmark	Symbol for Benchmark
Symbol for Soil Boring	Symbol for Soil Boring
Symbol for Parking Stall Count	Symbol for Parking Stall Count
Symbol for Accessible Parking Stall	Symbol for Accessible Parking Stall
Symbol for Storm Sewer	Symbol for Storm Sewer
Symbol for Sanitary Sewer	Symbol for Sanitary Sewer
Symbol for Force Main	Symbol for Force Main
Symbol for Watermain	Symbol for Watermain
Symbol for Sanitary Sewer Service	Symbol for Sanitary Sewer Service
Symbol for Water Service	Symbol for Water Service
Symbol for Underground Electric	Symbol for Underground Electric
Symbol for Underground Fiber Optic	Symbol for Underground Fiber Optic
Symbol for Underground Gas	Symbol for Underground Gas
Symbol for Underground Telephone	Symbol for Underground Telephone
Symbol for Overhead Utility	Symbol for Overhead Utility
Symbol for Fence	Symbol for Fence
Symbol for Chain Link Fence	Symbol for Chain Link Fence
Symbol for Concrete Curb	Symbol for Concrete Curb
Symbol for Retaining Wall	Symbol for Retaining Wall
Symbol for Concrete	Symbol for Concrete
Symbol for No Parking Building	Symbol for No Parking Building
Symbol for Contour	Symbol for Contour
Symbol for Spot Elevation	Symbol for Spot Elevation
Symbol for Direction of Flow	Symbol for Direction of Flow
Symbol for Tree Line	Symbol for Tree Line
Symbol for Parking Setback Line	Symbol for Parking Setback Line
Symbol for Building Setback Line	Symbol for Building Setback Line



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**Client**  
 St. Louis Park Public Schools

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**Revisions**

No.	Date	Description

**Project Information**

Phase:	CD	Date:	09/06/2024
Project No.:	23-0217	PIC / A/C:	X

Aquila Elementary School

**Sheet Title**  
 SITE PLAN

Sheet Number	Current Revision
C2.02	

CALL BEFORE YOU DIG!  
**Gopher State One Call**  
 TWIN CITY AREA: 651-454-0002  
 TOLL FREE: 1-800-252-1166

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## Executive summary

**Title:** Development project process overview

**Recommended action:**

- Please review the Twin Cities Housing Alliance's *How Does Housing Development and Financing Work?* prior to the study session.
- Ask questions related to the city's development process.

**Policy consideration:** None. The presentation will explain the development process in St. Louis Park.

**Summary:** The Twin Cities metro area, and the United States as whole, is experiencing a significant housing shortage, leading to decreased affordability across all housing types and limiting homeownership opportunities. According to the 2023 Maxfield Comprehensive Housing Study completed for City of St. Louis Park, there is potential demand in the city for nearly 5,300 new housing units through 2030. The city is in the process of updating its zoning ordinance to make more housing options easier to construct without having to go through the city entitlement process before obtaining a building permit. However, it is anticipated there will still be developments that will require city planning entitlement approvals or requests for financial assistance prior to construction.

The development process is a complex, multi-layered, iterative, time consuming, and at times costly journey that includes many project partners. To provide council with a better understanding of the development process, staff will provide an overview of the how a project goes from concept to completion in St. Louis Park.

The Twin Cities Housing Alliance (TCHA) has created the attached graphic *How Does Housing Development and Financing Work?* The graphic walks through a typical development process from the developer's perspective. During the city council study session, city staff will utilize this graphic to explain how the city's development approval process fits within the typical development process and will answer city council's questions. The document has many details, and staff strongly encourages council to read and review the TCHA graphic prior to the presentation on Monday.

**Financial or budget considerations:** None related to this presentation.

**Strategic priority consideration:** St. Louis Park is committed to providing a broad range of housing and neighborhood oriented development.

**Supporting documents:** *How Does Housing Development and Financing Work?*

**Prepared by:** Jennifer Monson, redevelopment administrator

**Reviewed by:** Greg Hunt, economic development manager

Sean Walther, planning manager/deputy community development director

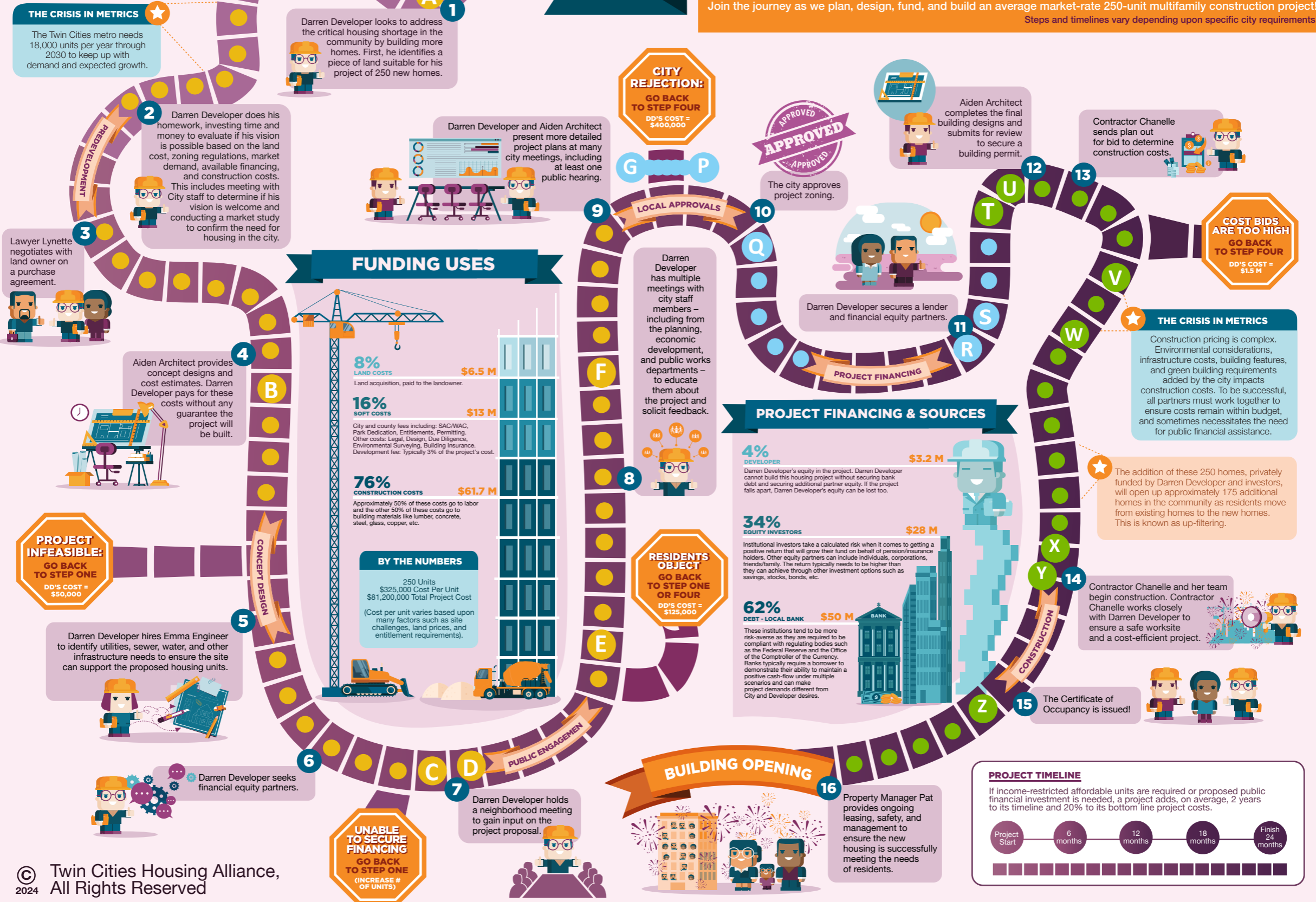
Karen Barton, community development director/EDA executive director

**Approved by:** Kim Keller, city manager



# HOW DOES HOUSING DEVELOPMENT & FINANCING WORK?

Join the journey as we plan, design, fund, and build an average market-rate 250-unit multifamily construction project!  
 Steps and timelines vary depending upon specific city requirements.



## Executive summary

**Title:** Cannabis zoning ordinance

**Recommended action:** None at this time. The purpose of this report is to provide information to aid in council's discussion and subsequent actions related to the proposed cannabis zoning regulations.

**Policy consideration:**

- Does city council support the proposed zoning regulations for cannabis operation?
- Does city council support limiting the number of cannabis retailers permitted within the city?

**Summary:** St. Louis Park City Council supported legalizing medical and recreational marijuana. The city's regulatory approach to this industry seeks to provide safe, convenient and equitable access for adult use. The regulations intend to protect children and youth and mitigate potential negative impacts for neighbors of these businesses. Council indicated that regulatory approaches to retail sales similar to on- and off-sale liquor and lower-potency hemp products are appropriate models with some additional controls given this is a new industry for the city.

In 2023, the State of Minnesota passed legislation to legalize the possession, use, manufacturing and sale of certain cannabis products. The law establishes the Office of Cannabis Management (OCM) to oversee the regulation of commercial production and sale of cannabis and related products. Municipalities have the ability to enact regulations related to zoning, local registration, and enforcement of state regulations regarding cannabis sales. OCM will not finalize some regulations until 2025.

Staff recommend the city permit cannabis retailers with conditions in the C-2, MX-1 and MX-2 zoning districts, along with the existing planned unit developments that allow liquor stores. Staff recommend these businesses be at least 1,000 feet from a school, another cannabis retailer and other specified commercial uses. Staff suggest limiting the number of cannabis retailers to locate within the city to one retailer per 12,500 residents at this time.

Also, staff recommend the city permit, with conditions, cannabis operations in the I-G zoning district, provided they are at least 1,000 feet from a school and other cannabis operations.

**Financial or budget considerations:** None related to adopting zoning regulations.

**Strategic priority consideration:** St. Louis Park is committed to being a leader in racial equity and inclusion in order to create a more just and inclusive community for all.

**Supporting documents:** [November 20, 2023 city council special study session minutes](#),  
[August 7, 2024 planning commission study session minutes](#)  
Racial equity and inclusion analysis: local cannabis regulations

**Prepared by:** Katelyn Champoux, associate planner

**Reviewed by:** Sean Walther, planning manager and deputy community development director  
Karen Barton, community development director

**Approved by:** Kim Keller, city manager

## Discussion

### Background:

In 2023, the State of Minnesota passed legislation to legalize the possession, use, manufacturing, and sale of certain cannabis products. The law establishes the Office of Cannabis Management (OCM) to oversee the regulation of commercial production and sale of cannabis and related products. The OCM is working through the formal rulemaking process to implement the regulatory framework for the adult-use cannabis industry established by the legislation. The agency plans to publish a notice of intent to adopt rules later this year, which will prompt a 30-day formal comment period.

The legislation allows for 13 different types of business licenses listed in the table below. The OCM will also issue endorsements to license holders to engage in specific activities such as producing, manufacturing, and sale of medical cannabis for patients. The following table shows the business activities allowed under each license type.

License type	Business activity				
	Retail	Manu- facturing	Cultivation	Wholesale	Other
Cannabis microbusiness	X	X	X	X	X
Cannabis mezzobusiness*	X	X	X	X	
Cannabis cultivator*			X	X	
Cannabis manufacturer*		X		X	
Cannabis retailer*	X				
Cannabis wholesaler				X	
Cannabis transporter					X
Cannabis testing facility					X
Cannabis event organizer					X
Cannabis delivery service					X
Lower-potency hemp edible retailer	X				
Lower-potency hemp edible manufacturer		X			
Medical cannabis combination business	X	X	X	X	

\*License types with a statewide cap on the number of licenses available in the general licensing process. The statewide caps are 100 licenses for mezzobusinesses, 50 licenses for cultivators, 24 licenses for manufacturers and 150 licenses for retailers.

### *Local government roles and responsibilities – zoning*

Municipalities have the ability to enact regulations related to the zoning, local registration, and enforcement of state regulations regarding cannabis sales. Cities may impose reasonable restrictions on the time, place, and manner of land use activities. The restrictions typically include:

1. The location (e.g. zoning districts) where the use is allowed.
2. The review and approval process such as administrative (e.g. permitted by right, permitted with conditions) or quasi-judicial (e.g. conditional use permit).
3. Specific standards and conditions that would mitigate potential nuisances and health and safety concerns that may accompany the use.
4. The manner in which such uses may operate, such as limited hours of operation and/or distance separation requirements from other uses.

The legislation allows local governments to enact buffers for cannabis retailers up to 1,000 feet from schools and/or up to 500 feet from residential treatment facilities, athletic facilities, attractions within a public park and childcare facilities.

As part of the state licensing process, the OCM will notify a local government when an applicant intends to operate within their jurisdiction and request certification of zoning compliance. Local governments must complete this certification within 30 days of receiving a copy of an application from OCM. If the OCM does not receive a response within 30 days, the legislation allows the OCM to move forward with issuing the license. It's important to note that the city zoning approval/certification can only be achieved in that timeframe through an administrative process.

### *Local government roles and responsibilities – retail registration*

Cannabis businesses with the appropriate licenses for retail sales must register with the municipality in which the retail establishment is located, unless the local government has delegated registration authority to the county. Local governments are given authority to suspend a retail registration for up to 30 days, but they may not revoke licenses as this is the responsibility of the OCM.

Local governments that register cannabis retailers may also limit the number of cannabis retailers allowed within their jurisdiction, but they must allow for at least one retail location per 12,500 residents. According to the State Demographer population estimates from 2022 and guidance from the OCM, this would equate to a minimum of four retail locations for St. Louis Park.

### **Previous considerations:**

In 2023, the city enacted a moratorium on cannabis-related businesses until Jan. 1, 2025 to protect the planning process as it researches and considers zoning controls for cannabis products and related activities. It is anticipated that the city will adopt zoning regulations for cannabis businesses prior to the end of 2024 so that they may go into effect on Jan. 1, 2025.



City council previously discussed zoning regulations for the sale of lower potency hemp products and cannabis products for on- and off-site consumption and provided policy direction to staff. Last month, the planning commission reviewed and provided feedback on the proposed cannabis zoning regulations. Commissioners did not indicate concerns about the proposed districts in which to allow cannabis businesses nor the buffers between cannabis businesses and other uses.

The following sections outline the proposed regulations given city council direction for previous policy questions related to the sale of lower potency hemp products and cannabis products.

*Proposed regulations for off-sale and on-sale of lower potency hemp products*

As directed by city council, staff recommends maintaining the existing regulations for the off-sale and on-sale of lower potency hemp products. These regulations allow the sale of lower potency hemp products at any place of business where retail, food or beverage sales occur under the condition that they are located more than 300 feet from a school and have the appropriate licenses and registrations. Food and beverage establishments that meet these conditions may also sell lower potency hemp products for on-site consumption.

*Proposed regulations for on-sale of cannabis products*

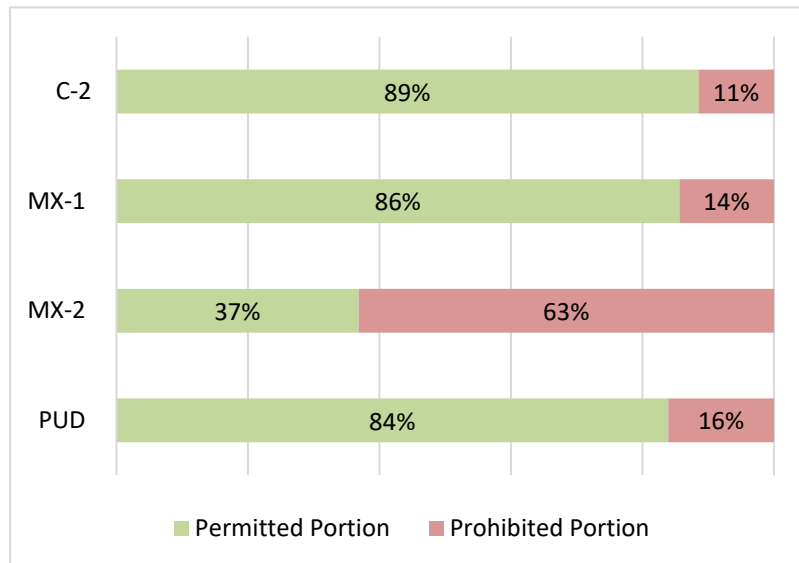
As directed by city council, staff recommends regulating the sale of cannabis edibles and beverages for on-site consumption in the same manner as the city currently regulates the sale of lower potency hemp edibles and beverages for on-site consumption. This would allow the sale of cannabis edibles and beverages for on-site consumption at food and beverage establishments located more than 300 feet from a school.

*Proposed regulations for off-sale of cannabis products (cannabis retailers)*

City council previously discussed appropriate buffers for cannabis retailers from other uses including schools, attractions within a public park and childcare facilities. Staff suggested city council consider mirroring the existing regulations for liquor stores which requires this use to locate at least 300 feet from a school. In discussion, some council members indicated a preference for a larger buffer between schools and cannabis retailers. Given this discussion, staff recommend requiring cannabis retailers to locate at least 1,000 feet from schools. The city may also align regulations for liquor stores and cannabis retailers by requiring cannabis retailers to locate at least 1,000 feet from pawnshops, currency exchanges, payday loan agencies, firearm sales and sexually oriented businesses.

Additionally, previous city council discussions highlighted uncertainty around the number of cannabis retailers that may want to locate within the city, the desired locations for these businesses, and the likelihood of cannabis retailers clustering in parts of the city. Staff suggests the city prevent concentrations of cannabis retailers by requiring that they locate at least 1,000 feet from another cannabis retailer.

During the development of these recommendations, staff analyzed the potential impact of the proposed separation requirements from schools and other businesses on the available land on which cannabis retailers would be permitted to locate. The analysis evaluated the percentage of land zoned for C-2, MX-1, MX-2 and applicable PUDs where cannabis retailers would be permitted or prohibited under the proposed ordinance. According to the



analysis, the recommended regulations would permit cannabis retailers to locate in approximately 88% of land zoned for C-2 general commercial, 85% of land zoned for MX-1 vertical mixed use, 84% of land within the existing PUDs that permit liquor stores (2, 10, 22, and 24) and 37% of land zoned for MX-2 neighborhood mixed use. (Note: The percentage of land zoned MX-2 in which cannabis retailers are permitted to locate, after applying the proposed buffers, is lower compared to the other zoning districts given the proximity of these properties to St. Louis Park High School). Staff find this is sufficient land to allow at least the minimum number of cannabis retailers required by statute to locate within the city.

### Present considerations:

#### *Proposed land use descriptions and conditions for cannabis businesses*

Staff recommend grouping various cannabis businesses into two categories for zoning purposes: cannabis retailer and cannabis operation.

#### Cannabis retailer land use description and regulations:

*Cannabis retailer* means a retailer that sells packaged cannabis products to the general public and medical patients. This land use description would apply to cannabis businesses with the following licenses: cannabis retailer, cannabis microbusiness with a retail endorsement, cannabis mezzobusiness with a retail endorsement and medical cannabis combination business. This term excludes cannabis operation, which is defined on page 6.

In previous conversations, city council supported the staff recommendation to align regulations for cannabis retailers closely with those the city has for liquor stores by allowing cannabis retailers as a use permitted with conditions in the C-2 general commercial, MX-1 vertical mixed use and MX-2 neighborhood mixed use districts. Staff also suggests allowing cannabis retailers as a use permitted with conditions in existing planned unit developments (PUD) that permit liquor stores. Additional conditions for cannabis retailers the city can consider include limiting the hours of operation, prohibiting in-vehicle sales or service (e.g., drive throughs, curbside pickup), prohibiting on-site consumption of lower potency hemp and cannabis edibles and beverages, and requiring all uses to be completely contained within an enclosed building.

Type of business	Permitted with conditions	Separation requirements
<b>Cannabis retailer</b>	C-2, MX-1, MX-2, PUD 2, PUD 10, PUD 22, PUD 24	1,000 feet from schools 1,000 feet from a pawn shop, currency exchange, payday loan agency, firearm sale or sexually oriented business 1,000 feet from other cannabis retailers

**Cannabis operation land use description and regulations:**

*Cannabis operation* means a facility where cannabis is grown, processed, or manufactured into various products such as edibles, concentrates, wax, oils and tinctures. This land use description would apply to cannabis businesses with the following licenses: cannabis microbusiness, cannabis mezzobusiness, cannabis cultivator, cannabis manufacturer, cannabis wholesaler, cannabis transporter, cannabis testing facility, cannabis event organizer and cannabis delivery service. This term excludes cannabis retailer.

Staff recommends allowing cannabis operation as a use permitted with conditions in the I-G general industrial district. Cannabis operation would be required to locate a minimum of 1,000 feet from schools and 1,000 feet from another cannabis operation. Staff also recommends permitting cannabis retailers as an accessory use to a cannabis operation within the I-G general industrial district provided they meet the same conditions required for cannabis retailers as a principal use.

Type of business	Permitted with conditions	Separation requirements
<b>Cannabis operation</b>	I-G	1,000 feet from schools 1,000 feet from another cannabis operation

Staff acknowledges that a cannabis operation may generate odors and noise. Staff finds that the existing nuisance ordinances, general provisions and performance standards for industrial districts, district- and use-specific provisions, and architectural design standards in the city code will help mitigate impacts and provide regulatory tools to address nuisances caused by any of these activities. Existing provisions limit noise, odor, vibration, glare, heat and waste material; limit hours of operation when abutting residential property; require noise-producing portions of a development to locate away from adjacent residential areas; and prohibit interior and exterior bars, grills, mesh or similar obstructions on doors and windows. As mentioned above, the OCM will also complete the formal rulemaking process which will include environmental controls on odor limits, water use, energy use and solid waste disposal.

### *Proposed limit on cannabis retailers*

Staff recommends limiting the number of cannabis retailers allowed to locate within the city to one retailer per 12,500 residents at this time. This limit will only apply to cannabis retailers; it will not apply to lower potency hemp retailers. Council can increase the number allowed in the future if desired. Given that it is difficult to reduce the number of retailers once established, staff finds it in the city's best interest to take a conservative approach to establishing regulations for cannabis retailers initially as we do not know how many businesses may want to locate in the city. Limiting the number of cannabis retailers will allow the city to track business interest, monitor administration of the new regulations, and adjust as needed.

### *Racial equity implications of regulating cannabis businesses*

Racial context of cannabis legalization:

Understanding the racial context of cannabis legalization is important to establishing regulations that remedy past injustices and achieve equitable outcomes. For decades, the criminalization of marijuana has disproportionately impacted communities of color and inflicted harm that lasts generations. Marijuana convictions negatively impact a person by making it more difficult to secure and maintain employment, housing and government assistance. According to the American Civil Liberties Union, despite legalization of cannabis in 24 states and similar cannabis usage rates between white people and people of color, racial disparities in arrests persist to the extent that a black person is nearly four times more likely than a white person to be arrested for marijuana possession nationwide.

Prospective cannabis business owners already face significant challenges and the history of racial injustice amplifies these challenges for communities of color. As an example, given that cannabis is still illegal at the federal level, federally insured banks are often reluctant to provide banking services to cannabis businesses. As a result, it is more difficult for cannabis businesses to find funding as they must rely on private investment over loans from banks or credit unions. Additionally, once these businesses are operational, they are often more vulnerable crime targets as predominantly cash-only businesses.

The State of Minnesota has built equity considerations into the adult-use cannabis law that support equitable outcomes at the local level. The legislation establishes a social equity application process to provide early opportunities for communities that experienced a disproportionate, negative impact from cannabis prohibition and cannabis use. Local governments can support this element of the legislation by evaluating whether their proposed regulations will complement or inhibit the state's efforts.

Racial equity impact analysis:

In September 2024, staff completed a racial equity impact analysis for local cannabis regulations during which staff identified desired outcomes, evaluated potential unintended consequences of proposed regulations and brainstormed strategies to mitigate these consequences and achieve the desired outcomes. From a zoning perspective, the desired outcomes of cannabis regulations are to 1) limit youth access and exposure to cannabis products and cannabis use, 2) support small and/or locally owned cannabis businesses so that

they may locate and thrive in our city, and 3) distribute cannabis businesses throughout the city to mitigate disproportionate negative impacts on communities of color resulting from concentrations of these businesses and promote equitable access to these products by adults age 21+.

Following this discussion, staff reviewed available demographic and crime data to further assess the equity implications of the proposed zoning ordinance. For example, staff used the city's Climate Equity Map to identify areas of the city with larger percentages of residents who identify as people of color and areas of the city with comparatively lower median household incomes. Staff compared this data to the zoning districts proposed to permit cannabis businesses to evaluate whether people of color and/or lower-income residents may bear a larger burden compared to white residents and residents with higher incomes. The spatial analysis did not indicate the proposed zoning ordinance would result in a disproportionate impact on these communities. Additionally, staff finds the proposed buffer between cannabis retailers and schools will help reduce youth access and exposure to cannabis products without prohibiting these businesses from locating in each quadrant of the city. The proposed buffer between cannabis retailers will also mitigate concentrating these businesses in one area of the city.

Notwithstanding the preliminary findings, it is important to note that this is an ongoing conversation that will likely need to continue after council adoption of the cannabis zoning ordinance. Moving forward, staff will continue to evaluate the racial equity implications of the proposed zoning regulations, develop strategies to achieve desired outcomes and identify metrics to monitor the impact of policy implementation so that the city may adjust as needed.

**Next steps:**

Following this discussion and council direction, the planning commission will hold a public hearing on a proposed zoning ordinance and make formal recommendations to city council. The council must take final action on the proposed zoning ordinance by Dec. 2, 2024, in order for the regulations to go into effect by the expiration of the city's moratorium on cannabis-related businesses on Jan. 1, 2025. The council will subsequently need to repeal related licensing regulations and adopt registration requirements.

Future actions	Governing body	Date
Public hearing for cannabis zoning ordinance	Planning commission	Nov. 6, 2024
First reading of cannabis zoning ordinance	City council	Nov. 18, 2024 (tentative)
Second reading of cannabis zoning ordinance	City council	Dec. 2, 2024 (tentative)
Cannabis zoning ordinance goes into effect	n/a	Jan. 1, 2025

## Appendix A: License types and descriptions

The following table provides definitions of cannabis business licenses provided by the OCM.

License type	Description
<b>Cannabis microbusiness</b>	A microbusiness may cultivate cannabis and manufacture cannabis products and hemp products, and package such products for sale to customers or another licensed cannabis business. Microbusinesses may also operate a single retail location and/or operate an establishment that permits on-site consumption of edible cannabis products and lower-potency hemp edibles.
<b>Cannabis mezzobusiness</b>	A mezzobusiness may cultivate cannabis and manufacture cannabis products and hemp products, and package such products for sale to customers or another licensed cannabis business. Mezzobusinesses may also operate up to three retail locations.
<b>Cannabis cultivator</b>	A cultivator may cultivate cannabis and package such cannabis for sale to another licensed cannabis business.
<b>Cannabis manufacturer</b>	A manufacturer may manufacture cannabis products and hemp products, and package such products for sale to a licensed cannabis retailer.
<b>Cannabis retailer</b>	A retailer may sell immature cannabis plants and seedlings, cannabis, cannabis products, hemp products and other products authorized by law to customers and patients.
<b>Cannabis wholesaler</b>	A wholesaler may purchase and/or sell immature cannabis plants and seedlings, cannabis, cannabis products and hemp products from another licensed cannabis business. Wholesalers may also import hemp-derived consumer products and lower-potency hemp edibles.
<b>Cannabis transporter</b>	A transporter may transport immature cannabis plants and seedlings, cannabis, cannabis products and hemp products to licensed cannabis businesses.
<b>Cannabis testing facility</b>	A testing facility may obtain and test immature cannabis plants and seedlings, cannabis, cannabis products and hemp products from licensed cannabis businesses.
<b>Cannabis event organizer</b>	An event organizer may organize a temporary cannabis event lasting no more than four days.
<b>Cannabis delivery service</b>	A deliver service may purchase cannabis, cannabis products and hemp products from retailers or cannabis business with retail endorsements for transport and delivery to customers.
<b>Lower-potency hemp edible retailer</b>	A lower-potency hemp edible retailer may sell lower-potency hemp edibles to customers.
<b>Lower-potency hemp edible manufacturer</b>	A lower-potency hemp edible manufacturer may manufacture and package lower-potency hemp edibles for consumer sale, and sell hemp concentrate and lower-potency hemp edibles to other cannabis and hemp businesses.

**Medical cannabis  
combination  
business**

A medical cannabis combination business may cultivate cannabis and manufacture cannabis and hemp products, and package such products for sale to customers, patients, or another licensed cannabis business. Medical cannabis combination businesses may operate up to one retail location in each congressional district.

## Racial equity and inclusion analysis: local cannabis regulations

On Sept. 11, 2024, a cross-departmental group of St. Louis Park staff convened to conduct a racial equity and inclusion analysis (REIA) of local cannabis regulations. The goal of this session was to assess the equity impacts of local policy decisions related to cannabis legalization and to identify measures to mitigate potential negative consequences. Staff considered four policy questions:

1. How should the city regulate the time, place and manner of cannabis sales, production, cultivation and other operations in the zoning code?
2. Should the city limit the number of cannabis retailers permitted to locate within the city or leave it to the market to determine?
3. Should the city delegate retail registration authority to Hennepin County?
4. Should the city pursue municipal retail sale of cannabis and cannabis products?

### Summary of racial equity and inclusion analysis

Staff began the session by identifying the desired outcomes of regulating cannabis, which focused on limiting youth access and exposure to cannabis and cannabis use and providing relatively convenient access to cannabis for adults of legal age that wish to purchase the product. Other desired outcomes included preserving and protecting air quality, designing regulations that allow the city to adapt quickly to new information and uplifting social equity applicants through local regulations rather than adding obstacles.

Following this exercise, staff split into small groups to discuss each policy question. Each group had robust conversations in which they identified the groups impacted by each policy question, opportunities to engage these groups, outstanding uncertainties and concerns and potential consequences of the decision on communities of color. The primary racial equity implications raised during the discussion included the following. (*Note: The number next to each bullet point corresponds to the policy question listed above.*)

- How can the city avoid exacerbating existing disparities in communities of color if there are increases in crime associated with cannabis businesses? (1)
- How can the city avoid stifling access for social equity applicants that want to locate their business in St. Louis Park? (1)
- Do communities of color want cannabis retailers in their neighborhoods? (1)
- There is tension between balancing support for social equity applicants and providing the choice for communities of color to distance themselves from cannabis retailers. (2)
- If the city maintains registration authority, it may be able to intervene earlier to support social equity applicants. (3)
- Municipal retail sales could reduce opportunities for social equity applicants to enter the market by creating additional competition. (4)



## **Racial equity and inclusion recommendations**

As a large group, staff reviewed key themes for each policy question and recommended next steps for developing local cannabis regulations.

### **1. Continue to collect and analyze data to support data-driven policy decisions.**

Staff should use quantitative, spatial and qualitative data to help inform policy decisions. Qualitative data may include insights from other cities or tribal nations in Minnesota that have adopted local cannabis regulations or feedback from community engagement. Staff recommend developing an engagement plan to provide the community with opportunities to share input on local cannabis policies. Quantitative data may include spatial analyses of the proposed zoning policies, crime statistics and demographic data.

### **2. Identify metrics to evaluate progress toward desired outcomes.**

Staff should identify indicators to monitor the impact of local policies and set milestones to assess progress toward the city's desired outcomes. For example, the city can use the registration process to collect demographic and geographic data to evaluate who is opening cannabis businesses and where they are locating.

### **3. Revisit the racial equity impact analysis regularly.**

Staff agree that this is an ongoing conversation that will continue after policy approval and implementation. The city should use available data to continuously evaluate the racial equity impact of cannabis legalization and local policies. It is important that staff have a platform to share information and reconvene as needed.

In general, given the breadth of this discussion, staff believes it would be valuable to further analyze the racial equity impact of each policy question to dive deeper into the individual topics. The racial equity impact analysis produced great ideas to mitigate inequitable outcomes, but it also raised many unanswered questions for the city to consider moving forward. These include, but are not limited to:

- Does this decision perpetuate negative messaging about cannabis users?
- How does this decision successfully prevent youth exposure and access to cannabis?
- How is this decision supporting the choice to not be exposed to cannabis?
- What decisions might be beneficial to table for the future?
- How might this decision create a barrier for social equity applicants?

## Executive summary

**Title:** Wooddale Station Redevelopment update – Ward 2

**Recommended action:** Review staff’s redevelopment team recommendation and provide feedback.

**Policy consideration:** Does the Economic Development Authority (EDA) wish to enter into a preliminary development agreement with Roers Companies to redevelop the Wooddale Avenue Station site?

**Summary:** In August 2020, the city distributed a request for proposals (RFP) for the METRO Green Line Extension Light Rail Transit (LRT) Wooddale Avenue Station site to the Twin Cities development community. The site is on the northeast corner of 36<sup>th</sup> Street and Wooddale Avenue. The EDA selected Saturday Properties and Anderson Companies to redevelop the site. In September 2023, Saturday Properties informed the EDA that they were unable to proceed with their proposed “OlyHi” development due to insurmountable, adverse market conditions.

In early 2024, staff sought a new qualified developer to prepare an alternative development proposal for the site consistent with the city’s vision as identified in the original RFP. That vision includes an active, vibrant and connected development where people can affordably live, work and recreate with the opportunities and advantages of proximity to LRT, and one that further advances the city’s five strategic priorities.

After numerous conversations and meetings with various development companies, staff recommends the EDA enter into a preliminary development agreement with Roers Companies for the Wooddale Avenue Station site. Roers Companies has over 13,000 multi-family units in its portfolio, including the recently completed Risor development in St. Louis Park. The redevelopment team has prepared a redevelopment proposal for the Wooddale Station site that furthers the city’s vision for the property and is similar to the previously approved OlyHi plan. A summary of the proposal follows in the discussion section of the report.

**Financial or budget considerations:** The precise purchase price of the EDA’s property, as well as the amount of any financial assistance necessary to bring this latest Wooddale Station redevelopment to fruition, have yet to be determined. It is anticipated the proposed redevelopment, which includes significant affordable housing, will require some combination of public financial assistance.

**Strategic priority consideration:** St. Louis Park is committed to providing a broad range of housing and neighborhood oriented development.

**Supporting documents:** Discussion; concept site plans and massing

**Prepared by:** Jennifer Monson, redevelopment administrator

**Reviewed by:** Greg Hunt, economic development manager

Sean Walther, planning manager/deputy community development director

Karen Barton, community development director/EDA executive director

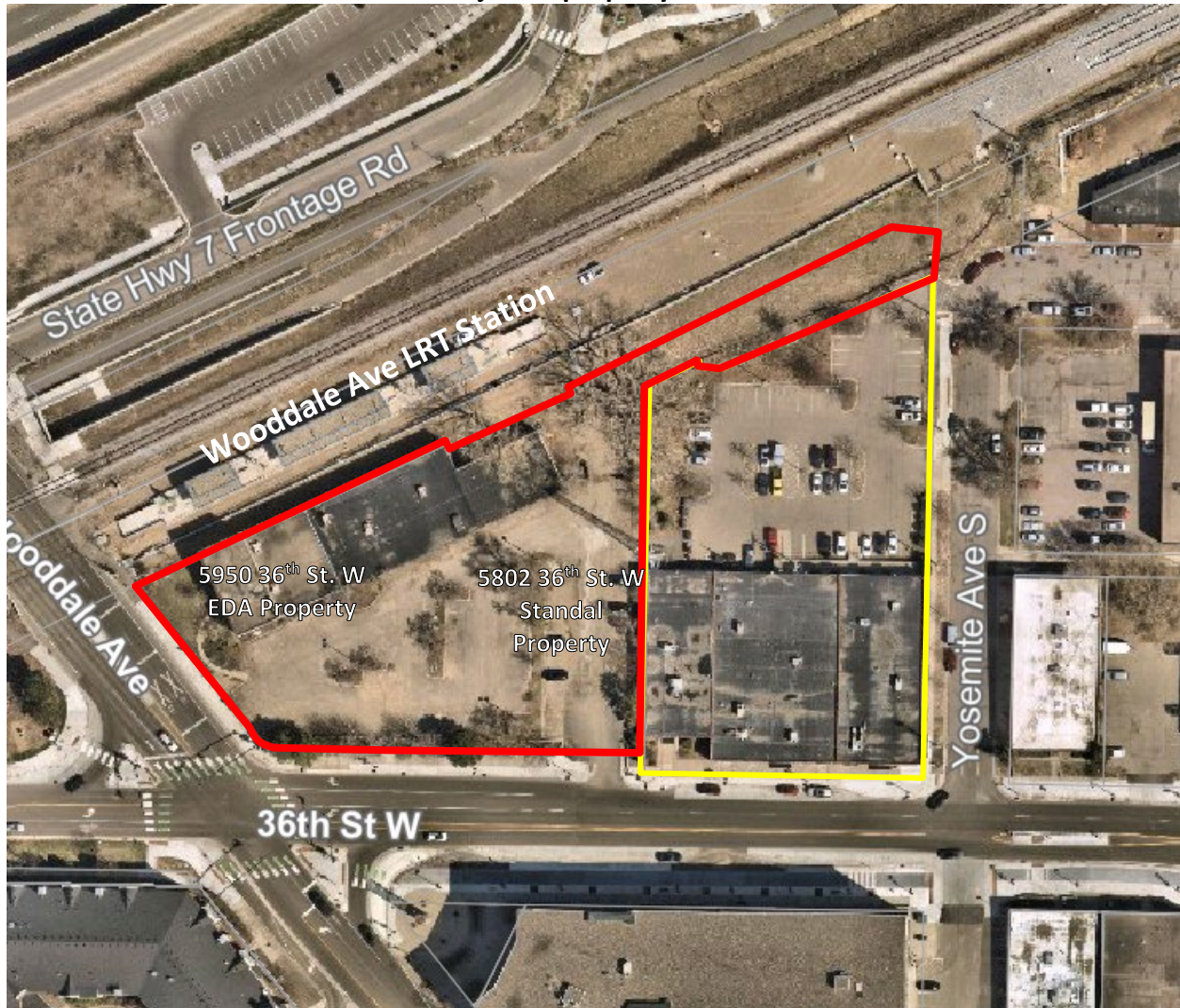
**Approved by:** Kim Keller, city manager

## Discussion

**Site information:** The Economic Development Authority (EDA) owns the Wooddale Avenue Station site at 5950 36th St. W. that abuts the METRO Green Line Extension Wooddale Station platform to the north. The 1.68-acre site is currently occupied by a vacant 16,700 square foot commercial building and an excess municipal parking lot.

Immediately to the east is 5802 36<sup>th</sup> St. W., a 1.4-acre property owned by Standal Properties. It is occupied by a one-story, multi-tenant commercial building and parking lot.

### Wooddale Avenue Station site and adjacent property



**Background:** A summary of previous actions and milestones is provided below.

For more than 20 years, the Wooddale Avenue Station site has been planned to be a transit-oriented development. At the Feb. 10, 2020 study session, the EDA envisioned the site as an important community hub for mixed-income housing, neighborhood business and transit. Accordingly, the EDA issued a request for proposals (RFP) in July 2020 for a qualified developer to construct a development that provides the following:

- Affordable multifamily housing that exceeds the city’s Inclusionary Housing Policy requirements and facilitates multicultural and intergenerational living (i.e. includes larger size units);
- Smaller scale, affordable, ground floor commercial spaces conducive for neighborhood businesses;
- Attractive, bold and creative architecture;
- Building and site designs that incorporate numerous “green” elements including renewable energy sources and serve as a showcase for environmental sustainability;
- Numerous accommodations for pedestrians, bicyclists, transit riders, and automobiles, including electric bikes, electric vehicles, and possibly car sharing;
- A public plaza or community space with unique community landmark or feature;
- High quality site amenities and public art;
- Connections to nature through green features such as enhanced landscaping, green roofs or living wall systems.

The EDA also sought a development proposal that seamlessly integrated with the adjacent METRO Green Line Extension Wooddale Avenue Station and connected to the surrounding neighborhood.

At the Dec. 14, 2020, study session, the EDA determined that Saturday Properties/Anderson Companies’ (“developers”) proposal most closely aligned with the city’s vision, development objectives and preferred programming for the site. Subsequently, the EDA entered into a preliminary development agreement with the developers on Feb. 16, 2021.

The developers received city approvals for a preliminary and final plat and a preliminary and final PUD for the proposed “OlyHi” development in August 2022. In 2023, the developers and staff negotiated a purchase and redevelopment contract for the EDA’s consideration. The EDA was also awarded more than \$2.1 million in grant funds from Hennepin County and the Metropolitan Council for the OlyHi development.

In September 2023, Saturday Properties informed the EDA that due to insurmountable, adverse market conditions they were unable to proceed with the OlyHi development proposal and the preliminary development agreement was terminated.

**Present considerations:** In early 2024, staff sought a new developer to prepare an alternative development proposal for the Wooddale Station site consistent with the city’s vision as identified in the original RFP.

After numerous conversations and meetings with various development companies, it was clear that Roers Companies’ (“redeveloper”) development concept most closely aligned with the city’s priorities and vision for the Wooddale Avenue Station site. Additionally, Roers is a reputable developer and has the financial capacity to construct a large, mixed-use development as is envisioned for the site.

**The development team:** Plymouth-based Roers Companies was founded in 2012 by Brian and Kent Roers and is an emerging national leader in multifamily real estate investment, development, construction and property management. Today it has over 13,000 multi-family

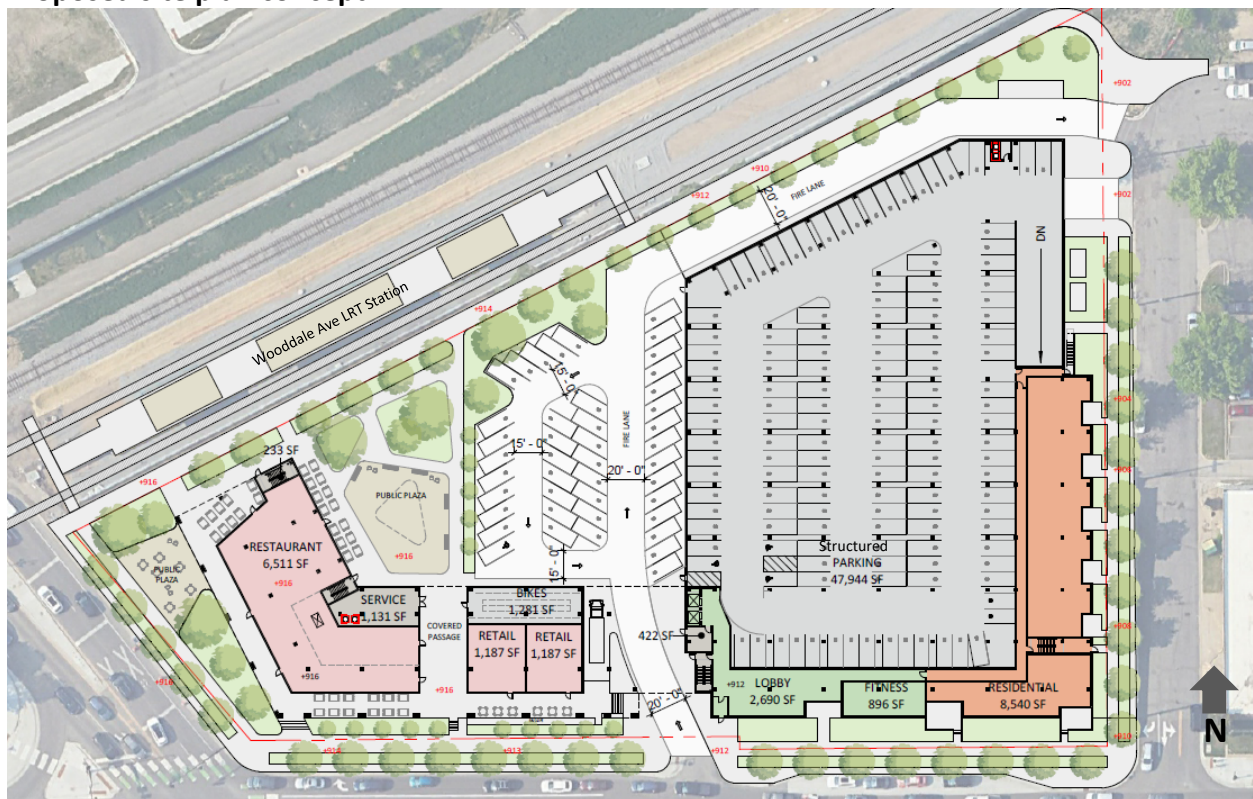
units built or under construction, including the recently completed Risor development in St. Louis Park. In 2024, Roers Companies was named one of the finalists for Ernst & Young's Entrepreneur of the Year 2024 Heartland Award, which celebrates entrepreneurs from the mid-west who have built thriving businesses while making a positive difference in their communities. Roers companies constructs both market rate and all-affordable developments in 15 states.

Roers Companies has a unique business model, which has allowed it to successfully complete complex real estate developments during challenging economic times. Rather than relying solely on developer equity and bank financing for its projects, Roers Companies utilizes investments from qualified individual investors to provide additional sources of private equity to help finance projects.

**Development proposal:** Roers Companies plans to purchase and redevelop the EDA-owned lot located at 5950 36th St. W. as well as the Standal property to the east into a mixed-use, mixed-income transit-oriented development. Roers proposes a six-story building with approximately 263 residential units, of which over 20% (57) would be restricted to affordable rent levels, approximately 7,000 to 9,000 square feet of ground floor commercial, one or two public plazas, surface and structured parking, and several rooftop amenity spaces.

Roers Companies' redevelopment proposal is similar to the former OlyHi development, approved by city council in 2022.

### Proposed site plan concept 1



In the proposed site plan concept 1, a public plaza would be oriented toward Wooddale Avenue and a second plaza would face the Wooddale Station LRT platform. Commercial uses are

proposed on the western side of the site fronting 36<sup>th</sup> Street, Wooddale Avenue and the LRT Station. A residential lobby, fitness area, and ground floor residential units are proposed on the east side of the building, lining the ground floor parking beneath the residential housing above. Ground floor residential units would have individual entrances. A pedestrian way through the building provides visual and physical connections from 36<sup>th</sup> St. to the plaza area and surface parking lot. A one-way driveway into the site from 36<sup>th</sup> Street is located between the two sections of the building, breaking the building in half both visually and functionally. This driveway provides commercial users access to a surface parking lot, and would be used for residential move-ins, commercial loading, and package delivery services. Residential parking would be accessed via a driveway from Yosemite Avenue and structured parking would be provided both below and above grade.

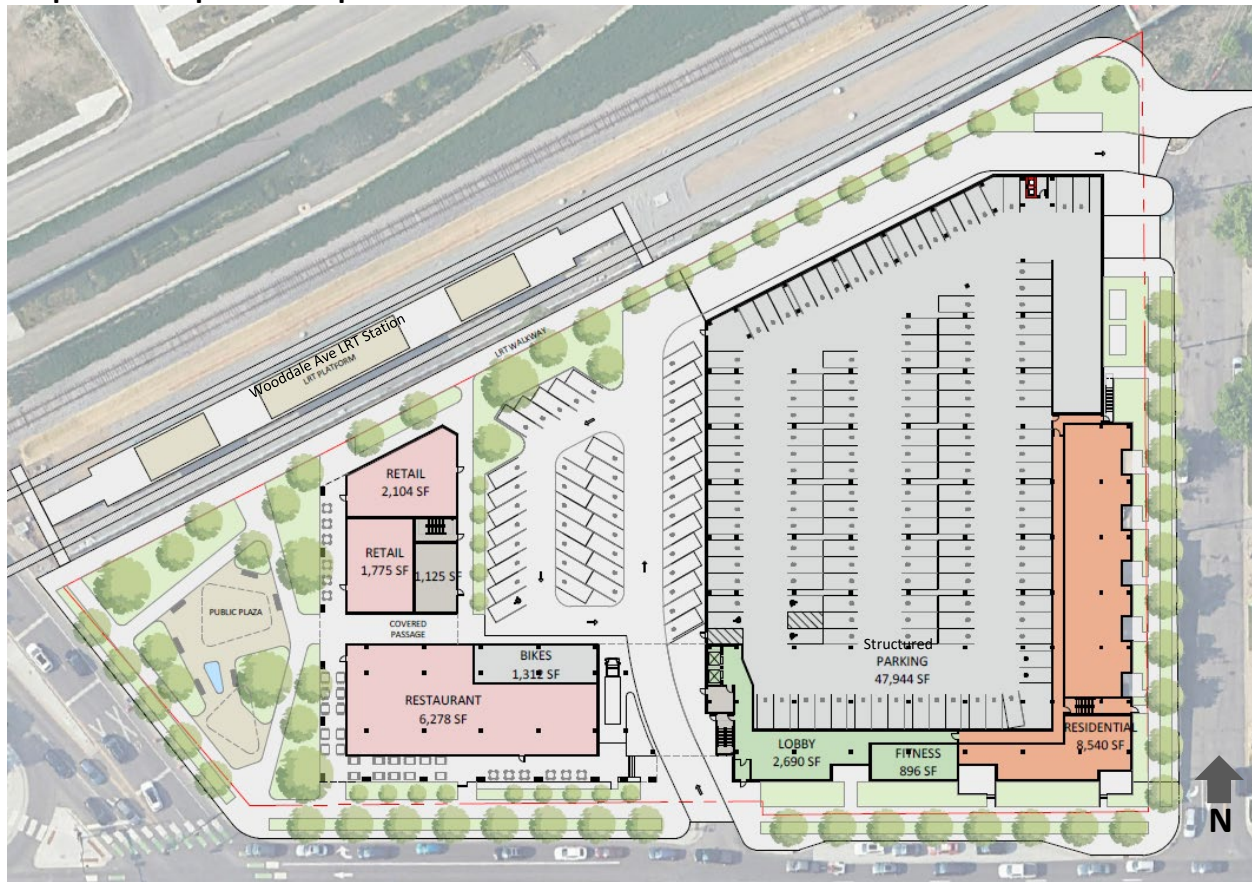
### **Concept 1 building massing**



### **Proposed site plan concept 2:**

Roers Companies is also exploring a second concept, that combines the two plazas into one. The plaza would be located near Wooddale Avenue and the LRT Station platform. This option would provide better site lines to both the station and plaza and creates an overall larger gathering area. This design would separate the plaza from the surface parking lot and shortens the overall building length along 36<sup>th</sup> Street. The remainder of the building's attributes remain similar to concept one.

## Proposed site plan concept 2



**Standal Properties property:** Roers Companies recently submitted a letter of intent to acquire the adjacent property at 5802 36<sup>th</sup> St. W. from Standal Properties. The parties hope to complete negotiations on a purchase agreement soon. The redevelopment proposal is contingent upon Roers Companies acquiring both the EDA and Standal Properties.

Standal Properties has been preparing its property for redevelopment in recent years and is working with existing tenants to relocate them, where possible, to other Standal-owned properties in St. Louis Park. Additionally, Verizon Wireless had several antennae on a tower structure located on the property, which were removed in September 2024.

**Inclusionary housing policy:** The proposed redevelopment would provide more than twice the minimum amount of affordable housing required by the city's inclusionary housing policy. Roers Companies proposes 10% of the units be affordable to households earning up to 50% of area median income (AMI), another 10% of the units at 60% AMI, plus four units at 30% AMI. A total of 57 affordable units are proposed.

This is similar to the affordability levels previously contemplated in the former OlyHi development, except Roers Companies is also proposing 30% AMI units be included. The number of affordable units proposed is also similar to the all-affordable Union Park Flats development (60 units), however, the affordable units at the Wooddale Avenue Station site would be fully integrated with market rate units.

The city’s inclusionary housing policy requires at least seven three-bedroom units for a building of this size. The redeveloper preliminarily proposes the following unit mix, which includes 70% of the units sized as two and three bedrooms:

Unit type	Unit count	Percentage of total
Alcove	18	7%
1 bedroom	59	23%
2 bedroom	126	49%
3 bedroom	54	21%
Total*	259	100%

\*The preliminary unit mix does not add up to the full 263 units shown in the redevelopment proposal. The redevelopment team is still refining building plans.

**Strategic priorities:** Below is a summary of how Roers Companies’ proposal for the Wooddale Avenue Station site would meet the city’s strategic priorities, including adherence to the city’s green building and diversity, equity and inclusion policies.

- **St. Louis Park is committed to being a leader in racial equity and inclusion in order to create a more just and inclusive community for all.**

The redevelopment will adhere to the city’s diversity, equity and inclusion policy for the goals and quarterly reports related to the hiring of women and Black, Indigenous, and people of color/Asian American and Pacific Islander (BIPOC/AAPI) owned business enterprises, peripheral businesses, and workforce employees. Roers Companies intends to utilize the Roers construction division to construct the building, and they, along with Roers Residential (Roers’ in-house management company) are committed to equitable hiring practices that produce diverse slates of qualified candidates.

Roers intends to be the long-term owners and property managers for the redevelopment. Roers’ property management team has worked closely with the city’s housing staff to manage other inclusionary units in St. Louis Park, including Zelia on 7 and Risor. The company understands and has experience adhering to the city’s inclusionary housing rental and reporting requirements.

The redeveloper is also committed to creating both resident and community events that are culturally inclusive once the building is operational.

- **St. Louis Park is committed to continue to lead in environmental stewardship.**  
The proposed redevelopment would meet the city’s revised Green Building Policy requirements and will include solar arrays on the building’s rooftop. The team will participate in Xcel Energy’s design assistance program and will use energy modeling to inform decisions for envelope, mechanical and electrical systems. Building electrification will be explored. Occupancy sensing light controls will be installed in common areas and parking garages. High efficiency heating, ventilation, and air conditioning (HVAC), Energy Star windows, lighting and appliances will be used throughout the redevelopment in addition to low flow kitchen and bathroom fixtures. It will also incorporate an electric vehicle charging station and abundant bike parking. Additionally, the redevelopment



provides open spaces, enhanced landscaping and innovative stormwater systems. The redevelopment team also plans to explore reuse of gray water on-site.

- **St. Louis Park is committed to providing a broad range of housing and neighborhood-oriented development.**

The proposal includes the redevelopment of two key properties along 36<sup>th</sup> Street and fronting the Wooddale LRT Station. By combining these two properties, the redevelopment can take advantage of the entire block's frontage and topography to create a more spacious site design that facilitates a truly mixed-use, mixed-income, transit-oriented development with comfortable and welcoming public spaces. By spreading the redevelopment across both properties, it reduces the density of the block and creates efficiencies than if both parcels were developed separately. The proposed redevelopment would include a total of 263 multifamily housing units of which 57 would be restricted to affordable rent levels. Specifically, 26 units (10 percent) will be available to households earning up to 50 percent area median income, another 27 units (10 percent) will be available to households earning up to 60 percent area median income, and four units will be available to households earning up to 30 percent of area median income. The number of affordable units proposed is similar to the all-affordable Union Park Flats development (60 units), however, the affordable units at the Wooddale Avenue Station site will be fully integrated with market rate units. The building is logically sited to complement the existing development along 36<sup>th</sup> Street in scale and massing, with wide sidewalks, and active street frontages. By locating the buildings along the outer edge of 36<sup>th</sup> Street, it makes the public spaces feel protected and more comfortable for public and private gatherings.

The proposal includes approximately 7,000 to 9,000 square feet of ground floor commercial space with frontage facing both the Wooddale Avenue LRT Station platform and 36<sup>th</sup> Street. The city has worked diligently in recent decades to create a commercial corridor along 36<sup>th</sup> Street, and this proposal is consistent with that vision. Staff are working with the developer to design a portion of the commercial spaces to be more affordable in nature. The commercial space fronting Wooddale Avenue also provides an opportunity for innovative placemaking, setting this station apart and making it attractive for visitors whether traveling by foot, bike, light rail or car.

The redevelopment offers public plaza spaces, and the potential for community members to utilize the residential amenity spaces for public meetings. The public plazas provide opportunities for programmed events and activities for residents and the community throughout the year. It is anticipated the commercial uses will activate the interior plaza spaces.

- **St. Louis Park is committed to providing a variety of options for people to make their way around the city comfortably, safely and reliably.**

The redevelopment is designed to be welcoming so as to invite the neighborhood and trail users through the project to safely access the LRT. The site plan accommodates all modes of transportation and has been designed for people first with wide sidewalks and pedestrian connections around and through the site. The redevelopment team has set the buildings further north to accommodate these multi-modal facilities.

The plan is fully integrated with the Wooddale LRT Station, bringing the building to the same grade as the platform crossings. This makes the transition from the plaza to the station platform seamless.

The site has been designed to provide convenient commercial and residential parking. The commercial parking is provided in a surface lot that is accessed from 36<sup>th</sup> Street, and all residential parking is accessed from Yosemite Avenue. The vehicular circulation patterns follow the recommendations from the traffic studies that were completed for a previous development proposal for this site. Approximately 1.45 parking spaces per unit are proposed.

- **St. Louis Park is committed to creating opportunities to build social capital through community engagement.**

The redevelopment planning of the EDA's property has undergone robust public participation processes, including community outreach with the neighborhood, local businesses and various special interest groups. Roers Companies' plan incorporates feedback provided to former development concepts into its proposed redevelopment. Roers would also work with the community to provide placemaking opportunities within the site area including public art. The redevelopment will include multiple public spaces and the redeveloper will work with staff to create programming that enables public use of these spaces, including use of the building's community room.

**Request for financial assistance:** Roers maintains that due to the extraordinary costs associated with redeveloping the subject properties and the inclusion of 57 units with below market rents the proposed redevelopment will not achieve a market rate of return sufficient to attract financing. Consequently, the redeveloper intends to apply for tax increment financing assistance through the establishment of a redevelopment TIF district. Should the council/EDA wish to pursue the proposed redevelopment, staff will work with the EDA's financial consultant, Ehlers, to verify whether in fact a financial gap exists in the project's financial proforma and determine the appropriate level of assistance, if any.

**Recommendations:** Roers Companies' proposal closely aligns with the city's visions for the Wooddale Station site as identified in the original RFP, including an active, vibrant and connected development where people can affordably live, work and recreate with the opportunities and advantages of proximity to LRT, and one that further facilitates the city's five strategic priorities.

Roers Companies' proposal is also very similar to the former OlyHi development, which would allow the EDA to utilize the previously awarded grant funds from Hennepin County and the Metropolitan Council for this development.

Staff recommends the EDA enter into a preliminary development agreement with Roers Companies to redevelop the Wooddale Avenue Station site and adjacent property.

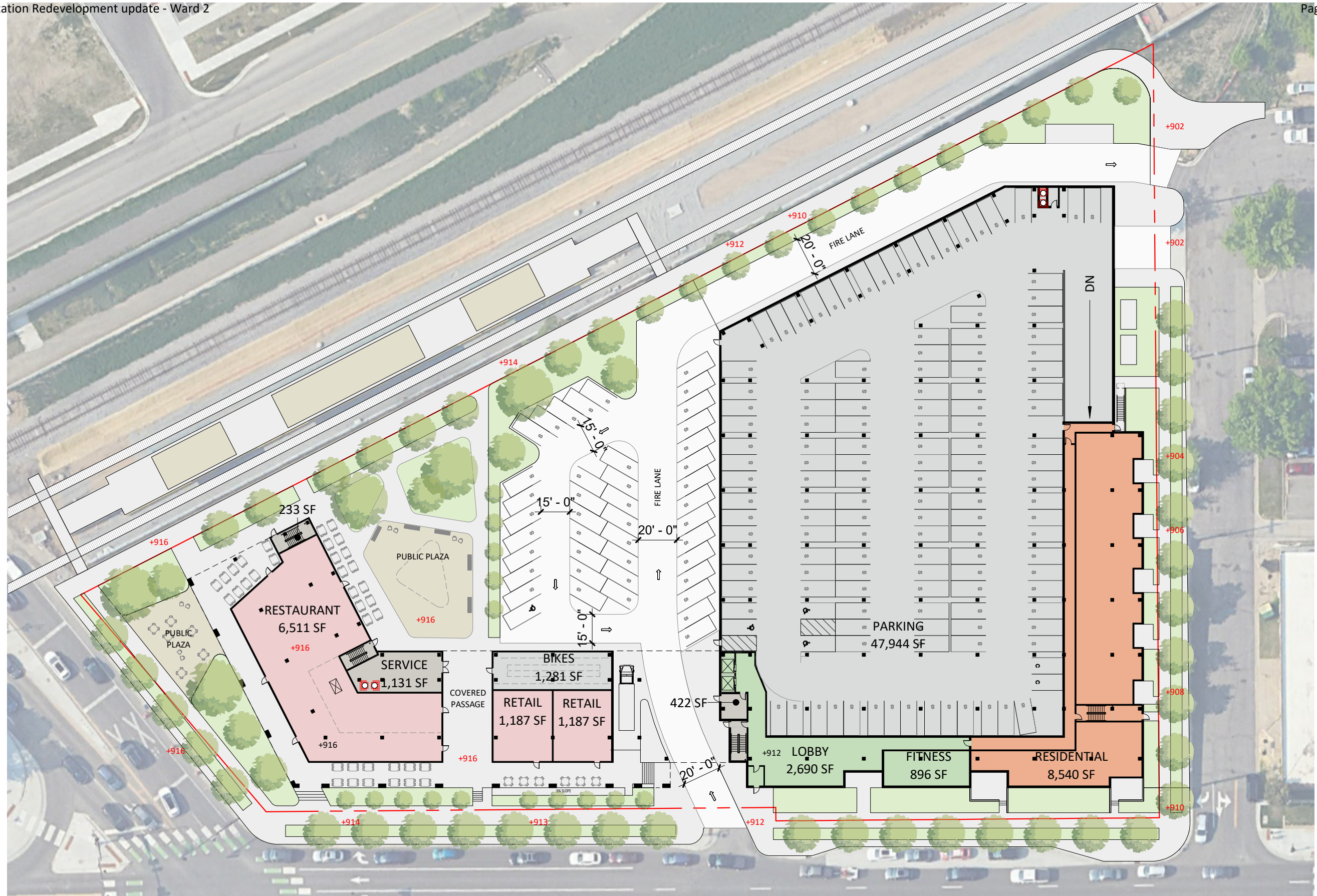
Under a preliminary development agreement (PDA), the EDA and Roers Companies would agree to work cooperatively together toward a mutually acceptable mixed-use development plan and a purchase and redevelopment contract for the EDA property. The purpose of the PDA

is to formalize the parties’ respective responsibilities relative to further defining the Wooddale Station redevelopment project consistent with the parties’ mutual objectives. The PDA would also provide Roers Companies with formal permission to access the 5950 36th St. W. to conduct its due diligence. During the term of the PDA, Roers Companies would be provided with exclusive rights to negotiate acquisition of the EDA’s property.

**Next steps:** Assuming general EDA support for the above redevelopment proposal, staff intends to draft a preliminary development agreement with Roers Companies for the EDA’s future consideration. Any suggestions or concerns should be shared with staff.

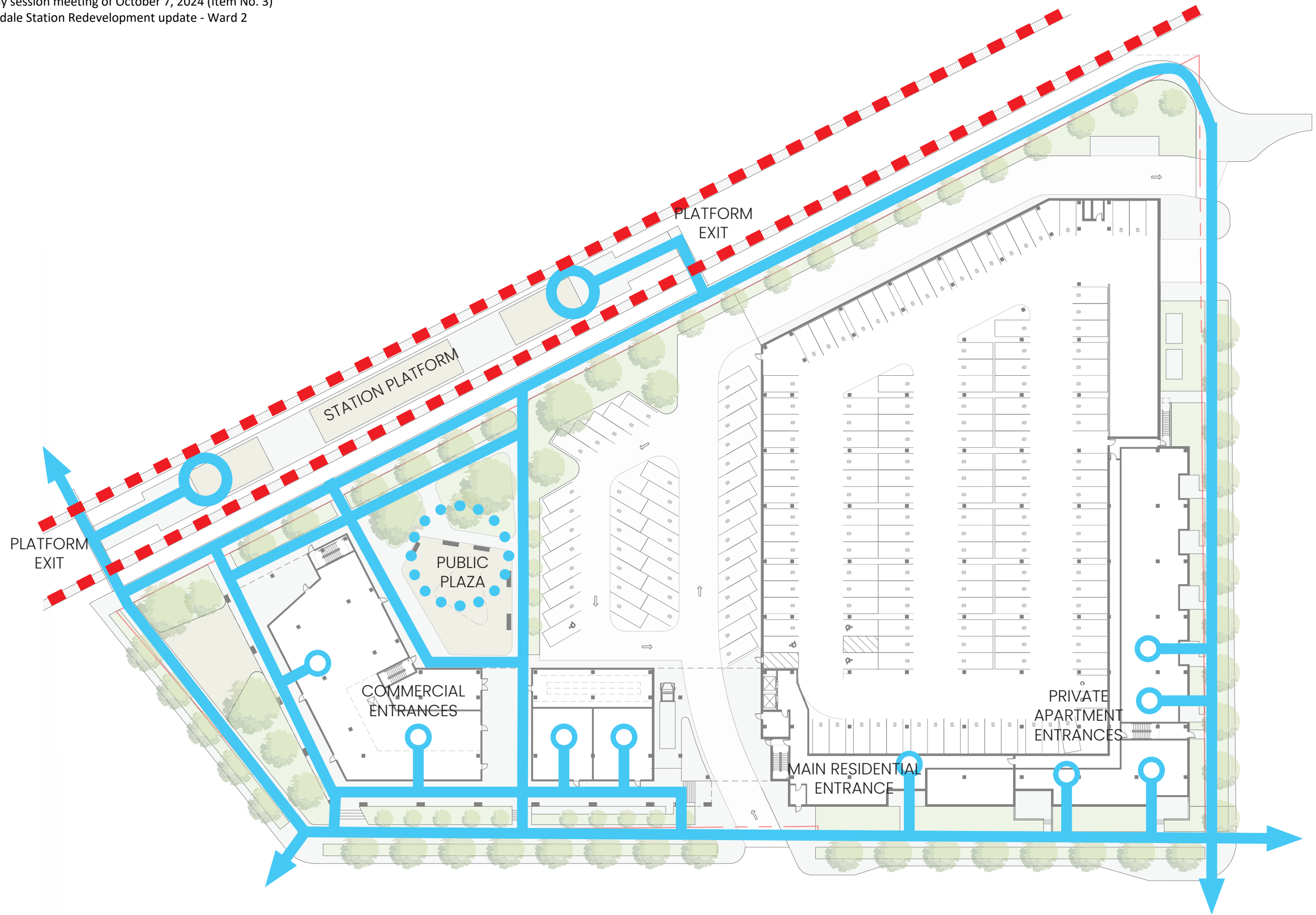
The EDA will also be asked to consider a resolution stating that the vacant (former Nash Frame) building on the EDA-owned property at 5950 36th St. W. is substandard, meaning it does not meet current building code and would need significant improvements to bring it into compliance. This finding will enable the EDA/city to include the property in a future redevelopment TIF district.

Future actions	Governing body	Date
Consider substandard building resolution	City Council/EDA	Oct. 21, 2024
Consider entering into a preliminary development agreement with Roers Companies	EDA	TBD
EDA receives report outlining the request for financial assistance	EDA	TBD
Public hearing and recommendation on preliminary and final plat and planned unit development (PUD) amendment	Planning Commission	TBD
EDA receives report summarizing business terms related to the purchase and redevelopment contract	EDA	TBD
Consider preliminary and final plat and 1 <sup>st</sup> reading of a PUD amendment	City Council	TBD
Consider 2 <sup>nd</sup> reading of PUD amendment	City Council	TBD
Consider establishing redevelopment TIF District	EDA/City Council	TBD
Consider purchase and redevelopment contract	EDA	TBD



9/23/2024

Scale: 1" = 50'-0"



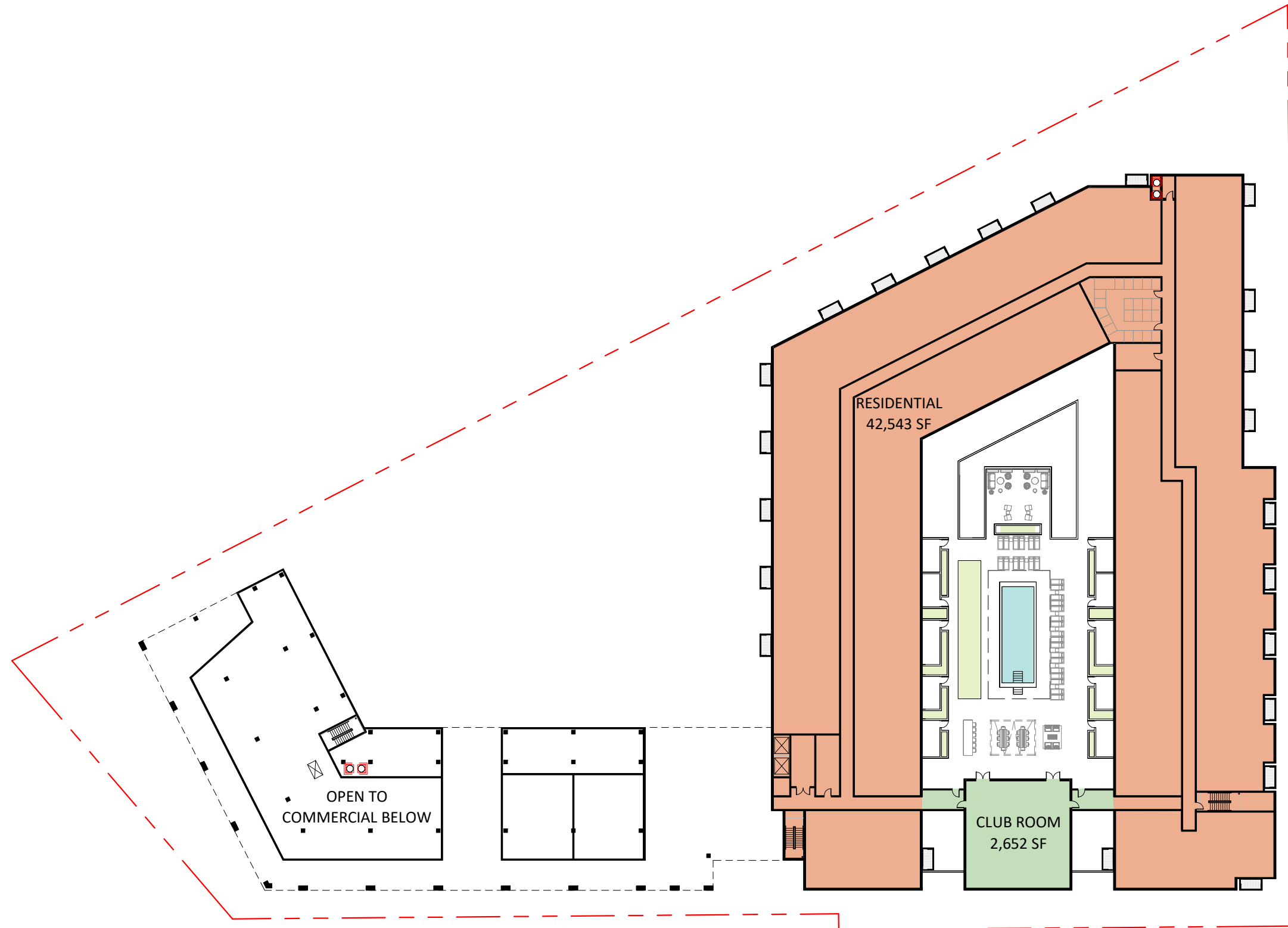
PEDESTRIAN CIRCULATION AND ACCESS POINTS



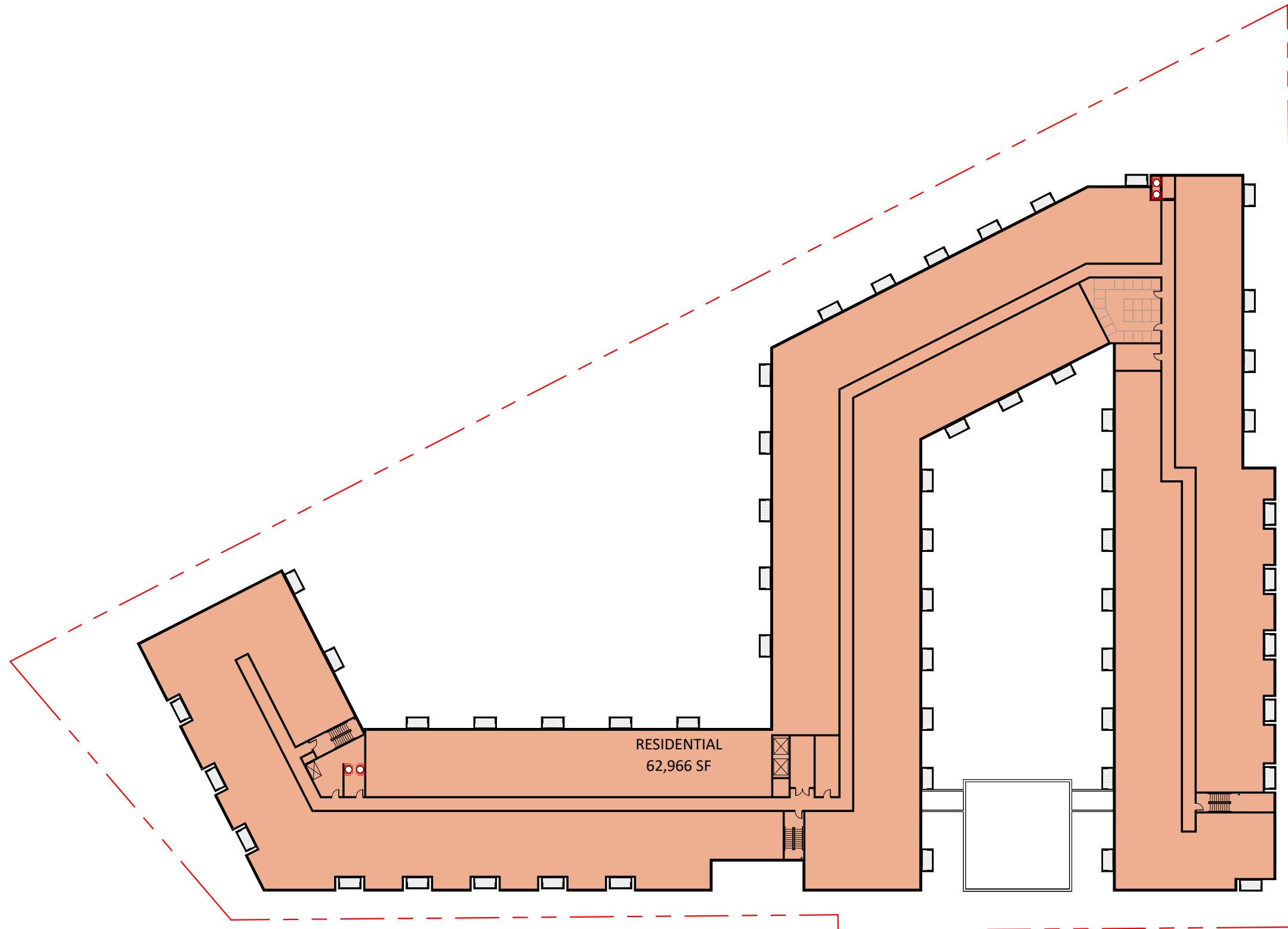
VEHICULAR CIRCULATION AND LOADING/SERVICE

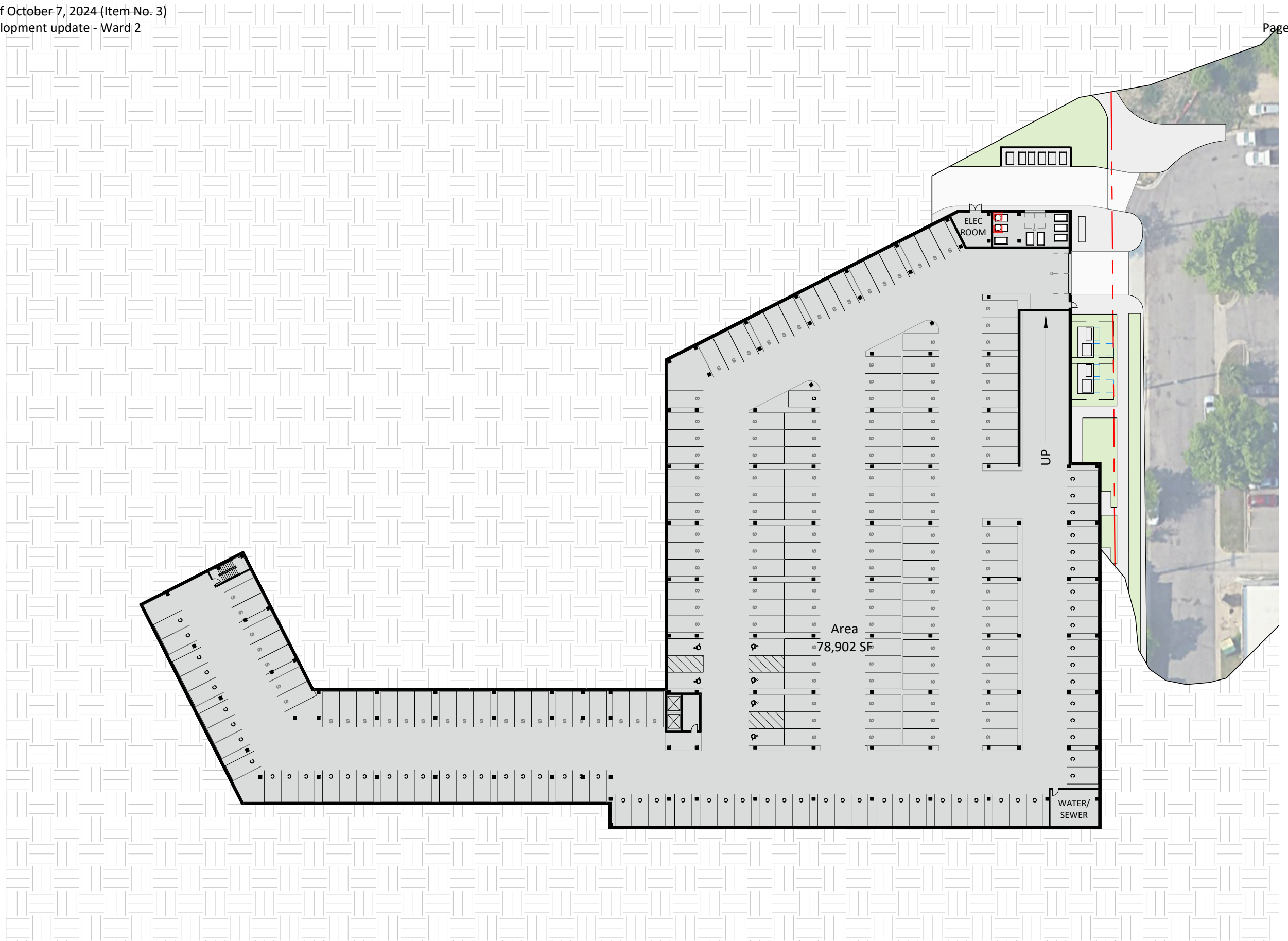


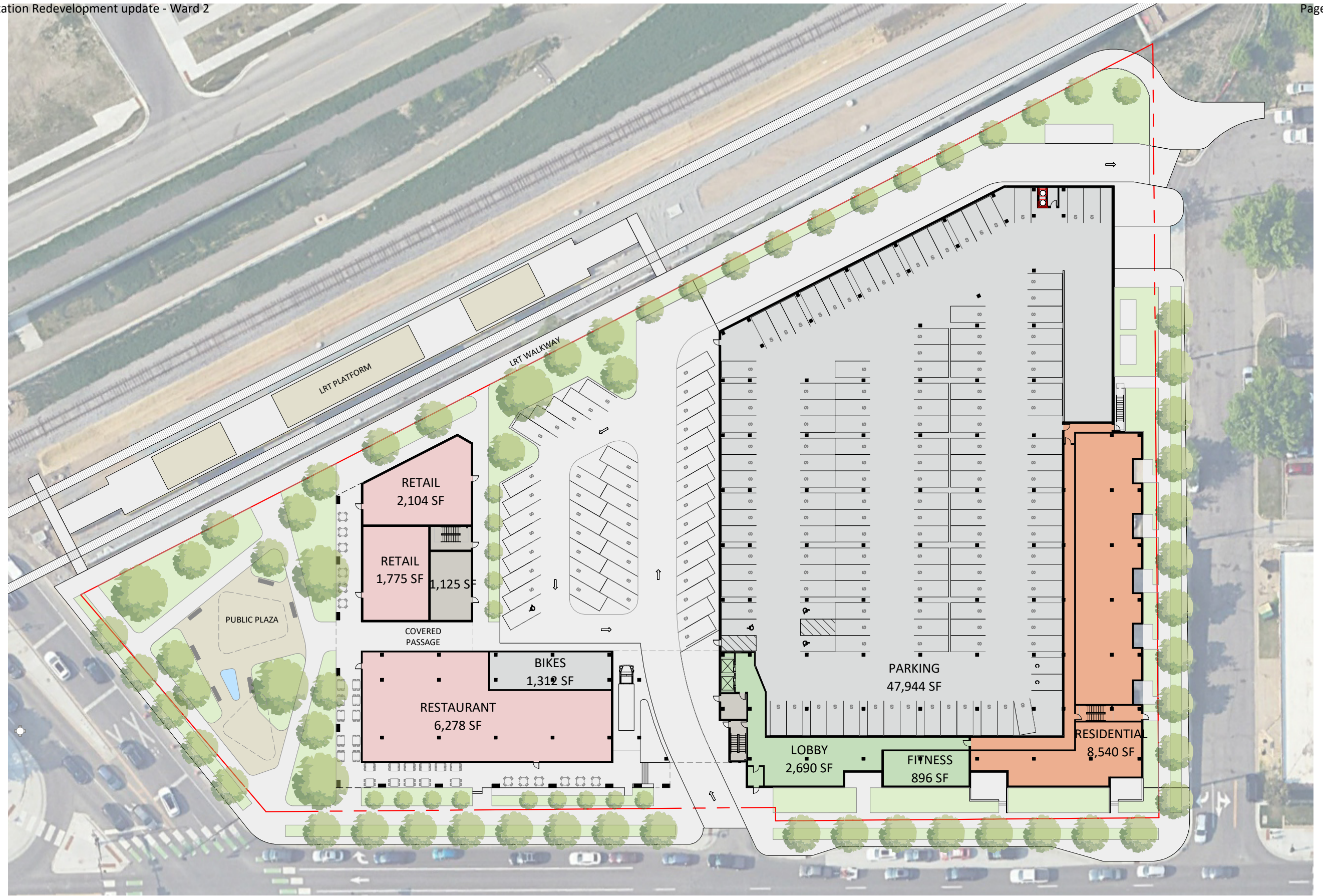
VIEW CORRIDORS – PASSIVE SECURITY











9/23/2024

Scale: 1" = 50'-0"







## Executive summary

**Title:** 30-day pre-eviction notice city prepared form

**Recommended action:** No action required. This report is for informational purposes only.

**Policy consideration:** None. For information only.

**Summary:** The city council passed Ordinance 2683-24 on Sept. 9, 2024 amending city code section 8-335 related to notice to tenants prior to filing an eviction. The ordinance requires that at least 30 days before bringing an eviction action alleging nonpayment of rent or other unpaid financial obligations in violation of the lease, a landlord must provide written pre-eviction notice to the residential tenant specifying the basis for future eviction action. The landlord is required to provide the residential tenant with a pre-eviction notice form prepared by the city.

The city prepared pre-eviction notice is attached to this report for council's awareness. Staff received comments regarding content and outline of the form from council members and the St. Louis Park housing team and incorporated them into the form to the extent possible while ensuring all state legal requirements are met. Staff worked with the city attorney to finalize the city prepared form to ensure compliance with the city's ordinance and state statute.

The ordinance requiring a 30-day notice and use of the city required form is effective Nov. 1, 2024. The form will be posted on the city website and communicated to rental license holders.

**Financial or budget considerations:** Staff time to implement and monitor the ordinance and educate rental property owners/managers and tenants.

**Strategic priority consideration:** St. Louis Park is committed to providing a broad range of housing and neighborhood oriented development.

**Supporting documents:** 30-day pre-eviction notice city prepared form

**Prepared by:** Marney Olson, housing supervisor

**Reviewed by:** Karen Barton, community development director

**Approved by:** Kim Keller, city manager

Date: \_\_\_\_\_

[If letter is not on letterhead include:

Landlord name  
Landlord Address  
City, State, Zip]

[Tenant name  
Tenant address  
St. Louis Park, MN ZIP]

## Pre-eviction notice

### 30-day pre-eviction notice for unpaid rent or other unpaid financial obligations under the lease

Dear \_\_\_\_\_,

This notice is your 30-day pre-eviction filing notice. You are advised as follows:

You have unpaid rent or other unpaid financial obligations in violation of the lease. The total amount due is \$\_\_\_\_\_ by [insert date 30 days from the date of this notice].

The specific accounting of the amount of the total due from unpaid rent, late fees, and other charges under the lease is: **\*see attached ledger**

[If ledger is not attached delete “see attached ledger” and include the following:

Rent past due: \_\_\_\_\_

Late fee: \_\_\_\_\_

Other fees: \_\_\_\_\_

**Total amount due:** \_\_\_\_\_]

The name and address of the person authorized to receive rent and fees on behalf of the Landlord is: [name and address]

In accordance with St. Louis Park city code:

The City of St. Louis Park requires a 30-day pre-eviction notice before a landlord files an eviction. If you do not pay the total amount due or move out within 30 days from the date of this notice, your landlord can file an eviction. 30 days from the date of this notice is [date].

You can access legal and financial assistance through information posted on the city's website by visiting [bit.ly/2KQC0N5](https://bit.ly/2KQC0N5).

If you need legal or financial help, contact the resources listed in this pre-eviction notice.

In accordance with state law:

You have the right to seek legal help. If you can't afford a lawyer, free help may be available. Contact Legal Aid or visit [www.LawHelpMN.org](http://www.LawHelpMN.org) to know your rights and find your local Legal Aid Office.

To apply for financial help, contact your local county or Tribal social services office, apply online at [MNBenefits.mn.gov](http://MNBenefits.mn.gov) or call the United Way toll-free information line by dialing 2-1-1 or 800 543-7709.

Under Minnesota state law, your landlord can file an eviction case if you do not pay the total amount due or move out within 14 days from the date of this notice. Some local governments may have an eviction notice period longer than 14 days. The City of St. Louis Park has a 30-day notice.

If you have questions regarding this notice please contact [name or position] at [phone number and/or email address].

Sincerely,

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