Monday, August 26, 2024
6:00 p.m.

Brooklyn Park Council Chambers
5200 85th Avenue North

REGULAR CITY COUNCIL MEETING – AGENDA #33

Si usted necesita esta información en español: 763-424-8000. Yog xav tau kev pab, thov hu rau 763-424-8000 lawv mam li nrhiav ib tus neeg txhais lus rau koj. If you need this information in another language or alternative format, email access@brooklynpark.org or call 763-424-8000.

Our Vision: Brooklyn Park, a thriving community inspiring pride where opportunities exist for all.

Our Brooklyn Park 2025 Goals:

• A united and welcoming community, strengthened by our diversity • Beautiful spaces and quality infrastructure make Brooklyn Park a unique destination • A balanced economic environment that empowers businesses and people to thrive • People of all ages have what they need to feel healthy and safe • Partnerships that increase racial and economic equity empower residents and neighborhoods to prosper • Effective and engaging government recognized as a leader

I. ORGANIZATIONAL BUSINESS

1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE

2. PUBLIC COMMENT AND RESPONSE 6:00 p.m. Provides an opportunity for Brooklyn Park residents and business owners in Brooklyn Park to address the Council about matters relating to City business not otherwise on the agenda. Public Comment may not be used to make personal attacks, to air personality grievances, to make political endorsements, or for political campaign purposes. Council Members will not engage in a dialogue with speakers. Questions from the Council will be for clarification only. Public Comment will not be used as a time for problem solving or reacting to the comments made, but rather for informational purposes only. Public Comment will be limited to 15 minutes and individual comments are limited to three minutes.

2A. RESPONSE TO PRIOR PUBLIC COMMENT

2B. PUBLIC COMMENT

3A. APPROVAL OF AGENDA (Items specifically identified may be removed from Consent or added elsewhere on the agenda by request of any Council Member.)

3B. PUBLIC PRESENTATIONS/PROCLAMATIONS/RECEIPT OF GENERAL COMMUNICATIONS

- **3B.1** Annual Report and Audit Presentation
  - **A.** 2023 COMMUNICATIONS LETTER
  - **B.** 2023 GOVERNMENT AUDITING STANDARDS AND MINNESOTA LEGAL COMPLIANCE
  - **C.** 2023 ANNUAL COMPREHENSIVE FINANCIAL REPORT *(Limited Distribution – Available for viewing at the City Clerk's office)*

II. STATUTORY BUSINESS AND/OR POLICY IMPLEMENTATION

4. CONSENT (All items listed under Consent, unless removed from Consent in agenda item 3A, shall be approved by one council motion.) Consent Agenda consists of items delegated to city management or a commission but requires council action by State law, City Charter or city code. These items must conform to a council approved policy, plan, capital improvement project, ordinance or contract. In addition, meeting minutes shall be included.

- **4.1** Approve Supplemental Letter of Agreement #14 with Bolton and Menk, Inc., to Prepare a Small Area Plan, Alternative Urban Areawide Review, and Development Strategy for the Northwest Area Plan Project
  - **A.** RESOLUTION
  - **B.** BOLTON AND MENK SUPPLEMENTAL LETTER OF AGREEMENT #14
- **4.2** Development Bond and Escrow Reductions/Releases
- **4.3** DEV24-102 Post Zoning Code Update Items
  - **A.** ORDINANACE

B. ZONING MAP

4.4 Amend the 2024 Edinburgh Golf Course Budget to Purchase a Pesticide Sprayer
A. RESOLUTION

4.5 Approval of Mutal Aid/Automatic Aid Agreements with the Anoka Champlin Fire Department and Osseo Fire Department
A. RESOLUTION
B. APPROVED MUTUAL AID AGREEMENT
C. DRAFT AUTOMATIC AID AGREEMENT

4.6 Accept 2024 MPCA Drinking Water Planning and Design Grant for PFAS Treatment
A. RESOLUTION
B. GRANT APPLICATION

4.7 Enter into a Supplemental Engineering Agreement with WSB for Implementing a MPCA Grant for Drinking Water Planning and Design for PFAS
A. RESOLUTION
B. WSB SUPPLEMENTAL LETTER OF AGREEMENT
C. GRANT APPLICATION

4.8 Approval of Minutes
A. REGULAR CITY COUNCIL MEETING MINUTES, JANUARY 29, 2024
B. SPECIAL CITY COUNCIL MEETING MINUTES, MAY 20, 2024
C. SPECIAL CITY COUNCIL MEETING MINUTES, JUNE 24, 2024
D. SPECIAL CITY COUNCIL MEETING MINUTES, AUGUST 15, 2024
E. SPECIAL CITY COUNCIL MEETING MINUTES, AUGUST 19, 2024
F. COUNCIL WORK SESSION MINUTES, FEBRUARY 6, 2023
G. REGULAR COUNCIL MEETING MINUTES, MAY 22, 2023
H. REGULAR COUNCIL MEETING MINUTES, JUNE 12, 2023
I. SPECIAL CITY COUNCIL MEETING MINUTES, JUNE 26, 2023
J. SPECIAL CITY COUNCIL MEETING MINUTES, AUGUST 7, 2023
K. CITY COUNCIL MEETING MINUTES, AUGUST 18, 2023
L. SPECIAL CITY COUNCIL MEETING MINUTES, AUGUST 21, 2023
M. SPECIAL CITY COUNCIL MEETING OF NOVEMBER 13, 2023

4.9 The Brook– An Application by OV Development for a Preliminary Plat, and Site Plan at 6001 94th Lane North for a 192-unit Multiple Dwelling Development
A. RESOLUTION – PRELIMINARY PLAT
B. RESOLUTION – SITE PLAN
C. LOCATION MAP
D. PLANNING COMMISSION MINUTES
E. APPLICANT PRESENTATION
F. PRELIMINARY PLAT
G. PLAN SET

4.10 Sandgrass Pointe – An Application by Woda Cooper for a Site Plan Review at 5800 69th Avenue North for a 44-unit Development with a Multifamily Dwelling and Townhouses
A. RESOLUTION
B. LOCATION MAP
C. PLANNING COMMISSION MINUTES
D. PLAN SET

The following items relate to the City Council's long-range policy-making responsibilities and are handled individually for appropriate debate and deliberation. (Those persons wishing to speak to any of the items listed in this section should fill out a speaker's form and give it to the City Clerk. Staff will present each item, following in which audience input is invited. Discussion will then be closed to the public and directed to the council table for action.)

5. PUBLIC HEARINGS
None.

6. LAND USE ACTIONS
None.

7. GENERAL ACTION ITEMS
7.1 Presentation of Flock Camera System

III. DISCUSSION – These items will be discussion items but the City Council may act upon them during the course of the meeting.

8. DISCUSSION ITEMS
None.

IV. VERBAL REPORTS AND ANNOUNCEMENTS

9A. COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS
9B. CITY MANAGER REPORTS AND ANNOUNCEMENTS

V. ADJOURNMENT

Since we do not have time to discuss every point presented, it may seem that decisions are preconceived. However, background information is provided for the City Council on each agenda item in advance from city staff and appointed commissions, and decisions are based on this information and past experiences. If you are aware of information that has not been discussed, please raise your hand to be recognized. Please speak from the podium. Comments that are pertinent are appreciated. Items requiring excessive time may be continued to another meeting.

City of Brooklyn Park
Request for Council Action

Agenda Item:	3B.1	**Meeting Date:**	August 26, 2024
Agenda Section:	Public Presentations/ Proclamations/Receipt of General Communications	**Originating Department:**	Finance Department
Resolution:	N/A		
Ordinance:	N/A	**Prepared By:**	Cheryl Keene, Finance Assistant
Attachments:	3	**Presented By:**	LaTonia Green, Finance Director Aaron Dahl, Manager/CPA, BerganKDV Audit Partner
Item:	Receive the 2023 Audited Annual Comprehensive Financial Report and Auditor's Reports		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO RECEIVE THE ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE YEAR ENDED DECEMBER 31, 2023.

The effect of this action will be to accept the 2023 Annual Report as well as the management letter, and legal compliance reports prepared by BerganKDV.

Overview:

Federal and State law, as well as the City Charter, require an independent audit of the financial records of the City each year. The firm of BerganKDV has been engaged to perform the City's audit for the year 2023. The 2023 annual report is now complete and is being presented to the City Council.

The auditors, as part of their engagement, are also presenting their management letter, and legal compliance reports. In 2023, the City did meet the threshold requirements of grant expenditure to have a single audit. Representatives of the firm will be discussing the results of their audit and the assessment of the adequacy of internal accounting controls and the quality of the financial reporting.

Budgetary/Fiscal Issues:

This is the final audited report of the City's financial condition and results of operations for the year ended December 31, 2023. We believe this report continues to conform to the requirements for the Certificate of Achievement for Excellence in Financial Reporting of the Government Finance Officers Association of the United States and Canada and have submitted it for their review.

Attachments:

3B.1A 2023 COMMUNICATIONS LETTER
3B.1B 2023 GOVERNMENT AUDITING STANDARDS AND MINNESOTA LEGAL COMPLIANCE
3B.1C 2023 ANNUAL COMPREHENSIVE FINANCIAL REPORT *(Limited Distribution – Available for viewing at the City Clerk's office)*

City of Brooklyn Park

Communications Letter

December 31, 2023

City of Brooklyn Park
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Report on Matters Identified as a Result of the Audit of the Basic Financial Statements

Honorable Mayor and Members
of the City Council
City of Brooklyn Park
Brooklyn Park, Minnesota

In planning and performing our audit of the basic financial statements of the City of Brooklyn Park, Minnesota, as of and for the year ended December 31, 2023, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over financial reporting.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that have not been identified. In addition, because of inherent limitations in internal control, including the possibility of management override of controls, misstatements due to error, or fraud may occur and not be detected by such controls.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control over financial reporting, such that there is a reasonable possibility that a material misstatement of the City's basic financial statements will not be prevented, or detected and corrected, on a timely basis. A reasonable possibility exists when the likelihood of an event occurring is either reasonably possible or probable as defined as follows:

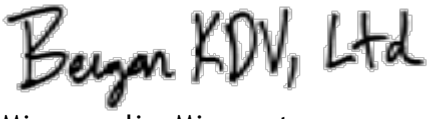
- *Reasonably possible*. The chance of the future event or events occurring is more than remote but less than likely.
- *Probable*. The future event or events are likely to occur.

We did not identify any deficiencies in internal control that we consider to be material weaknesses.

A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

The accompanying memorandum also includes financial analysis and recommendations for improvement of accounting procedures and internal control measures that came to our attention as a result of our audit of the financial statements of the City, for the year ended December 31, 2023. The matters discussed herein were considered by us during our audit and they do not modify the opinion expressed in our Independent Auditor's Report dated August 19, 2024, on such statements.

This communication, which is an integral part of our audit, is intended solely for the information and use of the Members of the City Council and management and others within the City and state oversight agencies and is not intended to be, and should not be, used by anyone other than these specified parties.



Minneapolis, Minnesota
August 19, 2024

City of Brooklyn Park
Required Communication

We have audited the basic financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the City as of and for the year ended December 31, 2023. Professional standards require that we advise you of the following matters related to our audit.

Our Responsibility in Relation to the Financial Statement Audit
As communicated in our engagement letter, our responsibility, as described by professional standards, is to form and express opinions about whether the basic financial statements prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the basic financial statements does not relieve you or management of its respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the basic financial statements are free of material misstatement. An audit of basic financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the City solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgement, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Generally accepted accounting principles provide for certain Required Supplementary Information (RSI) to supplement the basic financial statements. Our responsibility with respect to the RSI, which supplements the basic financial statements, is to apply certain limited procedures in accordance with generally accepted auditing standards. However, the RSI was not audited and, because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance, we do not express an opinion or provide any assurance on the RSI.

Our responsibility for the supplementary information accompanying the basic financial statements, as described by professional standards, is to evaluate the presentation of the supplementary information in relation to the basic financial statements as a whole and to report on whether the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Our Responsibility in Relation to *Government Auditing Standards*
As communicated in our engagement letter, part of obtaining reasonable assurance about whether the basic financial statements are free of material misstatement, we performed tests of the City's compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of basic financial statement amounts. However, the objective of our tests was not to provide an opinion on compliance with such provisions.

City of Brooklyn Park
Required Communication

Our Responsibility in Relation to *Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance)

As communicated in our engagement letter, in accordance with the Uniform Guidance, we examined on a test basis, evidence about the City's compliance with the types of compliance requirements described in the *U.S. Office of Management and Budget* (OMB) Compliance Supplement applicable to each of its major federal programs for the purpose of expressing an opinion on the City's compliance with those requirements. While our audit provided a reasonable basis for our opinion, it did not provide a legal determination on the City's compliance with those requirements.

In planning and performing our audit of compliance, we considered the City's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, our firm, and our network firms have complied with all relevant ethical requirements regarding independence.

Significant Risks Identified

We have identified the following significant risks of material misstatement:

- Risk of Management Override of Internal Controls
  - Management override of internal controls is considered a risk in substantially all engagements as management may be incentivized to produced better results.
- Risk of Misappropriation of Assets Related to Segregation of Accounting Duties
  - If duties cannot be appropriately segregated within the accounting and finance department, there is a risk of unauthorized disbursements being made from the entity. In addition, generally these results in less review taking place as transactions are recorded in the financial statements.
- Risk of Improper Revenue Recognition
  - Revenue recognition is considered a fraud risk on substantially all engagements as it is generally the largest line item impacting an entity's operations.
- Risk of Pension Valuation Estimates
  - Net Pension Liability, Deferred Outflows of Resources Related to Pensions, and Deferred Inflows of Resources Related to Pensions are generally material to the financial statements and involve significant estimates.
- Risk of Other Post Employment Benefits (OPEB) Valuation Estimates
  - Total OPEB Liability is generally material to the financial statements and involves significant estimates.

City of Brooklyn Park
Required Communication

Qualitative Aspects of the City's Significant Accounting Practices

Significant Accounting Policies
Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the City is included in the notes to the basic financial statements. There have been no initial selection of accounting policies and no changes to significant accounting policies or their application during 2023. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates
Accounting estimates are an integral part of the basic financial statements prepared by management and are based on management's current judgements. Those judgements are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the basic financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgements. The most sensitive estimates affecting the basic financial statements related to:

Total Other Post Employment Benefits (OPEB) Liability, Deferred Outflows of Resources Related to OPEB and Deferred Inflows of Resources Related to OPEB – These balances are based on an actuarial study using the estimates of future obligations of the City for post-employment benefits.

Net Pension Liability, Deferred Outflows of Resources Related to Pensions and Deferred Inflows of Resources Related to Pensions – These balances are based on an allocation by the pension plans using estimates based on contributions.

We evaluated the key factors and assumptions used to develop the accounting estimates and determined that they are reasonable in relation to the basic financial statements taken as a whole and in relation to the applicable opinion units.

Financial Statement Disclosures
Certain basic financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The basic financial statement disclosures are neutral, consistent, and clear.

Significant Difficulties Encountered during the Audit
We encountered no significant difficulties in dealing with management relating to the performance

Uncorrected and Corrected Misstatements
For the purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effects of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the basic financial statements taken as a whole and each applicable opinion unit. Management has corrected all such misstatements.

City of Brooklyn Park
Required Communication

Uncorrected and Corrected Misstatements (Continued)
In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures. None of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the basic financial statements taken as a whole.

Disagreements with Management
For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the City's basic financial statements or the auditor's report. No such disagreements arose during the course of our audit.

Representations Requested from Management
We have requested certain written representations from management, which are included in the management representation letter.

Management's Consultations with Other Accountants
In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management has informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues
In the normal course of our professional association with the City, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, operating and regulatory conditions affecting the City, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the City's auditor.

Other Information Included in Annual Reports
Pursuant to professional standards, our responsibility as auditors for other information, whether financial or nonfinancial, included in the City's annual reports, does not extend beyond the information identified in the audit report, and we are not required to perform any procedures to corroborate such other information.

We applied certain limited procedures to the RSI that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

With respect to the supplementary information accompanying the financial statements, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the basic financial statements or to the basic financial statements themselves.

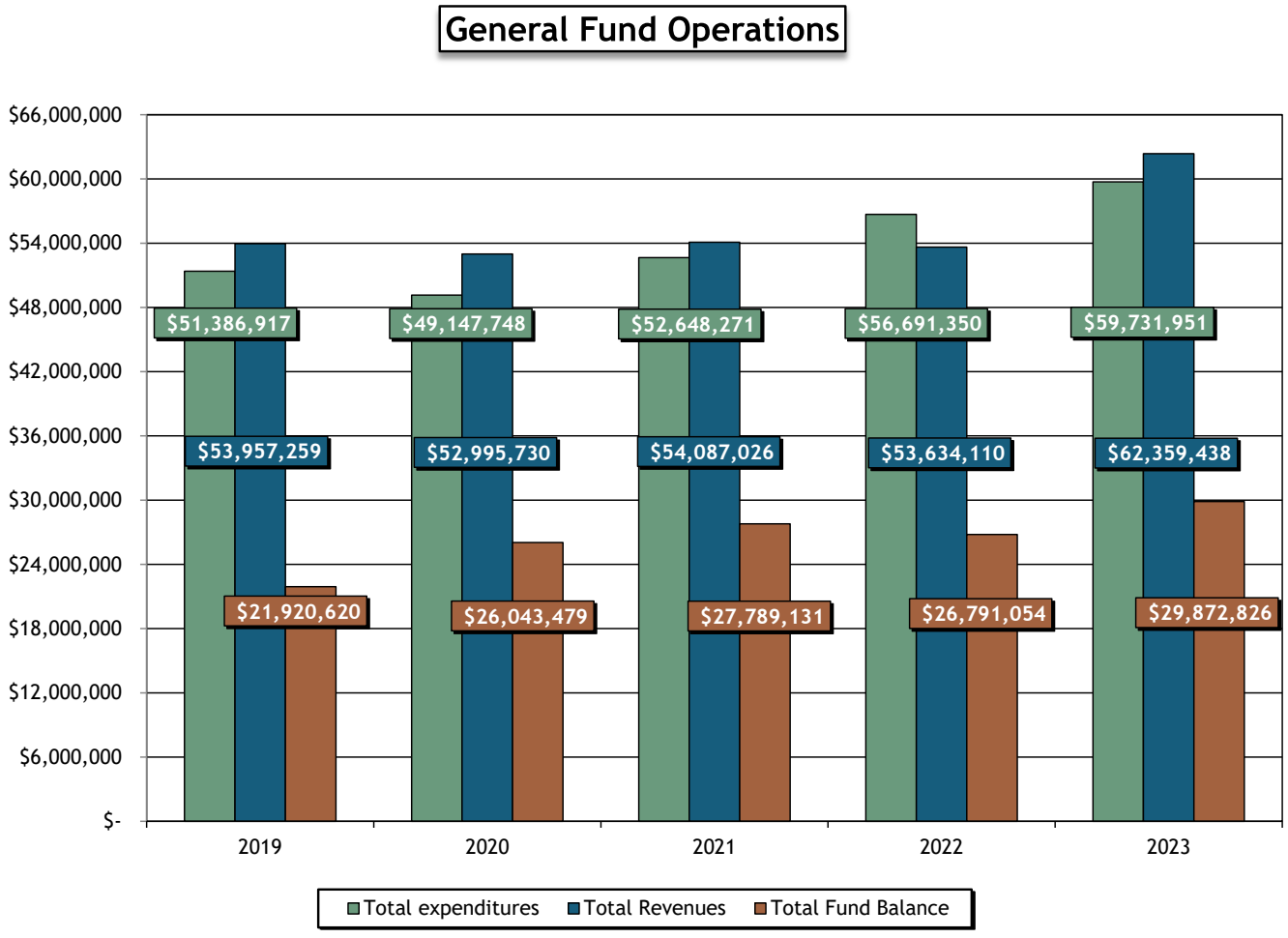
City of Brooklyn Park
Required Communication

Other Information Included in Annual Reports (Continued)
Our responsibility also includes communicating to you any information which we believe is a material misstatement of fact. Nothing came to our attention that caused us to believe that such information, or its manner of presentation, is materially inconsistent with the information, or manner of its presentation, appearing in the basic financial statements.

City of Brooklyn Park
Financial Analysis

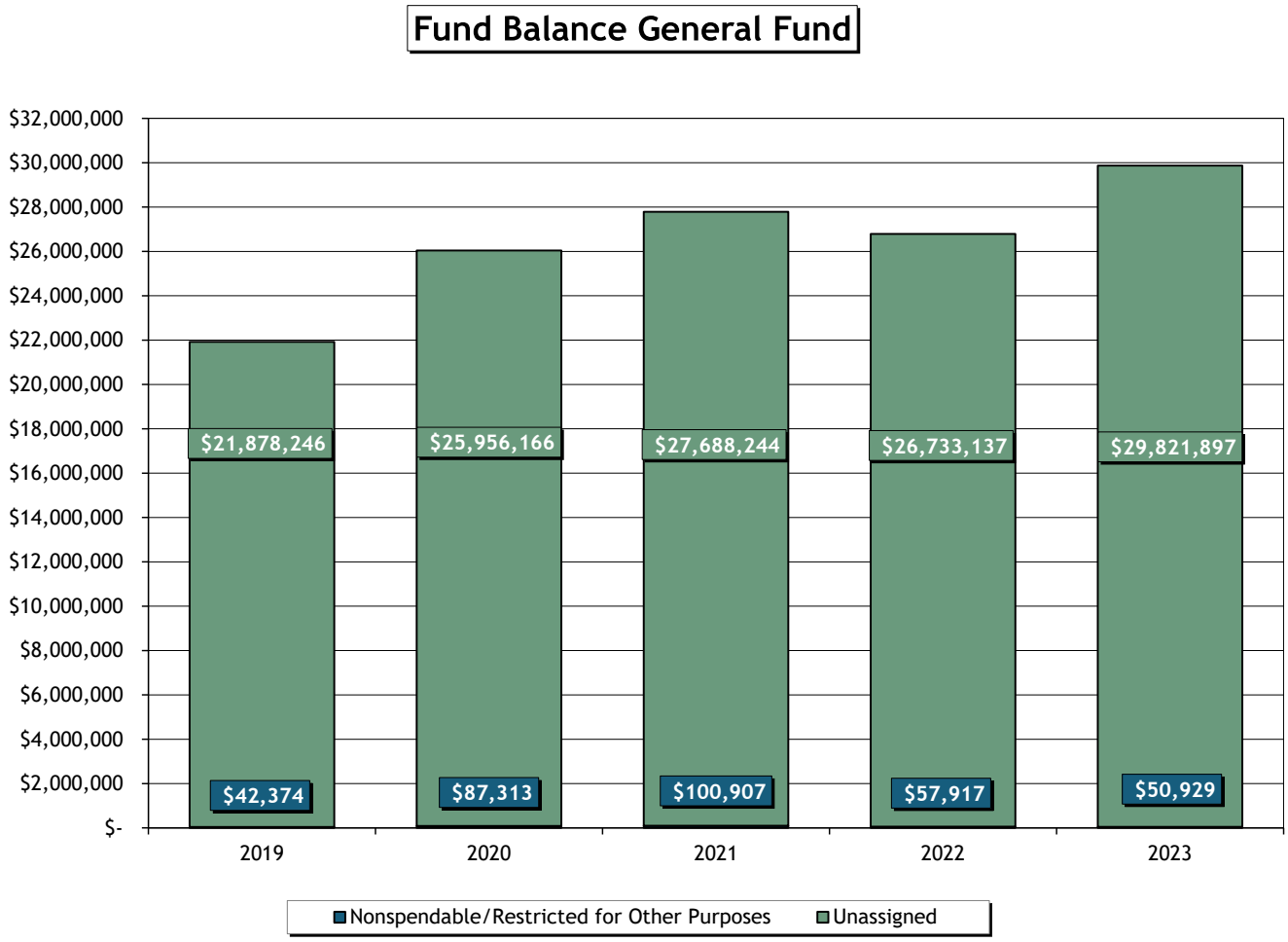
The following pages provide graphic representation of select data pertaining to the financial position and operations of the City for the past five years. Our analysis of each graph is presented to provide a basis for discussion.

General Fund
The bar chart below highlights General Fund results for the last five years. During 2023, revenues exceeded expenditures by $2,627,487.



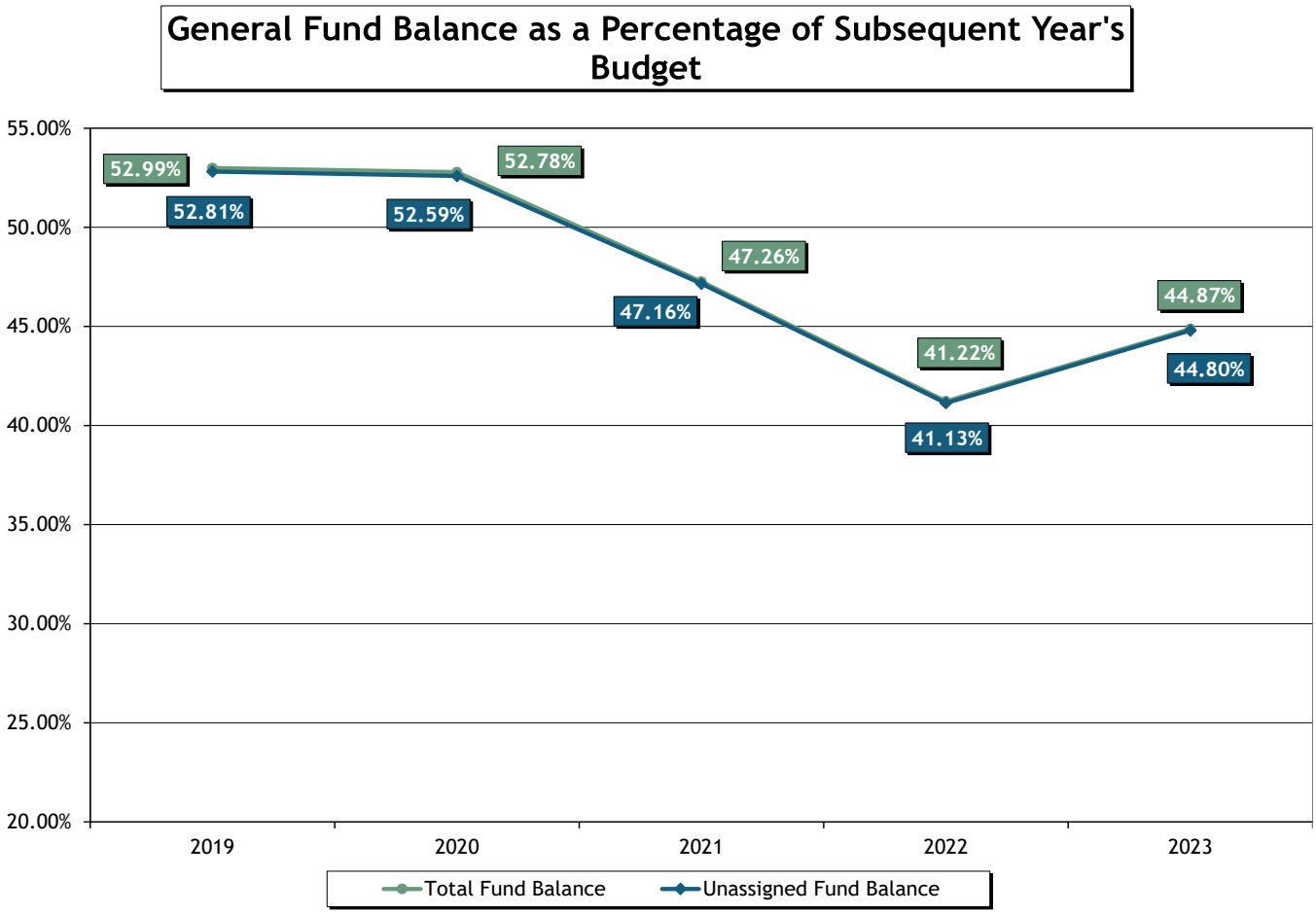
City of Brooklyn Park
Financial Analysis

General Fund
At December 31, 2023, the General Fund balance was approximately $29.8 million, an increase of 11.5%, or $3,081,772, from the 2022 balance. The components of fund balance for the General Fund are depicted in the graphs below and the following page.



City of Brooklyn Park
Financial Analysis

General Fund



The City's target General Fund balance is an unassigned level between 35% (minimum) and 50% of the subsequent year's budgeted expenditures. For the year ended December 31, 2023, the City's unassigned fund balance was in compliance with the City's policy.

City of Brooklyn Park
Financial Analysis

General Fund

For the 2023 operating year, the City Council approved a balanced budget with no change in fund balance. Revenues were nearly identical to budget and expenditures were 4.7% under budget. This resulted in a positive variance of $3,081,772 from budgeted expectations.

General Fund	Budget	Actual	Variance	Percentage
Revenue				
General property taxes and assessments	$ 52,713,396	$ 51,572,243	$ (1,141,153)	-2%
Licenses and permits	3,082,212	3,444,861	362,649	12%
Intergovernmental	1,620,852	1,780,600	159,748	10%
Charges for services and fines	3,039,306	3,212,280	172,974	6%
Other	1,879,878	2,349,454	469,576	25%
Total revenues	62,335,644	62,359,438	23,794	0%
Expenditures				
General government	8,266,382	6,909,751	(1,356,631)	-16%
Community development	1,916,493	1,906,162	(10,331)	-1%
Public safety	37,840,480	36,723,719	(1,116,761)	-3%
Public works	4,722,641	4,938,715	216,074	5%
Recreation and parks	9,920,260	8,901,992	(1,018,268)	-10%
Debt Service	-	351,612	351,612	0%
Total expenditures	62,666,256	59,731,951	(2,934,305)	-5%
Excess of revenues over (under) expenditures	(330,612)	2,627,487	2,958,099	895%
Net transfers	330,612	453,816	123,204	37%
Proceeds from sale of capital asset	-	469	469	N/A
Total other financing sources (uses)	330,612	454,285	123,673	37%
Change in fund balance	-	3,081,772	3,081,772	N/A
Beginning fund balance	26,791,054	26,791,054	-	0%
Ending fund balance	$ 26,791,054	$ 29,872,826	$ 3,081,772	12%

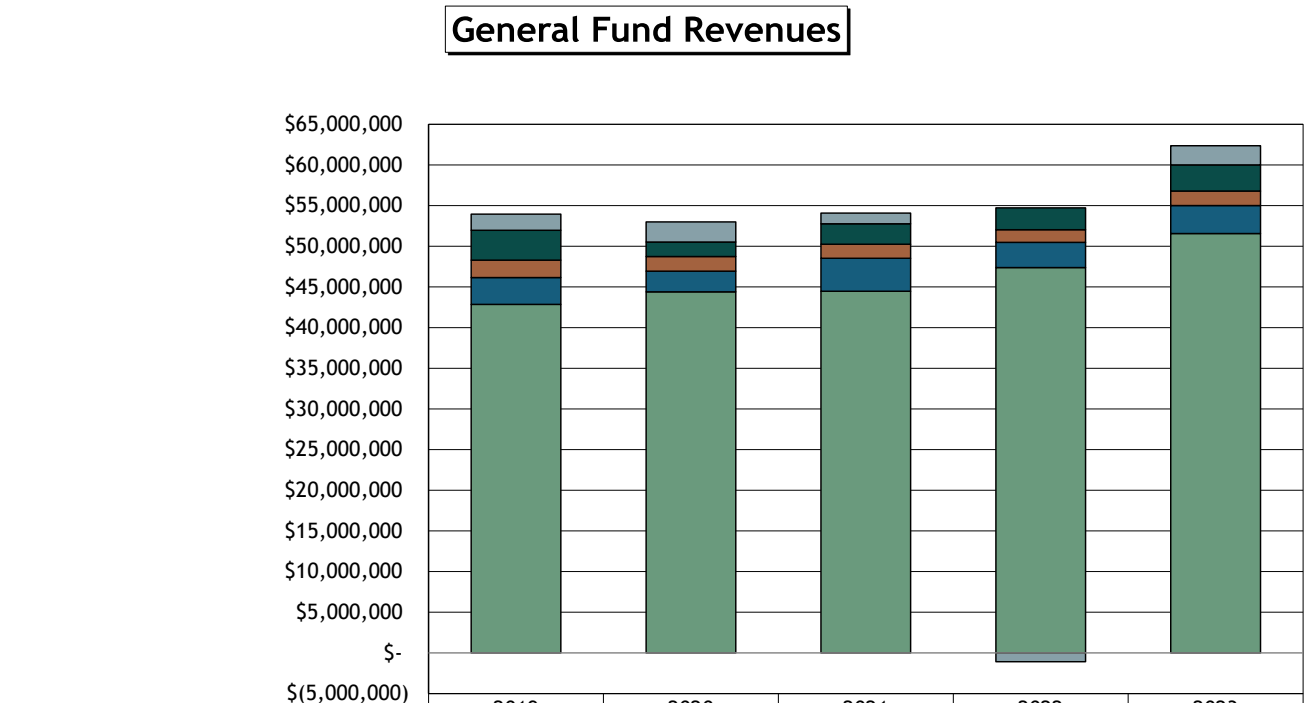
The largest budget variance for revenue was in property taxes and assessments, which was $1,141,153 under budget due to variances in fiscal disparity and tax revenue recognized during the year. Other revenue was $469,576 over the budgeted amount due to positive changes in market value for investments as a result of better than anticipated market conditions. Licenses and permits were over budget $362,649 due primarily to more building permit activity than anticipated. The remaining categories had actual results that were fairly consistent with the budget.

General Fund expenditures were $2,934,305 under budget in 2023. The largest budget variance for expenditures was in general government, which was under budget $1,356,631 as a result of staffing vacancies and budgeted contingencies that were not spent. Public safety was under budget $1,116,761 due to staff vacancies. Recreation and parks was $1,018,268 under budget with staff vacancies along with less supply and repair needs than anticipated.

City of Brooklyn Park
Financial Analysis

General Fund Revenues

In 2023, the General Fund revenues increased by $8,725,328, or 16.3%. Property taxes and assessments increased $4,191,946 as a result of an increase in the tax levy allocation. Other revenue increased $3,438,164 due to positive changes in market value for investments as a result of better market conditions in 2023. Charges for services and fines increased by $532,491 due in large part to increased contracted security and conduit debt fees. Licenses and permits increased $347,569 as a result of more building and plumbing permits along with increased housing rental licenses.

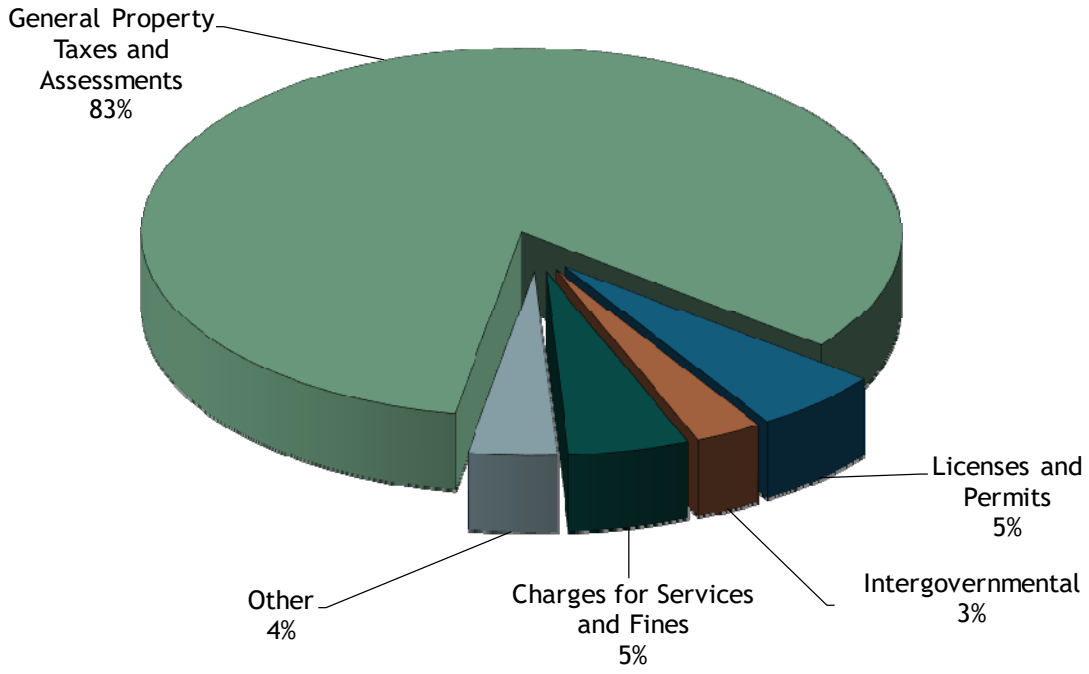


	2019	2020	2021	2022	2023
Other	$1,993,772	$2,471,292	$1,312,922	$(1,088,710)	$2,349,454
Charges for Services and Fines	3,668,485	1,780,855	2,516,277	2,679,789	3,212,280
Intergovernmental	2,141,037	1,794,791	1,725,199	1,565,442	1,780,600
Licenses and Permits	3,302,328	2,546,596	4,058,305	3,097,292	3,444,861
General Property Taxes and Assessments	42,851,637	44,402,196	44,474,323	47,380,297	51,572,243

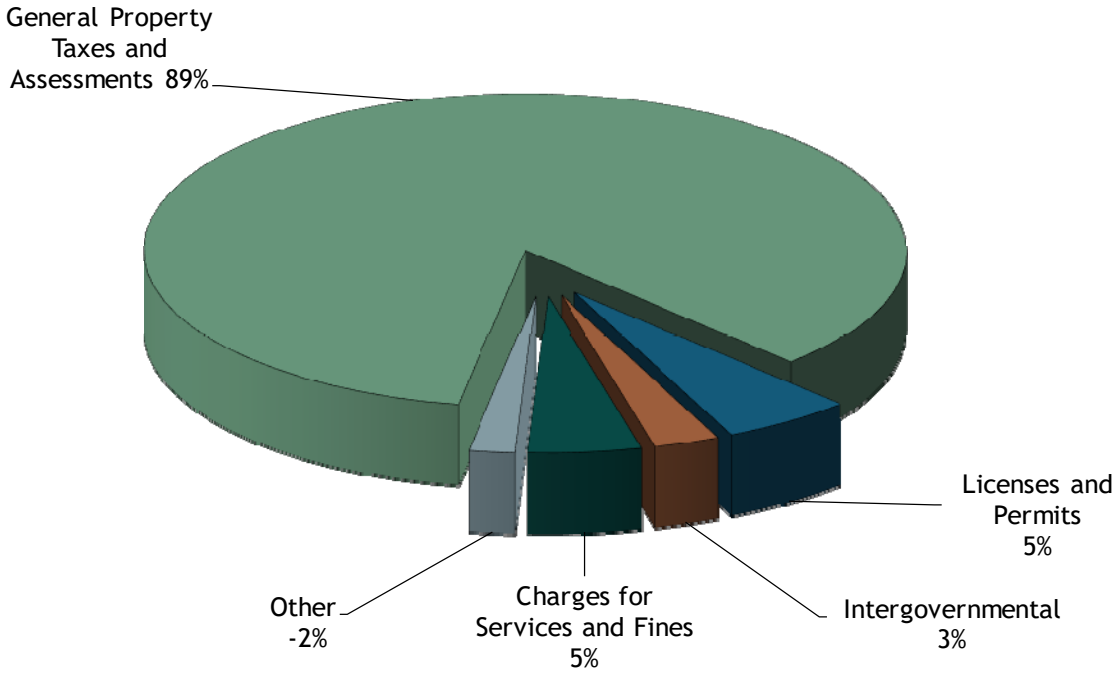
City of Brooklyn Park
Financial Analysis

General Fund Revenues (Continued)

2023 General Fund Revenues



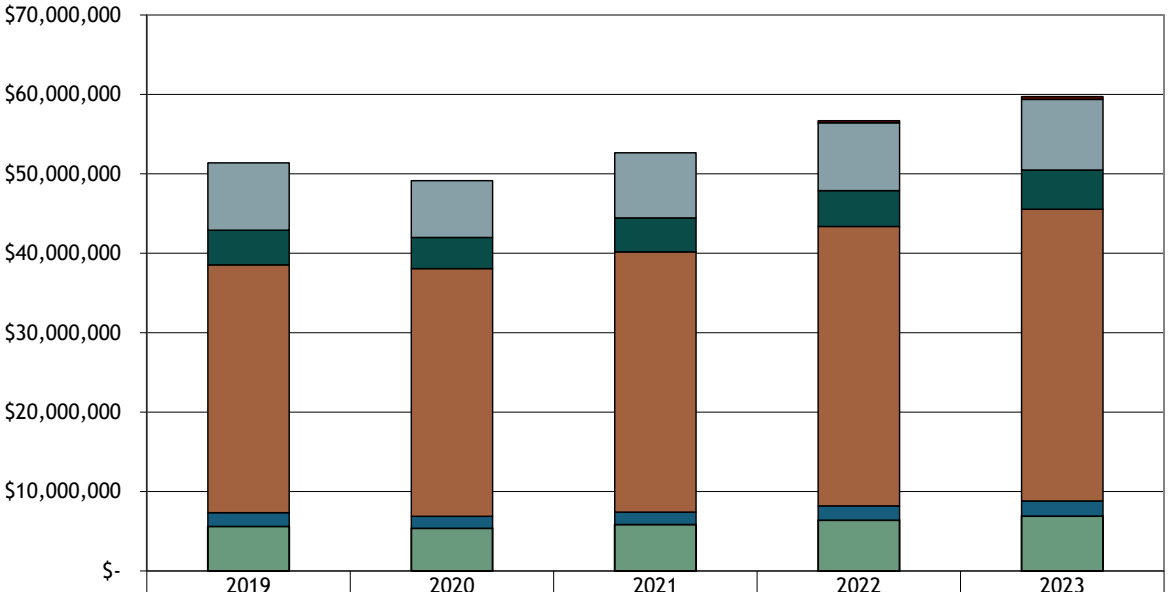
2022 General Fund Revenues



City of Brooklyn Park
Financial Analysis

General Fund Expenditures

The General Fund expenditures increased from $56,691,350 in 2022 to $62,359,438 in 2023. The largest variance was in public safety expenditures, increasing $1,536,233 due in part to increased wages and benefit expenditures corresponding to contract increases and additional overtime with staff shortages. General government expenditures increased $520,756 due to contract increases, higher workers compensation costs, and additional professional service needs. Public works expenditures increased $427,091 as a result of contract increases as well as an increase in operation expenditures.

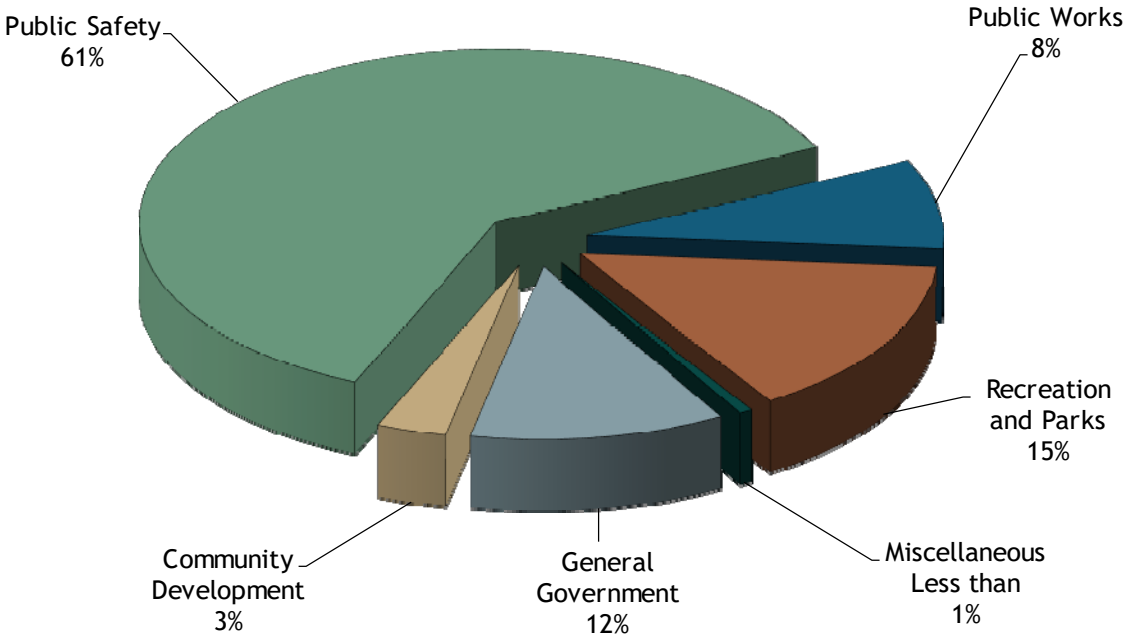


	2019	2020	2021	2022	2023
Debt Service	$-	$-	$-	$269,804	$351,612
Recreation and Parks	8,486,498	7,154,877	8,189,640	8,534,065	8,901,992
Public Works	4,368,387	3,927,020	4,281,563	4,511,624	4,938,715
Public Safety	31,188,752	31,191,945	32,762,218	35,187,486	36,723,719
Community Development	1,733,799	1,497,212	1,568,557	1,799,376	1,906,162
General Government	5,609,481	5,376,694	5,846,293	6,388,995	6,909,751

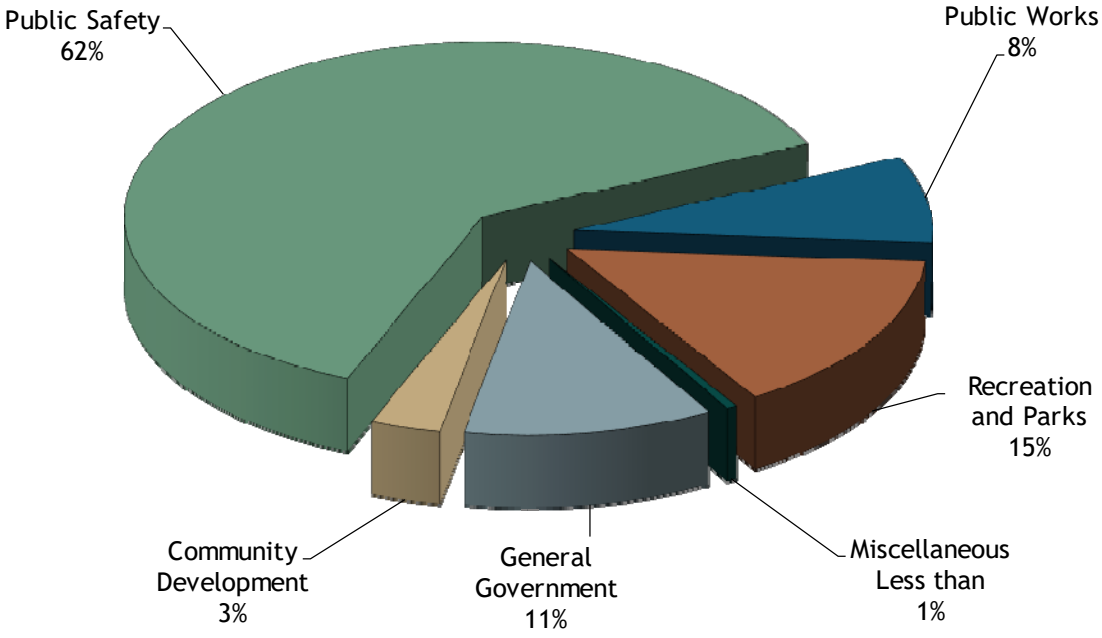
City of Brooklyn Park
Financial Analysis

General Fund Expenditures (Continued)

2023 General Fund Expenditures



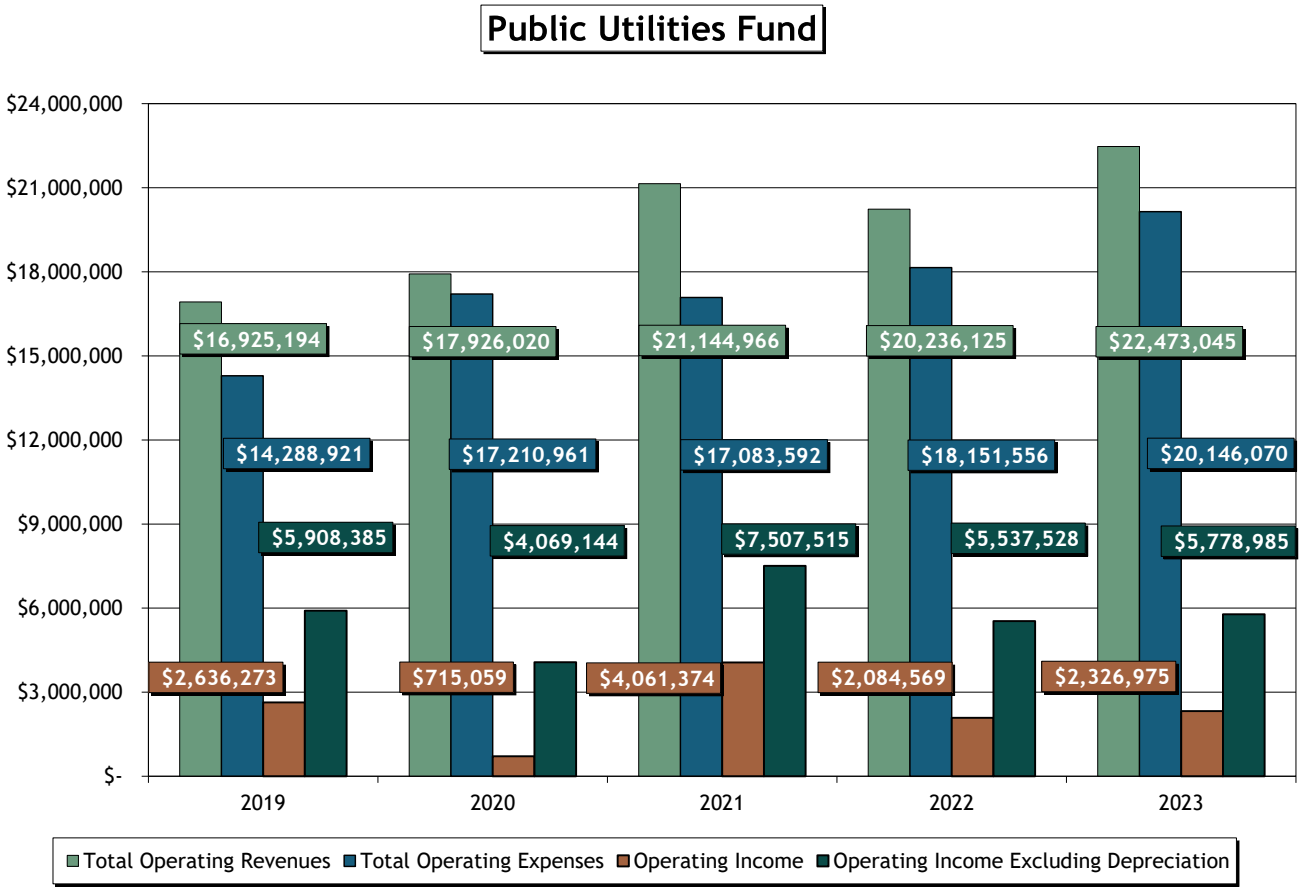
2022 General Fund Expenditures



City of Brooklyn Park
Financial Analysis

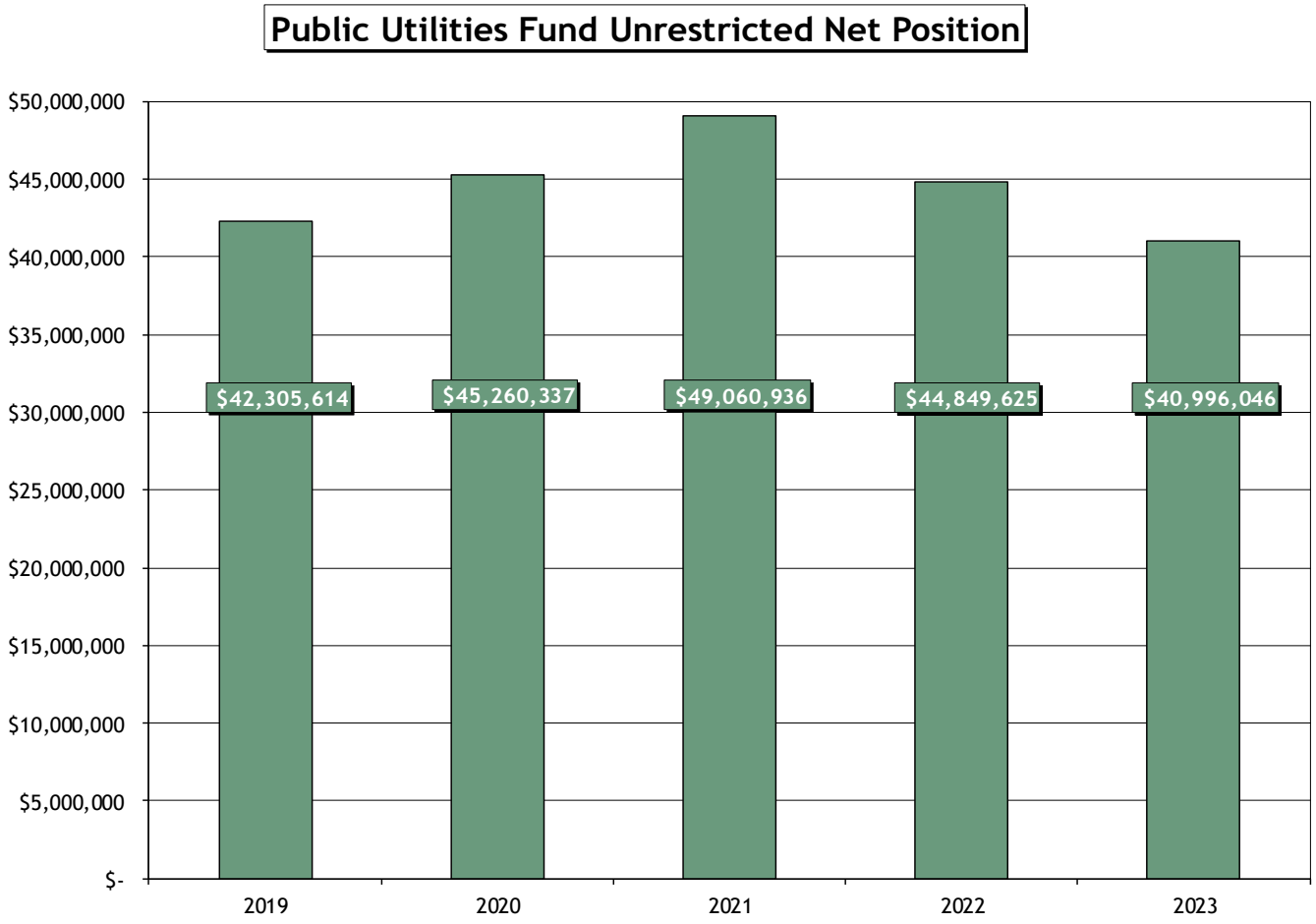
Public Utilities Enterprise Fund
The Public Utilities Fund accounts for all financial resources relating to the City's operations of its water distributions system, sanitary sewer system, and for the collection of recyclable materials throughout the City. Services are on a user charge basis to all owners of property located within the City.

The Public Utilities Fund has experienced operating income each of the past five years. Operating revenues increased $2,236,920 based on higher utility and water access charges collected while operating expenses increased $1,994,514 due in part to higher contractual service charges. Transfers out of the fund of $7,018,630 contributed to a decrease in total net position from $128,080,953 in 2022 to $125,412,373 in 2023.



City of Brooklyn Park
Financial Analysis

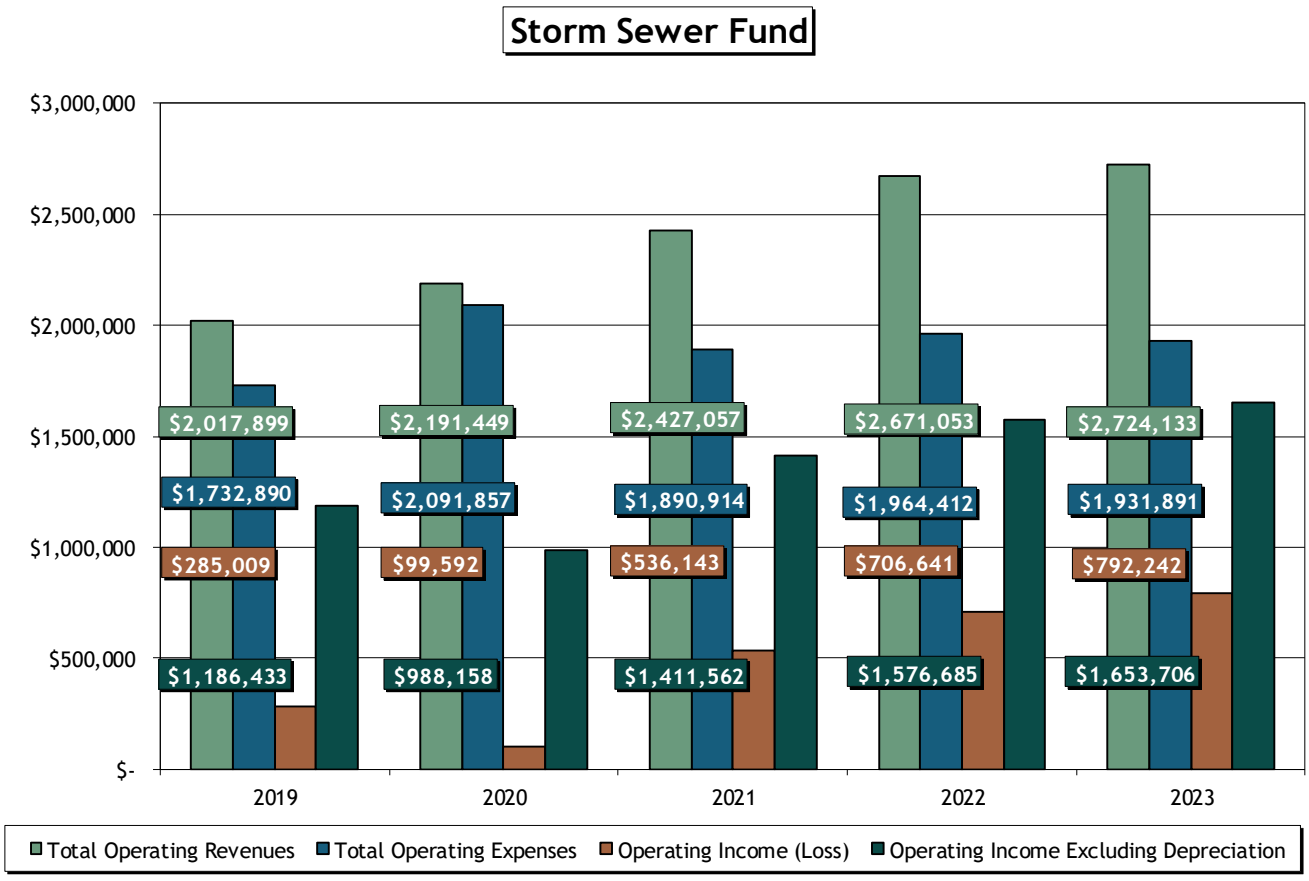
Public Utilities Enterprise Fund (Continued)



City of Brooklyn Park
Financial Analysis

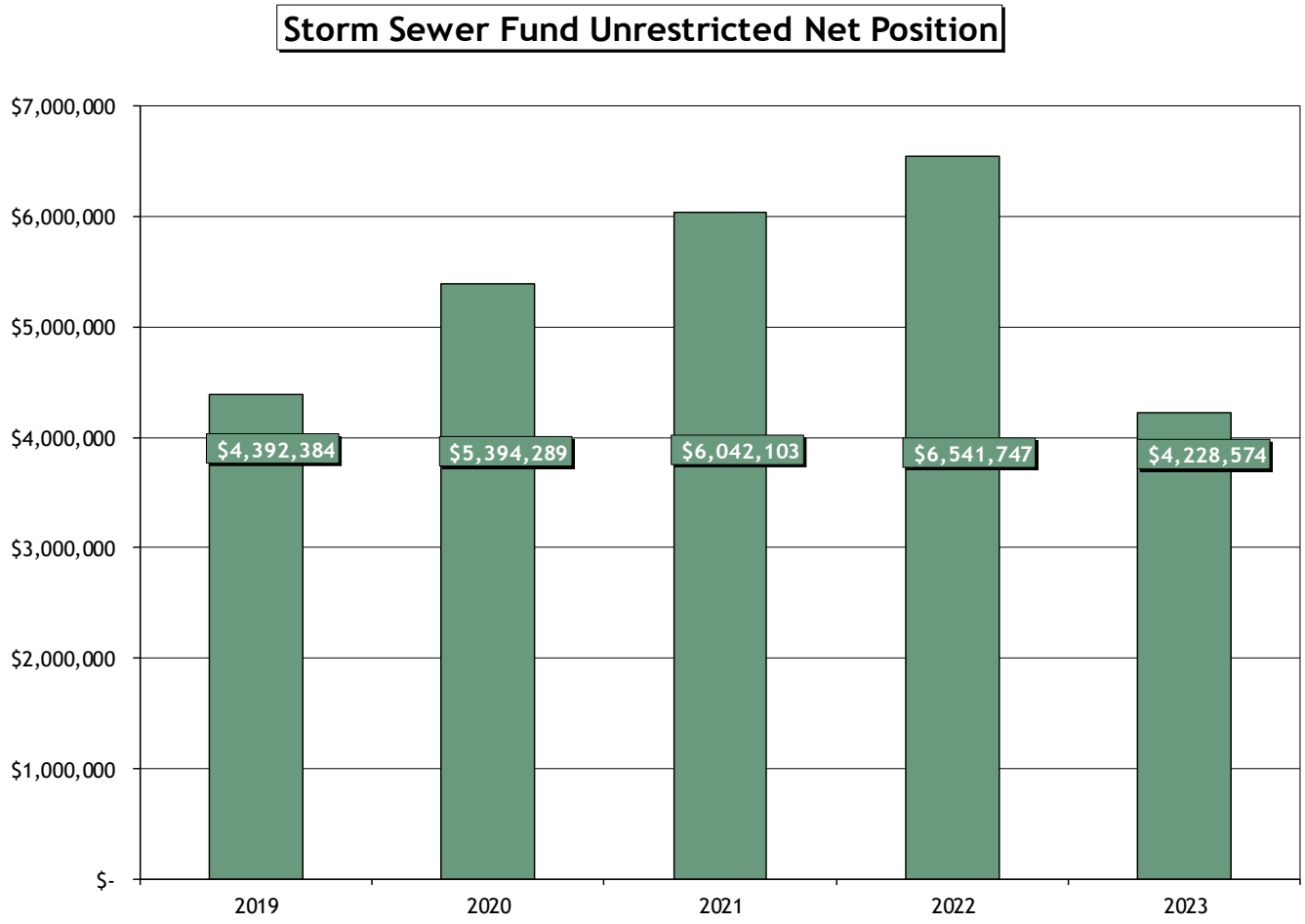
Storm Sewer Utility Enterprise Fund
The Storm Sewer Utility Fund accounts for all financial resources relating to the City's operations of its storm water collections system. Services are on a user charge basis to all owners of property located within the City.

The Storm Sewer Fund has experienced an operating income in the past five years presented, with the highest mark occurring in 2023. Operating revenues increased $53,080 and operating expenses decreased $32,521. The fund also transferred out $3,671,758 during 2023. The result of current year activity was a decrease in total net position from $23,885,394 in 2022 to $21,593,936 in 2023.



City of Brooklyn Park
Financial Analysis

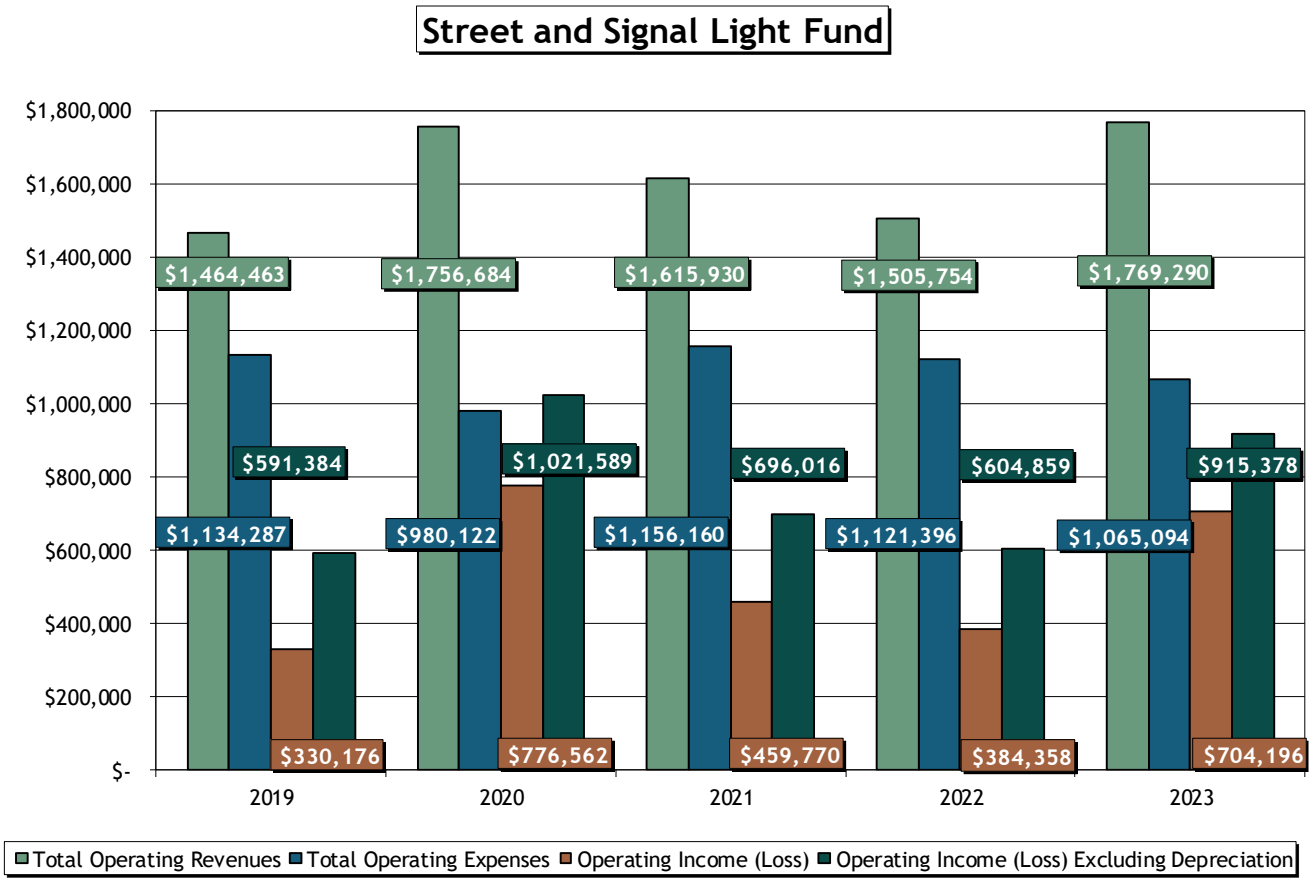
Storm Sewer Utility Enterprise Fund (Continued)



City of Brooklyn Park
Financial Analysis

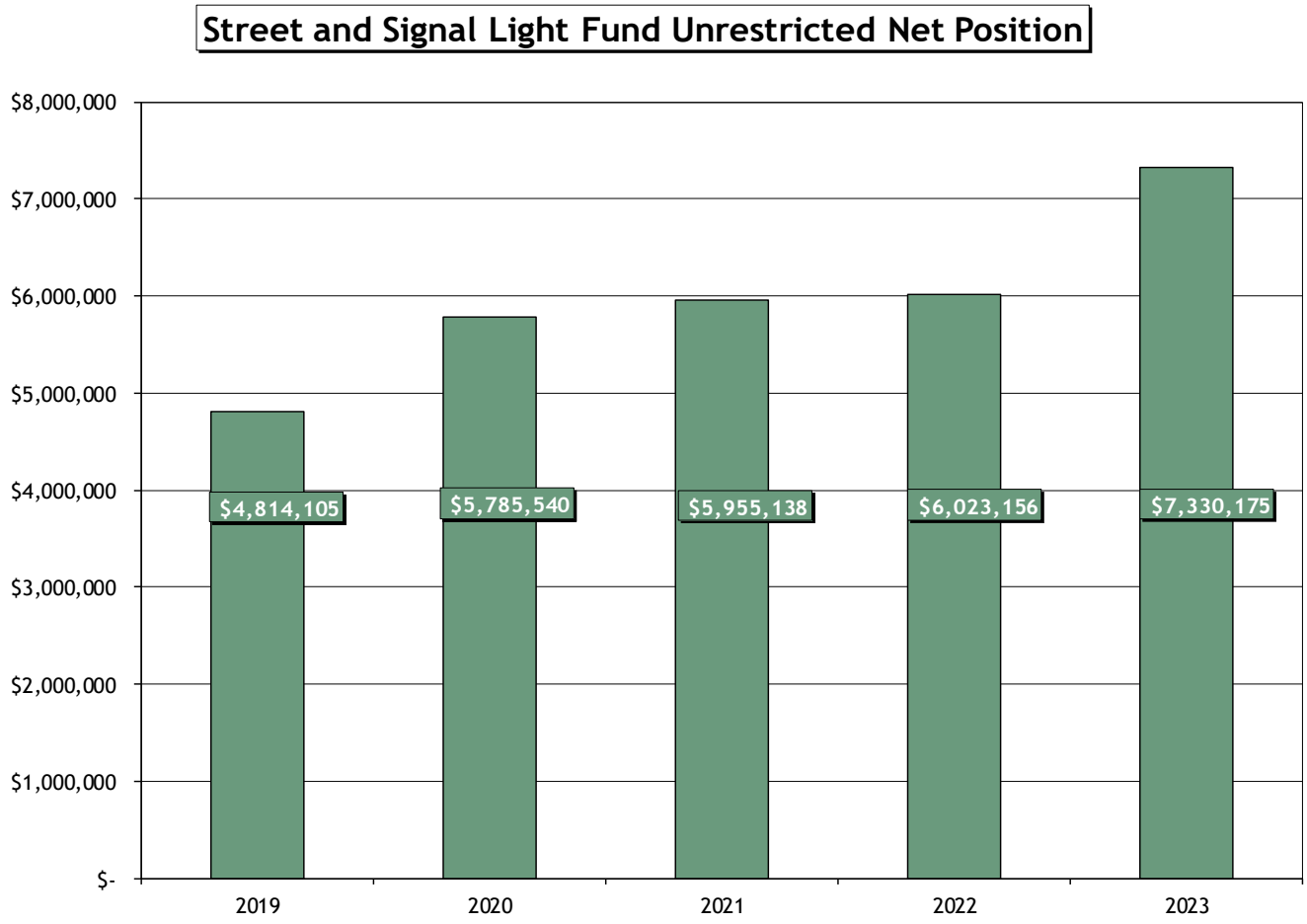
Street and Signal Light Utility Enterprise Fund
The Street and Signal Light Utility Fund, accounts for all financial resources relating to the City's operations of its street and signal light system. Services are on a user charge basis to all owners of property located within the City.

The Street and Signal Light Fund has experienced operating income for the past five years. Operating revenues increased $263,536 with rate increases and other miscellaneous revenue sources. Operating expenses decreased $56,302, increasing total net position from $8,085,725 in 2022 to $9,297,784 in 2023.



City of Brooklyn Park
Financial Analysis

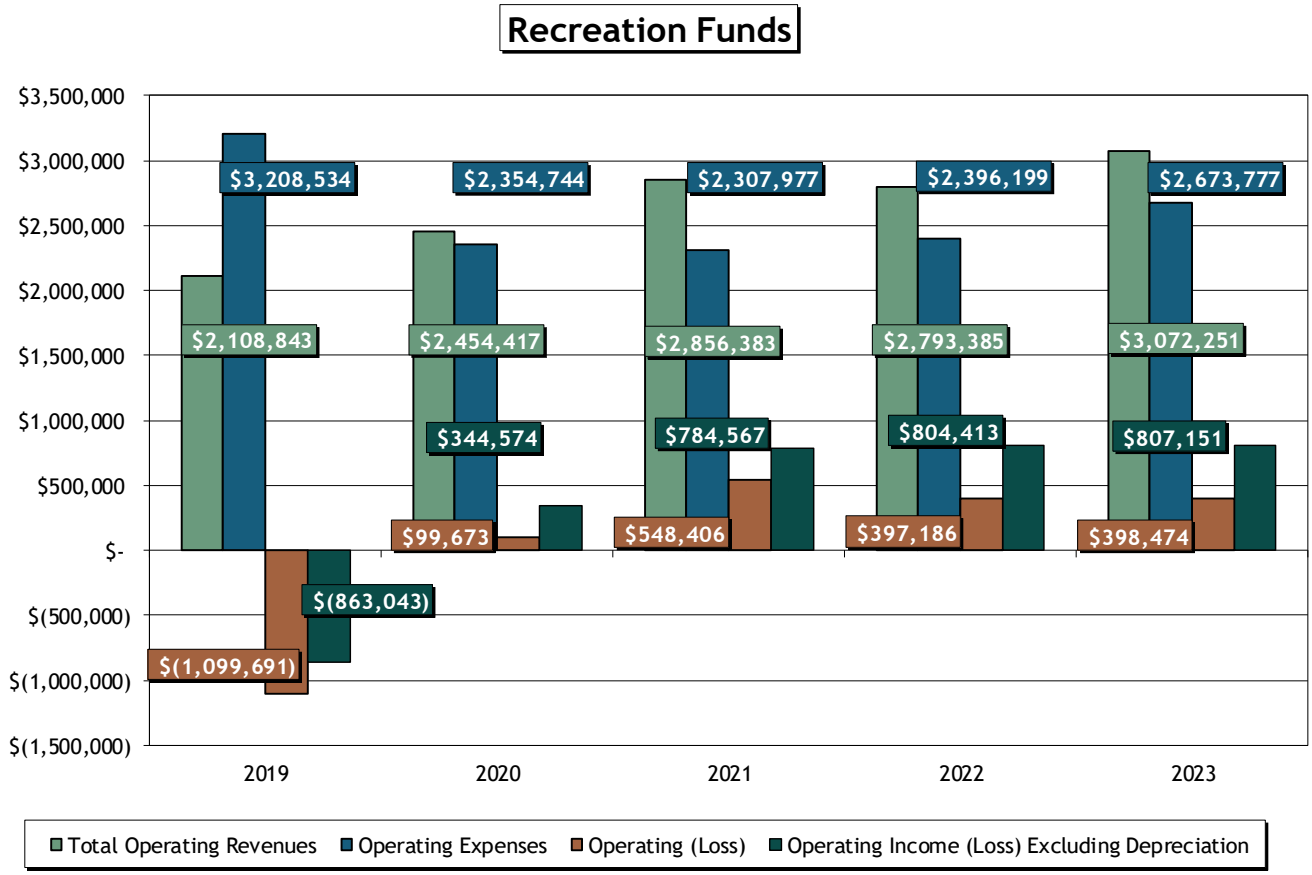
Street and Signal Light Utility Enterprise Fund (Continued)



City of Brooklyn Park
Financial Analysis

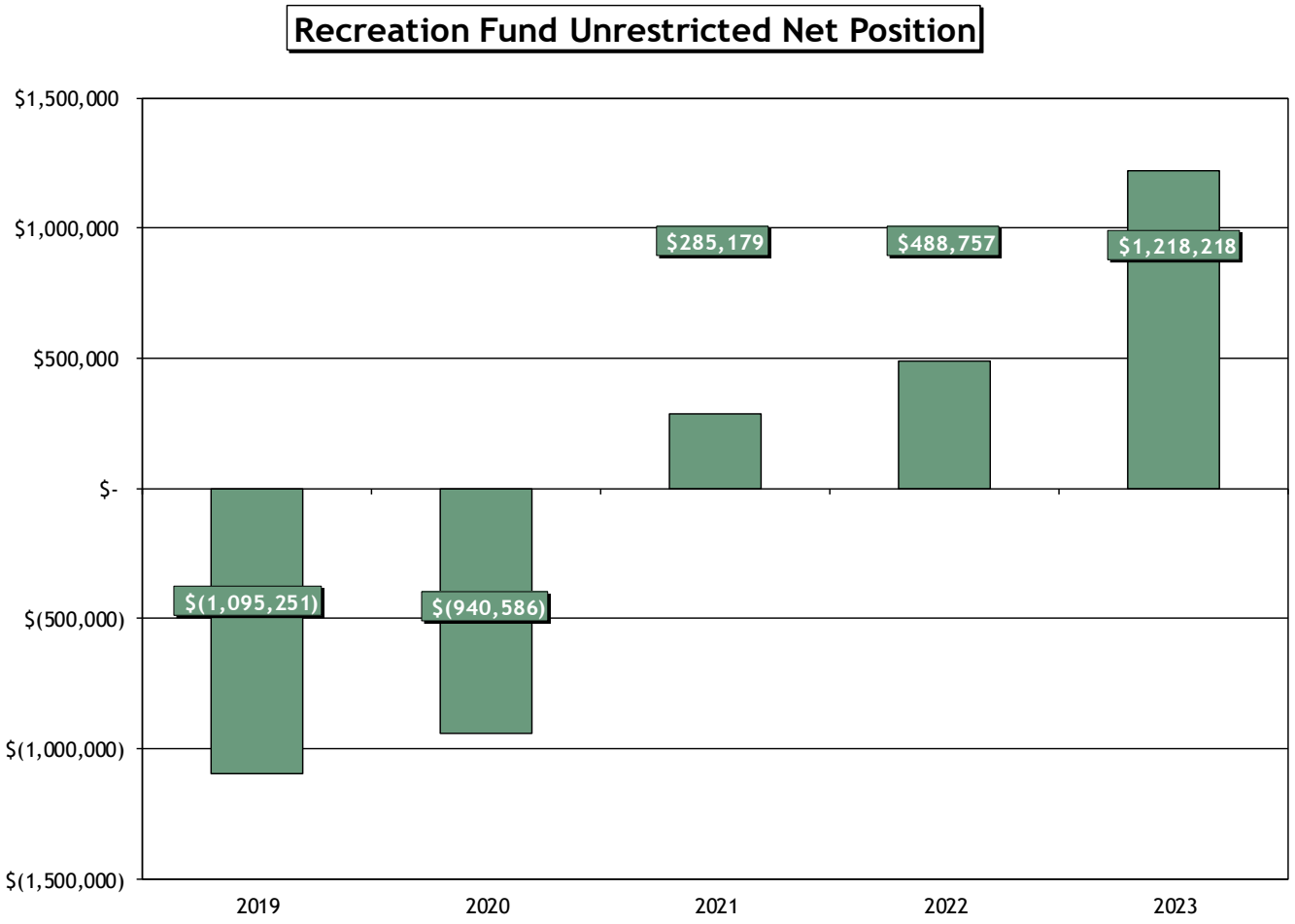
Recreation Enterprise Fund
The Recreation Fund accounts for all financial resources relating to the operations of the City's Edinburgh, USA, golf course, an 18-hole championship golf course with clubhouse operations.

The Recreation Fund has experienced operating income for four out of the past five years. Operating revenues increased $278,866 with weather conditions allowing golf course operations an early opening and extended closure in 2023. Operating expenses increased $277,578, with the ending total net position increasing from $12,302,489 in 2022 to $12,814,112 in 2023.



City of Brooklyn Park
Financial Analysis

Recreation Enterprise Fund (Continued)

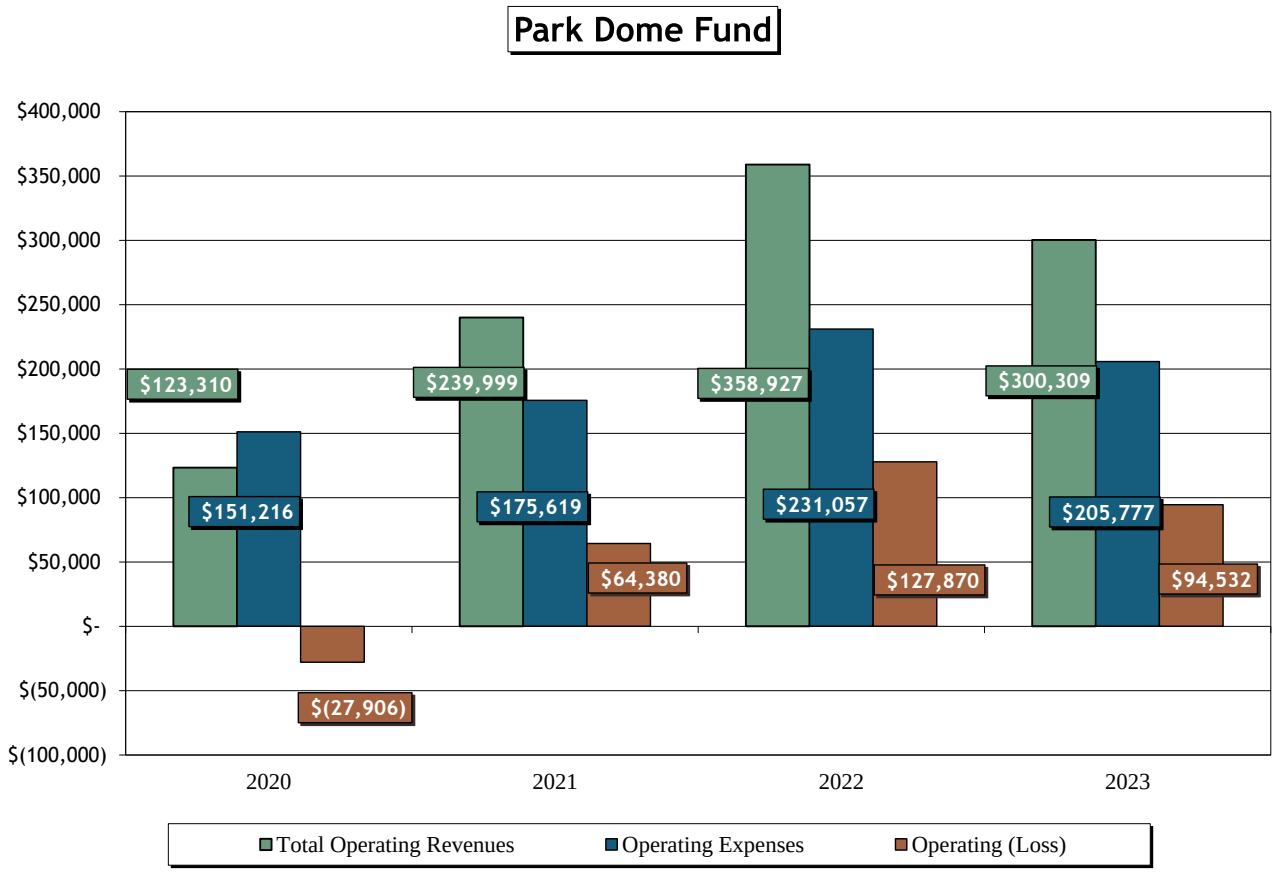


City of Brooklyn Park
Financial Analysis

Park Dome Enterprise Fund

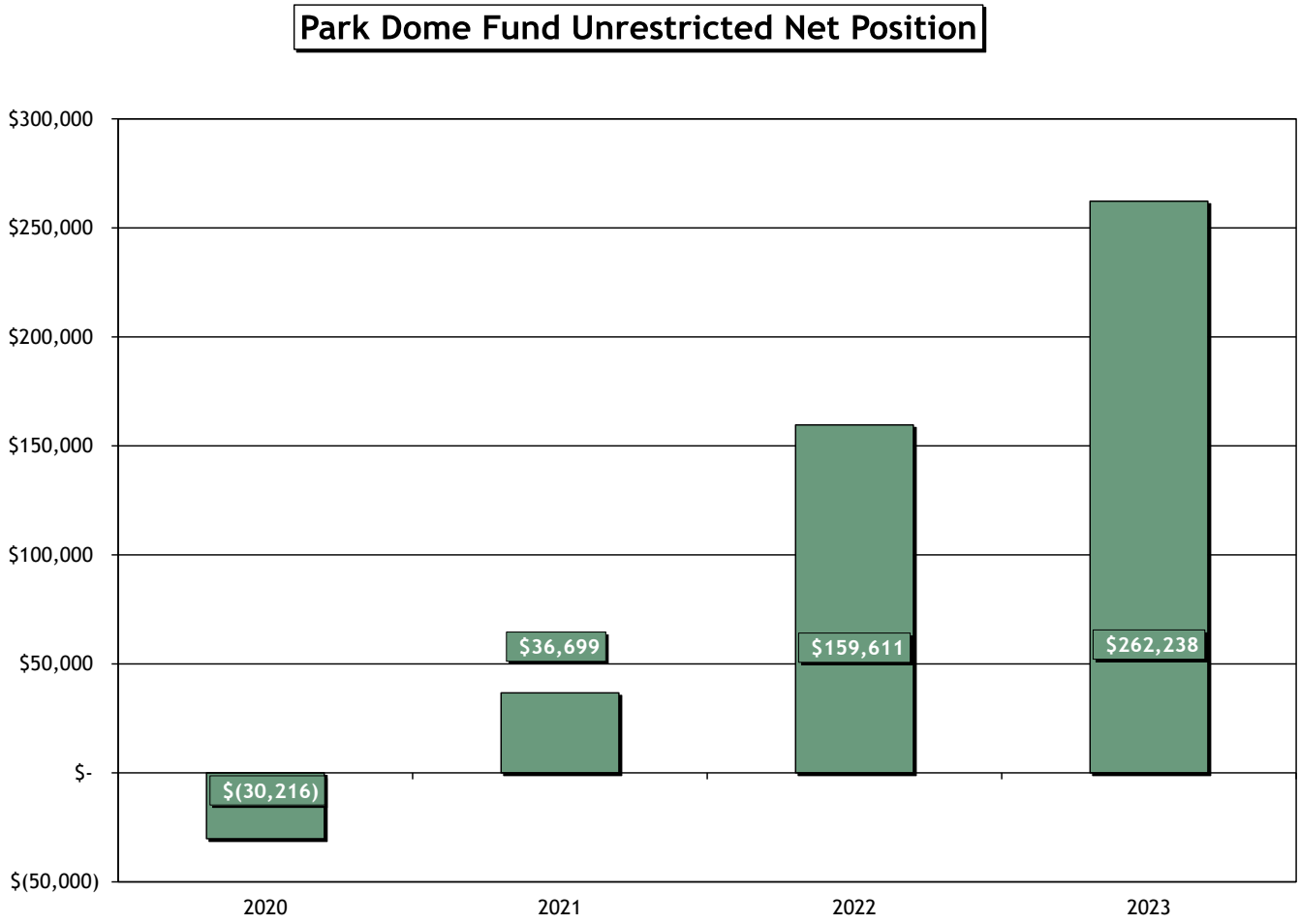
The Park Dome Fund accounts for all financial resources relating to the operations of the City's Park Dome, a year-round sports recreation facility. The dome's turf field can be split in half and used as soccer, football, lacrosse, and softball fields.

The Park Dome Fund has experienced operating income for the third time since inception. Operating revenues decreased $58,618 and operating expenses decreased $25,280. Net position increased from $159,611 in 2022 to $262,238 in 2023.



City of Brooklyn Park
Financial Analysis

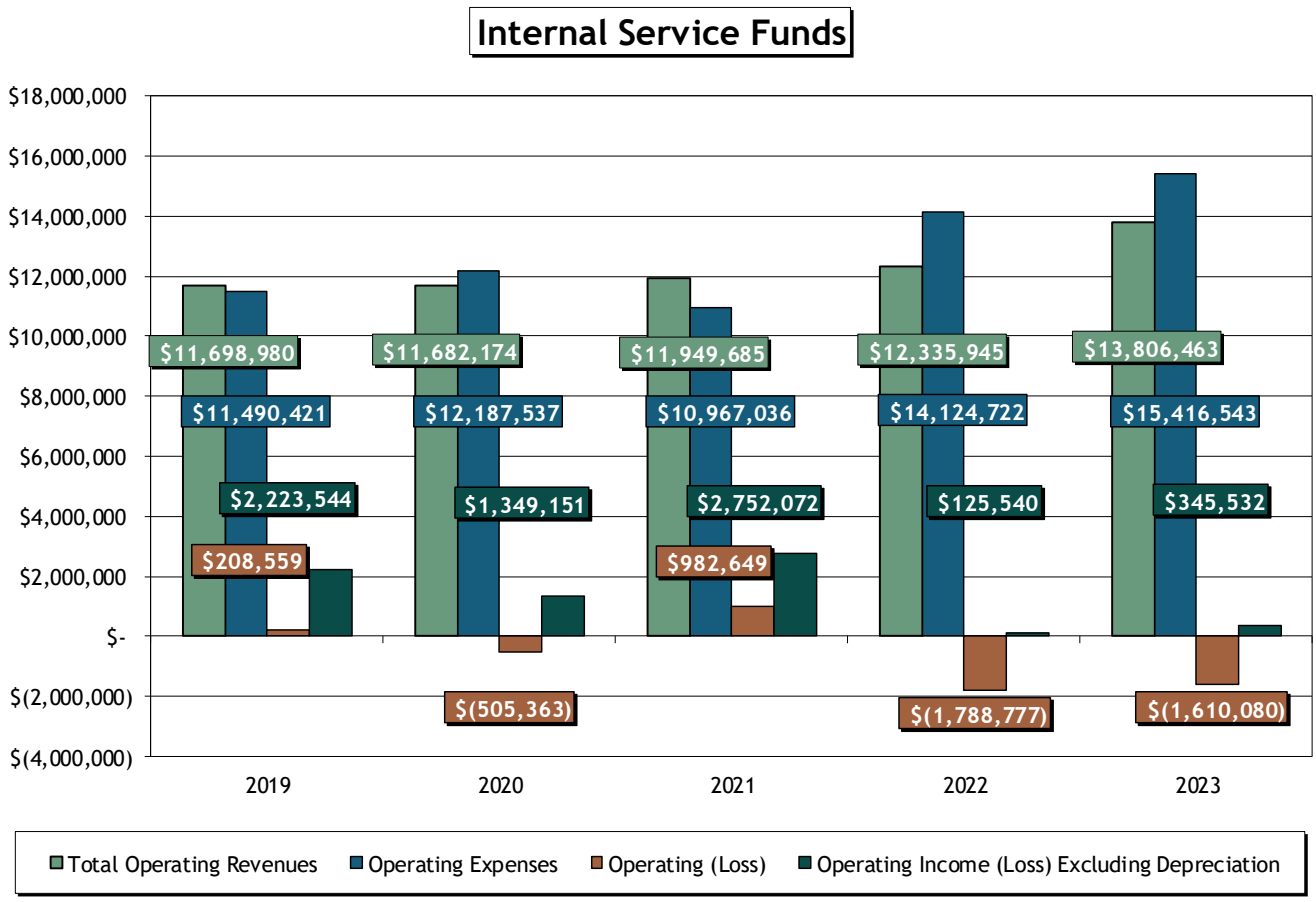
Park Dome Enterprise Fund (Continued)



City of Brooklyn Park
Financial Analysis

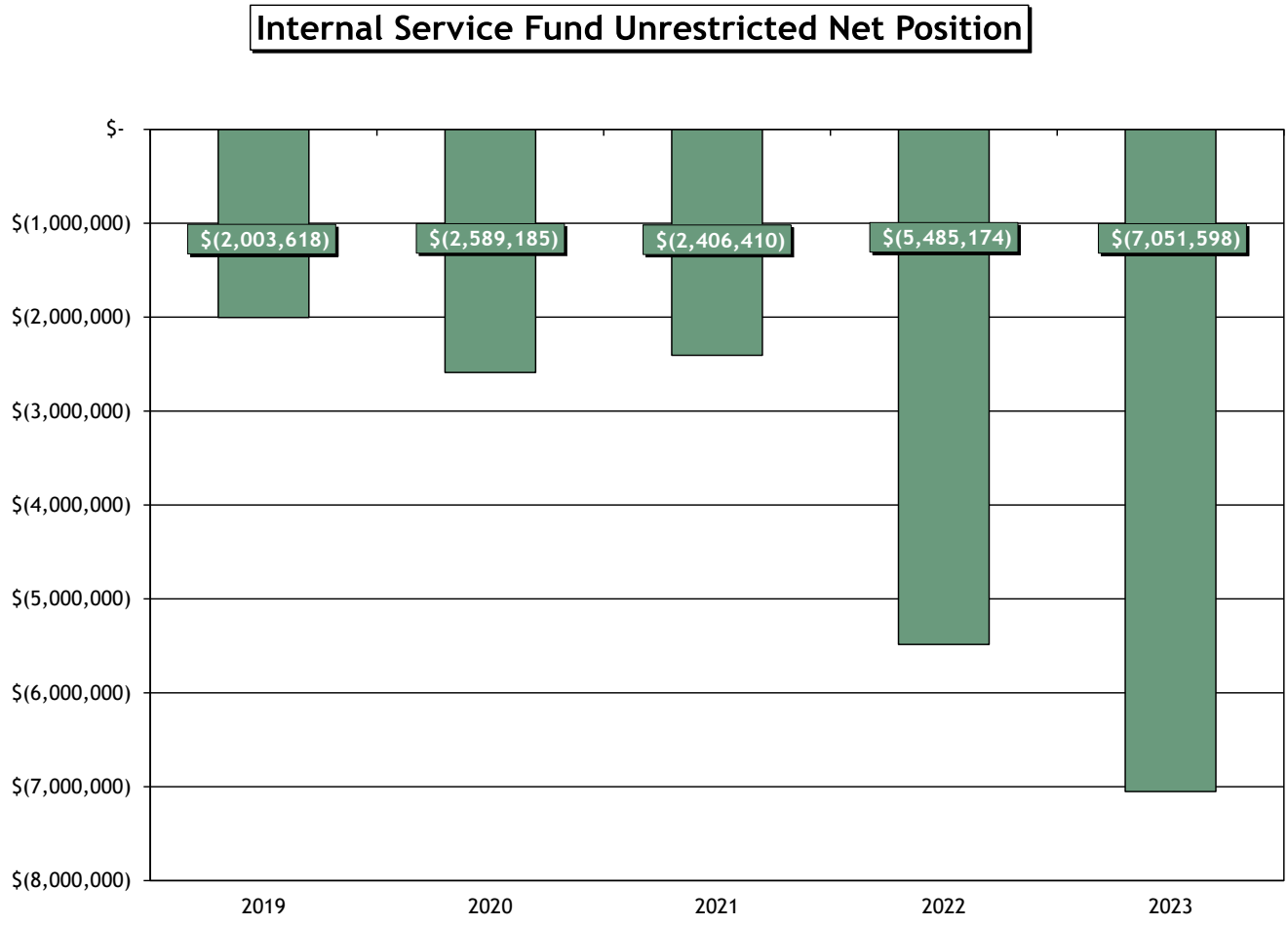
Internal Service Funds

The Internal Service Funds have experienced operating income for just two out of the past five years. Operating revenues increased $1,470,518 and operating expenses increased $1,291,821, increasing total net position from $4,734,141 in 2022 to $6,516,254 in 2023. These funds have $13,567,852 of net position classified as net investment in capital assets, which has resulted in a negative unrestricted net position for each of the past five years.



City of Brooklyn Park
Financial Analysis

Internal Service Funds (Continued)



City of Brooklyn Park
Emerging Issues

Executive Summary
The following is an executive summary of financial related updates to assist you in staying current on emerging issues in accounting and finance. This summary will give you a preview of the new standards that have been recently issued and what is on the horizon for the near future. The most recent and significant updates include:

- **Implementation Guide No. 2021-1 – Amending Capitalization Requirements**
  GASB has issued Implementation Guide No. 2021-1, amending previously issued guidance regarding capitalization requirements for capital assets that are significant in the aggregate but below the government's capitalization threshold individually.
- **Accounting Standard Update – GASB Statement No. 100 – *Accounting Changes and Error Corrections***
  GASB has issued GASB Statement No. 100 relating to accounting and financial reporting for accounting changes and error corrections. The requirements of this Statement will improve the clarity of the accounting and financial reporting requirements for accounting changes and error corrections, which will result in greater consistency in application in practice. In turn, more understandable, reliable, relevant, consistent, and comparable information will be provided to financial statement users for making decisions or assessing accountability.
- **Accounting Standard Update – GASB Statement No. 101 – *Compensated Absences***
  GASB has issued GASB Statement No. 101 relating to accounting and financial reporting for compensated absences. The unified recognition and measurement model in this Statement will result in a liability for compensated absences that more appropriately reflects when a government incurs an obligation. In addition, the model can be applied consistently to any type of compensated absence and will eliminate potential comparability issues between governments that offer different types of leave.

The following are extensive summaries of the current updates. As your continued business partner, we are committed to keeping you informed of new and emerging issues. We are happy to discuss these issues with you further and its applicability to your City.

Implementation Guide No. 2021-1 – Amending Capitalization Requirements
Implementation Guide No. 2021-1, amended previously issued guidance contained in Implementation Guide No. 2015-1 regarding capitalization requirements for capital assets that are significant in the aggregate.

Original guidance stated that it *may be* appropriate for a government to establish a capitalization policy that would require capitalization for certain types of assts with individual acquisition costs that are less than the threshold for an individual asset.

Amended guidance states that a government *should* capitalize assets whose individual acquisition costs are less than the threshold for an individual asset if those assets in the aggregate are significant. Computers and classroom furniture are common examples of asset types that could be significant collectively. The amended guidance clarifies that if 100 computers costing $1,500 each totaling a $150,000 aggregate amount is significant, the government *should* capitalize the computers.

Information provided above was obtained from www.gasb.org.

City of Brooklyn Park
Emerging Issues

Accounting Standard Update – GASB Statement No. 100 – *Accounting Changes and Error Corrections – an Amendment of GASB Statement No. 62*

The primary objective of this Statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability.

This Statement defines accounting changes as changes in accounting principles, changes in accounting estimates, and changes to or within the financial reporting entity and describes the transactions or other events that constitute those changes. As part of those descriptions, for (1) certain changes in accounting principles and (2) certain changes in accounting estimates that result from a change in measurement methodology, a new principle or methodology should be justified on the basis that it is preferable to the principle or methodology used before the change. That preferability should be based on the qualitative characteristics of financial reporting – understandability, reliability, relevance, timeliness, consistency, and comparability. This Statement also addresses corrections of errors in previously issued financial statements.

This Statement prescribes the accounting and financial reporting for (1) each type of accounting change and (2) error corrections. This Statement requires that (a) changes in accounting principles and error corrections be reported retroactively by restating prior periods, (b) changes to or within the financial reporting entity be reported by adjusting beginning balances of the current period, and (c) changes in accounting estimates be reported prospectively by recognizing the change in the current period. The requirements of this Statement for changes in accounting principles apply to the implementation of a new pronouncement in absence of specific transition provisions in the new pronouncement.

This Statement also requires that the aggregate amount of adjustments to and restatements of beginning net position, fund balance, or fund net position, as applicable, be displayed by reporting unit in the financial statements.

This Statement requires disclosure in notes to financial statements of descriptive information about accounting changes and error corrections, such as their nature. In addition, information about the quantitative effects on beginning balances of each accounting change and error correction should be disclosed by reporting unit in a tabular format to reconcile beginning balances as previously reported to beginning balances as restated.

Furthermore, this Statement addresses how information that is affected by a change in accounting principle or error correction should be presented in Required Supplementary Information (RSI) and Supplementary Information (SI). For periods that are earlier than those included in the basic financial statements, information presented in RSI or SI should be restated for error corrections, if practicable, but not for changes in accounting principles.

GASB Statement No. 100 is effective for reporting periods beginning after June 15, 2023. Earlier application is encouraged.

Information provided above was obtained from www.gasb.org.

City of Brooklyn Park
Emerging Issues

Accounting Standard Update – GASB Statement No. 101 – *Compensated Absences*
The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures.

This Statement requires that liabilities for compensated absences be recognized for (1) leave that has not been used and (2) leave that has been used but not yet paid in cash or settled through noncash means. A liability should be recognized for leave that has not been used if (a) the leave is attributable to services already rendered, (b) the leave accumulates, and (c) the leave is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. Leave is attributable to services already rendered when an employee has performed the services required to earn the leave. Leave that accumulates is carried forward from the reporting period in which it is earned to a future reporting period during which it may be used for time off or otherwise paid or settled. In estimating the leave that is more likely than not to be used or otherwise paid or settled, a government should consider relevant factors such as employment policies related to compensated absences and historical information about the use or payment of compensated absences. However, leave that is more likely than not to be settled through conversion to defined benefit postemployment benefits should not be included in a liability for compensated absences.

This Statement requires that a liability for certain types of compensated absences – including parental leave, military leave, and jury duty leave – not be recognized until the leave commences. This Statement also requires that a liability for specific types of compensated absences not be recognized until the leave is used.

This Statement also establishes guidance for measuring a liability for leave that has not been used, generally using an employee's pay rate as of the date of the financial statements. A liability for leave that has been used but not yet paid or settled should be measured at the amount of the cash payment or noncash settlement to be made. Certain salary-related payments that are directly and incrementally associated with payments for leave also should be included in the measurement of the liabilities.

With respect to financial statements prepared using the current financial resources measurement focus, this Statement requires that expenditures be recognized for the amount that normally would be liquidated with expendable available financial resources.

This Statement amends the existing requirement to disclose the gross increases and decreases in a liability for compensated absences to allow governments to disclose only the net change in the liability (as long as they identify it as a net change). In addition, governments are no longer required to disclose which governmental funds typically have been used to liquidate the liability for compensated absences.

GASB Statement No. 101 is effective for reporting periods beginning after December 15, 2023. Earlier application is encouraged.

Information provided above was obtained from www.gasb.org.

City of Brooklyn Park
Hennepin County, Minnesota

Reports on Compliance with *Government Auditing Standards*, the Uniform Guidance, and Minnesota Legal Compliance

December 31, 2023

Brooklyn Park

Unique. United. Undiscovered.

City of Brooklyn Park
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City of Brooklyn Park
Schedule of Expenditures of Federal Awards
December 31, 2023

Federal Agency/Pass Through Agency/Program Title	Federal Assistance Listing Number	Expenditures
U.S. Department of Labor		
Pass through Hennepin County, Minnesota		
Workforce innovation and Opportunity Act (WIOA) Youth Activities	17.259	$ 65,149
U.S. Department of Treasury		
Pass through Minnesota Department of Transportation		
COVID - Coronavirus State and Local Fiscal Recovery Funds	21.027	4,102,260
Pass through City of Brooklyn Center		
COVID - Coronavirus State and Local Fiscal Recovery Funds	21.027	84,666
Total U.S. Department of Treasury		4,186,926
U.S. Department of Housing and Urban Development		
Direct		
Economic Development Initiative, Community Project Funding, and Misc. Grants	14.251	1,000,000
Pass through Hennepin County, Minnesota		
Community Development Block Grant	14.218	173,931
Total U.S. Department of Housing and Urban Development		1,173,931
U.S. Department of Justice		
Direct		
COVID - BPDD COVID-19 Response Project	16.034	41,985
Public Safety Partnership and Community Policing Grants	16.710	130,138
Bullet Proof Vest Partnership Program	16.607	22,652
Total U.S. Department of Justice		194,775
U.S. Department of Transportation		
Pass through Minnesota Department of Transportation		
Highway Planning and Construction	20.205	323,782
State and Community Highway Safety	20.600	25,912
Minimum Penalties for Repeat Offenders for Driving While Intoxicated	20.608	51,032
National Priority Safety Programs	20.616	14,409
Total Toward Zero Dealth Grant Cluster		91,353
Total U.S. Department of Transportation		415,135
Federal Emergency Management Agency		
Department of Homeland Security		
Staffing for Adequate Fire and Emergency Response (SAFER)	97.083	1,175,228
Assistance to Firefighters Grant	97.044	219,998
Total Federal Emergency Management Agency		1,395,226
Total expenditures of federal awards		$ 7,431,142

See notes to schedule of expenditures of federal awards.

City of Brooklyn Park
Notes to Schedule of Expenditures of Federal Awards

NOTE 1 – BASIS OF PRESENTATION

The accompanying Schedule of Expenditures of Federal Awards (the "Schedule") includes the federal award activity of the City under programs of the federal government for the year-ended December 31, 2023. The information in this Schedule is presented in accordance with the requirements *of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the City, it is not intended to and does not present the financial position, changes in net position, or cash flows of the City.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the Schedule are reported on the modified accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

NOTE 3 – PASS-THROUGH GRANT NUMBERS

All pass-through entities listed above use the same Assistance Listing numbers as the federal grantors to identify these grants and have not assigned any additional identifying numbers.

NOTE 4 – INDIRECT COST RATE

The City did not elect to use the 10 percent de minimis indirect cost rate, as allowed under the Uniform Guidance.

Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

Independent Auditor's Report

Honorable Mayor and Members
of the City Council
City of Brooklyn Park
Brooklyn Park, Minnesota

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of City of Brooklyn Park, Minnesota, as of and for the year ended December 31, 2023, and the related notes to financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated August 19, 2024.

Report on Internal Control over Financial Reporting
In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented, or detected and corrected, on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses, or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters
As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report
The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the result of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Minneapolis, Minnesota
August 19, 2024

Report on Compliance for each Major Federal Program and Report on Internal Control over Compliance in Accordance with the Uniform Guidance

Independent Auditor's Report

Honorable Mayor and Members
of the City Council
City of Brooklyn Park
Brooklyn Park, Minnesota

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the City's compliance with the types of compliance requirements identified as subject to audit in the *OMB Compliance Supplement* that could have a direct and material effect on the City's major federal program for the year ended December 31, 2023. The City's major federal programs are identified in the summary of auditor's results section of the accompanying Schedule of Findings and Questioned Costs.

In our opinion, the City complied in all material respects, with the compliance requirements referred to above that could have a direct and material effect on its major federal programs for the year ended December 31, 2023.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of *Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the City's federal programs.

Auditor's Responsibilities for the Audit of Compliance
Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of Brooklyn Park's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance
A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A material weakness in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A significant deficiency in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in Auditor's Responsibilities for the Audit of Compliance section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Report on Internal Control over Compliance (Continued)
Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance
We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Brooklyn Park, Minnesota, as of and for the year ended December 31, 2023, and have issued our report thereon dated August 19, 2024, which contained unmodified opinions on the financial statements. Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Schedule of Expenditure of Federal Awards is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Minneapolis, Minnesota
August 19, 2024

City of Brooklyn Park
Schedule of Findings and Questioned Costs

SECTION I – SUMMARY OF AUDITOR'S RESULTS

Financial Statements

Type of auditor's report issued:	We issued an unmodified opinion on the fair presentation of the financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information in accordance with accounting principles generally accepted in the United States of America (GAAP).
Internal control over financial reporting:	
◆ Material weakness(es) identified?	No
◆ Significant deficiency(ies) identified?	None reported
Noncompliance material to financial statements noted?	No

Federal Awards

Type of auditor's report issued on compliance for major programs:	Unmodified
Internal control over major programs:	
◆ Material weakness(es) identified?	No
◆ Significant deficiency(ies) identified?	None reported
Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?	No

Identification of Major Programs

Assistance Listing No.:	14.251
Name of Federal Program or Cluster:	Economic Development Initiative, Community Project Funding, and Misc. Grants
Assistance Listing No.:	21.027
Name of Federal Program or Cluster:	Coronavirus State and Local Fiscal Recovery Plan
Assistance Listing No.:	97.083
Name of Federal Program or Cluster:	Staffing for Adequate Fire and Emergency Response
Dollar threshold used to distinguish between type A and type B programs:	$750,000
Auditee qualified as low risk auditee?	No

City of Brooklyn Park
Schedule of Findings and Questioned Costs

SECTION II – FINANCIAL STATEMENT FINDINGS

None noted

SECTION III – FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

None noted

SECTION IV – PRIOR YEAR FINDINGS AND QUESTIONED COSTS

Audit Finding 2022-001 – Timely Bank Reconciliations

Criteria:
The City should be reconciling all bank activity with three purposes in mind. The first, to ensure all activity is properly recorded within the general ledger system of the City. The second, is to ensure they can properly reconcile the ending bank balances to the trial balance. The third, is to ensure bank reconciliations are getting done timely. This procedure helps to ensure the City can identify and address any errors in a timely manner.

Condition/Context:
The City did not have sufficient documentation to support that bank reconciliations were being completed on a timely basis as a result of the limited number of office employees.

Corrective Action Taken:
Administration improved the process for bank reconciliations to ensure they were completed and reviewed timely for the year ended December 31, 2023.

Audit Finding 2022-002 – Material Audit Adjustments

Criteria:
Internal control that assures all material adjustments are identified and prepared by City personnel should be established.

Condition/Context:
During the course of our audit, we proposed material audit adjustments that would not have been identified as a result of the City's existing internal controls and, therefore, could have resulted in the City's financial statements being materially misstated. In order to ensure financial statements were free from material misstatement, material audit adjustments were required in the following areas:

- Capital Assets
- Lease Liability

Corrective Action Taken:
The City ensured that all standard year-end entries and reconciliations were completed and reviewed before the auditors began their fieldwork for the year ended December 31, 2023.

City of Brooklyn Park
Schedule of Findings and Questioned Costs

SECTION IV – PRIOR YEAR FINDINGS AND QUESTIONED COSTS (CONTINUED)

Audit Finding 2022-003 – Prior Period Adjustments

Criteria:
Internal control that supports the City's ability to initiate, record, process, and report financial data consistent with the assertions of management in the basic financial statements.

Condition/Context:
During the course of our engagement, a prior period adjustment was recognized that had not been recognized in the correct reporting period, therefore resulting in a material misstatement of the City's prior period basic financial statements. The City's internal controls were not sufficient to detect the misstatement in a timely basis. In order to ensure the basic financial statements were free from material misstatements, a prior period adjustment was necessary to correct an overstatement of capital asset balances and understatement of land held for resale.

Corrective Action Taken:
The City developed a process for ensuring that all standard year-end entries and reconciliations are completed and reviewed. There were no material prior period adjustments required for the year ended December 31, 2023.

Minnesota Legal Compliance

Independent Auditor's Report

Honorable Mayor and Members
of the City Council
City of Brooklyn Park
Brooklyn Park, Minnesota

We have audited, in accordance with auditing standards generally accepted in the United States of America, the financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of City of Brooklyn Park, Minnesota, as of and for the year ended December 31, 2023, and the related notes to financial statements, and have issued our report thereon dated August 19, 2024.

In connection with our audit, nothing came to our attention that caused us to believe that the City failed to comply with the provisions of the contracting – bid laws, depositories of public funds and public investments, conflicts of interest, public indebtedness, claims and disbursements, miscellaneous provisions, and tax increment financing sections of the *Minnesota Legal Compliance Audit Guide for Cities*, promulgated by the State Auditor pursuant to *Minnesota Statutes* § 6.65. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the City's noncompliance with the above referenced provisions.

This report is intended solely for the information and use of those charged with governance and management of the City and the State Auditor and is not intended to be, and should not be, used by anyone other than these specified parties.

Berganl KDV, Ltd

Minneapolis, Minnesota
August 19, 2024

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.1	**Meeting Date:**	August 26, 2024
Agenda Section:	Consent	**Originating Department:**	Community Development
Resolution:	X		
Ordinance:	N/A	**Prepared By:**	Erin McDermott, Senior Planner
Attachments:	2	**Presented By:**	Erin McDermott, Senior Planner
Item:	Approve Supplemental Letter of Agreement #14 with Bolton and Menk, Inc., to Prepare a Small Area Plan, Alternative Urban Areawide Review, and Development Strategy for the Northwest Area Plan Project		

City Manager's Proposed Action:

MOTION_____, SECOND_____, TO WAIVE THE READING AND ADOPT RESOLUTION #2024_____ TO APPROVE SUPPLEMENTAL LETTER OF AGREEMENT #14 WITH BOLTON AND MENK, INC., TO PREPARE A SMALL AREA PLAN, ALTERNATIVE URBAN AREAWIDE REVIEW, AND DEVELOPMENT STRATEGY FOR THE NORTHWEST AREA PLAN PROJECT.

Overview:

The City issued a request for proposals on May 13, 2024 to initiate the Northwest Area Plan project for the creation of a small area plan, Alternative Urban Areawide Review (AUAR) and Development Implementation Strategy. At the March 11, 2024 City Council Work Session this request was brought forward for discussion, in which preferred scope and timeline were discussed.

An interview panel consisting of City Staff, members of the Council, and an independent contractor heard three proposals. It was determined that Bolton and Menk, Inc. was the best fit to meet the goals established by the City Council during the work session discussion.

The tentative project schedule includes a meeting with property owners, community benefits outreach, a public open house, and joint Planning Commission and City Council work sessions. This plan will result in the adoption of an AUAR, as well as Comprehensive Plan and Zoning Text amendments, with an anticipated completion in September 2025.

Staff recommends the City Council retain Bolton and Menk, Inc., to prepare a small area plan, AUAR, and development implementation strategy for the Northwest Area Plan project.

Primary Issues / Alternatives to Consider: N/A

Budgetary / Fiscal Issues:

The $299,300 fee will be shared between the City and EDA using resources budgeted for professional services.

Attachments:

4.1A RESOLUTION
4.1B BOLTON AND MENK SUPPLEMENTAL LETTER OF AGREEMENT #14

RESOLUTION #2024 -

RESOLUTION TO APPROVE SUPPLEMENTAL LETTER OF AGREEMENT #14 WITH BOLTON AND MENK, INC., TO PREPARE A SMALL AREA PLAN, ALTERNATIVE URBAN AREAWIDE REVIEW, AND DEVELOPMENT STRATEGY FOR THE NORTHWEST AREA PLAN PROJECT.

WHEREAS, the City of Brooklyn Park has identified the Northwest Area Plan a priority, and

WHEREAS, the City Council identified priorities for this project at the March 11, 2024 City Council Work Session, and

WHEREAS, the City issued a request for proposals on May 13, 2024 for the creation of a small area plan, Alternative Urban Areawide Review (AUAR), and Development Implementation Strategy, and

WHEREAS, City staff have received three consultant proposals to prepare plans and specifications for the proposed Small Area Plan, Alternative Urban Areawide Review, and Development Strategy and the Bolton and Menk, Inc., proposed approach was preferred by the City's selection committee to meet priorities outlined by City Council, and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park to enter into an agreement with Bolton and Menk Inc., to prepare a Small Area Plan, Alternative Urban Areawide Review, and Development Strategy for the Northwest Area Plan Project.

BOLTON & MENK
Real People. Real Solutions.

111 Washington Avenue S
Suite 650
Minneapolis, MN 55401

Ph: (612) 416-0220
Fax: (612) 416-0222
Bolton-Menk.com

September 19, 2024

Mr. Paul Mogush
Planning Director
5200 85th Ave N
Brooklyn Park, MN 55443

RE: Consulting Services for a Small Area Plan, Alternative Urban Areawide Review, and Development Strategy for the Northwest Portion of Brooklyn Park – SLA #14

Dear Mr. Mogush,

We are pleased to present the attached proposal to support the City of Brooklyn Park on the subject project. Please proceed in executing this SLA #14 under the Master Consultant Services Agreement effective June 14, 2021 through June 14, 2025.

Sincerely,

Bolton & Menk, Inc.

David P. Martini

David Martini, P.E.
Senior Principal Engineer

We hereby accept this proposal and authorize Bolton & Menk, Inc. to proceed with this work.

Accepted by: _____ Date: _____

Printed Name: _____

Accepted by: _____ Date: _____

Printed Name: _____

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.2	**Meeting Date:**	August 26, 2024
Agenda Section:	Consent	**Originating Department:**	Community Development
Resolution:	N/A	**Prepared By:**	Matt Hayes-Regan, Planning Program Assistant
Ordinance:	N/A		
Attachments:	N/A	**Presented By:**	Paul Mogush, Planning Director
Item:	Development Bond and Escrow Reductions/Releases		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO FULLY RELEASE THE PERFORMANCE DEPOSIT ($158,000.00) AND THE DEVELOPERS' ESCROW ($88,573.28) FOR COMPLETION OF THE "610 ZANE SPECULATIVE INDUSTRIAL BUILDINGS" PROJECT #23-101.

Overview:

City Code requires performance bonds and developer's escrows be established as part of the development process. As projects progress, staff works with developers on the release of financial securities. For many large projects the City requires performance bonding as well as escrows be filed with the City. The performance bonds are established at the time of site plan review. City Staff feels it is appropriate to release either the full or a portion of the performance bonds and developer's escrows included in this release request at this time.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments: N/A

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.3	**Meeting Date:**	August 26, 2024
Agenda Section:	Consent	**Originating Department:**	Community Development
Resolution:	N/A		
Ordinance:	X	**Prepared By:**	Erin McDermott, Senior Planner
Attachments:	2	**Presented By:**	Erin Perdu, Interim Planning Director
Item:	DEV24-102 Post Zoning Code Update Items		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT ON FIRST READING AN ORDINANCE AMENDING CHAPTER 152 OF THE BROOKLYN PARK CODE FOR CONSISTENCY WITH THE BROOKLYN PARK 2040 COMPREHENSIVE PLAN.

Overview:

Ordinance 2024-1304 was passed on second reading on July 29, 2024. Due to the large scope of work, including the complete rezoning of the City, there were several properties that were incorrectly zoned. The following properties are to be rezoned to B2 – Neighborhood Retail Business District, consistent with the Future Land Use designated in the 2040 Comprehensive Plan:

- 8432 Xerxes Ave
- 4626 85th Ave
- 8432 Noble Ave
- 4609 85th Ave
- 3007 85th Ave

Primary Issues/Alternatives to Consider:

1. Approve the amendments as presented.
2. Approve the amendments with modifications.
3. Decline to approve the amendments.

Budgetary/Fiscal Issues: N/A

Attachments:

4.3A ORDINANCE
4.3B ZONING MAP

ORDINANCE #2024-

ORDINANCE AMENDING CHAPTER 152 OF THE BROOKLYN PARK CODE FOR CONSISTENCY WITH THE BROOKLYN PARK 2040 COMPREHENSIVE PLAN.

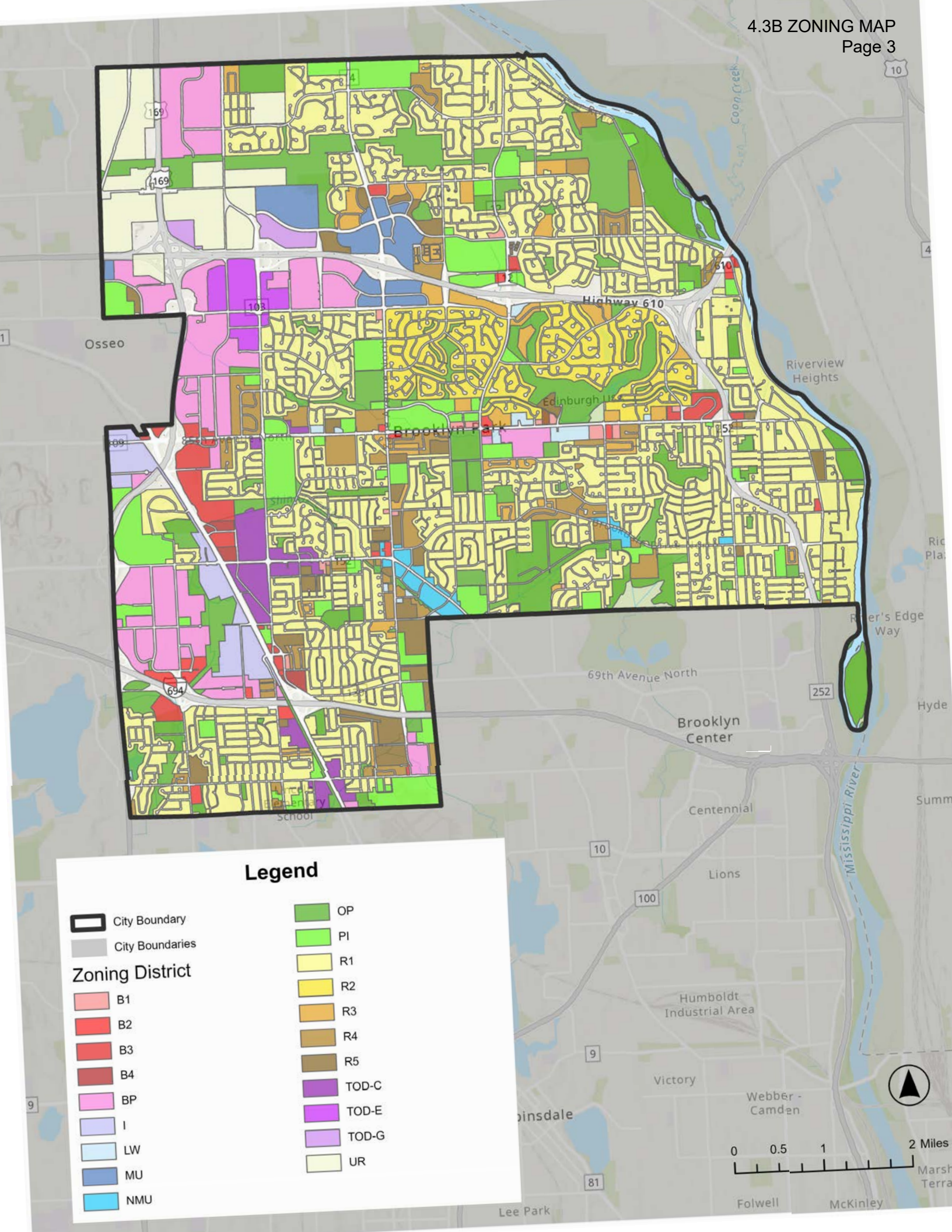
THE CITY OF BROOKLYN PARK DOES ORDAIN:
Section 152 of the Zoning code is amended to rezone the following described properties from LW (Live Work) to B2 (Neighborhood Retail Business District):

Lot 2, Block 1, Xerxes Phoenix Addition, Hennepin County, Minnesota
Lot 1, Block 1, Xerxes Phoenix Addition, Hennepin County, Minnesota
Outlot A, Creekside of Edinburgh 2nd Addition, Hennepin County, Minnesota

Section 152 of the Zoning code is amended to rezone the following described properties from BP (Business Park) to B2 (Neighborhood Retail Business District):

WESTERN 230 FEET OF THE NORTH 313 FEET OF THE NORTHWEST QUARTER OF UNPLATTED 22 119 21, Hennepin County, Minnesota, excluding roads.
EASTERN 250 FEET OF THE WESTERN 480FEET OF THE NORTH 313 FEET OF THE NORTHWEST QUARTER OF UNPLATTED 22 119 21, Hennepin County, Minnesota, excluding roads.

The official Zoning map of the City on file with the City Clerk and referred to in Chapter 152 of the City Code is hereby amended in accordance with the provisions of this ordinance.


Legend
City Boundary
City Boundaries
Zoning District
B1
B2
B3
B4
BP
I
LW
MU
NMU
OP
PI
R1
R2
R3
R4
R5
TOD-C
TOD-E
TOD-G
UR
Osseo
Brooklyn Park
Highway 610
Riverview Heights
Edinburgh USA
69th Avenue North
Brooklyn Center
Centennial
Lions
Humboldt Industrial Area
Victory
Webber - Camden
Folwell
McKinley
Lee Park
Mississippi River
Coon Creek
0
0.5
1
2 Miles

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.4	**Meeting Date:**	August 26, 2024
Agenda Section:	Consent	**Originating Department:**	Recreation and Parks
Resolution:	X		
Ordinance:	N/A	**Prepared By:**	Michael Flaherty, Accountant Analyst
Attachments:	1	**Presented By:**	Brad Tullberg, RP Director
Item:	Amend the 2024 Edinburgh Golf Course Budget to Purchase a Pesticide Sprayer		

City Manager's Proposed Action:

MOTION_____, SECOND_____, TO WAIVE THE READING AND ADOPT RESOLUTION #2024_____ TO AMEND THE 2024 EDINBURGH GOLF COURSE BUDGET TO PURCHASE A PESTICIDE SPRAYER FROM MTI DISTRIBUTING IN THE AMOUNT OF $113,597.35.

Overview:

In 2023 Edinburgh allocated $100,000 in CEP6123 and had planned to replace the sprayer that is used to treat the golf course turf for weeds and disease. Staff tried a couple of measures to extend the life of the existing sprayer because a new sprayer was not available for delivery until late 2024 or early 2025. The attempts to extend the life of the sprayer were not successful and new sprayers are now available for purchase. The $100,000 line item was not carried forward into the 2024 CEP, so the budget needs to be amended to approve this expense. The sprayer is a critical piece of equipment that needs to be reliable to maintain high quality golf turf conditions when the threat of weeds and turf disease is prevalent.

Staff received quotes from three companies:

MTI Distributing/ Toro	$ 113,597.35
Frost Spray Technologies	$ 113,720.27
John Deere	$ 142,886.46

Staff will dispose of the existing sprayer per the guidelines of the City of Brooklyn Park procurement policy to maximize the return on the asset disposal. The net effect of the disposal and new sprayer purchase is expected to be less than $100,000.

Primary Issues / Alternatives to Consider: N/A

Budgetary / Fiscal Issues:

Edinburgh is a recreation enterprise fund, which has sufficient balance to cover this expenditure.

Changes to the GENERAL LEDGER Budget

Financing Changes

Fund	Revenue Classification	Description	Current Budget	Changes	Amended Budget
624	Use of Fund Balance	Use of Edinburgh funds	$ -	$ 100,000.00	$ 100,000.00
		Total	$ -	$ 100,000.00	$ 100,000.00

Spending Changes

Fund	Expense Classification	Description	Current Budget	Changes	Amended Budget
624	Capital Outlay	CEP6123	$ -	$ 100,000.00	$ 100,000.00
		Total	$ -	$ 100,000.00	$ 100,000.00

Changes to the PROJECT Budget (*Only complete this section if this is a CIP/CEP/Grant*)					
Financing Changes					
Project Number	Funding Source	Description	Current Budget	Changes	Amended Budget
CEP6123	R.E. - Rec. Enterprise	Golf course pesticide sprayer	$ -	$ 100,000.00	$ 100,000.00
		Total	$ -	$ 100,000.00	$ 100,000.00
Spending Changes					
Project Number	Expense Category	Description	Current Budget	Changes	Amended Budget
CEP6123	Capital Equipment	Golf course pesticide sprayer	$ -	$ 100,000.00	$ 100,000.00
		Total	$ -	$ 100,000.00	$ 100,000.00

Attachments:

4.4A RESOLUTION

RESOLUTION #2024-_____

RESOLUTION TO AMEND THE 2024 EDINBURGH GOLF COURSE BUDGET TO PURCHASE A PESTICIDE SPRAYER FROM MTI DISTRIBUTING IN THE AMOUNT OF $113,597.35.

WHEREAS, the City of Brooklyn Park had previously created CEP6123 for the year 2023 to fund the replacement of the Edinburgh Golf Course's pesticide sprayer; and

WHEREAS, the new sprayer was not available in 2023; and

WHEREAS, the sprayer still needs to be replaced; and

WHEREAS, the funds for CEP6123 were not carried over to 2024; and

WHEREAS, Staff received quotes from MTI Distributing/ Toro in the amount of $ 113,597.35, Frost Spray Technologies in the amount of $ 113,720.27, and John Deere in the amount of $ 142,886.46; and

WHEREAS, staff will dispose of the existing sprayer per the guidelines of the City of Brooklyn Park procurement policy to maximize the return on the asset disposal. The net effect of the disposal and new sprayer purchase is expected to be less than $100,000;

NOW, THEREFORE, BE IT RESOLVED the 2024 Edinburgh golf course budget is Amended to Purchase a Pesticide Sprayer from MTI Distributing in the Amount of $113,597.35.

Changes to the GENERAL LEDGER Budget

Financing Changes

Fund	Revenue Classification	Description	Current Budget	Changes	Amended Budget
624	Use of Fund Balance	Use of Edinburgh funds	$ -	$ 100,000.00	$ 100,000.00
		Total	$ -	$ 100,000.00	$ 100,000.00

Spending Changes

Fund	Expense Classification	Description	Current Budget	Changes	Amended Budget
624	Capital Outlay	CEP6123	$ -	$ 100,000.00	$ 100,000.00
		Total	$ -	$ 100,000.00	$ 100,000.00

Changes to the PROJECT Budget (*Only complete this section if this is a CIP/CEP/Grant*)

Financing Changes

Project Number	Funding Source	Description	Current Budget	Changes	Amended Budget
CEP6123	R.E. - Rec. Enterprise	Golf course pesticide sprayer	$ -	$ 100,000.00	$ 100,000.00
		Total	$ -	$ 100,000.00	$ 100,000.00

Spending Changes

Project Number	Expense Category	Description	Current Budget	Changes	Amended Budget
CEP6123	Capital Equipment	Golf course pesticide sprayer	$ -	$ 100,000.00	$ 100,000.00
		Total	$ -	$ 100,000.00	$ 100,000.00

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.5	**Meeting Date:**	August 26, 2024
Agenda Section:	Consent	**Originating Department:**	Fire Department
Resolution:	X		
Ordinance:	N/A	**Prepared By:**	Shawn Conway, Fire Chief
Attachments:	3	**Presented By:**	Shawn Conway, Fire Chief
Item:	Approval of Mutal Aid/Automatic Aid Agreements with the Anoka Champlin Fire Department and Osseo Fire Departments		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2024 _____ TO AUTHORIZE THE BROOKLYN PARK FIRE CHIEF TO ENTER INTO MUTUAL AID AND AUTOMATIC AID AGREEMENTS WITH THE ANOKA/CHAMPLIN AND OSSEO FIRE DEPARTMENTS AND APPROVE THE PROPOSED TERMS AND CONDITIONS AS OUTLINED IN THE ATTACHED AGREEMENTS.

Overview:

Mutual aid and automatic aid agreements are collaborative arrangements between neighboring fire departments to assist each other during emergencies. Mutual aid involves a request for assistance after an incident occurs, while automatic aid is a pre-arranged agreement that dispatches aid automatically based on predetermined criteria, such as specific types of incidents or locations.

Currently, our fire department operates under these two definitions without formal agreements in place. While we are equipped to handle a range of emergencies, there are situations, particularly large-scale incidents or simultaneous emergencies, where additional resources are crucial. The proposed agreements will ensure that our department can call upon and provide aid to neighboring departments, improving our collective ability to respond to emergencies effectively.

Key Points:

1. **Enhanced Emergency Response**: The agreements will provide immediate access to additional resources, including personnel, apparatus, and specialized equipment, during major incidents.
2. **Resource Optimization**: Shared resources and coordinated efforts can prevent the duplication of services and optimize the use of available assets, leading to cost savings.
3. **Training and Coordination**: Regular joint training exercises with neighboring departments will improve coordination and efficiency during actual emergencies, to include improving our ISO rating.
4. **Community Safety**: Improved response times and capabilities will directly contribute to the safety and protection of our community.
5. **Legal and Financial Framework**: The agreements will outline the legal responsibilities of each party, ensuring clarity and fairness in mutual aid situations.

Benefits:

- **Increased Capacity**: Access to additional firefighting and emergency medical services during critical incidents.
- **Improved Safety**: Faster and more effective emergency response, reducing potential loss of life and property damage.
- **Cost Efficiency**: Shared use of resources and collaborative training can lead to financial savings.
- **Strong Community Relationships**: Building stronger ties with neighboring communities and their emergency services.

Approving these mutual aid and automatic aid agreements is a proactive step towards ensuring the safety and resilience of our community. It reflects a commitment to collaboration, efficiency, and the well-being of our residents. I request the Council support this request and approve the proposed agreements.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues:

The initial implementation of the agreements may require a modest increase in the budget to cover joint training and potential additional equipment. However, the long-term benefits and cost savings from shared resources and improved emergency response efficiency are expected to outweigh these initial costs.

Attachments:

4.5A RESOLUTION
4.5B APPROVED MUTUAL AID AGREEMENT
4.5C DRAFT AUTOMATIC AID AGREEMENT

RESOLUTION #2024-

RESOLUTION TO AUTHORIZE THE BROOKLYN PARK FIRE CHIEF TO ENTER INTO MUTUAL AID AND AUTOMATIC AID AGREEMENTS WITH THE ANOKA/CHAMPLIN AND OSSEO FIRE DEPARTMENTS AND APPROVE THE PROPOSED TERMS AND CONDITIONS AS OUTLINED IN THE ATTACHED AGREEMENTS.

WHEREAS, collaborative arrangements between neighboring fire departments to assist each other during emergencies; and

WHEREAS, mutual aid involves a request for assistance after an incident occurs, while automatic aid is a pre-arranged agreement that dispatches aid automatically based on predetermined criteria, such as specific types of incidents or locations; and

WHEREAS, the proposed agreements will ensure that our department can call upon and provide aid to neighboring departments, improving our collective ability to respond to emergencies effectively.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park that the City authorize the Fire Chief to enter into mutual aid and automatic aid agreements with the Anoka/Champlin and Osseo Fire Departments.

MUTUAL AID AGREEMENT

RECITAL

This Mutual Aid Agreement ("Agreement") is made between the **City of Brooklyn Park and the Anoka-Champlin Fire Department** pursuant to Minnesota Statutes, section 471.59 which authorizes the joint and cooperative exercise of powers common to contracting parties. The intent of this Agreement is to make equipment, personnel and other resources available to political subdivisions from other political subdivisions for fire, rescue, and other emergency services.

AGREEMENT

In exchange for the mutual promises made herein, the Parties hereby agree as follows:

I. DEFINITION OF TERMS

1. "Party" or "Parties" means the City of Brooklyn Park or the Anoka-Champlin Fire Department or both.

2. "Requesting Official" means the person designated by a Party who is responsible for requesting Assistance from other Parties.

3. "Requesting Party" means a party that requests assistance from other parties.

4. "Responding Official" means the person designated by a party who is responsible to determine whether and to what extent that party should provide assistance to a Requesting Party.

5. "Responding Party" means a party that provides assistance to a Requesting Party.

6. "Assistance" means fire and/or emergency medical services personnel and/or associated equipment.

7. "Specialized Activities" means non-emergency Assistance including, but not limited to, the following: fire investigators, fire inspectors, fire educators, fire instructors, training personnel, and associated equipment and facilities.

II. AUTHORIZATION

Each of the Cities participating in this agreement hereby authorize their respective fire agencies to respond to and receive mutual aid services pursuant to the terms of this Agreement and to otherwise take such actions as are needed to provide and receive assistance as provided herein.

III. MUTUAL AID PROCEDURE

1. Request for Assistance.
   Whenever, in the opinion of a Requesting Official, there is a need for assistance from the other party, the Requesting Official may call upon the Responding Official of the other party to furnish assistance.

2. Response to request.
   Upon the request for assistance from the Requesting Party, the Responding Official may authorize and direct his/her party's personnel to provide assistance to the Requesting Party. This decision will be made after considering the needs of the responding party and the availability of resources.

3. Recall of Assistance.
   The Responding Official may at any time recall such assistance when in his or her best judgment or by an order from the governing body of the Responding Party, when it is considered to be in the best interests of the Responding Party to do so.

4. Command of Scene.
   The Requesting Party shall be in command of the mutual aid scene. The personnel and equipment of the Responding Party shall be under the direction and control of the Requesting Party until the Responding Official withdraws assistance.

5. Charges for Assistance.
   No charges will be levied by a Responding Party to this Agreement for assistance rendered to a Requesting Party under the terms of this Agreement unless that assistance provided for a single incident response, or a group of associated incidents continues for a period of more than eight hours. If assistance provided under this Agreement continues for more than eight hours, the Responding Party may submit to the Requesting Party an itemized bill for the actual cost of assistance provided after the initial eight-hour period, including salaries, overtime, materials and supplies, and other necessary expenses, and the Requesting Party will reimburse the party providing the assistance for that amount. Such charges are not contingent upon the availability of federal or state government funds.

IV. LIABILITY AND IMDEMNIFICATION

For the purposes of the Minnesota Municipal Tort Liability Act (Minn. Stat. Ch. 466), the employees and officers of the Responding Party are deemed to be employees (as defined in Minn. Stat. § 466.01, subd. 6) of the Requesting Party.

The Requesting Party agrees to defend and indemnify the Responding Party against any claims brought or actions filed against the Responding Party or any officer, employee, or volunteer of the Responding Party for injury to, death of, or damage to the property of any third person or persons, arising from the performance and provision of assistance in responding to a request for assistance by the Requesting Party pursuant to this Agreement.

For purposes of determining total liability for damages pursuant to Minn. Stat. § 471.59, subd. 1a(b), the Parties are considered a single governmental unit, and the total liability of the Parties shall not exceed the limits on governmental liability for a single governmental unit as specified in Minn. Stat. § 466.04, subd. 1.

Under no circumstances, however, shall a party be required to pay on behalf of itself and other parties, any amounts in excess of the limits on liability established in Minnesota Statutes, Chapter 466 applicable to any one party. The limits of liability for both of the parties may not be added together to determine the maximum amount of liability for either party. Neither Party waives any immunities or limits on liability it enjoys under Minnesota Statues or common law.

The intent of this provision is to impose on each Requesting Party a limited duty to defend and indemnify a Responding Party for claims arising within the Requesting Party's jurisdiction. The purpose of creating this duty to defend and indemnify is to simplify the defense of claims by eliminating conflicts among defendants, and to permit liability claims against multiple defendants from a single occurrence to be defended by a single attorney.

No party to this Agreement nor any officer of any party shall be liable to any other party or to any other person for failure of any party to furnish assistance to any other party, or for recalling assistance, both as described in this Agreement.

Each party shall be responsible for injuries or death of its own personnel. Each party will maintain workers' compensation insurance or self-insurance coverage, covering its own personnel while they are providing assistance pursuant to this Agreement. Each party waives the right to sue any other party for any workers' compensation benefits paid to its own employee or volunteer or their dependents, even if the injuries were caused wholly or partially by the negligence of any other party or its officers, employees, or volunteers.

Each party shall be responsible for damages to or loss of its own equipment. Each party waives the right to sue the other party for any damages to or loss of its equipment, even if the damages or losses were caused wholly or partially by the negligence of the other party or its officers, employees, or volunteers.

V. MISCELLANEOUS

1. This Agreement may be amended by written agreement of all the Parties.

2. This Agreement is made under the law of the State of Minnesota.

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4. This Agreement is not exclusive and is not intended to replace any other mutual aid agreements any of the Parties may have in place.

VI. DURATION AND TERMINATION

This Agreement will be effective from the date of execution by each Party. Any party may withdraw from this Agreement upon thirty (30) days written notice to the other Party or Parties to the Agreement.

VII. EXECUTION

Each party hereto has read, agreed to and executed this Mutual Aid Agreement on the date indicated.

IN WITNESS WHEREOF, the undersigned, have executed this Agreement on behalf of the respective Parties.

CITY OF BROOKLYN PARK

By _____, its Mayor Date _____

By _____, its City Manager Date _____

By _____,its Fire Chief Date _____

ANO LIN FIRE DEPARTMENT

By< S 2:S-. Fire Board Chair Date 8/1/24

By _____, its Fire Chief Date 8/1/24

MUTUAL AID AGREEMENT

RECITAL

This Mutual Aid Agreement ("Agreementt'l) is made between the City of Brooklyn Park and **the City of Osseo** pursuant to Minnesota Statutes, section 471.59 which authorizes the joint and cooperative exercise of powers common to contracting parties. The intent of this Agreement is to make equipment, personnel and other resources available to political subdivisions from other political subdivisions for fire, rescue, and other emergency services.

AGREEMENT

In exchange for the mutual promises made herein, the Parties hereby agree as follows:

I. DEFINITION OF TERMS

1. "Party" or "Parties" means the City of Brooklyn Park or the City of Osseo or both.

2. "Requesting Official" means the person designated by a Party who is responsible for requesting Assistance from other Parties.

3. "Requesting Party" means a party that requests assistance from other parties.

4. "Responding Official" means the person designated by a party who is responsible to determine whether and to what extent that party should provide assistance to a Requesting Party.

S. "Responding Party" means a party that provides assistance to a Requesting Party.

6. "Assistance" means fire and/or emergency medical services personnel and/or associated equipment.

7. "Specialized Activities" means non-emergency Assistance including, but not limited to, the following: fire investigators, fire inspectors,.fire educators, fire instructors, training personnel, and associated equipment and facilities.

II. AUTHORIZATION

Each of the Cities participating in this agreement hereby authoriz.e their respective fire agencies to respond to and receive mutual aid services pursuant to the terms of this Agreement and to otherwise take such actions as are needed to provide and receive assistance as provided herein.

ID. MUTUAL AID PROCEDURE

1. Request for Assistance.
Whenever, in the opinion of a Requesting Official, there is a need for assistance from the other party, the Requesting Official may call upon the Responding Official of the other party to furnish assistance.

2. Response to request
Upon the request for assistance from the Requesting Party, the Responding Official may authorize and direct his/her party's personnel to provide assistance to the Requesting Party. This decision will be made after considering the needs of the responding party and the availability of resources.

3. Recall of Assistance.
The Responding Official may at any time recall such assistance when in his or her best judgment or by an order from the governing body of the Responding Party, when it is considered to be in the best interests of the Responding Party to do so.

4. Command of Scene.
The Requesting Party shall be in command of the mutual aid scene. The personnel and equipment of the Responding Party shall be under the direction and control of the Requesting Party until the Responding Official withdraws assistance.

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persons, arising from the performance and provision of assistance in responding to a request for assistance by the Requesting Party pursuant to this Agreement.

For purposes of determining total liability for damages pursuant to Minn. Stat. § 471.59, subd. Ia(b), the Parties are considered a single governmental unit, and the total liability of the Parties shall not exceed the limits on governmental liability for a single governmental unit as specified in Minn. Stat. § 466.04, subd. I.

Under no circmnstances, however, shall a party be required to pay on behalf of itself and other parties, any amounts in excess of the limits on liability established in Minnesota Statutes, Chapter 466 applicable to any one party. The limits of liability for both of the parties may not be added together to determine the maximum amount of liability for either party. Neither Party waives any immunities or limits on liability it enjoys under Minnesota Statues or common law.

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VI. DURATION AND TERMINATION

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VII. EXECUTION

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IN WITNESS WHEREOF, the undersigned, have executed this Agreement on behalf of the respective Parties.

CITY OF BROOKLYN PARK

By _____ its Mayor Date _____

By _____, its City Manager Date _____

By _____ its Fire Chief Date _____

CITY OF OSSEO

By _____ its Mayor Date 7-25-24

By _____, its City Manager Date 2-s'=-1t/

By _____ : its Fire Chief Date 7-c:2

AUTOMATIC AID AGREEMENT

RECITAL

This Automatic Aid Agreement ("Agreement") is made between the **City of Brooklyn Park and the Anoka-Champlin Fire Department** pursuant to Minnesota Statutes, section 471.59 which authorizes the joint and cooperative exercise of powers common to contracting parties. The intent of this Agreement is to make equipment, personnel and other resources available to political subdivisions from other political subdivisions for fire, rescue, and other emergency services.

AGREEMENT

In exchange for the mutual promises made herein, the Parties hereby agree as follows:

I. DEFINITION OF TERMS

1. "Party" or "Parties" means the City of Brooklyn Park or the Anoka-Champlin Fire Department or both.

2. "Requesting Official" means the person designated by a Party who is responsible for requesting Assistance from other Parties.

3. "Requesting Party" means a party that requests assistance from other parties.

4. "Responding Official" means the person designated by a party who is responsible to determine whether and to what extent that party should provide assistance to a Requesting Party.

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6. "Assistance" means fire and/or emergency medical services personnel and/or associated equipment.

7. "Specialized Activities" means non-emergency Assistance including, but not limited to, the following: fire investigators, fire inspectors, fire educators, fire instructors, training personnel, and associated equipment and facilities.

II. AUTHORIZATION

Each of the Cities participating in this agreement hereby authorize their respective fire agencies to respond to and receive Automatic Aid services pursuant to the terms of this Agreement and to otherwise take such actions as are needed to provide and receive assistance as provided herein.

III. AUTOMATIC AID PROCEDURE

1. Request for Assistance.
   Whenever, in the opinion of a Requesting Official, there is a need for assistance from the other party, the Requesting Official may call upon the Responding Official of the other party to furnish assistance.

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   The Responding Official may at any time recall such assistance when in his or her best judgment or by an order from the governing body of the Responding Party, when it is considered to be in the best interests of the Responding Party to do so.

4. Command of Scene.
   The Requesting Party shall be in command of the Automatic Aid scene. The personnel and equipment of the Responding Party shall be under the direction and control of the Requesting Party until the Responding Official withdraws assistance.

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For purposes of determining total liability for damages pursuant to Minn. Stat. § 471.59, subd. 1a(b), the Parties are considered a single governmental unit, and the total liability of the Parties shall not exceed the limits on governmental liability for a single governmental unit as specified in Minn. Stat. § 466.04, subd. 1.

Under no circumstances, however, shall a party be required to pay on behalf of itself and other parties, any amounts in excess of the limits on liability established in Minnesota Statutes, Chapter 466 applicable to any one party. The limits of liability for both of the parties may not be added together to determine the maximum amount of liability for either party. Neither Party waives any immunities or limits on liability it enjoys under Minnesota Statues or common law.

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IN WITNESS WHEREOF, the undersigned, have executed this Agreement on behalf of the respective Parties.

CITY OF BROOKLYN PARK

By _____, its Mayor Date _____

By _____, its City Manager Date _____

By _____,its Fire Chief Date _____

ANOKA FIRE DEPARTMENT

By _____ Fire Board Chair Date 8/1/24

By _____, its Fire Chief Date 8-1-24

AUTOMATIC AID AGREEMENT

RECITAL

This Automatic Aid Agreement ("Agreement") is made between the City of Brooklyn Park and the City **of Osseo** pursuant to Minnesota Statutes, section 471.59 which authorizes the joint and cooperative exercise of powers common to contracting parties. The intent of this Agreement is to make equipment, personnel and other resources available to political subdivisions from other political subdivisions for fire, rescue, and other emergency services.

AGREEMENT

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VII. EXECUTION

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IN WITNESS WHEREOF, the undersigned, have executed this Agreement on behalf of the respective Parties.

CITY OF BROOKLYN PARK

By _____ its Mayor Date _____

By _____ its City Manager Date _____

By _____ its Fire Chief Date _____

CITY OF OSSEO

By _____ --- its Mayor Date 7-25-24

By _____ its City Manager Date _____

By _____ its Fire Chief Date _____

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.6	**Meeting Date:**	August 26, 2024
Agenda Section:	Consent	**Originating Department:**	Operations and Maintenance
Resolution:	X		
Ordinance:	N/A	**Prepared By:**	Richard Luckow Public Utilities Superintendent
Attachments:	2	**Presented By:**	Dan Ruiz, Operations and Maintenance Director
Item:	Accept 2024 MPCA Drinking Water Planning and Design Grant for PFAS Treatment		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2024-_____ TO ACCEPT A GRANT FROM THE MINNESOTA POLLUTION CONTROL AGENCY FOR DRINKING WATER PLANNING AND DESIGN FOR PFAS TREATMENT AND AUTHORIZE THE CITY MANAGER TO ENTER INTO AN AGREEMENT.

Overview:

Perfluoroalkyl and polyfluoroalkyl substances (PFAS) are a very large class of chemicals that includes PFOA, PFOS, and GenX chemicals. These have been manufactured and widely used in many industries and consumer applications since the 1940's. Low levels of PFAS have been found in some of the water supply wells of Brooklyn Park. Well #11 exceeds the newly implemented USEPA PFAS standard of 4 parts per trillion (ppt) and is no longer being used. This exceedance affects the water supply capacity for Brooklyn Park. Staff recommends that treatment for PFAS is likely and should be part of all water supply planning discussions.

The Minnesota Pollution Control Agency (MPCA) has a grant program for water suppliers to research and fund options for dealing with PFAS contamination. Staff applied for funds through this solicitation process in May. Recently, MPCA notified staff of a grant award of $1,085,000 to Brooklyn Park.

Primary Issues/Alternatives to Consider:

Operations and Maintenance staff recommend acceptance of the grant as presented.

Budgetary/Fiscal Issues:

The Grant award is up to $1,085,000. The work for this grant will begin upon council approval in 2024.

Attachments:

4.6A RESOLUTION
4.6B GRANT APPLICATION

RESOLUTION #2024-

RESOLUTON TO ACCEPT A GRANT FROM THE MINNESOTA POLLUTION CONTROL AGENCY FOR DRINKING WATER PLANNING AND DESIGN FOR PFAS TREATMENT GRANT PROGRAM, AND AUTHORIZE
THE MAYOR AND CITY MANAGER TO ENTER INTO AN AGREEMENT

WHEREAS, in April 2024, Minnesota Pollution Control Agency (MPCA) opened a grant solicitation for Drinking Water Planning and Design Grant for PFAS Treatment; and

WHEREAS, Operations and Maintenance staff submitted an application for $1,085,000 from this grant program; and

WHEREAS, in July 2024, MPCA awarded Brooklyn Park a $1,085,000 grant; and

WHEREAS, the City of Brooklyn Park will amend the 2024 grant fund budget for this grant; and

WHEREAS, the City of Brooklyn Park must formally accept the grant award from the Minnesota Pollution Control Agency.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park to accept the Grant of $1,085,000 from the Minnesota Pollution Control Agency and authorize the Mayor and City Manager to enter into an Agreement with the MPCA for the Drinking Water Planning and Design Grant for PFAS Treatment.

MINNESOTA POLLUTION CONTROL AGENCY
520 Lafayette Road North
St. Paul, MN 55155-4194

Drinking Water Planning and Design Funds for PFAS Treatment

Grant Application

Doc Type: Application

Instructions: Please read the complete Drinking Water Planning and Design Funds for PFAS Treatment Request for Proposal (RFP) and other associated documents before submitting this application.

Submit application to: grants.pca@state.mn.us with the subject line, "Drinking Water PFAS Treatment Planning Application." Applications will be accepted until all dedicated funds have been awarded or 4:00 pm Central Time on Friday, June 28, 2024, whichever occurs first.

Eligibility: In order to be eligible for the Drinking Water Planning and Design Funds for Per- and polyfluoroalkyl Substances (PFAS) Treatment program, an applicant must meet **all** of the following criteria:

- Eligible applicants include owners or operators of community water systems in Minnesota.
- Eligible applicants must have a minimum of four quarters of samples taken from entry points. Preferred analytical methods are Environmental Protection Agency (EPA) methods 533 or 537.1.
- Eligible applicants must have a four-quarter rolling average that exceeds the EPA Final maximum contaminant level (MCL) values of 4 parts per trillion (ppt) for Perfluorooctanesulfonic acid (PFOS) or Perfluorooctanoic acid (PFOA) or 10 ppt for Hexafluoropropylene oxide dimer acid (HFPO-DA or GenX), perfluorononanoic acid (PFNA), or Perfluorohexane sulfonic acid (PFHxS) or exceeds the Hazard Index MCL of 1.0 for Perfluorobutane sulfonic acid (PFBS), Hexafluoropropylene oxide dimer acid (HFPO-DA or GenX), perfluorononanoic acid (PFNA), or Perfluorohexane sulfonic acid (PFHxS).
- Eligible projects include planning and designing of treatment systems to address PFAS contamination for community water systems.
- Not be currently eligible for the Minnesota 3M PFAS Settlement.

Project information

Organization name: City of Brooklyn Park

Organization address: 5200 85th Ave N. County: Hennepin

City: Brooklyn Park State: MN Zip: 55443

Contact name: Richard Luckow Title: Utilities Superintendent

Phone: 763-493-8008 Email address: richard.luckow@brooklyn park.org

Grant amount requested: $ 1,085,000

Are you the owner or operator of a community water system in Minnesota?

☒ Yes ☐ No

Does your organization have a minimum of four quarters of samples taken from entry points for the contaminants that exceed the MCLs? Preferred data is from EPA methods 533 or 537.1. If your data is from an older method with higher reporting limits, the results must be above the reporting limit to be considered.

☒ Yes ☐ No

Please list the analytical method used for the four quarters of samples used to determine exceedance of the MCL:

EPA 533

Does your organization have a four-quarter rolling average that exceeds the EPA Final MCL values of 4 ppt for PFOS or PFOA or 10 ppt for PFNA, PFHxS, GenX or exceeds the Hazard Index MCL of 1.0 for PFNA, PFHxS, GenX and PFBS?

☒ Yes ☐ No

Does your project include planning and designing of treatment systems to address PFAS contamination for community water systems?

☒ Yes ☐ No

Are you currently eligible for the Minnesota 3M PFAS Settlement?

☐ Yes ☒ No

Describe the proposed project below:

The City of Brooklyn will investigate plans and strategies for dealing with the negative impact on the natural drinking water resource from the recent USEPA rule for PFAS chemicals. The 4 parts per trillion ruling for both PFOA and PFOS has prohibited the use of City of Brooklyn Park well #11 for direct potable water supply. The City intends to work with a consultant to perform a hydrogeologic study of the area and explore numerous options to address PFAS contamination. These may include drilling a deeper well adjacent to the existing in an alternative aquifer, drilling a new well at an alternate location within the Quaternary Drift aquifer, potential treatment options onsite, construction of a raw water transmission main to the central water treatment plant, and consider new and emerging treatment options. The City intends to use the results of these studies of the degraded natural resource to procure a consultant to design and engineer an appropriate management/treatment response.

Below, provide the estimated design flow rate in million gallons per day (MGD) and/or gallons per minute (gpm), not to exceed reasonable demand estimates up to the year 2040. If estimated design flow rate is unknown, please provide current flow rates.

MGD: 3,600,00

gpm: 2,500

Project budget

Include your estimated costs below or attach an additional sheet if necessary.

Primary engineering consulutant	$90,000
Hydrogeologic study	$40,000
Brooklyn Park staff time	$5,000, (50 hours x $100 = $5000)
Treatment planning and designing	$950,000
Total	$1.085,000

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.7	**Meeting Date:**	August 26, 2024
Agenda Section:	Consent	**Originating Department:**	Operations and Maintenance
Resolution:	X		
Ordinance:	N/A	**Prepared By:**	Richard Luckow Public Utilities Superintendent
Attachments:	3	**Presented By:**	Dan Ruiz, Operations and Maintenance Director
Item:	Enter into a Supplemental Engineering Agreement with WSB for Implementing a MPCA Grant for Drinking Water Planning and Design for PFAS		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2024-_____ ACCEPT THE SUPPLEMENTAL LETTER OF AGREEMENT FROM WSB ENGINEERING TO IMPLEMENT A GRANT FROM THE MINNESOTA POLLUTION CONTROL AGENCY FOR DRINKING WATER PLANNING AND DESIGN FOR PFAS TREATMENT

Overview:

Perfluoroalkyl and polyfluoroalkyl substances (PFAS) are a very large class of chemicals that include PFOA, PFOS, and GenX chemicals. These have been manufactured and widely used in many industries and consumer applications since the 1940s. Low levels of PFAS have been found in in some of the water supply wells of Brooklyn Park. Well #11 exceeds the newly implemented USEPA PFAS standard of 4 parts per trillion (ppt) and is no longer being used. This exceedance affects the water supply capacity for Brooklyn Park. Staff recommends that treatment for PFAS is likely and should be part of all water supply planning discussions.

The Minnesota Pollution Control Agency (MPCA) has a grant program for water suppliers to research and fund options for dealing with PFAS contamination. Staff applied for funds through this solicitation process in May. Recently, MPCA notified staff of a grant award of $1,085,000 to Brooklyn Park.

Brooklyn Park Utilities has done preliminary work and studies on PFAS with WSB Engineering. WSB staff understand the Brooklyn Park water treatment system and how PFAS impacts it. WSB is currently working on many PFAS projects in the metropolitan area including, City of South St. Paul, City of Hastings, and the City of Woodbury. Brooklyn Park Utilities is looking for Council to approve a Supplemental Letter of Agreement to the Engineering firm WSB in the amount of $230,000.00. This will be for a study of PFAS Solution Alternatives, a Hydrogeologic Study, and Conceptual Treatment Design.

Primary Issues/Alternatives to Consider:

Operations and Maintenance staff recommend working with WSB for their experience and familiarity with the Brooklyn Park water supply and treatment system.

Budgetary/Fiscal Issues:

The city has an existing consulting services master agreement with WSB that allows for Supplemental Letter Agreements as proposed. The current agreed to fee is up to $230,000.00 which will be funded out of the MPCA Drinking Water Planning and Design Grant for PFAS of $1,085,000.

Attachments:

4.7A RESOLUTION
4.7B WSB SUPPLEMENTAL LETTER OF AGREEMENT
4.7C GRANT APPLICATION

RESOLUTION #2024-

RESOLUTON TO ACCEPT THE SUPPLEMENTAL LETTER OF AGREEMENT FROM WSB ENGINEERING TO IMPLEMENT A GRANT FROM THE MINNESOTA POLLUTION CONTROL AGENCY FOR DRINKING WATER PLANNING AND DESIGN FOR PFAS TREATMENT

WHEREAS, in April 2024, Minnesota Pollution Control Agency (MPCA) opened a grant solicitation for Drinking Water Planning and Design Grant for PFAS Treatment; and

WHEREAS, Operations and Maintenance staff submitted an application for $1,085,000 from this grant program; and

WHEREAS, in July 2024, MPCA awarded Brooklyn Park a $1,085,000 grant; and

WHEREAS, the City of Brooklyn Park will amend the 2024 grant fund budget for this grant; and

WHEREAS, the City of Brooklyn Park must formally accept the grant award from the Minnesota Pollution Control Agency; and

WHEREAS, the City of Brooklyn Park has an Engineering Services Master Agreement with WSB, and

WHEREAS, WSB Engineering has extensive knowledge of the Brooklyn Park Water Supply and Treatment System, and

WHEREAS, the agreement is for $230,000.00 for initial studies and preliminary design for PFAS removal and treatment,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park to accept the Supplemental Letter of Agreement from WSB in the amount of $230,000.00 for the implementation of a $1,085,000 Grant from the Minnesota Pollution Control Agency, and to authorize the Mayor and City Manager to execute the agreement.

August 20, 2024

Mr. Richard Luckow
Public Utilities Superintendent
City of Brooklyn Park
8300 Noble Ave. N
Brooklyn Park, MN 55443

Re: Professional Services for Water Supply and Well 11 PFAS Solution
A. This Supplemental Letter of Agreement No 12 - pursuant to the Consultant Pool Master Agreement dated June 14, 2021
Phase 1 – Study
Phase 2a – Conceptual Design
B. A future Supplemental Letter of Agreement – pursuant to the Consultant Pool Master Agreement dated June 14, 2021
Phase 2b – Final Design

Dear Richard:

Congratulations! Your proactive efforts to secure over one million dollars ($1.085M) in the form an MPCA PFAS Planning and Design Grant was a great success. This will benefit Brooklyn Park drinking water consumers for years to come.

WSB appreciates the opportunity submit letter proposals for providing professional services that help Brooklyn Park maximize the benefit of these PFAS grant dollars.

Engineering Services Goal:
We understand that Brooklyn Park's goal for this project is to apply the MPCA grant dollars to assess Brooklyn Park's water supply and design a best fit "Well 11 PFAS Solution" that addresses the elevated levels of PFAS constituents (PFOA and PFOS) in ground water pumped from Well 11.

The following phased approach, with two separate Letter Agreements (and related engineering services goals), seems to make sense:

A. This Supplemental Letter of Agreement No. 12
Phase 1 – Study
Phase 2a – Conceptual Design
B. A future Supplemental Letter of Agreement
Phase 2b – Final Design

Approach & Scope:

Phase 1 – Study of Water Supply and PFAS Solution Alternatives:
Kick-off Meeting - Brooklyn Park staff and WSB held a preliminary project success kick off meeting on August 5th, and began assessing:

- What project success will look like
- Challenges to the project's success
- Opportunities the project presents
- Key data requests
- Communication tools and methods to best serve the project

Work Group Meetings - We will continue facilitating collaboration and project success planning with future Work Group Meetings.

Assessment of Selected Alternatives - We will then begin defining solutions and compare selected alternatives via life cycle cost and sensitivity analysis tools.

Example Alternatives include:

- Alternative Ground Water Sources
  - The assessment of alternative ground water sources will likely include a Hydrogeologic Study component conducted by Barr and guided by the Brooklyn Park / WSB team
- Alternative Surface Water Sources
- Consecutive System Sources
- Alternative PFAS Treatments Near Well 11
- Alternative PFAS Treatment(s) at the existing Water Treatment Plant (WTP)

Phase 2a – Conceptual Design:
WSB will then work with Brooklyn Park to develop a conceptual design for the Best Fit Solution. The resulting conceptual design will serve as the basis for scoping professional services associated with Final Design of the selected PFAS solution (Phase 2b).

Compensation:
All work under this letter proposal will be governed by the Public Works Consultant Pool - Master Agreement June 14, 2021. Compensation for the work will be on an hourly basis. The proposed fee is tabulated below.

This Letter Proposal	**Estimated Fee**
Phase 1 – Study of PFAS Solution Alternatives	$90,000
Phase 1 – Hydrogeologic Study	$40,000
Phase 2a – Conceptual Design	$100,000
Future Letter Proposal	**Estimated Fee**
Phase 2b – Final Design	$TBD
Total This Letter Proposal	**$230,000**

If you have any questions about this proposal, please feel free to call me at 612.258.8152.

Sincerely,
WSB

Steve Nelson, PE
Director, Water/Wastewater
612.258.8152

Attachment: MPCA Planning and Design Funds for PFAS Treatment – Grant Application

ACCEPTED BY:
City of Brooklyn Park

Hollies Winston, Mayor
City of Brooklyn Park

Jay Stroebel, City Manager
City of Brooklyn Park

MINNESOTA POLLUTION CONTROL AGENCY
520 Lafayette Road North
St. Paul, MN 55155-4194

Drinking Water Planning and Design Funds for PFAS Treatment

Grant Application

Doc Type: Application

Instructions: Please read the complete Drinking Water Planning and Design Funds for PFAS Treatment Request for Proposal (RFP) and other associated documents before submitting this application.

Submit application to: grants.pca@state.mn.us with the subject line, "Drinking Water PFAS Treatment Planning Application." Applications will be accepted until all dedicated funds have been awarded or 4:00 pm Central Time on Friday, June 28, 2024, whichever occurs first.

Eligibility: In order to be eligible for the Drinking Water Planning and Design Funds for Per- and polyfluoroalkyl Substances (PFAS) Treatment program, an applicant must meet **all** of the following criteria:

- Eligible applicants include owners or operators of community water systems in Minnesota.
- Eligible applicants must have a minimum of four quarters of samples taken from entry points. Preferred analytical methods are Environmental Protection Agency (EPA) methods 533 or 537.1.
- Eligible applicants must have a four-quarter rolling average that exceeds the EPA Final maximum contaminant level (MCL) values of 4 parts per trillion (ppt) for Perfluorooctanesulfonic acid (PFOS) or Perfluorooctanoic acid (PFOA) or 10 ppt for Hexafluoropropylene oxide dimer acid (HFPO-DA or GenX), perfluorononanoic acid (PFNA), or Perfluorohexane sulfonic acid (PFHxS) or exceeds the Hazard Index MCL of 1.0 for Perfluorobutane sulfonic acid (PFBS), Hexafluoropropylene oxide dimer acid (HFPO-DA or GenX), perfluorononanoic acid (PFNA), or Perfluorohexane sulfonic acid (PFHxS).
- Eligible projects include planning and designing of treatment systems to address PFAS contamination for community water systems.
- Not be currently eligible for the Minnesota 3M PFAS Settlement.

Project information

Organization name: City of Brooklyn Park

Organization address: 5200 85th Ave N. County: Hennepin

City: Brooklyn Park State: MN Zip: 55443

Contact name: Richard Luckow Title: Utilities Superintendent

Phone: 763-493-8008 Email address: richard.luckow@brooklyn park.org

Grant amount requested: $ 1,085,000

Are you the owner or operator of a community water system in Minnesota?

☒ Yes ☐ No

Does your organization have a minimum of four quarters of samples taken from entry points for the contaminants that exceed the MCLs? Preferred data is from EPA methods 533 or 537.1. If your data is from an older method with higher reporting limits, the results must be above the reporting limit to be considered.

☒ Yes ☐ No

Please list the analytical method used for the four quarters of samples used to determine exceedance of the MCL:

EPA 533

Does your organization have a four-quarter rolling average that exceeds the EPA Final MCL values of 4 ppt for PFOS or PFOA or 10 ppt for PFNA, PFHxS, GenX or exceeds the Hazard Index MCL of 1.0 for PFNA, PFHxS, GenX and PFBS?

☒ Yes ☐ No

Does your project include planning and designing of treatment systems to address PFAS contamination for community water systems?

☒ Yes ☐ No

Are you currently eligible for the Minnesota 3M PFAS Settlement?

☐ Yes ☒ No

Describe the proposed project below:

The City of Brooklyn will investigate plans and strategies for dealing with the negative impact on the natural drinking water resource from the recent USEPA rule for PFAS chemicals. The 4 parts per trillion ruling for both PFOA and PFOS has prohibited the use of City of Brooklyn Park well #11 for direct potable water supply. The City intends to work with a consultant to perform a hydrogeologic study of the area and explore numerous options to address PFAS contamination. These may include drilling a deeper well adjacent to the existing in an alternative aquifer, drilling a new well at an alternate location within the Quaternary Drift aquifer, potential treatment options onsite, construction of a raw water transmission main to the central water treatment plant, and consider new and emerging treatment options. The City intends to use the results of these studies of the degraded natural resource to procure a consultant to design and engineer an appropriate management/treatment response.

Below, provide the estimated design flow rate in million gallons per day (MGD) and/or gallons per minute (gpm), not to exceed reasonable demand estimates up to the year 2040. If estimated design flow rate is unknown, please provide current flow rates.

MGD: 3,600,00

gpm: 2,500

Project budget

Include your estimated costs below or attach an additional sheet if necessary.

Primary engineering consulutant	$90,000
Hydrogeologic study	$40,000
Brooklyn Park staff time	$5,000, (50 hours x $100 = $5000)
Treatment planning and designing	$950,000
Total	$1.085,000

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.8	**Meeting Date:**	August 26, 2024
Agenda Section:	Consent	**Originating Department:**	Administration
Resolution:	N/A		
Ordinance:	N/A	**Prepared By:**	Devin Montero, City Clerk
Attachments:	13	**Presented By:**	Devin Montero
Item:	Approval of Minutes		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO APPROVE THE MINUTES OF THE BROOKLYN PARK CITY COUNCIL MEETING OF JANUARY 29, 2024, AS PRESENTED BY THE CITY CLERK.

MOTION _____, SECOND _____, TO APPROVE THE MINUTES OF THE BROOKLYN PARK SPECIAL CITY COUNCIL MEETING OF MAY 20, 2024, AS PRESENTED BY THE CITY CLERK.

MOTION _____, SECOND _____, TO APPROVE THE MINUTES OF THE BROOKLYN PARK SPECIAL CITY COUNCIL MEETING OF JUNE 24, 2024, AS PRESENTED BY THE CITY CLERK.

MOTION _____, SECOND _____, TO APPROVE THE MINUTES OF THE BROOKLYN PARK SPECIAL CITY COUNCIL MEETING OF AUGUST 15, 2024, AS PRESENTED BY THE CITY CLERK.

MOTION _____, SECOND _____, TO APPROVE THE MINUTES OF THE BROOKLYN PARK SPECIAL CITY COUNCIL MEETING OF AUGUST 19, 2024, AS PRESENTED BY THE CITY CLERK.

The City Clerk continues to work on completing the 2023 city council minutes. Additional audits have been conducted of previous minutes.

MOTION _____, SECOND _____, TO APPROVE THE MINUTES OF THE BROOKLYN PARK CITY COUNCIL WORK SESSION OF FEBRUARY 6, 2023, AS PRESENTED BY THE CITY CLERK.

MOTION _____, SECOND _____, TO APPROVE THE MINUTES OF THE BROOKLYN PARK CITY COUNCIL MEETING OF MAY 22, 2023, AS PRESENTED BY THE CITY CLERK.

MOTION _____, SECOND _____, TO APPROVE THE MINUTES OF THE BROOKLYN PARK CITY COUNCIL MEETING OF JUNE 12, 2023, AS PRESENTED BY THE CITY CLERK.

MOTION _____, SECOND _____, TO APPROVE THE MINUTES OF THE BROOKLYN PARK SPECIAL CITY COUNCIL MEETING OF JUNE 26, 2023, AS PRESENTED BY THE CITY CLERK.

MOTION _____, SECOND _____, TO APPROVE THE MINUTES OF THE BROOKLYN PARK SPECIAL CITY COUNCIL MEETING OF AUGUST 7, 2023, AS PRESENTED BY THE CITY CLERK.

MOTION _____, SECOND _____, TO APPROVE THE MINUTES OF THE BROOKLYN PARK CITY COUNCIL MEETING OF AUGUST 18, 2023, AS PRESENTED BY THE CITY CLERK.

MOTION _____, SECOND _____, TO APPROVE THE MINUTES OF THE BROOKLYN PARK SPECIAL CITY COUNCIL MEETING OF AUGUST 21, 2023, AS PRESENTED BY THE CITY CLERK.

MOTION _____, SECOND _____, TO APPROVE THE MINUTES OF THE BROOKLYN PARK SPECIAL CITY COUNCIL MEETING OF NOVEMBER 13, 2023, AS PRESENTED BY THE CITY CLERK.

Overview: N/A

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments:

4.8A REGULAR CITY COUNCIL MEETING MINUTES, JANUARY 29, 2024
4.8B SPECIAL CITY COUNCIL MEETING MINUTES, MAY 20, 2024
4.8C SPECIAL CITY COUNCIL MEETING MINUTES, JUNE 24, 2024
4.8D SPECIAL CITY COUNCIL MEETING MINUTES, AUGUST 15, 2024
4.8E SPECIAL CITY COUNCIL MEETING MINUTES, AUGUST 19, 2024
4.8F COUNCIL WORK SESSION MINUTES, FEBRUARY 6, 2023
4.8G REGULAR COUNCIL MEETING MINUTES, MAY 22, 2023
4.8H REGULAR COUNCIL MEETING MINUTES, JUNE 12, 2023
4.8I SPECIAL CITY COUNCIL MEETING MINUTES, JUNE 26, 2023
4.8J SPECIAL CITY COUNCIL MEETING MINUTES, AUGUST 7, 2023
4.8K CITY COUNCIL MEETING MINUTES, AUGUST 18, 2023
4.8L SPECIAL CITY COUNCIL MEETING MINUTES, AUGUST 21, 2023
4.8M SPECIAL CITY COUNCIL MEETING OF NOVEMBER 13, 2023

REGULAR BROOKLYN PARK CITY COUNCIL MEETING

Monday, January 29, 2024 Brooklyn Park Council Chambers
6:00 p.m. 5200 85th Avenue North

CALL TO ORDER - Mayor Hollies Winston

PRESENT Mayor Hollies Winston; Council Members Tony McGarvey, Maria Tran, Nicole Klonowski, Xp Lee, and Christian Eriksen; City Manager Jay Stroebel; City Attorney Jim Thomson; Community Development Director Kim Berggren; Finance Director LaTonia Green; Operations and Maintenance Director Dan Ruiz; Recreation and Parks Director Brad Tullberg. Police Chief Mark Bruley and City Clerk Devin Montero.

ABSENT: Council Member Boyd Morson (excused)

Mayor Winston opened the meeting with the Pledge of Allegiance.

2A RESPONSE TO PRIOR PUBLIC COMMENT

City Manager Stroebel stated there were a couple comments at the last meeting:

1) Collette Guyotte Hemple was advocating for additional resources, for referendums, sales tax; and advocating for indoor facilities for the city for additional opportunities for the youth and members of the community.
2) Mr. Dotson raised several issues during the public comment period and Mr. Dotson also sent an email to the Council raising many of the same issues. City Manager Stroebel stated he sent him an email and copied the Council responding to most of those issues Mr. Dotson raised during the public comment.

City Manager Stroebel stated Mr. Dotson raised some additional comments at the Jan 22 meeting related to wages of employees of MN Acts Now, campaign finance violations and safety at the Huntington Place apartments.

City Manager Stroebel stated MN Acts no longer had a contract with the city and any allegations relating to wages paid by that organization were being handled by other agencies. He stated the city was not responsible for investigating allegations of campaign violations. He stated Huntington Place was a private property owned by AEON and they decided on what security or intervention services were allowed on the property and was not a decision for the city. He stated that the purple shirts referenced by Mr. Dotson, was Restoration Inc. company, hired by AEON, and the city did not and the mayor had shared that he did not have a relationship with that organization other than, the city requesting as a city if there were issues at Huntington Place they become aware of, to contact 911 to report the incident.

2B PUBLIC COMMENT

Collette Guyotte Hemple, 9277 Trinity Gardens. Express her concerns that the comprehensive plan did not include open fields and undeveloped land but also include the redevelopment plan for south of 85th Avenue. She stated she had spoken in the past on the Osseo School District, had acted that many people of the peopled that lived there, were just ignored. She stated she didn't' want to see the city acting the same way. She stated many of the residents were promised amenities when they built homes in 1993. She stated they were still waiting for those things. She stated the park referendum that the city manager, Recreation and Parks Director

and previous Recreation and Parks Director, and the past city Council all wanted to improve the recreational facilities. She stated they tried negotiating with Foss Swim and YMCA to develop a swimming pool so that the city would have more access for swimming for the kids as well as adults.

She asked the Council to consider buying the land at the old town square and look at making the area where a large swimming pool complex could be built in the future. She stated the city turned 70 years old this year as a village and was incorporated with a city charter in 1969. She stated Huntington Place was also built that year too. She stated many of the old apartments were now serving families when they were designed for one and two people so the capacity had more than doubled. She stated the apartments were not ADA equipped because they were grandfathered in and were grandfathered in regarding the sprinklers systems. She stated that now with marijuana being legal, her fears were there would be joints in the sofas, causing fires and not just with old cigarettes.

She stated the Council needed to bring the past in the old areas up to date with the new. She stated the Seed family allowed for grass fields RC Flying Club, with remote planes and drones and were on the golf course before it was a golf course. She stated the Reagan family stepped up and Brooklyn Park was a destination for the whole metro as far as the only RC flying field in Hennepin County and they supported kids at Jackson middle school. She stated her husband and her supported a kid 30 years ago who had sickle cell and was in a group home in the city and made sure he got to the flying field and got planes to fly. She stated the kids were taught by Charlie and her husband, Bill, how to fly. She stated the Federal Aviation Association, as well as the National Transportation Board wanted kids involved in the STEM projects of flying remote and developing the skills necessary for aviation because they were going to be short on a significant number of pilots, air traffic control and mechanics for the airplanes.

3A. MOTION KLONOWSKI, SECOND TRAN TO APPROVE THE AGENDA AS SUBMITTED BY THE CITY CLERK AND ADDING ITEM 4.9.

Mayor Winston made a friendly amendment to the motion to remove Item 4.8 from the Consent agenda for separation discussion. The friendly amendment was accepted by Council Members Klonowski and Tran.

3A. THE VOTE ON THE MOTION AS AMENDED PASSED UNANIMOUSLY.

3B PUBLIC PRESENTATIONS/PROCLAMATIONS/RECEIPT OF GENERAL COMMUNICATIONS.

3B.1 Mayor’s Proclamation of February 2024 as Black History Month in the City of Brooklyn Park.

Mayor Winston read the proclamation, proclaiming February 2024 as Black History Month in the City of Brooklyn Park.

3B.2 Public Presentation Electric Mobility Options Background Report.

Recycling Manager Tim Pratt gave a presentation on the Electric Mobility Options Background Report.

4.0 MOTION KLONOWSKI, SECOND MCGARVEYTO APPROVE THE FOLLOWING ADMINISTRATIVE CONSENT ITEM: (Item 4.8 was removed for separate consideration)

4.1 TO WAIVE THE READING AND ADOPT RESOLUTION #2024-11 AUTHORIZING EXECUTION OF EXECUTION OF A FUNDING AGREEMENT WITH BROOKLYN BRIDGE ALLIANCE FOR YOUTH FOR THE DELIVERY OF THE NORTH STAR PROMISE OUTREACH PROGRAM.

4.2 TO WAIVE THE READING AND ADOPT RESOLUTION #2024-13 APPROVING STAFF TO ENTER INTO A TWO-YEAR COLLECTIVE BARGAINING AGREEMENT WITH THE INTERNATIONAL UNION OF OPERATING ENGINEERS, LOCAL NO. 49 FOR 2024-2025.

4.3 TO WAIVE THE READING AND ADOPT RESOLUTION #2024-14 APPROVING STAFF TO ENTER INTO A TWO-YEAR COLLECTIVE BARGAINING AGREEMENT WITH THE BROOKLYN PARK POLICE FEDERATION FOR 2024-2025.

4.4 TO WAIVE THE READING AND ADOPT RESOLUTION #2024-15 TO AMEND THE 2023 AMERICAN RESCUE PLAN ACT (ARPA) BUDGET TO ALLOW TRANSFER OF FUNDS FROM THE FINANCIAL CONSULTING PROJECT TO THE LEGAL SERVICES PROJECT.

4.5. TO SET A PUBLIC HEARING ON FEBRUARY 12, 2024, TO CONSIDER THE ISSUANCE OF AN ON-SALE WINE LICENSE AND 3.2 MALT LIQUOR LICENSE FOR HOUSE OF KIRIN, LOCATED AT 8600 EDINBURGH CENTRE DRIVE NORTH

4.6 TO WAIVE THE READING AND ADOPT RESOLUTION #2024-16 TO APPROVE A PROFESSIONAL SERVICE AGREEMENT WITH CNH ARCHITECTS, IN AN AMOUNT NOT TO EXCEED $1,438,000.00 TO PROVIDE DESIGN SERVICES AND CONSTRUCTION SUPPORT FOR THE FIRE STATION # 2 REPLACEMENT PROJECT

4.7 TO WAIVE THE READING AND ADOPT RESOLUTION #2024-17 APPOINTING ELECTION JUDGES FOR THE MARCH 5, 2024, PRESIDENTIAL NOMINATION PRIMARY ELECTION.

4.9 TO APPROVE COUNCIL MEMBER TRAN TO TRAVEL TO AND ATTEND THE NATIONAL LEAGUE OF CITIES CONGRESSIONAL CITY CONFERENCE IN WASHINGTON, D.C. FROM MARCH 10-14, 2024.

THE MOTION PASSED UNANIMOUSLY.

4.8 Public Purpose Expenditures Policy Approval

Finance Director LaTonia Green briefed the Council on the Public Purpose Expenditure changes.

4.8 MOTION LEE, SECOND KLONOWSKI TO WAIVE THE READING AND ADOPT RESOLUTION #2024-18 ACCEPTING THE CURRENT PUBLIC PURPOSE EXPENDITURES POLICY. THE MOTION PASSED UNANIMOUSLY.

5. PUBLIC HEARINGS.

5.1 Public Hearing Approving Preliminary Allocation of Fiscal Year 2024-2025 Community Development Block Grant (CDBG) Program Funds and Appointing John Kinara to the Hennepin County CDBG Selection Committee.

John Kinara, Housing and Redevelopment Coordinator, briefed the Council on the Preliminary Allocation of Fiscal Year 2024-2025 Community Development Block Grant (CDBG) Program Funds and Appointing John Kinara to the Hennepin County CDBG Selection Committee. He briefed on Program Overview, 2024 Public Services Funding Process, Next Steps and Requested Action.

Council Member Lee asked about the Rehab Home Deferred Loan and how the program worked.

Coordinator Kinara stated the program had been in the city for the past 41 years and was administered by the County. He stated it was designed to serve low-income households in the city and income capped of 80% area medium income. He stated they did have a high demand for the program and was a grant program. He stated once the homeowners receive it, they could use it for upgrades, such as replace windows and kitchen upgrades. He stated the homeowner could receive up to $20,000 for the upgrades. He stated the condition the program had, was the homeowner had to maintain ownership and occupancy of their home for 10 years and after that it was forgiven at zero interest and served single family homeowners in the city.

Council Member Lee asked why they were moving a significant part of the budget to the Zanewood teen center. He asked if that was tracked like the deferred loans that were given out by the city.

Coordinator Kinara stated based on the pending deadline the County had to meet and what the Department of Housing had stipulated in terms of spending money and meeting those deadlines, their recommendations of $200,000 would be adequate to be spent within fiscal year 2024/2025. He stated they did recommend allocating additional funding to Zanewood teen center based on what was going on, in terms of concept design and that work, required significant amount of money to get those plans in place and kept moving the project forward.

He stated they had additional loan programs administered by the Center for Energy Environment that served a lot of homeowners and had a budget of $1 million and those programs were funded by the EDA general funds.

Council Member Lee stated he understood the Zanewood teen center was important, needed funding and was trying to make sense of it. He asked if that money should go to the Environmental Health program and asked why they were moving such a significant part of the budget to the Zanewood teen center.

Director Berggren stated they heard repeatedly from the Council, they wanted to keep funding homeowner loan investments. She stated the reduction was an administrative restriction they had this year, and their intention was to continue to push to do more for that in future years with those dollars unless the Council didn’t want to keep doing that. She stated with the Environmental Health program, it was funding portion of one inspector’s salary and did put

limitations on what that inspector could do. She stated she didn't know in terms of that program, if it would be helpful to increase funding to it, unless the Council was seeking to reduce that spending of the general fund. She stated with the Zanewood Center, knowing that was a priority project, was a predevelopment funding and was funding that could be used now under the requirements of CDBG to get that project moving and would free up funds for future investments that were needed. She stated Recreation and Parks Director Tullberg had his plan on how to fund it and why they thought of it as a strategic move to align with the County's needs to only be able to do $200,000 this year and continue to support that teen center project.

Council Member Tran stated the home rehab deferred loan program was proposed for $200,000. She knew of a resident who advocated for the elderly in the city who had old homes, needed a loan for renovations and never got to them. She stated the job was not done very well and asked for the future, they should make the effort for those loans go to the senior residents as they were underserved. She stated she saw in the past how Coordinator Kinara handled the loans to the HOA in the West District recently, with Stonybrook and thanked him for his service in the past year. She stated she wanted to see someone else come forward and take his position for the job based on the observation in the past and resident reaching out to her. She stated that position was very challenging and wanted to see another staff in the city. She thanked Coordinator Kinara for his service in the past.

Mayor Winston stated his understand was Coordinator Kinara was a housing person and CDBG did not allow them to target a specific age group. He stated he was concerned for the seniors and that generation had its specific issues, other generations had issues as well and need that funding. He stated CDBG did not allow them to target people in that specific fashion. He stated his concern, was that Coordinator Kinara was the city's housing person and best suited for leading the work and if the issue was based around who the funds were getting to, again the program did not allow them to target specific people. He stated there were younger families that were struggling just as much. He stated he didn't want any personal attacks on employees either and didn't know who would be able to step into that role.

Director Berggren stated Coordinator Kinara did a great job running their housing program. She stated If there was a specific situation where someone was not getting service to elevate that to them, and they would look into it. She stated they had other parties running programs, Center for Energy and Environment and Hennepin County staff. She stated if they had concerns about the program design, they would be happy to look into it. She stated Coordinator Kinara did an excellent job and if there were some specific concerns, to elevate that and they could discuss that offline.

Council Member Lee stated he wanted to second Director Berggren's comments on Coordinator Kinara being an excellent staff for that position. He stated if there were any difficulties or challenges with any specific issues to address that offline. He stated he had full confidence in Coordinator Kinara's ability to do that work and had been the main person for the last few years.

Council Member Tran stated to evaluate the job was not just from the Council. They needed to hear from the residents and needed to observe how that person handled the job in the past. She stated the comments previously before her didn't include the resident's opinions. She stated when doing the job they needed to hear form the people. She stated they needed to observe the history of the job how it had been done. She stated Coordinator Kinara had served her neighborhood in the West District two years ago. She stated a lot of residents commented,

about how the job was handled recently to a different district, at Stonybrook on an HOA loan. She stated she found out a lot of residents didn't hear from one of them in three days. She stated none of them accepted the loan and even one board member didn't know about this loan that Coordinator Kinara dealt with the HOA. She stated she wanted to thank Coordinator Kinara for his service in the past year and wanted to see someone else taking the job. She stated that job was a very challenging job. She stated on the loan for the elderly, the mayor used the word targeting and was not the right word. She just wanted to see him include other groups, the people that could use the loan could apply for the loan. She didn't' see the elderly in there and was why the amount of $314,000 went down to $200,000. She stated Ms. Collidge being in attendance, would tell them how much they needed for the elderly who lived in the city for a long time, owned their homes, and needed loans to renovate their homes but was not on the list. She stated that was why the money had not been used and that money would not be enough but was underused and she apologized to Coordinator Kinara as he was not happy with her opinion, her comments, but was being honest.

Council Member McGarvey clarified that anyone was eligible to apply for those home rehab funds regardless of age and those funds were not available for the HOAs and only for single family homes.

Coordinator Kinara stated any homeowner in Brooklyn Park was eligible to apply for the funding regardless of age. He stated they did have an HOA loan program that was designed for HOAs.

Mayor Winston opened the public hearing.

The following individuals addressed the Council:

1. Collette Guyotte Hempel, 9277 Trinity Gardens. She stated CBG was just one packet of the overall city budget. She stated the seniors had heard about the first-time home buyer's loans and other things and the seniors just wanted an overall look from various grants and programs within the city that would accommodate them. She stated a 10-year grant was great, but for those that had family members over 70 years old, the10 year milestone was beyond their life expectancy. She stated the revitalization and the free forgiveness at 10 years sometimes outlived the homeowner. She stated looking at variety programs and housing programs as an overall collective group would be beneficial for the city. She stated it was understandable the teen center was important because they needed to get activities and mentors in the kid's lives. She stated the Council would look at the overall budget in August 2025 and could look at ways to make specialized programs for the seniors that had homes for 30 years and had been long standing community members to help them get their houses ready for the next generation. She thanked Council Member Tran for getting the seniors addressed because often they felt they were not as part of the collective group.

Mayor Winston closed the public hearing.

5.1 MOTION ERIKSEN, SECOND KLONOWSKI TO WAIVE THE READING AND ADOPT RESOLUTION #2024-19 APPROVING PROPOSED USE OF FISCAL YEAR 2024-2025 URBAN HENNEPIN COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FUNDS AND AUTHORIZING EXECUTION OF SUBRECIPIENT AGREEMENT WITH HENNEPIN COUNTY AND ANY THIRD-PARTY AGREEMENTS AND APPOINTING JOHN KINARA TO REPRESENT

BROOKLYN PARK TO THE HENNEPIN COUNTY CDBG SELECTION COMMITTEE. MOTION PASSED. (5 TO 1) TRAN VOTING NO.

6. LAND USE ACTIONS-None.

7. GENERAL ACTION ITEMS.

7.1 Slow Mow May

Alex Kim, Environmental Health Specialist, briefed the Council on the Slow Mow May initiative.

7.1 MOTION LEE, SECOND MCGARVEY TO WAIVE THE READING AND ADOPT RESOLUTION #2024-20 TO SUPPORT SLOW MOW MAY INITIATIVE. THE MOTION PASSED UNANIMOUSLY.

9A COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

Council Member McGarvey stated he would like to acknowledge, the passing Eldon Tessman, one of the founding families of Brooklyn Park. He stated Mr. Tessman did a lot of things in the city. Council McGarvey asked for a moment of silence.

Mayor Winston provided his condolences to the family and entire community.

Council Member Lee stated he also had some sad news to share of the recent passing in the Hmong community. Tou Ger Xiong was the first Hmong comedian, rapper, artist and community activist, who passed away recently. He stated his funeral was this weekend, was a shock, and a tragic passing. He stated he made a huge impact not just in the Hmong community as he was the first Hmong person to spread the Hmong story out to so many other communities and other places not just the United States but internationally. He stated now they had Sunis Lee, Olympic gold medalist and Paytengxa Lor, who competed for Miss Universe, and she visited the city. He stated they had Hmong state legislators, nonprofits and in 2025 would represent 50 years of the Hmong being in United States. He stated Tou Ger was able to celebrate his 50th birthday in 2023 and befitting of his character, personality, persona and life and was his greatest symbol and representation of Hmong America. He stated the community, and everyone hoped to carry forward his spirit, community activism, social justice, and fun-loving nature.

Mayor Winston stated he heard that too and offered his condolences to the entire family and the community. He stated it often seemed the most talented seemed to go too soon.

Council Member Tran also offered her condolences to the Hmong family.

She stated over the weekend, she attended the Lunar New Years festival held by the Vietnamese community. She stated there were Hmong groups organized for the festival and was very good to see the community connection and would like to see more of that in the future.

Mayor Winston stated a number of people had concerns about the Osseo School District and how the funding was allocated. He suggested a report to the Council or other events explaining on how it occurred, how things were set up and maybe arrange a community discussion on how some of that worked. He stated it was something they had been talking to the school district

about and would continue to engage them around that. He stated it looked like they wanted to be willing partners and met with school board members and Superintendent. He stated the Council would continue that conversation and if residents had questions, to direct them to the school board or if they were looking to see what the city was doing, send an email to the city. He stated as they went through the process, they would keep people up to date.

9B CITY MANAGER REPORTS AND ANNOUNCEMENTS

City Manager Stroebel stated the Council meeting was not the forum to provide concerns of city staff per the Council Rules of Procedures and Code of Conduct, the Council just approved a few weeks ago. He quoted from the document, *"Council should never express concerns about the performance of a city employee in public, to the employee directly or to the employee's manager. Comments about staff performance should only be made to the city manager through private correspondence or conversation."* He stated that was the only way and what happened this evening led to losing staff in the organization and was not okay.

He stated many of the rules the city employees followed, the example this evening, was the CDBG housing rules, were often dictated by the federal government. He stated the rules they had in terms of the housing loan programs and those rules were determined by the EDA. He stated in the case of the HOA loan programs, those rules were determined by the State. He stated if the Council didn't like the rules the staff was living by, then they needed to change the rules and not criticize the staff.

He stated the Twin Cities Live, Channel 5 news program was in town last week and it was a great opportunity to showcase Brooklyn Park. He stated the mayor had the opportunity on Friday to be a part of that program which was a great opportunity to showcase the city. He thanked Channel 5 and Twin Cities Live for highlighting the city. He stated School District 279 was having its Gala this Friday at Edinburgh USA and if anyone wanted to support District 279 to attend.

10. WORK SESSION

At 7:27 p.m. Mayor Winston called for recess and stated the work session items would be discussed in Room A203.

At 7:35 p.m. Mayor Winston reconvened the meeting.

10.1 Racial Equity Principles Discussion.

Dr. Marcellus Davis, REDI Manager, Josie, Shardlow, Community Engagement Manager and Zach Kramka, Strategic Management Coordinator briefed the Council on the Racial Equity Principles.

Coordinator Kramka briefed on the Mission Statement and Race Equity Definitions.

Dr. Davis briefed on City Racial Equity, and Revisiting Purpose of our Work.

Manager Shardlow briefed on the revised Racial Equity Principles #1, Equitably Distribute and Expand Power and Resources and #3 Transform Systems Using Innovation and Courage.

Council Member Tran asked when they changed the principles if they reached out to the community in the city about them.

Dr. Davis stated they had not and the way the document was created, it was first designed as an internal facing document. He stated per their discussions, they did realize it was still an internal facing product and was still going to be external facing document too, but the main purpose was dedicated for internal use.

Manager Shardlow stated they first brought it to the Council on August 28 and shared their proposed process which was to engage the Council, Community Long Range Commission, Human Rights Commission, and the staff group and got an okay from the Council at that time to do that process. She stated that was the engagement process they used and if they heard from the Council at that time to engage the community broadly then it would have expanded.

Council Member Tran stated there was a Vietnamese community group in St. Paul and another group in the city doing things to help the new immigrants such as driving, applying for a green card, and training job skills. She stated they shared with her something about criminals and were victims of racial violence in the city. She stated the 15 new immigrants were very fearful and didn't know what to do because of the language barriers. She stated that group helped them translate and was why they could not call the police by themselves. She stated racial violence was in the Vietnamese community and was alarming. She stated the Council needed to take that in their work because they never heard about it. She stated they had language barriers and couldn't speak for themselves. She stated the Bureau of Statistics said crime for Asians was low and was incorrect. She stated there was a lot of victims that couldn't reach out to authorities.

Council Member McGarvey stated that tonight's item was about how the city employees approached it.

Council Member Tran stated they needed to know what residents were doing and to keep in mind when reaching out to the community every ethnic group had a different problem to racial discrimination, like that Asian community. She stated they heard about Geroge Floyd and the black community on crime and violence and she never knew about it until they reached out to her. She stated she wanted to share that with the Council.

Council Member Klonowski asked if there was something on the city's website regarding any hotlines to call if people were facing targeted racial violence or discrimination issues where Council Member Tran could have so she could share.

Dr. Davis stated the Human Rights Commission was the platform to voice those concerns. He stated they had the power or discretion of being able to move a complaint to the Minnesota Human Rights Commission Department to see if they would accept it. In addition, they could also help a group strategize to figure out how to get their voices heard. He stated they would be the appropriate avenue to share with community members and HRC took those concerns very seriously. He stated the work that was generated out of here tonight might touch those concerns.

Council Member Tran asked how many HRC members served in Minnesota. She stated in the past, she helped people with a report to the Human Rights Commission and found out they

were no use, and nothing happened when reporting to them. She stated they just used their funds and did not help. She stated they had a set of questions, and if they answered no or didn't understand, HRC would let them go and didn't get a case assigned. She stated it was framing the people and was not helping.

Dr. Davis stated he heard her concerns and the HRC, was the best liaison between the State and the city and sometimes that got in the way. He stated they were untrained people as it related to investigations or doing their best in trying to hold their civic responsibility.

Council Member Klonowski suggested Council Member Tran follow up with Dr. Davis at a later time because they were discussing the racial equity principles.

She thanked staff and felt the conversation they had previously was reflected and appreciated the changes made. She stated one principle that needed to be looked at more was Equity Principle #3, and there was a lot of conversations on it. She stated instead of looking at it with the words fear, looking at it more with the word courage, taking leadership much more of that and not even going into the negativity of that but more of "we are going to be leaders in this with courage." She asked about the process of all of it, from marketing, if the Communications team could also look at it so it reflected the over overall city branding.

Council Member Lee stated he was reading Principle #5 and thought that organizations was missing and didn't see that in the other principles. He stated it was there under the second bullet, "Engage leaders and organizations of color with proven track records of working in tandem with communities of color." He stated he wanted to be able to call out the organizations, whether they were official nonprofits or volunteer groups that were active in the community.

Mayor Winston stated he thought what they asked for was incorporated in Principle #2 and didn't see anything about measurable results or goals. He stated there needed to be something on paper they were aiming for like some type of goals they could aim for and continuously grow from.

He was also thinking about Principle #1 and didn't know if there was a place they could put in measurably, strengthen or measurable changes. He thought there had to be some measurable goals and would like the Council to be part of that. He stated they could come up with them but would like the Council to have input in that. He stated it could be 2 to 3 topline goals that showed they were going from point A to point B. He stated in that journey they were going to learn a lot or maybe learn from those goals, were incorrect and course correct for other goals or maybe other goals that cascaded from that. He stated that was part of the journey was learning from those goals and letting residents know that it was a learning journey and might have to course correct.

Council Member Lee stated in terms of the overall package, those were guiding principles more like value statements and what was being suggested like goals could be part of their visioning process when they started to set for 2030. He didn't know if they would work with the original 6 goals and modify them or add another category.

Mayor Winston stated for Principle #2 maybe not the actual goals but put the categories. He stated it had to be something that said measure changes because if those were principles they were using internally when staff made decisions and ran the gauntlet on those principles, he

wanted them to always be thinking about doing the equity lens. If they saw domestic abuse occurring inequitably in a specific community but the goal was to change and move that ball, put that goal in place. He stated they would then start finding the underlining issues that might lead to that. He stated it might not be what they thought, but there needed to be language about measurable and maybe some top line things. He stated measuring was the most important part and the topline goals were secondary. He thought they needed to have staff and Council consistently be thinking about measurable goals.

Council Member Lee thought it would fit with Principle #3, under transforming systems using innovation and courage because they were already talking about the current vision, “thriving community…”, and systems being dismantled, a new system must be reimagined and cocreated. He suggested adding another bullet about the process to that new system should be measured, intentional and goal oriented and thought that would fit better.

Council Member Klonowski stated she was looking at Principle #5, in the first bullet and thought there was a comma missing, “directly from community members of color, who are most impacted” or did they just want to talk to the community members of color who are most impacted.

Coordinator Kramka stated they could delete, “who are most impacted” and still have a clean sentence.

Council Member Eriksen stated the Council roughly agreed on the language and asked what the next steps were for Council to take action on the principles. He thought the racial equity tool kit had a lot of potential.

Dr. Davis briefed from the Implementation Plan slide and stated they would share the Equity Principles with a number of constituent groups that helped create it, CLIC and HRC so they could see how their thoughts were incorporated. next would be to develop a marketing scheme and pitch internally with also the thinking that it would go externally as well. Next was to update the racial equity tool kit and redevelop training on the updated tool kit, and then integrating the principles into the RFCAs and the last thing was to assess the implementation.

He stated that on February 12 they would be seeking approval from the Council and from that point, the implementation was in full effect. He thanked the Council and peers working tirelessly over the course of year making it come to fruition. He also thanked all the groups involved, HRC, CLIC, Senior Management Team and 3M team.

City Manager Stroebel stated next week at the Work Session would be about priority setting for 2024 for the next 12 to 18 months. He stated there would be some prep work for the Council that would help with some of the exercises next week and would send to Council Member Morson too. He stated the Work Session would be held in the Police Training room.

10.2 Discussion Regarding Legislative Advocacy: The Economic Development Discussion Event on February 8, 2024, and Crystal Legislative Breakfast on February 3, 2024.

City Manager Stroebel briefed the Council on the legislative events. He stated the Council earlier this month approved the legislative priorities and positions document, and part of that

work now came with working with the legislative delegation and others at the State. He stated they were key partners to help advance some of those priorities. He stated there were a couple of opportunities coming up in the next couple of weeks around that advocacy work.

He stated on Saturday and historically Crystal hosted a legislative breakfast with Golden Valley, New Hope, Brooklyn Park, Brooklyn Center, and Robbinsdale and inviting all the legislative representatives and senators from those areas to the breakfast. He stated it was important for the Council to identify who was representing the city at that event from the Council. He stated as part of the Council liaison process, Council Member Klonowski was identified as the legislative liaison in addition to the mayor's responsibility in that work. He stated he would also be attending the legislative breakfast.

He stated the second opportunity was the economic development strategies and had been working with Lobbyist, Mellisa Reed, the mayor and others on creating an event and inviting key partners to help be advocates for the legislative priorities specifically around the economic development. He stated they invited business leaders, labor leaders, nonprofit organizations and educational organizations to an event at the Small Business Center on February 8. He stated there would be opportunities for presentation on the Council's priorities and Council discussions. He stated everyone was invited and asked who was taking the lead in those discussions and presentation.

Mayor Winston stated if they were going to be presenting to both events, especially the event the city would be bringing in high level partners, to have that run through and have it centralized in terms of how it was being handled and give them some of the questions and the nature of the people who would be there. He stated he and Council Member Klonowski would be the liaisons and acting in a leadership role when presenting since they would be doing the majority of the work and putting it together. He stated the reason he brought it to the Council was to get the Council on same page with that event.

Council Member Tran wanted to know the date, time, and locations of the events.

City Manager Stroebel stated the legislative breakfast was in Crystal, on Saturday, February 3, 9 a.m. at city hall and Thursday, February 8, at 4:30 p.m. at the Small Business Center.

Mayor Winston stated for the February 8 event, they had a formal presentation and Council Member Klonowski and him would be reviewing that presentation and staff supporting that as well. He stated the city's key partners would be there and wanted to close the deal on getting their support and didn't want to put anything at risk in terms of bringing partners to the table because many of the partners had never been to the table. He stated getting the resources for the city would be important to have them on board.

ADJOURNMENT - With consensus of the Council, Mayor Winston adjourned the meeting at 8:12 p.m.

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HOLLIES WINSTON, MAYOR

_____
DEVIN MONTERO, CITY CLERK

SPECIAL BROOKLYN PARK CITY COUNCIL MEETING

Monday, May 20, 2024 Brooklyn Park City Hall-Room A203
5:40 p.m. 5200 85th Avenue North

CALL TO ORDER – Mayor Hollies Winston

PRESENT Mayor Hollies Winston; Council Members, Xp Lee, Maria Tran, Boyd Morson, Christian Eriksen; City Manager Jay Stroebel; and City Clerk Devin Montero.

ABSENT: None.

PARICIPATING REMOTELY: Council Member Tony McGarvey and Nichole Klonowski

2.1 Close the Meeting Pursuant to MS Section 13D.05, Subdivision 2(B).

2.1 MOTION WINSTON, SECOND LEE TO CLOSE THE MEETING PURSUANT TO MS SECTION 13D.05 SUBDIVISION 2(B) FOR PRELIMINARY CONSIDERATION OF ALLEGATIONS OR CHARGES AGAINST AN INDIVIDUAL SUBJECT TO THE CITY COUNCIL'S AUTHORITY.

Mayor Winston called for a roll call vote.

2.1 THE MOTION PASSED ON A ROLL CALL VOTE AS FOLLOWS: YES-TRAN, KLONOWSKI, LEE, ERIKSEN, MCGARVEY, WINSTON; NO-MORSON.

Mayor Winston briefed the council on the allegations and investigation. The council held discussions.

At 6:43 p.m. the closed session ended.

At 6:43 p.m. Mayor Winston reconvened the special meeting.

ADJOURNMENT - With consensus of the Council, Mayor Winston adjourned the meeting at 6:45 p.m.

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HOLLIES WINSTON, MAYOR

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DEVIN MONTERO, CITY CLERK

SPECIAL BROOKLYN PARK CITY COUNCIL MEETING

Monday, June 24, 2024
5:33 p.m.

Brooklyn Park City Hall-Room A203
5200 85th Avenue North

CALL TO ORDER – Mayor Pro Tem Xp Lee

PRESENT Mayor Pro Tem Lee; Council Members Maria Tran, Boyd Morson, Christian Eriksen, Tony McGarvey, and Nicole Klonowski; City Manager Jay Stroebel; HR Attorney Mike Freske, HR Director Sarah Kraabel, Police Chief Mark Bruley; Deputy Fire Chief Kurt Frison, and City Clerk Devin Montero.

ABSENT: Mayor Hollies Winston (excused)

Mayor Pro Tem Lee read a statement regarding a council member meeting remotely via interactive technology.

PARICIPATING REMOTELY: Council Member Maria Tran

2.1 Close the Meeting Pursuant to MS Section 13D.03, Subdivision 1(B).

2.1 MOTION LEE, SECOND ERIKSEN TO CLOSE THE MEETING PURSUANT TO MINNESOTA STATUTES, SECTION 13D.03 SUBDIVISION 1(b) TO DISCUSS AND CONSIDER MATTERS RELATING TO LABOR NEGOTIATIONS AND STRATEGIES.

Mayor Pro Tem Lee called for a roll call vote.

2.1 THE MOTION PASSED ON A ROLL CALL VOTE AS FOLLOWS: YES-TRAN, KLONOWSKI, LEE, ERIKSEN, MORSON, MCGARVEY; NO-NON.

HR Attorney Mike Freske briefed the council on the labor negotiations.

At 6:03 p.m. the closed session ended.

At 6:03 p.m. Mayor Pro Tem Lee reconvened the special meeting.

ADJOURNMENT - With consensus of the Council, Mayor Pro Tem Lee adjourned the meeting at 6:04 p.m.

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XP LEE, MAYOR PRO TEM

_____
DEVIN MONTERO, CITY CLERK

SPECIAL BROOKLYN PARK CITY COUNCIL MEETING

Thursday, August 15, 2024
5:35 p.m.

Brooklyn Park Council Chambers
5200 85th Avenue North

CALL TO ORDER – Mayor Hollies Winston

PRESENT Mayor Hollies Winston; Council Members Xp Lee, Christian Eriksen, Tony McGarvey, and Nicole Klonowski; City Manager Jay Stroebel; and City Clerk Devin Montero.

ABSENT: Council Members Boyd (excused) Morson and Maria Tran (excused).

II STATUTORY BUSINESS AND/OR POLICY IMPLEMENTATION

7. GENERAL ACTION ITEMS

7.1 Resolution Canvassing the City Primary Election Held on August 13, 2024.

City Clerk Montero briefed the council on the primary election for the Central District.

7.1 MOTION MCGARVEY, SECOND KLONOWSKI TO WAIVE THE READING AND ADOPT RESOLUTION #2024-112 CANVASSING THE CITY PRIMARY ELECTION HELD ON AUGUST 13, 2024. MOTION PASSED UNANIMOUSY.

ADJOURNMENT - With consensus of the Council, Mayor Winston adjourned the meeting at 5:38 p.m.

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HOLLIES WINSTON, MAYOR

_____
DEVIN MONTERO, CITY CLERK

SPECIAL BROOKLYN PARK CITY COUNCIL MEETING

Monday, August 19, 2024
6:03 p.m.

Brooklyn Park Council Chambers
5200 85th Avenue North

CALL TO ORDER - Mayor Pro Tem Xp Lee

PRESENT Mayor Pro Tem Xp Lee; Council Members Boyd Morson, Christian Eriksen, and Nicole Klonowski; City Manager Jay Stroebel; City Attorney Joe Sathe; Economic Development and Housing Director Michelle Basham, Interim Community Development Director Jason Newby; Operations and Maintenance Director Dan Ruiz; Finance Director LaTonia Green; Recreation and Parks Director Brad Tullberg; Deputy Police Chief Shane Dupaul and City Clerk Devin Montero.

ABSENT: Council Member Maria Tran (excused)

PARTICIPATING BY INTERACTIVE TECHNOLOGY: Mayor Hollies Winston and Council Member Tony McGarvey.

2. CONSENT

2.0 MOTION KLONOWSKI, SECOND LEE TO APPROVE THE FOLLOWING ADMINISTRATIVE CONSENT ITEMS:

> 2.1 TO WAIVE THE READING AND ADOPT RESOLUTION #2024-113 RESCINDING RESOLUTION TO TERMINATE AGREEMENT WITH THE MINNEAPOLIS NORTHWEST TOURISM BOARD (MNW.)
>
> 2.2 TO WAIVE THE READING AND ADOPT RESOLUTION #2024-114 APPROVING THE REALLOCATION OF HEALTH ON THE GO ARPA FUNDS TO BE USED TO CONTRACT WITH FOUR COMMUNITY CONSULTANTS TO DELIVER THE HEALTH ON THE GO PROGRAM FOR THE REMAINDER OF 2024.

Mayor Pro Tem Lee called for a roll call vote.

THE MOTION PASSED UNANIMOUSLY ON A ROLL CALL VOTE AS FOLLOWS: YES-KLONOWSKI, WINSTON, ERIKSEN, MORSON, MCGARVEY, LEE; NO-NONE.

3. GENERAL ACTION ITEMS

Introduction of Community Development Director and Confirmation of Appointment.

City Manager Stroebel briefed the council on the appointment and confirmation of the Community Development Director.

3.1 MOTION LEE, SECOND ERIKSEN TO APPROVE THE CITY MANAGER'S APPOINTMENT OF TIM GLADHILL AS DIRECTOR OF COMMUNITY DEVELOPMENT WITH AN ANNUAL SALARY OF $165,000 EFFECTIVE SEPTEMBER 3, 2024.

Mayor Pro Tem Lee called for a roll call vote.

THE MOTION PASSED UNANIMOUSLY ON A ROLL CALL VOTE AS FOLLOWS: YES-KLONOWSKI, WINSTON, ERIKSEN, MORSON, MCGARVEY, LEE; NO-NONE.

ADJOURNMENT - With consensus of the Council, Mayor Pro Tem Lee adjourned the meeting at 6:17 p.m.

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XP LEE, MAYOR PRO TEM

_____
DEVIN MONTERO, CITY CLERK

BROOKLYN PARK CITY COUNCIL WORK SESSION

Monday, February 6, 2023
6:00 p.m.

Brooklyn Park City Hall
Room A203
5200 85th Avenue North

CALL TO ORDER – Mayor Hollies Winston

PRESENT: Mayor Hollies Winston; Council Members Boyd Morson, Maria Tran, Xp Lee, Nichole Klonowski, Manager Jay Stroebel; Finance Director LaTonia Green; Community Development Director Kim Berggren; Operations and Maintenance Director Dan Ruiz; Deputy Police Chief Bill Barritt; Community Engagement Manager Josie Shardlow; and City Clerk Devin Montero

ABSENT: Council Member Christian Eriksen (excused)

C. DISCUSSION ITEMS/GENERAL ACTION ITEMS:

C.1 Sister City Agreements Discussion – Udu, Nigeria

Community Engagement Manager Shardlow briefed the Council on the process, criteria, background, objectives, sister city structure, staff time and resources for a sister city relationship with the city.

She introduced Chief Ray Memene, board chair of RGD and Chief Godfrey Edaferierhi, Treasurer, representatives from the Sister City Committee members, Reconnecting the Great Diaspora organization and they briefed the council on about RGD organization, Udu local government area, Trade and Commerce, 5 Star Hotels, Tourism and Cultural exchange programs, Capacity building, their proposal for a sister city with Udu, Nigeria.

Comments by Council Members:

- Are the people and businesses on board if approved.
- DNA testing and 25% to be eligible for dual citizenship
- Types of hotels in Udu, Nigeria
- Population of Udu, Nigeria
- Tourism numbers Udu, Nigeria
- If a monument or physical landmark be placed in Udu, to show the significance of sister city with Brooklyn Park, when people go there and see Brooklyn Park is part of that country and had some stake and presence there
- Rubber tree production compared to Liberia's production
- What would be your top concern or issue you like to work with Brooklyn Park on, solar power, economics. If you had to choose one to start off what would it be. Representative answered with water resources and sanitation.
- When doing sister cities related to the criteria do we check on human rights or political rights violations. Nigeria has some civil right issues related to girls and women. Representative answered in northeast Nigeria with new tribes, their focus was on Udu, which was peaceful. Becoming a sister city will have impact on that where people will be engaged

- On our African American youth, is there anything you can do to help educate them around the different cultures from the RGD
- If Udu a sister city, is there an opportunity for Kakata other youth cohorts to go there over the summer, with supervision to see the different cultures and understanding.
- If RGD takes the lead, it could be the hub and have connections in Africa and staff

Mayor Winston thanked the representatives from RGD and presentation.

C.2 METRO Blue Line Extension Update

Community Development Director Berggren briefed the council and stated there were two presentations, one from Metropolitan Council Member Reva Chambliss Blue Line staff about the train.

Metropolitan Council Member Chambliss briefed the council on: Her representation to District 2, Metropolitan Council Impact, Long-range planning, Partnering on a shared vision, Community development, Regional Parks, Environmental Services, Regional Transit, Metro Transit, Regional Transit Network, Connecting people and destinations, $2 plus billion in Permitted and Planned Community Development, Development and Transit equals success, Disadvantaged Business Enterprise, Green Line Extension equals statewide jobs, Blue Line LRT Extension, and Transit Safety.

Comments from the Council Members.

- I got many complaints from residents in fear of riding the bus between 5:00 and 530 a.m. The ladies felt uncomfortable at the park and rides. Brought to the attention of the police chief and sent officers to patrol that area in morning. Have concerns about increasing the ridership from Brooklyn Park to destinations and protecting residents.
- Also talking about 3 to 5 p.m. in the afternoon where more youth at the park and ride, and have drug transactions, sleeping in the stairwells, the cameras don't work there in the structure.
- The maintenance and exterior of the park and ride is not maintained and not does not look like what was presented to the council and not kept up in the summer
- Car donuts are done in the parking lot at the park and rides. If the cameras are working, we should identify them, because we see the donut tracks there
- Some residents expressed their concern about light rail coming and fear of safety. Is there data supporting that people coming from downtown are coming here to cause problems.
- Are there resources or a place to send them to look at, would be helpful to point them in positive direction to help them address their concerns
- On the public safety, however we can be armed with statistics and come up with resources to address it. On the transit police, where does that line separate on what we do for city and the sheriff's department with interactions and responsibilities we have as city. Are there resources available for that to help coordinate it and helps us when we go out and speak to residents on the various responsibilities we have going forward and dealing with issues. The more facts we have the better to address that and getting that information to staff for future conversations because it constantly comes up.
- Is there some type of information on who the transit police are, what the resources are, how the sheriff gets involved with the youth, who are collecting around the hubs, the

resources to deploy and how they are connected with the different lines and working with transit to help us better understand it.

- Can you draw comparisons with the Blue Line to the University Ave sections on Snelling Ave from the Capitol. There was a lot of diverse small businesses and middle of the road planning in that process and a lot of community members were involved and the anti-displacement group having conversations The more we can have our community members participate and feel they have ownership; they will connect with project. If we can get more data on that growth happening because that community was resilient and growing after the property pricing and movements, the small businesses had survived. Those examples can apply to Brooklyn Park on what to see. How many businesses were already established in that area.
- BLRT will not break ground until 2025, two years away and the first rider wont ride until 2029. The investment will far exceed $1.5billion yet our residents can't get from west, central and east without transportation. I am more concerned to get them accessible to jobs now than 2029 at cost of $2 to $3 billion for businesses that are not here. The bus transportation can be here now to travel about our city. It is important to me and the residents.

Mayor Winston thanked Council Member Chambliss for her presentation.

Community Development Director Berggren introduced Chris Beckwith, Blue Line Extension Project Director, Nick Landwer, Director of Engineering and Design, and Dan Soler, Director of Transit and Mobility, Hennepin County.

Director Beckwith briefed the council on: Blue Line LRT Extension, Project Schedule, Blue Line Extension Project Goals, 2023 Work Plan, Risk Management at Met Council, Stay Connected, and Next Steps

Director Landwer briefed on: Project Design Principles, North of 610, West Broadway Avenue BP Segment, 85th Ave Station 90% plan, 85th Ave Site Plan, 85th Ave Station, Brooklyn Park Transition from West Broadway to CR 81, County Road 81 Southern Brooklyn Park, Brooklyn Park Pedestrian Crossing at 63rd avenue Stations, Review Designs Decisions Document for Brooklyn Park, and Feedback from Jan 30 Open House.

Director Soler briefed the council on: Hennepin County Community Work, Completed Work, Current Focus Areas.

Comments by the Council Members:

- On the east to west transportation and the city has reached out in the past and keeps coming up as an issue. Is there justification why it is not happening yet. If the blue line is built that increases the odds for east/west transportation with buses.
- What can be done to get the east/west transportation, so we do not continue to spin our wheels, I want to hear a solution. What is standing in the way. What should we be doing as city to address that formula.
- They tested one option and it did not rise to the level of ridership they expected and the other things didn't rise to level of priority based on a formula that was in place. Is that formula something standard or is that something to discuss. We do hear about the east/west and trying to get my arms around what the situation is. It should not be tied to the discussion of light rail. Maybe we should be considering other options being

discussed. I want to see the feasibility if talking about changing the formula what that looks like and who determines that formula. That is something we have to nail down sooner than later.

- At a meeting with Met council and I was told if we do not do the light rail will not get the bus transit. Your presentation does not talk about buses at those stations and does not mention a bus to take them to their home from that point. We still don't have a solution to transport them from the light rail to their home and stuck on getting transportation throughout the city.
- I know the city has reached on what the city can do about the east/west routes on transit. Would like to find out what we heard and what the roadblocks are; and some of the solutions are standing in the way; and what specifically we should be doing as a city, whether addressing the formula or other things. We need to work with Council Member Chambliss on the formula and network now and need to be involved now to make sure we are getting the proper transit we want.
- You're saying we need to work with Council Member Chambliss on the formula and the Network Now is something we need to be involved now to make sure we are getting the proper transit we want.
- In 252 meetings, those planners told me it would be more likely once 252 and the blue line were done. I looked at the bus lines and they start from the hub in Brooklyn Center and spokes out through the northern part of Brooklyn Park. When looking at bus access and pedestrian flow you're looking 2 to 3 miles out and almost gets us to other side of 252. On the two mainlines in east district, one bus runs up to 252 to the park and ride at Noble but the line that turns off onto west river road and follows West River Road all the way up, Brookdale Drive and 85the will be two major intersections where we need to try to connect those over to Broadway and blue line. I would like to see a lot of focus on 85th as a beltway. People can go up and down 85th and Brookdale Dr is another big corridor where there is a lot of residential properties. I want to see that taken into consideration when talking about east/west bus access because those are big stops at west river road and up to 85th Ave and people north can take those buses down and find buses that go across.
- We were on the hook for $8.18 million in the previous budget, what might that look like in future?
- Do you have statistics on businesses in those light rail areas up or down? Has their business grown or declined since the transportation was there. It would be advantageous to let us know there is proof that it does increase business visibility and or accessibility. I know if they want to ride to that area and that business has what somebody is looking for is going to require them to go there. I would like to see some details of the pluses or negatives about businesses in those areas of the light rail if business went up in income or down.

Community Development Director Berggren and Planning Director Paul Mogush briefed on: Metro Blue Line Beyond the rails, LRT Brooklyn Park, Five stations in Brooklyn park, 63rd Ave Station, Brooklyn Blvd Station 85th Avenue Station, 93rd Ave Station, Corridor Is More Racially Ethnically Diverse than the region, Growth in Suburban Poverty, 2023 Design Considerations.

Comments by the Council Members:

- Is that going to affect the fire house? I love the public art ideas. Let' try to also seek to do it with the station art designs or information coming out of the project.
- It would be cool to see the connections between the stations and the street scapes.

- We talked about the ADA codes but we also have the age friendly information as well as the universal design principles, so let's try to meld everything together as much as possible to make sure people can go from the house to the sidewalks to the train and back as easily as possible.
- Oak grove and Brooklyn Boulevard, those are close to trails. Oak Grove has Rush Creek, north of it and Brooklyn Boulevard, Shingle Creek just north of it. I wold like to see a buildout of the connection a little bit more to see how that would work.
- On 93rd Avenue right now I think from Highway 81 to Zane Avenue is 45 mph and from Zane Avenue to West Broadway is 45 mph and West Broadway to Zane is 50 mph. The speed limit is a concern in terms of once we get it going. How do we make it safer at the 93rd Avenue intersection because 93rd Avenue is high plus we have the Ebineezer Church there too and they could take advantage of the access there.

8:48 p.m. Mayor Winston called for a recess.

At 9 p.m. Mayor Winston reconvened the meeting.

C.3 Water Discussion

Operations and Maintenance Director Dan Ruiz briefed the council on: Existing Water Supply and Treatment, Key Metrics For Essential Services, Ground Water Quality, Key Metrics for Essential Services Water Quality Rating, Treatment Options, Iron and Manganese Filtration, Purchase from Joint Water Commission, Purchase water from Minneapolis, Modify Current Water Plant, Regionalized Softening Plant, and Resident Survey.

Council Member Morson stated he was looking at the $63 million to build 4 miles of pipe from the river to the city and $80 million for 8 miles from Minneapolis to the city and $6 million annual operating costs after they utilize that. He asked what the operating cost would be if they were 8 miles from Minneapolis.

O&M Director Ruiz stated it would be the $6 million minimum because surface water had contaminants and took more treatment but that was if they were to treat it. He stated Minneapolis did all that treatment already and the operating cost would be part of that.

Utilities Manager/Superintendent Luckow stated it would be the $6 million in operating cost if the city did the water softening with the existing plant and converting it with the wells. He stated if they made the Minneapolis connection, the $6 million costs would be incurred to whey they paid them per thousand gallons and would not be an additional $6 million they would be paying the staff and buying chemicals. He stated the city would be paying the wholesale costs to Minneapolis and Minneapolis would be doing the treatment. He stated the way it would worked, they had a large ring around the city the city would tap into and from there on, the city owned the pipe but Minneapolis would be doing all treatment and getting finished water or near finished water. He stated the city might have to add a little chlorine but would not incur treatment costs.

O&M Direct Ruiz stated that on the joint water commission rates they were paying for Minneapolis water, the city would pay something similar to that and was almost 3 times the costs of what the city's residents were currently paying now for the system.

He stated they met with representatives from Brooklyn Center, Champlin, Maple Grove and Plymouth and had a water discussion meeting, what they were seeing and what they were doing, growth and any other issues. He stated the city of Plymouth did a water softening study

in 2018, they had two water treatment plants, and their estimated cost were 40 million for each water treatment plant to add softening. He stated the council decided it was too expensive and did not take it any further at that time. He stated the city of Maple Grove was undergoing a preliminary study and the city shared their study with them and would be presenting to their council in February. He stated the rough estimate to add water softening to Maple Grove was $120 million compared to Brooklyn Park at $47 million because they had to build a separate building, didn't have the room, the existing water treatment plant was not set up to absorb the water softening. He stated the city of Brooklyn Park had already made some investments to try and make that connection and bring down future capital costs.

He stated Brooklyn Center just put in a water treatment plant a few years ago and looked at the Minneapolis scenario but decided to go on their own and don't see their interest in partnering because they made that investment. He stated it was for water treatment only and not water softening.

O&M Director Ruiz stated the city of Champlin's water not as hard was in the 18-22 grains of hardness range and pleased with their water. He stated Brooklyn Park was at 35. He stated Champlin had reached capacity and might need to add a well or two and their system was adequate and pulled from different aquifers. He stated their well field was in different aquifer, tunnel city aquifer, from 400 to 430 feet deep. He stated Brooklyn Park was in the shallow drift aquifer, 260-270 feet deep and were clay confining layers between those that separated the water quality in different aquafers. He stated the city was in a great highly productive glacial drift, old tributary of melted water from glaciers, an tributary to the Mississippi river and had higher production wells but lower water quality.

Council Member Lee ask if adding a tower and more wells in the northwest area, would they have that option to drill into that deeper aquifer.

O&M Director Ruiz stated they had one well site but also in the same shallow drift aquifer with the same water quality. He stated it was running from the northwest to the southeast and when we go to the northwest, they were still hitting the same aquifer, where Champlin was further north and gets them into the other aquifer. He stated they did look at adding wells in the better well field but they were very low in production compared to the drift aquifer, they were hitting.

Utilities Manager/Superintendent Luckow stated that on the previous slide, they saw 2 to 5 wells because it depended where they chose to drill the well. He stated the wells they had in the glacial drift aquifer were very productive. He stated the test pump, they did with some test holes in northwest area, stated a drift well could get 2500 gallons a minute and a pump there expected get 600 gallons a minute and that was where they needed more to get the same production; and is a longer way to pipe that brown water to the treatment plant.

Council Member Klonowski stated residents were not willing to pay in the same survey and said the water was still an issue. She thought they needed to look at more options and asked what a regional plan would consist of. The cities he was talking to were multi-county and the options for sharing the expenditures and what that would look like.

O&M Director Ruiz stated given direction from the council tonight they could take a closer look at and particularly with Maple Grove to establish another joint water commission or northwest water commission. He stated he didn't know if the city would be the main purveyor or would do a joint powers agreement; to share in the infrastructure costs to get the water from the river or do a larger treatment. He stated Maple Grove was with meeting with their council this month

and staff would take what was discussed with the council tonight and reach out to the other cities to see if there was interest and also see what the Maple Grove council had said.

City Manager Stroebel stated the other element was the PFAS, if the forever chemicals were found in our groundwater and there were some in there, and the level of acceptance, of the health standard. If we eventually have to treat that then that's additional costs. If they were to get water from the river, they would be better protected from the PFAS, and protected from the uncertainty of the hardness of getting the water from the ground. He asked if there was more certainty from the raw water from the river versus getting out of the ground in terms of PFAS, and other things they had to treat.

O&M Director Ruiz stated there could be many potential additional contaminates in the river. There could be a petroleum spill, industrial spill int St. Cloud that got into the river and came down.

Utilities Manager/Superintendent Luckow stated there also could be a drought and if they were looking at the river, they would have to do a risk assessment analysis of what was being brought up because there was a lot of protection with groundwater as it was 400 feet deep. He stated the DNR had well head protection programs to protect the aquifers and the contaminants like PFAS, known for years it was coming and was simple to treat.

O&M Director Ruiz stated that on PFAS, there was existing technology that was inexpensive and still talking about millions to invest in granularly activated carbon system but was one more filtration system that could be added on easily to address the PFAS but at a cost. He stated they would know more later this year if and when the Department of Health sets those standards and whether the city met it or not and do additional treatments.

Council Member Morson stated if the city used Minneapolis and was not in favor it, if their prices increased, it would increase the city's and would be passed onto the residents instantaneously regardless whether the city wanted it or not.

O&M Director Ruiz stated that for average family of 4 using 80,000 gallons a year; and part of the rate study a couple of years ago, it was $17.52 a month. He estimated it at $19 per month this year and quarterly would be 3 times that amount. He stated the residents from the Joint Waters Commission to get softened water paid 3 times what Brooklyn Park was paying.

Council Member Morson stated Maple Grove was $127 million for building their system and Brooklyn Park was at $47 million and was an $80 million difference. He asked what they were doing for the $80 million more.

O&M Director Ruiz stated the biggest difference in costs was that they had to build a completely separate structure, in a different location; do it all independently and then pipe it over to their existing water treatment plant. He stated they didn't have a consulting engineer do the study and had their own engineer come up with the study. He stated they would give the council an estimate and council would say yes to study it in-depth and come up with a better number or not. He stated Maple Grove did not build their water treatment plant with the ability to be modularly adding that water softening system. He stated they had to add more clarifiers and other expensive equipment. He stated Brooklyn Park already paid for the equipment and was now going up 200 to 300 percent to when Brooklyn Park first put it in.

Council Member Lee stated the city was at 30% in terms of hardness and asked fi the city went on its own, added the softener, where would that put the city. He asked about the rate of hardness if it had been steady or exponential.

O&M Director Ruiz stated it would bring it down to 6 grains of hardness. He stated some people like at Eden Prairie softened their water, but some residents decided to soften it additionally. He stated it was a cost benefit analysis and a personal preference. He stated Minneapolis and St. Paul set the standards on the softness of water. He stated the city was at 17 grains of hardness in 1990 and had doubled since then.

Utilities Manager/Superintendent Luckow stated it had gone up .6 to .7 grains per gallon year. He stated every well had its own signature even in the same aquifer. He stated that depending where the aquifers were, not all were the same. He stated the average on the drift aquifer, which was the main water supply was about 35 grains per gallon.

Council Member Lee asked if they could apply the same extrapolation of the rate now, did all that and drop it to down to 7 and in another 15 years it would probably double again.

O&M Director Ruiz stated if they continued to study it, they would want to look at what the maximum hardness was they could anticipate at least in 50 years. He stated there was a lot infrastructure they wanted to do to last 50 years at that same rate of hardness.

Council Member Klonowski asked what the impact was on hardness on human beings and at what level. She stated the water had destroyed her faucets, hair and impacted everyone’s skin in her household. She stated as the water continued to harden it was a cost to do inaction as well for the people that lived in the city.

Utilities Manager/Superintendent Luckow stated it was one of the big issues the city had and a possible education outreach. He stated if the water softener was set too high, a lot of that described could be caused by setting it too high and corroding the pipes. He stated they often saw it when going on service calls, people having them set too high corroding the faucets, dishwasher, and the skin because it was too high. He stated staff helped a lot of people set it correctly. He stated the water was very hard, made the hair stiff, impacted the skin but should not corrode faucets. He stated it the softener was set wrong and set high it became corrosive.

Council Member Klonowski suggested putting the information on the city’s website for residents to have regarding the testing of water softeners. She asked if she could get the answers to her questions asked previously, i.e., what impact the hard water had.

Council Member Lee stated if they were looking at costs, he was interested in seeing that 50 year projection. Where the city was going now if it didn’t do anything, it might hit the maximum hardness level and if it kept going up compared to if the city went with its own softening. He stated he also wanted to know what the benefits were, not just at the operations level and thought they needed to get a handle on the residents. What they were dealing with and how much they were spending annually if the council needed to make decisions to invest in softening and could better argue that dollar amount. He stated he didn’t have enough context in terms of what residents were spending and what were the personal costs to them in that dollar amount, i.e., $60 per month. He stated he would like to see more extrapolations on cause and benefits on not doing anything and maybe doing one of the options and also the resident cost benefit of each one.

He asked about how they could mitigate water usage, lawn watering, was a big use. He asked if the council was interesting in modifying those policies and the Homeowners Association had their own thing. He stated right now they did not have alternatives and thought there was an alternative to help with it. On rain collection, he asked if they had studied how much rain water they could gather and create a system for rain capture that could help supplement a little bit. He stated he was interested in hearing those mitigating ideas to bring the hardness down outside of drilling and using the river.

Mayor Winston stated the water issue had been on the city's desk for a very long time and the more they asked to consider the different scenarios, the council would have changed and the next council would be discussing it all over again. He thought they could consider mitigating factors but some of the facts were in front of the council. He stated the could go back and do another study about the resident's will and if putting a study in front of the people, and ask how much they were willing to pay, they would say it seemed like a lot. He stated then go ask them, which ones were their top 5 top issues and #4 was water. He stated the city would have to work with the community, educate them and what model made sense and give them that model and how to mitigate the costs for that model.

He stated he was hearing $6 million annual costs for various options and asked if the council wanted to do regional or in house. He stated regional seemed risky and was not inclined toward it and was not sure if there was demand from other cities for it. He stated he didn't want to come out tonight asking for different mitigation strategies across the whole spectrum but asked what were two model that the council would want to delve into. What are the cost they for it. He stated there were some clarifying questions they could get answers to in the next two months and then they could start the discussion of, how they were going to make it happen and how they were going to mitigate the annual costs. He stated the only way they didn't have to mitigate the costs, if they set up a regional plan, which seemed risky and everyone would pay a lot of money to offset the city's costs. He stated it was risky because they didn't don't know the demand. He stated his instinct was to have the water treatment plant in house. There would be a $6 million cost and needed to talk about how to offset those costs. He stated he didn't want to leave tonight having staff spend another 3 months on it. He would like to come out with the council members thinking about a model and then start looking into that model and if they wanted to, could start discussing that with the residents.

Council Member Tran stated they needed to find the right level on what softener and do something.

Council Member Klonowski stated they should explore two options. She thought they should look at regional with Maple Grove if they had a good development plan and they could hold the land. She stated they should look at the costs on piping to the city and what that looked like, if other communities were interested, and also look at not running from river because it's a potential risk, and develop the softening at the city. She stated that was the $47 million costs they had to figure out along with the $6 million annually. She stated the issue had been kicked down the road a long time and was not going to get any cheaper.

Council Member Morson agreed with the in house more than anything else but should be mindful on the on going expenses. He stated it would cost the residents to maintain it, and was at $6 million and didn't know if that was a hard number or would fluctuate.

Operations and Maintenance Director Ruiz stated the $6 million was for year one, then every year after that would be on the inflationary costs.

Council Member Morson they would have to consider the inflationary costs because it wouln't be $6 million annually. He stated his concern was how much more the residents would be obligated to pay. He stated in house was what he suggested and liked having it for the city and everyone would get the same water. He stated that on the 8 mile piping and doing 4 miles of piping, that was just spending money before they got anything. He stated he was in favor for staying in house to make it happen in the city.

Council Member Lee stated he was leaning toward in house and liked staying with the city's own system and adding on to what it had. He stated if Maple Grove or someone else was interested in cost sharing, could work out, then they should look into it. he stated the biggest thing for him was making sure they had the support of the residents. He stated he knew it had been a topic for a long time and felt it had been kicked down the road. He stated that council after council, presentations, and studies, decided not to pursue it. He stated there needed to be better education and mitigation, He stated that was why he came back making sure they understood what the residents were experiencing. He stated it went back to the garbage issue, and if it was 50/50, it fell on the council to make the decision. He stated some wouldn't Like it in terms of willing to pay the costs. He stated that as long as they had the information to be able to say what they were getting and be comfortable with it. He stated it was for looking into it even if had a 50 percent support then he would go for the in house softening but still wanted to see mitigation options. He stated the more they could mitigate it, the less cost they could incur but would have better quality and at some point sell some water.

Council Member Klonowski stated the city did not have the capacity to sell water. They would have to build more towers to maintain its own capacity and would have think regional if they were going to be the seller of water.

Mayor Winston stated what he was hearing, there was a strong leaning to be doing it by the city. To also consider the regional approach and within the regional approach, what it looked like if was joint and what it also would look like if the city decided to be the regional provider. Was there a model in terms of what the demand would be, and what the city could charge for the demand. He stated that Maple Grove seemed to be doing well and if they were willing to pay rates, like New Hope, Robbinsdale, Crystal, and what would that translate to the city's costs. If it would help mitigate it or not to help justify it. Within that regional approach, what it looked like if it was joint, what does it looked like if the city wanted to take advantage off the demand that was out there. What the city could charge for it competitively, what if the city charged slightly more what it cost to do it and what that would look like. He stated if they could get a few of those models on that with the help from Finance, a strong component of that would be in house, and the ways to mitigate that 6mil costs.

He stated the other piece from those two approaches was what the process was to find out how people felt about it and would want to give an opinion. He stated his instinct, people would say they didn't want to pay more for something or pay an amount but they were also consistently saying, they had a problem with water. He stated the other councils had kicked it down the road because it had a potential to be somewhat controversial. He stated it was now landing on the current council's lap and staff could provide some type of models and find out what the demand was. He summarized, with the process to give reach out to the residents, the two models and how did the city interact with community to figure out what their issues were with water and how far they were willing to go to pay for it.

Council Member Lee stated the council also had other financial decisions as well. He stated the firehouse funding was a priority for him. He didn't know if there would be any conflicts in trying

to purse funding for those two projects and there was also the recreation and parks referendum that was coming up for another vote that would continue to support the recreation and parks projects and there was the LRT too.

Mayor Winston stated they were other things too but would like to begin the process of having the discussion of the real costs and what the minerals were doing to the pipes and at older homes and apartment complexes. He stated if they didn't do the upkeep that water destroyed the pipes and would have to deal with those issues. He stated he didn't want to go down the road of some study about how much it destroyed it but to be able to begin understanding the costs that came with not addressing that issue and not addressing it for so long. He stated the other councils might not have addressed it and there was a reason but the city was struggling with some of the issues because the council had not addressing those issues for 10 years. He stated they could at least start looking at those issues and would like a better understanding of what it all looked like and had two models to review, He stated it would be nice to come back in a month or two months.

Operations and Maintenance Director Ruiz stated he could target April to come back to the council with additional information and research the questions the council had. He stated the department health might come back with more information on the PFAS considerations too. He stated he would also like to do additional outreach to residents about the water, to call staff to check out their water softeners and could do more education on the proper softening at the homes. He stated council could send any concerns to staff and they would come out and handle them on a case-by-case basis.

Council Member Morson stated he would like to also get estimates after the $6 million annual costs, the percentage it was going up with the inflation and what the residents would be expected to pay for it.

D. VERBAL REPORTS AND ANNOUNCEMENTS

D.1 COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

Council Member Morson stated he attended the Ehlers Conference over the past weekend and gained some information on long term financial investments, strategic planning and some of the things the surrounding cities were doing. He stated he had been invited to some those cities and would bring that information back and looked forward to creating that network and maybe utilize the things those cities were doing.

D.2 CITY MANAGER REPORTS AND ANNOUNCEMENTS

City Manager Stroebel stated there were commission interviews at the lasts council meeting and asked the council if they had not turned in their selections, to turn them in to him or Marlene so she could tabulate them and get them to the Mayor for next Monday.

E. ADJOURNMENT

ADJOURNMENT – With consensus of the Council, Mayor Winston adjourned the meeting at 10:21 p.m.

_____
HOLLIES WINSTON, MAYOR

_____
DEVIN MONTERO, CITY CLERK

REGULAR BROOKLYN PARK CITY COUNCIL MEETING

Monday, May 22, 2023 Brooklyn Park Council Chambers
6:05 p.m. 5200 85th Avenue North

CALL TO ORDER - Mayor Hollies Winston

PRESENT Mayor Hollies Winston; Council Members Maria Tran (arrived at 6:06pm), Boyd Morson (arrived at 6:06 pm), Xp Lee, Christian Eriksen, and Nicole Klonowski; City Manager Jay Stroebel; City Attorney Jim Thomson; Community Development Director Kim Berggren; Finance Director LaTonia Green; Operations and Maintenance Director Dan Ruiz; and Police Chief Mark Bruley and City Clerk Devin Montero.

ABSENT: None.

Mayor Winston opened the meeting with the Pledge of Allegiance.

2A RESPONSE TO PRIOR PUBLIC COMMENT

City Manager Stroebel stated there was one comment at the last meeting related to chickens. He stated if there was council interest to consider allowing chickens in the city, because the previous council considered it and was split and did not pass. If the majority of council was supportive of it, staff would bring it back for consideration.

2B PUBLIC COMMENT
1. Michael Svard, 7501 Colfax Ave N. Stated he was a volunteer of the ENA Process that MNDOT was doing and getting community feedback related to the environmental impact. He stated that based on the SDD document that MNDOT put out there was a presumption that traffic and congestion volume could double or triple on some of the local adjacent roads to highway 252, such as Brookdale Drive and 73rd Avenue those that would still remain after whatever ones were shut down. He stated his concerns with that was with the initiative for Highway 252 and trying to include safety on that thoroughfare, the impact of moving potential traffic accidents into the community on neighborhood and city streets where there were people walking, biking; going to the school and were a lot of parents dropping kids off at school and the impact of potential crashes as traffic volume increased on the local roads. He asked the council to be mindful of that as it considered the options MNDOT was presenting to the city of.

2. Maria Tran, Council Member. She stated she had two books to share for reading for knowledge. She stated recently there was a homeowner who shot a black teen who rang his doorbell. She believed this incident was telling us that Xenophobia, the fear of someone who looked different or from different cultures, was still dominating America in the 22nd century. She stated everyone should read more of our history of races in America to educate ourselves better for the sake of this nation. She recommended two books for reading, The Race Matters by Cornel West and Race Relations in America, Examining the Facts by Nikki Khanna and Noriko Matsumoto. She stated in the 22nd century, everyone should live with the facts and reality and not myths. She also stated the city was being awarded $5 million in funding for the Brooklyn Park Community Center and stated the senators had been working hard for it. She stated the next goal was to get funding for the fire station.

3A. MOTION ERIKSEN, SECOND KLONOWSKI TO APPROVE THE AGENDA AS SUBMITTED BY THE CITY CLERK WITH ITEM 7.2 MOVED BETWEEN CONSENT AND PUBLIC HEARINGS. MOTION PASSED UNANIMOUSLY.

3B PUBLIC PRESENTATIONS/PROCLAMATIONS/RECEIPT OF GENERAL COMMUNICATIONS

3B.1 Mayor's Proclamation Declaring May 21-27, 2023 as "National Public Works Week" in the City of Brooklyn Park.

Mayor Winston read the proclamation proclaiming ay 21-27, 2023 as "National Public Works Week" in the City of Brooklyn Park.

3B.2 Presentation by Parents in Community Action (PICA)/Head Start and Overview of a Lease Extension.

Operations and Maintenance Director Dan Ruiz briefed the council on PICA andintroduced Monshari Chandler and Rico Alexander.

Monshari Chandler, Head Start Director and Rico Alexander, PICA Executive Director, gave an overview of the Town Hall Early Childhood family development center.

Ms. Chandler briefed on Celebrating 50 years, Today 14 PICA Locations, PICA Staff, Growing Our Own at PICA, Who We Serve, Enrollment, Not Just About Education, Family Engagement and Support, Townhall Impact, Building Expansion and Lease Terms.

Discussions were held by the council on the 10 year lease, supporting conversion and ownership to PICA, and lease terms.

Mayor Winston asked for the discussions to be summarized and options presented for the lease, 10 years, 20 years and the potential for buying it, general guidelines and structure for the June 26 council meeting.

4.0 MOTION ERIKSEN, SECOND LEE TO APPROVE THE FOLLOWING ADMINISTRATIVE CONSENT ITEM:

4.1TO WAIVE THE READING AND ADOPT RESOLUTION #2023-69 TO AUTHORIZE STAFF TO ENTER INTO A PURCHASE AGREEMENT WITH TOWMASTER TRUCK EQUIPMENT AND NUSS TRUCK AND EQUIPMENT FOR THREE SINGLE AXLE DUMP TRUCKS IN THE AMOUNT NOT TO EXCEED $892,000 AND TO AMEND THE 2023 CENTRAL GARAGE EQUIPMENT REPLACEMENT BUDGET AND 2023-27 CAPITAL EQUIPMENT PLAN TO MAKE THE PURCHASES.

4.2 TO WAIVE THE READING AND ADOPT RESOLUTION #2023-70 APPROVING THE 2024 – 2026 JOINT COOPERATION AGREEMENT FOR URBAN HENNEPIN COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM.

4.3 TO ACCEPT AND DISPENSE WITH THE READING OF THE PETITION SUBMITTED BY DAVID MULLA ON MAY 15, 2023, SUPPORTING THE ADDITION OF A 6-LANE EXPRESSWAY TO MNDOT'S HIGHWAY 252 DRAFT SDD.

4.4 FOR A RELEASE OF THE PERFORMANCE BONDS #82C236368-1 ($4,354,600), #82C235600-2 ($1,133,100), #82C236371-1 ($880,500), #82C236369-1 ($1,076,400), AND #82C236370-1 ($1,217,700) BY LIBERTY MUTUAL, FOR SUBSTANTIAL COMPLETION OF THE ONSITE IMPROVEMENTS OF THE "NORTHPARK BUSINESS CENTER 7TH ADDITION" PROJECT #21-123 LOCATED AT 10701 WINNETKA AVE, 10750 XYLON AVE, AND 1695 XYLON AVE FOR SCANNELL PROPERTIES, LLC.

4.4 TO RELEASE THE LANDSCAPING ESCROW BY RIGHT WAY BUILDERS OF WRIGHT CO. INC. ($4,000) FOR SATISFACTORY COMPLETION OF THE CONSTRUCTION OF SINGLE-FAMILY RESIDENCE LOCATED AT 10594 NOBLE CIRCLE N.

4.5 TO REMOVE GARDHOE CEPHAS FROM THE COMMUNITY LONG-RANGE IMPROVEMENT COMMISSION.

MOTION PASSED UNANIMOUSLY.

7.2 Select Provider of Violence Intervention Services and Authorize the City Manager to Enter into an Agreement for These Services.

Police Chief Mark Bruley briefed the council on the selection of the Violence Intervention Services. He introduced Techoa Cochran, The Village BP.

Ms. Cochran gave a presentation on her proposal to provide violence intervention services. She briefed on Wo is the Village, What We Do, The Village BP Background, Staff Training, Our Approach, Community Engagement, Snapshot of Huntington Place, Violence Prevention, Intervention, Partnership with a Mothers Love, Our System, Our System Follow Up, Our System Statistics.

Dr. Asia King and representatives briefed on Our System Intake Process, Build Trust, Youth Services Conclusions, Partnership.

Discussions were held by the Council on The Village BP experiences and challenges, youth programing, commitment to Huntington Place, consider sexual harassment training, collaborating with A Mother's Love.

7.2 MOTION ERIKSEN, SECOND KLONOWSKI TO CLOSE THE COUNCIL QUESTION AND ANSWER PERIOD AND MOVE TO PUBLIC COMMENT. MOTION PASSED. (5 TO 1) MORSON VOTED NO.

The following individuals addressed the council:

1. Jody Elliott, 1117 S. Marquette Avenue. In support of The Village BP.
2. Jermaine Garrett. 8404 Sumter Circle N. Had lost wages when working with MN Acts Now and want to get his wages owed.
3. Jallean Saygbay, 5920 114th Plaza North. Loss of wages when working with MN Acts Now.
4. Bob Austin. Loss of wages when working with MN Acts Now.

7.2 MOTION ERIKSEN, SECOND LEE TO WAIVE THE READING AND ADOPT RESOLUTION #2023-71 SELECTING THE VILLAGE BP AS THE PROVIDER OF VIOLENCE INTERVENTION SERVICES AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL

SERVICES AGREEMENT WITH THE SELECTED PROVIDER THROUGH DECEMBER 31, 2023, CONSISTENT WITH THE SELECTED PROPOSAL AND FURTHER GRANTING THE VILLAGE BP LATITUDE TO ENTER INTO CONTRACT WITH A MOTHERS LOVE AS THEY DEEMED APPROPRIATE.

Mayor Winston called for a roll call vote.

7.2 THE MOTION PASSED UNANIMOUSLY ON A ROLL CALL VOTE AS FOLLOWS: YES-ERIKSEN, MORSON, TRAN, LEE, KLONOWSKI, WINSTON; NO-NONE.

5. PUBLIC HEARINGS-None.

6. LAND USE ACTIONS

6.1 A Request by The Doran Group to Grant a Waiver from the Development Moratorium for Property Located at 6501 96th Lane North.

Paul Mogush, Planning Director, briefed the council on the request by The Doran Group to grant a waiver from the Development Moratorium for property located at 6501 96th Lane North. He briefed on Location, Waiver Language, The Project, Request, Value Per Acre, and Next Steps.

6.1 MOTION ERIKSEN, SECOND MORSON TO GRANT A WAIVER FROM ORDINANCE 2023-1287 WHICH INSTITUTED A SIX-MONTH DEVELOPMENT MORATORIUM ON THE PROPERTY LOCATED AT 6501 96TH LANE NORTH.

Council Member Klonowski asked why they were rushing during moratorium when the lot had been in possession for some time where other proposed uses for that site never came through.

Mr. Evan Doran, Doran Group, stated given the downturn in commercial development they felt it was a good time to explore the possible land value uses for that site. He stated other uses like office space and retail they found very challenging for the site given the adjacencies of the multifamily project they developed over the years. He stated it seemed like good opportunity for them to pursue the marketplace what was the right pricing mechanism for constructing pricing. He stated the rush was for them to take advantage of the slow-down of the general construction environment to make sure they had the ability to push the project forward if they were granted the waiver and ultimately approval through the planning process down the road.

Council Member Klonowski stated the concern for her as a resident and council member with some of the reputation issues with people feeling they had been ripped off. Their security deposits not being returned, miscommunications and other things. She stated she had residents bring that up to her. She stated that property had the highest vacancy rate in the city where it had a low vacancy rate and makes her have another level of concern with adding another property there if the management issues aren't being worked through and doesn't help Brookyn Park and Doran's reputation. She stated she visited other Doran properties and they had good management and reputation.

She stated that on the moratorium, they were also considering land use in the moratorium, how a building sits on the property, how much the property is used for the taxable value, the living space, production space versus parking. She asked if they were planning putting parking underground.

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Mr. Doran stated the current plan called for underground parking.

Council Member Klonowski asked how they were addressing the parking issues at 610 West as it currently stand because it looks like it was a paid to park model in the underground.

Mr. Doran stated the underground spaces were rentable items. They instituted a permit parking process and tying it to the resident leases holders and providing tags for parking needs.

Council Member Klonowski stated the council had been made aware of and paid a lot of attention to the labor practices in the industry especially on the construction side. She stated they were paying attention to the wage theft and tax fraud and had been happening a lot in the Twincities. She stated there was a legislative bill going through and would make the developer responsible for any of those issues happening on their job sights. She stated it was the interest of the council that people were paid properly and not paid off the books on any construction site in the city. She asked if Mr. Doran was aware of the council's stance on those things.

Mr. Doran stated he was not aware of the particular council members stance on it, but they were aware of the broader bill that was sitting on Governor Waltz' desk for signature in particular with the relationship with the general contractor not necessarily the owner but the general contractor and subcontractors around wage related issues. He stated they had been a long-time general contractor and supportive of any measures that eliminates wage theft and vitally important to brining in new people to the trades and industry which was the benefit to the community. He stated they had not experience that issue themselves.

Mayor Winston stated he wanted to make it clear, the city had the moratorium, and from Mr. Dorn's perspective, they could start put things in motion with that plan, but if the moratorium said, the city needed to go in a different direction, Mr. Doran should be prepared to pivot to that. He stated he was not opposed to it moving forward as is because the Mr. Doran would have to come back to the council to discuss it and be aware there was a moratorium in place.

Mayor Winston called for a roll call vote.

6.1 THE MOTION PASSED ON A ROLL CALL VOTE AS FOLLOWS: YES-MORSON, TRAN, LEE, ERIKSEN; NO-KLONOWSKI, WINSTON.

6.2 A Request by Stone Mountain Plaza to Grant a Waiver from the Development Moratorium for Property Located at 9985 Xenia Avenue North.

Paul Mogush, Planning Director, briefed the council on the Stone Mountain Plaza to grant a waiver from the Development Moratorium for property located at 9985 Xenia Avenue North. He briefed on the location, project, waiver language, request, value per acre of recent developments and next steps.

Council Member Klonowski asked why there was a push to develop it during the moratorium and not waiting until understanding it. She stated there might be modification to what was designed based on the findings of the moratorium study.

Tim Larson, owner of the lot. He stated the reason for the timing was opportunity. He stated when Dr. Olmeara approached them to look at it, it was not a heavily advertised lot. He stated what Dr. Olmeara was looking to do that if it doesn't work for them, he would go somewhere else. He stated the cost to build if they waited until the moratorium expired would go up and

would not get it back in higher rents. He stated they could wait but they could lose it and not build at all and remained undeveloped.

Council Member Klonoski stated as a city, made the decision to pause any development and looked like the council was not in full agreement at every waiver. She stated the idea was to try to understand how to increase the taxbases. She stated she loved the idea of the dental clinic and city referred to part of the medical alley which was fantastic and was a great reputation for the city to have. She stated from her perspective, spring was a good time build in 2024.

Mayor Winston stated they were going into a moratorium and would come back before the council. He stated the council realized there was only so much to develop and wanted residents to understand there was a $2 billion difference between the city's commercial property values and Maple Grove; $3 billion between Bloomington. He stated Bloomington was the fifth largest city and Brooklyn Park was the sixth largest and should not be a $3 billion difference. He stated at some point they have got to cut into that difference and were some difficult decisions made around that.

Council Member Tran stated that based on the number of dentists in the city, they were fine.

Dr. Olmeara stated when they did a study in January with a healthcare and market research company, found out in that area was 80,000 in population and only 7 general dental practices in that area. He stated he currently did work in the city with Sand Piper Dental and scheduled 4 months out and why he looked into opening his practice. He stated the reason he is trying to open his practice was he was funded by the bank and interest rates would be increasing and get costly if he was to wait. He stated he had plans to make it successful and would benefit the city.

Council Member Tran thanked Dr. Olmeara for willing to serve the city and recognized more new ones in the neighborhood. She stated the city needed the important land. She stated if Dr. Olmeara didn't make it today, he could come back again. She stated they had to be careful on the land that was developed for the city and would be critical if the city made a wrong move. She stated right now the city needed housing and didn't need dental offices.

Dr. Olmeara stated the dentist to population ration of 80,000 and 7 dentist, the ration was high if calculate all the general dental practices in the city and overall population.

Council Member Morson stated he supported what Dr. Olmeara was saying about his vision, changing dynamics as the council experienced from the developers, and the cost had increased. He thought the health, safety, and welfare of the community by providing medical service and dental service had a benefit to the community and thought about the consideration of the waiver. He stated he would move forward and make a motion to support it.

6.2 MOTION MORSON, SECOND LEE TO GRANT A WAIVER FROM ORDINANCE 2023-1287 WHICH INSTITUTED A SIX-MONTH DEVELOPMENT MORATORIUM ON THE PROPERTY LOCATED AT 9985 XENIA AVENUE NORTH.

Mayor Winston stated he would vote the same way and didn't have anything against health care. He stated at some point the council couldn't waiver themselves to death otherwise the moratorium wouldn't mean much of anything. He stated when looking at the chart per acre and what it added up to and did not make as big of a difference in terms of closing that particular gap. He stated he understood there was a need for health care and wanted people to understand, when property

taxes rose precipitously and had a police department that was 100 strong and needed to hire another 7 to 10 officers and had 60% of what Bloomington had, it made it difficult for the city to grow or invest in some of the basic resources that was needed for the city. He stated it was difficult to turn people down but at some point had to start closing that gap otherwise they would be there 10 years from now.

Mayor Winston called for a roll call vote.

6.2 THE MOTION FAILED ON A ROLL CALL VOTE AS FOLLOWS: YES-LEE, MORSON; NO-KLONOWSKI, ERIKSEN, WINSTON; ABSTAINED-TRAN

7. GENERAL ACTION ITEMS

7.1 Unmanned Aircraft Systems Presentation and Public Comment

Police Chief Mark Bruley presented the Unmanned Aircraft Systems (UAS) program and draft policy and held a public comment period. He briefed on Current Usage in Minnesota, Authorized Uses Without a Search Warrant, Prohibited Uses, Brooklyn Park UAS Program, Brookyn Park Planned Use, Search and Rescue of Vulnerable and or Missing Adults and Children, Apprehension of Suspects, Mitigate Risks, Emergency Situations, Natural Disasters, and Request for Public Comment.

The following individuals addressed the council:

1. Collette Guyott Hempel. 9277 Trinity Gardens. Stated she supported the police, fire and rescue staff using drones. She stated the comprehensive plan would assist in not only crime solving prevention but also search and rescue for young disabled, other vulnerable residents of the city, and visitors. She stated there was a private club in the city that had the only FAA approved field in the County. She stated the Grass Field RC Club had been there for 30 years and the members volunteered to train old and first responders in helping and learning how to fly drones and remote-control airplanes. She stated they met the Academy of Model Aeronautics and FAA and could do training in both. She stated the club had their field off of Highway 169 and it would be of great help if drones were not practicing over homes and using that field. She stated the field was the only one in the County approved by the FAA and was a gem in the city. She stated she supported the police in their efforts to use the drones and the city of Crystal had 6 police officers that were FAA drone flyers.

Council Member Morson asked to share with residents how it would take away from the man hours from current police force.

Chief Bruley stated it would help resolve scenes and search areas, and gave an example, for a missing vulnerable individual along the river or park environmental center, would call the fire department and use resources to walk areas trying to locate them. They would d track cell phones and use those strategies especially at night. He stated it would be labor intensive and tied them up from not doing other things. He stated a drone would free up that call very quickly, much more effective at searching those type of areas with significant time savings on those calls. He stated it was safer for staff and community members and if they had concerns for their own safety or threaten to harm others, the goal was to get them in custody and get the help they need or accountability that was required. He stated they would do that in the safest way and drones helped accomplish that.

Council Member Morson stated he supported the drone approach to give more accessibility to solve crimes and be preventative, search and rescue. He stated he wanted to make sure the numbers the department had would not handcuff them in limiting what they were able to do with the number of officers the department had. He asked if they were looking to hire people with special training or send designated officers to get the training.

Chief Bruley stated it was going to take some resources and not asking to add officers. He stated they would train 8 of the current staff to run drones. He stated and once certified as pilots they would be able to fly them and respond to incidents. He stated they would not be taking 911 calls, respond to calls for service, stopping cars and doing other police activities. He stated the drones were the right thing to do and made them more effective, had time savings in other ways and made people safer.

Mayor Winston stated there was no action on the item. He stated Chief Bruley had the council support on the drones and was a modern tool especially when talking about being able to respond to look for folks missing and vulnerable. He stated staying within guidelines and legalities was important and understood there was training and keep up with the best practices on what was going on and moving forward.

2. Michale Sprayer. Stated it was great use when chasing someone and asked how that fell legally when using it without a warrant because they won't have time to get a warrant if chasing after someone, or someone threatened to harm or dangerous to someone. He stated it did not seem to align when they could use it from public privacy standpoint. He asked if it was being recorded, residents being recorded and government recording the people. He asked if residents were being recorded in large events and was public concern with government recording people.

Chief Bruley stated there were instances where they could use without warrant similar to if it was a risk to public great bodily harm or bodily harm. He gave an example, someone running with gun who had shot at someone would be a situation that was immediate risk to the community. He stated the supervisor would authorize to use the drone without search warrant. He stated the other instance, would be criminal activity, they could use them but did need a search warrant and would have to file a search warrant to fly the drone. He stated if they were in a vehicle pursuant with a vehicle that had strong armed robberies or stolen autos and the occupants fled and ran into the environmental area, they would use the drone with a search warrant. He stated they also had an electronic search warrant and no longer drove to a judges house. Today they had a preloaded format completed by officers, sent to the judge and the judge signed it electronically. He stated it would come back to the officers and approved by the Sergeant within a reasonable period of time and could get the drones in the air. He stated a highly regulated government was the best government and they should not be used carelessly and support the regulation of the drones. He stated they could also put place in strategies and procedures to be cognizant of the privacy issues but also be effective in providing security to the community.

2. Mr. Sprayer asked if the drone recorded, recordings saved for a long time and if there was guidance how long it is recorded. He stated the public had the right to access it if there was a process from a freedom of information act.

Chief Bruley stated that was still being ironed out and didn't fit perfectly in the data practices law because the technology was new and the data practices laws were antiquated. He stated it would be similar if it was criminal data and classified confidential because it went to the county attorney and coulnd't be released. If it was noncriminal, much of that was releasable. He stated they had a process through the website to request it and they would classify that data based on how it was obtained, such as if there were juveniles in it, etc. and was a long list of laws to follow before it was provided. He stated the flight plans and data were reported to the BCA and was publicly facing so anyone could go to the BCA website and see how many times Brooklyn Park flew the drones, what days, and what the operation was for flying it. He stated it was housed by the BCA to be transparent with community members on the specific data they captured and depended on why they flew it.

Mayor Winston stated that as they rolled it out, if they could work with communications division to have bullet points that addressed some the questions about that data, how long it was kept and what the procedures were.

7.3 Appointments to Commissions.

Mayor Winston briefed on the appointments to commissions.

BUDGET ADVISORY COMMISSION (BAC)

7.3 MOTION WINSTON, SECOND ERIKSEN TO:

APPOINT ANG THATCH TO THE BUDGET ADVISORY COMMISSION REPRESENTING THE CENTRAL DISTRICT EFFECTIVE IMMEDIATELY FOR THE BALANCE OF A FOR A THREE-YEAR TERM TO EXPIRE APRIL 1, 2026.

PLANNING COMMISSION

7.3 APPOINT SHEREESE TURNER TO THE PLANNING COMMISSION REPRESENTING THE EAST DISTRICT EFFECTIVE IMMEDIATELY FOR THE BALANCE OF A FOR A THREE-YEAR TERM TO EXPIRE APRIL 1, 2026.

7.3 APPOINT JENNY YU TO THE PLANNING COMMISSION REPRESENTING THE WEST DISTRICT EFFECTIVE IMMEDIATELY FOR THE BALANCE OF A FOR A THREE-YEAR TERM TO EXPIRE APRIL 1, 2024.

RECREATION AND PARKS ADVISORY COMMISSION (RPAC)

Youth Liaison – City At-large (Ages 14-17 – One-year terms)

7.3 APPOINT KLARISSA YU TO THE RECREATION AND PARKS ADVISORY COMMISSION AS EMERGING LEADERS REPRESENTING THE CITY AT-LARGE EFFECTIVE IMMEDIATELY FOR THE BALANCE OF A ONE-YEAR TERM TO EXPIRE APRIL 1, 2024.

MOTION PASSED UNANIMOUSLY.

7.4 Rental Licensing Ordinance Amendment

Jason Newby, Inspections and Environmental Health Manager, and Keith Jullie, Rental and Business Licensing Manager briefed the council on the Rental Licensing ordinance amendment.

7.4 MOTION LEE, SECOND ERIKSEN TO WAIVE THE READING AND ADOPT ON FIRST READING AN ORDINANCE AMENDING SECTION 117.52, PARAGRAPH (C) (1) AND ADDING SECTION 117.54 TO THE BROOLYN PARK CITY CODE PERTAINING TO ENFORCEMENT, RENTAL DWELLING SELF-ASSESSMENT, AND GOOD MANAGEMENT PRACTICES RESPONSIBILITY. MOTION PASSED UNANIMOUSLY.

8. DISCUSSION ITEMS

8.1 Hwy 252 Discussion Regarding MNDOT's Recommendations for the Draft Scoping Decision Document.

Jesse Struve, City Engineer, briefed the council on MNDOT's Recommendations for the Draft Scoping Decision Document for Highway 252. He briefed on: Overall Project Schedule, What is the Purpose and Need statement, MNDOT Criteria for Recommendations, Purpose and Need Statement, Overall Projects Schedule, Engagement During Scoping Decision Document Design, Draft Scoping Document, Draft Scoping Design Document, MNDOT Recommendations Crash Rates by Facility Type, Safety Data, Network Crash Cost Data, Comparison, What

Alternatives are Not Advancing, and Issues with 4 Lane Low Speed Freeway,

The following individuals addressed the council.

1. Indred Alexander. Stated she was at the last council meeting requesting the EIS study to include the low speed 4 lane freeway as an option. She stated she found the comments given were disingenuous because she spent a lot of time reviewing the scoping documents. In the charts listed, the low speed option compared closely in some areas better than the options being included in the study and did meet the requirements. She stated she was confused why the presentation was now saying it did not meet those requirements tonight. She stated that on behalf of the community, they needed to see the alternatives because it did not meet the high speed and reduced the travel time requirements as it did in the other study they were recommending. She thought some of the low speed options would outweigh the other alternatives when they were looking at the impact it was having to the environment and to the community.
2. Collette Hempel. She supported the 6 lane freeway. She stated TH610 opened in 1996 and before 2000 all of the traffic reporters were saying to go on 93rd Avenue all the way to Noble and that included the city street. She stated behind her house there was a 4 way stop and TH610 the 4 lanes were backed up and the drivers were behind her house and sometimes going all the way to Zane from Regent to Zane stopped. She stated a lot of the freeway drivers didn't want to stop on community streets. She stated they had already paid for many environmental impact studies on Highway 252, added 3 lanes south of Brookdale in both directions and accidents were still occurring on that road. She stated it should have a freeway design and asked the council to support a 6 lane freeway.

Council Member Lee asked about the response from MNDOT that the 4 lane low speed freeway and 6 lane expressway would not meet the original scoping statement.

City Engineer Struve stated that was correct and there were two 4 lane options people asked for on and off. He stated there was a 4 lane low speed arterial similar to Zane Avenue except at 40 mph and there was a 4 lane low speed expressway which had a grade separated and there was some clear safety benefits to that option but the major drawback was the transit would have to travel on general purpose lanes and not have dedicated shoulders or dedicated lanes, which did not meet the regional studies that would be required to have that transit advantage.

Council Member Lee stated he mentioned the expressway and regular road way and asked about the 4 lane low speed freeway.

City Engineer Struve stated it was the second option of the 4 lane low speed freeway and while it had significant safety improvements, by separating the intersections, it still did not provide the transit advantage requirement, which was either on street or on its own dedicated transit lane or transit shoulder.

Council Member Lee asked for an insight as to why those options were put on the table to begin with even though now, they were being eliminated because they did not meet the original statements of purpose.

City Engineer Struve stated he couldn't speak on MNDOT's behalf. He stated a lot of those options generated from public outreach that happened early on and were significant rounds of conversations with the public. He stated while the scoping document was being established, one of the major component of that scoping document was to evaluate it, if they got a lot of

comments on different layout options or roadway configurations and had to evaluate some of those even if they didn't meet the purpose and needs statement. He stated it was not as in depth as what it would get in the Environmental Impact Statement. He stated it could generate some generalized things, such as traffic, safety issues, and had a lot more data, and couldn't necessarily go in depth on the air quality and noise, for each of those options. He stated that was why he felt a lot of those options were looked at because they were brought up a lot at the public outreach.

Council Member Lee stated something that had not been talked about were barrier walls along the development or whatever it might be. He asked if that was part of the options or an option that might come later.

City Engineer Struve stated if he was referring to sound walls through the corridor that based on the information he knew and his understanding of the noise analysis, it was likely there would be sound walls through that corridor. He stated while there were perceived negative impacts of the project, there were still a lot of positive impacts as noise walls could help some of the homes that immediately were adjacent to the Highway 252, they didn't currently have now. He stated some of those were showing impacts in some of the preliminary analysis on what properties were going to be impacted.

Council Member Lee stated there was a lot of feedback for those two options and everyone had seen and received the information. He stated what he came back to with talking with residents, other elected officials, engineers, staff, council level and with state and the county, came down to the infrastructure that would allow for flow of traffic that would strike the best balance between safety and growth. He stated he had always thought of the city as the gateway to the northwest because the city had so many main highways that ran through the city. He stated because of that geography, part of their responsibility was to help support the growth of the region and saw that perspective in terms of what MNDOT was trying to do with the 6 lane options and freeway.

He stated he settled on a freeway option and that struck the most balance between separating pedestrian traffic at grade with highway traffic. He stated he wanted traffic to move through consistently at a flow and wanted buses to be able to move through consistently. He stated he heard the residents and appreciated their advocacy and knew there would be property impacts. He stated they were going to do their best to mitigate that and be as equitable about that process as possible. He stated that in terms of some of the issues to consider, he didn't want to risk waiting another 2 years and the city had waited a long time. He stated he wanted to see that happen rather than to lean on that side of the equation. He stated they had talked about adding the request for the 4 lane low freeway as they passed that last week. He stated he was okay with keeping that in there but not adding the 6 lane expressway. He thought the letter by the city engineer was very thorough and appreciated all the thought that everyone put into writing that letter and putting that forward.

At 10:18 p.m. Council Member Klonowski departed the chambers.

Council Member Lee stated the other issue brought up by the residents was doing the expressway and then adding pedestrian structures over the highways. He asked the city engineer to address some of the concerns with those options.

City Engineer Struve stated with the 6 lane expressway option and adding pedestrian facilities up and over Highway 252 that was an option the council could do but came with significant impacts. He stated those structures were only limited by a 5 percent slope to get up and needed

to be twenty something feet high over Highway 252 and that did extend well back into east and west of Highway 252 to get that or put in helical ways up. He stated some other issues they saw with some of those structures was, if there was an at grade crossing option, people would tend to use the at grade crossing option even if there was a safer option available in a pedestrian bridge. He stated currently at 85th Avenue there was a dedicated pedestrian bridge over Highway 252 and they eliminated the sidewalk to Highway 252 and people still walked on the shoulder of the road and across Highway 252 at 85th Avenue. He stated that even if they put up barriers to direct people to the appropriate crossing, not everyone would use it but adding structures, big structures, had to land back down and would create impacts to those properties. He stated he wanted to be clear that by keeping the 4-lane low speed freeway option, that did not meet the purpose and needs statement. If that was something they wanted to carry forward, there was a risk, and MNDOT did not have to abide by the comments the council gave. He stated if that did proceed forward, that 4 lane low speed freeway option would trigger the restart for the purpose and needs.

He stated one of the options that was being carried forward, 4 lane freeway was not a low speed freeway, with dedicated bus shoulders. He stated with that 4-lane low speed option to actually design that roadway to 45 mph would require significant horizontal curves. He stated they had some vertical cures with potentially Highway 252 going up and over but would likely have impacts to properties and not something that would be impact free or even reduced from what a 6 lane or 4 lane with a bus shoulder and they didn't know that at this point. He just wanted to be clear that keeping the comment to a 4 lane low speed freeway option would trigger the restart of the purpose and needs.

Mayor Winston stated he wanted to make it clear, that it was just discussing what comments would go in. He stated MNDOT got to choose what MNDOT would do. He stated he didn't want to be handcuffed and they should put on what they thought and if it put MNDOT in a situation where they got to make decisions, they had to make those decisions. He stated it was a comment and was not making a policy.

Council Member Lee stated the 4 lane freeway including the bus shoulder was his preferred option.

Council Member Morson stated on Highway 252 there were six lanes, 3 on each side. He stated the whole concept was baffling to him to be at this point now. To have traffic lights there, drivers going through the city at 55 mph and had many tragic deaths and accidents on highway 252 at 55 mph. He stated he had also seen pedestrians being hit crossing Highway 252. He stated that improving it to a 6 lane freeway couldn't grasp it, because then it reduced and or eliminated bus designated lanes for those traveling in or out of the city. He stated he didn't see it visually of the hill they would incorporate to go over those streets and underpasses and would have been helpful for the council to see that. He stated he was more concerned with the safety and welfare of the residents merging to Highway 252 and was still confused as to why they were there today addressing those issues when it was working and asked if it was not working.

City Engineer Struve stated there were 6 intersections on Highway 252 all 6 were within the top 100 worst intersections in the state. He stated 2 were in the top 10 and the third one was ranked 11th. He stated the 3 of the 6 intersections were based on crash costs and were in the top 11 and worst intersections in state. He stated that was why they were there tonight because that stretch of highway, there was significant crashes that happened with stop lights that were there, high impact crashes where people were stopped on Highway 252 at the stop light and someone traveling 55 mph didn't see they were stopped and had a lot of rear end crashes.

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He stated the graphic he presented showed the average crash rates with a million vehicle miles traveled. He stated the urban freeway had the lowest crash rate and didn't mean there would be less crashes than today because with some of those options, the traffic volumes did increase. He stated on the graphic, the orange line, showed the rate of fatal and serious injury crash rates which was lower than with expressway options currently out there today. He stated while there were 6 lanes through a good portion of the corridor there were small sections that with 2 lanes of travel to help alleviate some of the issues that had happened. He stated the city added lanes to Highway 252 both southbound and northbound in 2007 and 2010 because they were seeing the issues out there. He stated they didn't see communities proactively adding lanes onto MNDOT facilities and fully paid for by the city. He stated there was significant crash issues happening out there. He stated that a freeway option was not going to eliminate it but would reduce the amount of severe crashes and improve the walkability by having those grade separations whether pedestrians and bikers were no longer crossing the mainline Highway 252 general purpose lanes they would be on a much lower speed roadway.

Council Member Morson asked if police presence there partnered with Brooklyn Center issuing tickets to slow them down or to maintain reasonable speed in the area help reduce accidents or circumvent some pedestrians on merging onto Highway 252. He stated he was trying to find if it was a reasonable solution to put police out there to slow down the traffic that was causing the accidents.

Police Chief Bruley stated random, or police force presence had limited effect on speeding individuals. He stated with the roadway design would override people seeing a squad car and they would occasionally pull over a car. With a long prolonged sustained day in and day out police presence and working those highways could have an impact, but he didn't have the staff. He stated they would have to hire additional staff and 7 days a week with officers working traffic enforcement and were low on staffing. He stated there were no police officers to hire out there and were modifying their recruitment to look at cadets and grow more of their own talent internally. He stated there were not enough police officers in the system for the 463 police agencies in the state. He stated Brooklyn Center was in a similar situation and did not have the staff. He stated Brooklyn Park was now paying overtime to cover shifts and answering 911 calls and providing the primary service. He stated there was no option today where they could do traffic enforcement on Highway 252 for long sustained periods of time required to control that type of volume of traffic. He stated that on residential streets, that was different when the volume of cars were 200 and stopped 3 of them, the word got out quick that they shouldn't speed down that street and Highway 252 was a much larger issue.

Mayor Winston stated he wanted to point out tonight was not about creating policy, it was about a recommendation to MNDOT. MNDOT put a number of recommendations in front of the council. He stated they could discuss the opportunities but that was not on the menu. They were discussing the 6 to 8 options MNDOT put in front of the council and asking council for input. He stated Council Member Lee gave his recommendation on one and would be great if the council members could give what they thought would be a good recommendation, so staff was not running in circles trying to discern what the council thought before the meeting. He stated it was to discuss the options in front of the council and get those to staff so they knew what to get to MNDOT and get something on the record. He suggested next time staff put language in form of a motion. He stated the options were only for comment and not to come up with a solution by the council because Brooklyn Center, MNDOT and others were involved and the council could make a recommendation from the those options on what they preferred.

Council Member Morson stated there was an option to do it, exists long term and sustainable to

reduce that particular traffic. He stated if they had to hire more people to resolve that issue, that was fine. But was an option to consider and it would happen over an extended period of time. He stated the option was not presented to the council as there were issues on highway 252. He stated maybe no one was hearing about the safety factors that was needed more presently in the community to stop the accidents, tragic deaths in the community because he has not heard of addressing the safety issues. He stated they just want to put up a 55 mph 6 lane highway to get through the city quicker. He stated those things were important to him and was not being addressed.

Mayor Winston asked Council Member Morson what suggestion he had on the specific options he would like to see to recommend to MNDOT. He stated the council wanted to see it safer and with those options and looking at the data gave how to make it safer.

Council Member Morson stated an option to put police on Highway 252 to make sure that happened as a long term option and no one was talking about it. He stated that was an option and the city might need new police officers and that meant another budget and that was an option that could have been considered.

Mayor Winston stated he would like to ask the other council members on that because he would like to drive to some type of solution. He asked the council members if anyone else was in favor supporting to allocate 6 or 8 full time police officers and there was a cost to that as an option long term for the city.

Mayor Winston stated Council Member Lee was not in favor.

Council Member Eriksen stated the officers did not exist.

Mayor Winston stated they did not exist in the budget and didn't think the council wanted to go that route.

Council Member Klonowski stated she was not in favor.

Council Member Tran stated she was not in favor.

Mayor Winston stated he was not in favor and asked the council members what solutions they supported and get staff what they needed to get it to MNDOT and they could make a decision.

Council Member Eriksen agreed with Council Member Lee and was open to considering freeway options and did not support any of the expressway options. He stated on the low speed 4 lane option, would encourage the state to come back with creative solutions instead of a simple, it doesn't meet the purpose and need document. He asked if a 4 lane low speed expressway with bus shoulders met the needs and if changing the grade of road met the needs. He thought the council could still encourage creativity, but if that was not an option at this point, didn't see harm in putting the 4 lane low speed in the Environmental Impact Study just so the council could see the results and the state ultimately decided what went forward. He stated he would like to see results because the residents had asked for them and didn't see the harm in giving the residents information they had asked for. He stated tonight, the council was telling the state what the council wanted to see in the next stage. He stated none of the other potential discussions got the council there and those were the only items he would encourage in the letter.

Council Member Tran stated after listening to residents opinions, and on behalf of them, and for the air pollution, saving the encroachments and properties, thought the 6 lane freeway with bus shoulders should be suggested.

Mayor Winston stated the freeway with bus shoulders seemed to accommodate the different interest that people were trying to take into account. He agreed with Council Member Eriksen that maybe there needed to be some form of creativity, but did not want the council to push it back another 2 years. He understood the impact it could have to residents living along that corridor. He stated there was also the concern about the safety component and as long as it stayed the way it stayed; the safety component was still the issue the council would be struggling with. He thought the 4 lane with the bus shoulder helped and accommodated that and was not opposed to what they talked about the last time, the 4 lane with or maybe without the bus shoulder. He stated he was more comfortable with those options because it accommodated what people were talking about. He stated he didn't know what the EIS was going to say because they had not entered into that yet.

Council Member Klonowski stated she agreed with the majority of the council and she made it clear the 4 lane expressway didn't help with some of the safety issues and could potentially create multitude more issues. She stated the 6 lane freeway options would be her recommendation.

City Engineer Struve stated he heard different options, Council Member Tran talked about the 6 lane freeway with bus lanes and didn't know if she meant the 6 lane expressway option with at grade lights or not. That had the less impacts to the properties and if she meant the freeways that was already included.

Mayor Winston stated the consensus of the council, 4 out of the 6, had been the 4 lane with the bus shoulder.

City Engineer Struve stated not the 4 lane low speed freeway because that didn't have a bus shoulder.

Mayor Winston stated he was aware of that and thought that could cause some issues with pushing it back. He thought most of the council was saying the 4 lane with the bus shoulder and secondarily, some were saying the 4 lane and heard from Council Member Tran but the consensus was 4 lane with bus shoulders.

City Attorney Thomson stated he thought what staff was looking for, there were 4 recommendations, staff needed direction on whether the council wanted to add a fifth one because the comments had to be submitted by Friday.

City Engineer Struve stated the existing options MNDOT was recommending were the 4 options: leave it at as it was today, 4 lane freeway with the bus shoulder and then the two 6 lane freeway options. He stated at the previous council meeting there was support for a 4 lane low speed freeway that did not have the transit advantages like bus shoulder. He stated that one in particular needed to know whether they wanted to include that fifth option, 4 lane low speed, which is currently in his comment letter based on the May 8 meeting.

Council Member Eriksen stated he heard residents say they were interested in the 4 lane low speed. He stated it sounded like the state would not be willing to go there. He stated having that as part of the environmental impact statement resulted only in information and no action and

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asked if that was the interpretation.

City Engineer Struve stated he would have to get that clarification from MNDOT. He thought for it to move forward into the environmental impact statement, they would have to change the purpose and needs statement to reflect that but would set it back.

Council Member Eriksen stated if simply moving that option forward to the environmental impact statement puts it back two years, then he would not want it in the recommendation letter.

Council Member Lee stated it was on the council put forward the 4 lane low speed freeway to MNDOT and if staff could talk to MNDOT further and get back to the council. He stated if it could be information, then that would be good to have, but if it came back and said it would have to go back and redo the purpose and put it back 2 years then he would support pulling it from the comments.

Mayor Winston stated if the council went forward and put the 4 lane low speed and no bus shoulder, if they went that direction and took it seriously, and MNDOT said the city was going to have to go through the process again, there would be further conversations with the city to make sure the council wanted to do that. He didn't think it did harm to include it in there. He stated he couldn't imagine them reading it and saying it would need further discussions with residents to understand why and was much energy behind it. He stated he had no issue with putting it on there as another option since it was not already included. He stated he was hearing a lot of concern from the East District and tended to say a 4 lane with bus shoulder, however, he didn't see any harm in adding it as further comment at this time.

City Attorney stated the best way to do that would be to include a comment that MNDOT consider adding the 4 lane low speed freeway option, just to consider adding it and that was not the council demanding it or recommending it. He stated it was just for MNDOT to consider it. He stated they would come back to the council and to ask them to consider it thought that was what the council was asking for and was the best way to approach it.

City Engineer Struve stated those were comments and MNDOT got to evaluate those comments and move forward. He thought that if that was something they would consider doing, but then trigger the reset they would come back and talk to the council more and would clarify that with MNDOT.

9A COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

Council Member Lee stated last Wednesday, was at a Just Deeds event and welcomed everyone and was a great event. He stated it was part two on the Conversation on Race Conference held last month was great a panel and presentation. He stated it was time they addressed it and get rid of remnants of racism, deeds and covenants. He stated he learned from a mapping justice group, that they didn't want to eliminate the words from the documents, they wanted to add the wording to the documents that the wording was null, not legitimate or legal anymore because they wanted to leave that for peopled to see and realize that form or racism existed in people's documents and a history was there. He appreciated the event and opportunity to speak there.

Council Member Tran stated a resident sent her an email where homeless people were trying to get into her apartment and sent photos on the homeless activities. She stated the weather was

getting warmer and that kind of activity would increase wanted to let the residents know what they could do and do something about it.

Mayor Winston stated that complaint should be given to the police chief to follow up on it.

Council Member Morson stated he was contacted by business owners, about a Door Dash person crashing into their business in January. He stated the damage to building still existed five months later and was an eyesore for the business to continue to operate and nothing had been done. He stated they reached out to the property owners and the property owners did not provided a remedy on the people that damaged the building. He stated the building still sat that way and the city should have gone out and inspected that or have some type of report. He stated he was told staff went out there last week after this happened in January. He stated it impacted their business, had been an eye sore and trying to move forward. He wanted to know what was going on and the building they were renting was still in bad condition.

Mayor Winston stated staff needed the address and staff would look into it and report on it.

He stated staff had spent a lot of time at the capitol this past session and looked like Brooklyn Park had some wins. Public safety would get $3.7 million, CAC would get $5 million; Three Rivers Parkway would get $3 million, Huntington Place would get $10 million toward some issues there, and 109th Avenue/Highway 169 interchange would get $10 million and there would also be money for the blue line light rail and displacement.

He stated the city did well at the legislative session and were still meeting with other sources to get more money for public safety. He stated there would be some dollars coming through pipeline for youth programming and also had city resources doing a good job too. He stated the city's efforts were paying off in terms of going to the capitol and thanked staff for all of the preparation work and other partners to make it happen. He stated Commissioner Lunde was instrumental and thanked Senators Hoffman, Pha and Representative Vang, Nelson and Speaker Hortman for getting involved.

Mayor Winston stated there was an event tomorrow at the CAC at 6 p.m. with him, Police Chief Bruley, County Attorney Moriarity; Techoa Cochran and talking about youth justice, and some of the solutions they were looking for and also letting people know what they were dealing with in the city for a better understanding on some of the gaps that existed. He stated they would be bringing it to the legislature next year to address the gaps.

Council Member Lee stated on Wednesday morning from 8 a.m. to 9 a.m., was a Blue Line Business meeting with Council Member Reva Chamblis in the council chambers.

Council Member Tran said she got an email from a resident about National Night Out and expected to see the council and did not show up. She stated there was another event the city should not hold events that conflicts with National Night Out so the Council Members in the districts should be there.

9B CITY MANAGER REPORTS AND ANNOUNCEMENTS

City Manager Stroebel stated he had one more to the list. They got $1.5 million for the planning and design for central fire station and hoped they continued to support it next year up to 50% of the cost of the central fire station building.

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He stated next Wednesday, from 930 a.m. to 1030 a.m. the Council was invited to staff's State of the City event at the CAC.

City Manager Stroebel stated with National Night Out, the city wins awards for how many parties the city had and always made sure at least one member of the law enforcement and Fire Department were at each party at some point during the evening.

ADJOURNMENT - With consensus of the Council, Mayor Winston adjourned the meeting at 11:07 p.m.

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HOLLIES WINSTON, MAYOR

_____
DEVIN MONTERO, CITY CLERK

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REGULAR BROOKLYN PARK CITY COUNCIL MEETING

Monday, June 12, 2023 Brooklyn Park Council Chambers
6:15 p.m. 5200 85th Avenue North

CALL TO ORDER - Mayor Hollies Winston

PRESENT Mayor Hollies Winston; Council Members Maria Tran, Boyd Morson, Christian Eriksen, City Manager Jay Stroebel; City Attorney Jim Thomson; Community Development Director Kim Berggren; Finance Director LaTonia Green; Police Chief Mark Bruley and City Clerk Devin Montero.

ABSENT: Council Member Nicole Klonowski (Excused)

PARTICIPATING VIA TELEPHONE OR OTHER ELECTRONIC MEANS: Council Member Xp Lee.

Mayor Winston opened the meeting with the Pledge of Allegiance.

2A RESPONSE TO PRIOR PUBLIC COMMENT

City Manager Stroebel stated that there were two comments at the last meeting. The first resident providing some feedback regarding Highway 252 and the second, was Council Member Tran providing some thoughts and book recommendations for the council and community.

2B PUBLIC COMMENT

1. Collette Guyott-Hempel. 9277 Trinity Gardens. Thanked the police officers, especially the ones that dealt with an accident on 93rd Avenue that the trunk looked like an accordion on a street with a 35mph speed. She stated she regretted that a number of drivers considered themselves more important that they drove on the wrong side of the road blocking traffic that was going west from Regent Parkway. She stated those with integrity took 94th Avenue and went over to Zane and up to Oak Grove and around. She stated she also thanked the officers who dealt with the mayhem at both River Park and Noble Sports complex, two blocks from her back yard.

She stated last year she asked for an increase of 50 officers to have the same numbers as the city of Duluth but did not get those officers. She stated the THC law and Marijuana was going into effect and the legislators gave the city $3 million but was a far cry to deal with that kind of mayhem. She stated the city didn't have enough officers. The juvenile justice system of catch and release and saying "kids don't know what they are doing", they knew right from wrong and they knew that stealing a car was not a joy ride, unless it was their parent's car and they already got a drivers permit and took the family car without permission that it was not a joy ride. She stated the city needed more north star diversion and needed MN Acts Now to be helping with all of the mayhem. She stated the officers were doing their best with the resources they had and most of it was the resident's fault. She asked the council to consider by next year, to have 50 more officers. She stated it might be hard to fill those positions, but the city needed them.

She thanked the veterans and a city staff member that represented the city in Washington DC so well over Memorial Day.

2. Jermaine Garrett, 8464 Sumter Circle North. He stated he worked with Harding Smith from day one and wanted to be employed by the community to help make a positive change. He stated during that time he showed up to work every shift and did his best and trusted MN Acts Now organization. He stated himself, coworkers and their families were always under stress, not being paid the correct amount, and on time and took a toll on them. He stated many of them were forced to be homeless because of other things, and to imagine being present at work and doing the job and still see their families struggle. He stated it was a heartbreaking and needed the council to be aware of, that they were forced to attend the church if someone got in trouble and were obligated to go to church before starting work again. He asked the council to rectify the situation for all of them, because something had to be done and something needed to happen because they lost a lot of time and money, and it was wage fraud.

3. Howard Dotson, 5960 Anna Ave #103, Fridley. He stated he was a federal whistle blower for an investigation that began regarding MN Acts Now on the contract it had with the city. He stated he had watched for those 2 years and puzzled as to how the city chose to make it the city's vendor. He stated he had knowledge that a local law enforcement leader called your previous police chief for the mayor sharing their concerns about the choice the city was making. He stated a lot of what the city was going through now could have been prevented had it done a criminal background check and had been due diligence about it, would have known not to give $1.5mil to MN Acts Now. He stated when he was out doing public outreach, he met Jermaine and he shared his experience working for MN Acts Now. He stated he shared his concerns 8 years ago publicly in a Star Tribune article. He was concerned during the Barway Collins funeral and was concerned about the house fire with the 3 children when personal finances were discussed during a eulogy. He stated there was a pattern he was sharing that he saw happen in the city not that long ago after a homicide when personal political issues were brought into a vigil after the homicide. He stated the child was called a gang member when he was not a gang member. The mother was dragged in front of the camera in which she wanted to meet privately. He stated he was laying it out because this was the same pattern of behavior, he had been watching for 8 years, He stated he was sorry that the city was going through it. He stated there would be a federal investigation, FBA, US Attorney, and MN Attorney General's office all had a copy of the contract between the city and MN Acts Now. He stated on that back of the form, had a budget, an estimated budget of what the city would have paid the employees that had served. He stated there had been wage theft, embezzlement, and there would be a forensic audit. He stated he wouldn't be surprised if there was a politician that got caught up in it. He stated the Feds were going to dig deep into It and going to get to the bottom of it. He stated there would be justice for those employees who had wage theft, emotionally abused, and spiritually abused by being forced to go to someone's church as corrective action. He stated they couldn't take federal money and pay someone to go to the church services. He stated it was a violation of the first amendment. He stated he was a US Army veteran and took the oath to protect the U.S. Constitution; and their first amendment rights had been violated in addition to wage theft. He stated they would get to the bottom of it, and he just wanted justice for those employees.

3A. MOTION MORSON, SECOND ERIKSEN TO APPROVE THE AGENDA AS SUBMITTED BY THE CITY CLERK.

Mayor Winston called for a roll call vote.

3A THE MOTION PASSED UNANIMOUSLY ON A ROLL CALL VOTE AS FOLLOWS: YES-ERIKSEN, MORSON, TRAN, LEE, WINSTON; NO-NONE.

3B PUBLIC PRESENTATIONS/PROCLAMATIONS/RECEIPT OF GENERAL

COMMUNICATIONS

3B1 Mayor's Proclamation of June 17, 2023, as the City of Brooklyn Park Juneteenth Celebration.

Racial Equity, Diversity and Inclusion Manager Dr. Marcellus Davis briefed the council on the Juneteenth celebration. Planning Committee Member Cindy Hill, Shana Woods, Dr. Kenneth Turner, and Dr. Troy Redeli also addressed the Council.

Mayor Winston read the proclamation proclaiming June 17, 2023, as the City of Brooklyn Park Juneteenth Celebration.

3B2. Mayor's Proclamation of June 1 – June 30, 2023, as "Pride Month" in the City of Brooklyn Park.

Racial Equity, Diversity and Inclusion Manager Dr. Marcellus Davis briefed the council on the Pride Month proclamation. Dr. Troy Redeli also addressed the Council.

Mayor Winston read the proclamation proclaiming June 1 – June 30, 2023, as "Pride Month" in the City of Brooklyn Park.

3B.3 Legislative Session Debrief and Discussion

State lobbyists Melissa Reed, Park Street Public and Troy Olson, North Metro Mayors Association, briefed the council on the legislative session.

House Speaker Melissa Hortman, Senator John Hoffman, Representative Mike Nelson and Representative Samantha Vang also addressed the council on the legislative session.

Mayor Winston thanked Ms. Reed, Mr. Olson and the legislators.

4.0 MOTION ERIKSEN, SECOND MORSON TO APPROVE THE FOLLOWING ADMINISTRATIVE CONSENT ITEMS:

4.1 TO WAIVE THE READING AND ADOPT ON SECOND READING ORDINANCE #2023-1289 AMENDING SECTION 117.52, PARAGRAPH (C) (1) AND ADDING SECTION 117.54 TO THE BROOLYN PARK CITY CODE PERTAINING TO ENFORCEMENT, RENTAL DWELLING SELF-ASSESSMENT, AND GOOD MANAGEMENT PRACTICES RESPONSIBILITY.

4.2 TO SET A PUBLIC HEARING ON JUNE 26, 2023, TO CONSIDER THE ISSUANCE OF AN ON-SALE INTOXICATING LIQUOR LICENSE FOR FLAVA OF SOUL RESTAURANT AND LOUNGE LLC, DOING BUSINESS AS FLAVA OF SOUL RESTAURANT AND LOUNGE, LOCATED AT 8578 EDINBURGH CENTRE DRIVE NORTH.

4.3 TO WAIVE THE READING AND ADOPT RESOLUTION #2023-73 GRANTING PRELIMINARY AUTHORIZATION TO THE ISSUANCE OF REVENUE BONDS OR OTHER OBLIGATIONS UNDER MINNESOTA STATUTES, CHAPTER 462C, AS AMENDED, TO FINANCE THE COSTS OF A MULTIFAMILY HOUSING DEVELOPMENT; APPROVING THE PREPARATION AND SUBMISSION OF A

HOUSING PROGRAM WITH RESPECT THERETO; APPROVING THE SUBMISSION OF AN APPLICATION FOR AN ALLOCATION OF BONDING AUTHORITY; ESTABLISHING COMPLIANCE WITH CERTAIN REIMBURSEMENT REGULATIONS UNDER THE INTERNAL REVENUE CODE OF 1986, AS AMENDED; AND TAKING CERTAIN OTHER ACTIONS.

4.4 TO APPROVE COUNCIL MEMBER BOYD MORSON TRAVEL TO WASHINGTON D.C. TO ATTEND THE CERTIFICATE IN PUBLIC LEADERSHIP COHORT AND COMPLETE THE PUBLIC LEADERSHIP CERTIFICATION.

4.5 TO AUTHORIZE THE BROOKLYN PARK FIRE DEPARTMENT TO RENEW AN OUTSOURCING AGREEMENT WITH THE MINNESOTA STATE FIRE MARSHAL FOR THE PURPOSE OF CONDUCTING ANNUAL INSPECTIONS OF THE CITY'S SCHOOLS AND HOTELS.

4.6 TO APPROVE THE MINUTES OF THE BROOKLYN PARK REGULAR CITY COUNCIL MEETING OF MARCH 27, 2023, AS PRESENTED BY THE CITY CLERK.

4.6 TO APPROVE THE MINUTES OF THE BROOKLYN RECONVENED BOARD OF APPEAL AND EQUALIZATION MEETING OF APRIL 24, 2023, AS PRESENTED BY THE CITY CLERK.

4.6 TO APPROVE THE MINUTES OF THE BROOKLYN PARK SPECIAL CITY COUNCIL MEETING OF MAY 15, 2023, AS PRESENTED BY THE CITY CLERK.

Mayor Winston called for a roll call vote.

4.0 THE MOTION PASSED UNANIMOUSLY ON A ROLL CALL VOTE AS FOLLOWS: YES-MORSON, TRAN, LEE, ERIKSEN, WINSTON; NO-NONE.

5. PUBLIC HEARINGS-None.

6. LAND USE ACTIONS

6.1 Zoning Code Text Amendment: TOD Districts.

Planning Director Paul Mogush briefed the council on the ordinance amending Chapter 152 pertaining to allowed uses in the Transit Oriented Development Districts.

6.1 MOTION ERIKSEN, SECOND TRAN TO WAIVE THE READING AND ADOPT ON FIRST READING AN ORDINANCE AMENDING CHAPTER 152 OF THE BROOKLYN PARK CODE OF ORDINANCES PERTAINING TO ALLOWED USES IN THE TRANSIT ORIENTED DEVELOPMENT DISTRICTS.

Mayor Winston called for a roll call vote.

6.1 THE MOTION PASSED UNANIMOUSLY ON A ROLL CALL VOTE AS FOLOWS: YES-TRAN, LEE, ERIKSEN, MORSON, WINSTON; NO-NONE.

7. GENERAL ACTION ITEMS

7.1 Finance Positions and Cadet Supervisor Position Approvals

Finance Director LaTonia Green and Police Chief Mark Bruley briefed the council on the additions to the Financial Services Department and Police Department.

Council Member Morson stated he was on the fence about it because he saw the city needed greater staffing in the other areas that were essential in the city. He stated that although he supported both, didn't support Finance Director Green answering emails at three in the morning and doing more work that was needed and being understaffed. He stated he respected her commitment to the community and what she had given of herself for six years. He stated he was concerned about not fulfilling other areas in the city that were understaffed. He stated he knew the importance and value of what both the Chief and Finance Director brought and what the enhancement it would do to the city especially policing in the community. He stated he was on the fence because the city needed other staffing in other areas in the departments that were vital.

City Attorney Thomson stated Section 8.08 of the City Charter; required 5 affirmative votes. He stated the wording in Charter; "To authorize the transfer of funds from unencumbered balances of appropriations in the budget resolution", he stated it was a transfer from the contingency fund and the question was, did that provision apply. He asked if it was an unencumbers balance of an appropriation.

Finance Director Green stated the money was encumbered in the 2023 budget and was a part of the resolution. She stated it would show what the current budget was, and they were just shifting from that contingency line that was in the general fund to the Finance and Police department. She stated they were not asking for unencumbered funds to be added to the budget.

City Attorney Thomson asked if it was a transfer from an unencumbered balance and was the $900,000 dollars in the contingency fund considered to be a unencumbered balance.

Finance Director Green stated it was and it was a part of the 2023 budget that the city received tax appropriations twice a year. She stated that was what that fund was, it was not a contingency fund in of itself and was the general fund and was the contingency account code.

City Attorney Thomson stated if there were 5 affirmative votes, the question was moot. If there was not, they might need to look at it a little more to make sure they had the right number of votes. He stated he understood what Finance Director Green was saying, he just wanted to make sure they had the right number of votes. He stated if it was 5 affirmative votes that was fine but heard one council member was on the fence.

7.1 MOTION TRAN, SECOND ERIKSEN TO WAIVE THE READING AND ADOPT RESOLUTION #2023-74 APPROVING THE ADDITIONS TO THE FINANCIAL SERVICES DEPARTMENT AND POLICE DEPARTMENT AND AMEND THE 2023 BUDGET.

City Attorney Thomson stated that based on Finance Director Green's statement and having looked at the Charter provision closer now, he didn't think the contingency's fund was an appropriation. It was out there for the contingency and hadn't appropriated it for any purpose. He stated, that being the case, they were back to the normal rule and needed 4 affirmative votes to pass it tonight.

Mayor Winston called for a roll call vote.

7.1 THE MOTION PASSED ON A ROLL CALL VOTE AS FOLLOWS: YES-LEE, ERIKSEN, TRAN, WINSTON; ABSTAINED-MORSON; NO-NONE.

8. DISCUSSION ITEMS – None.

9A COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

Council Member Lee thanked staff and everyone else who helped put together the development tour. He stated it was very informational and had a good time looking at other projects and getting insights on them. He stated the person who was talking about the Excelsior and Grand projects said their revenue from the property increased like four thousand percent might be something to look forward to.

He thanked all Recreation and Parks staff who gave a tour on the facilities and doing a little charrette to get some insights in terms of the vision for the new youth center. He stated it was well done, informative and would be helpful.

Council Member Morson said happy world refugee month and happy gay pride month and wanted to acknowledge it.

Council Member Tran stated last weekend on Saturday, the Mayor and her were at the Shark Tank event and had a good time with youth. She stated they encouraged them to be independent and handed out awards. She stated she mentioned in a previous council meeting and wanted to share with the public about a resident and his mother who got scammed by plumbers. She stated they had a water leakage; he went to work, and his mom came to his home and called a plumber and got scammed for seven thousand dollars. She stated because of that, together with the other council members wanted to put it on the next agenda something for local businesses to be registered to help residents, support local business and avoid scams going on in society.

Mayor Winston stated the Shark Tank event was wonderful and had a bunch of youth with wonderful business ideas. He thought city could lean into some of the local businesses in the city, some large and some smaller ones. He stated if the city could begin to connect some of them with the youth with the wonderful ideas they had, they could get some youth into the businesses a lot earlier and the city could support them. He stated there were some creative ideas and was appreciative of the youth and appreciative of the staff putting that together.

He stated he knew residents were worried about some public safety things happening over the weekend. He stated there was a bunch of youth that graduated and there was a party at River park, 200 to 300 youth who got unruly and the police department went over there and got the youth to move around. He stated for those neighbors, he understood that was not something they wanted to deal with. He stated the city was working with a number of resources, state and county level and internally. He stated the city would be beefing up the capacity to address those issues. He stated the youth then moved to another location; and the city was going to great some capacity to be able to deal with that. He stated it was something the council was aware of and would be addressing it.

Mayor Winston stated there was also an incident that happened at a local restaurant and the owner of the property; not the business; where the incident occurred, had deactivated that

lease. He stated in addition there was a liquor licensed involved there and the corporation that owned that license had also deactivated that license for that business. He stated things were in motion from folks in that area associated with that business and the council would be addressing the capacity and aware of it and would be vigilant regarding going forward.

City Attorney Thomson stated the city had been advised, that the owner had initiated a lease termination and staff had been advised that was effective Friday and was outside the city's control but that's the information staff had.

Mayor Winston stated the lease would be terminated on Friday. He stated they were tracking that and public safety was first and foremost on the council's mind and wanted to address it because folks showed up specifically about that. He stated the city was creating an additional capacity with the Village and other partners who were willing to work with the city in terms of the model they needed going forward.

9B CITY MANAGER REPORTS AND ANNOUNCEMENTS

City Manager Stroebel stated Saturday, June 17, was the Juneteenth Celebration at the North Hennepin Community College, from 1 to 7 p.m.

He stated on Wednesday, June 14, was the Mississippi Gateway Regional Park groundbreaking ceremony from 4 to 5 p.m.

Community Development Director Berggren stated the EDA would be have a short meeting from 6 to 7pm followed by a work session between the city council and the planning commission at 7pm. She stated it was related to the development moratorium and 610 corridor development study and would be a good opportunity to work with the planning commission on the vision for development.

ADJOURNMENT - With consensus of the Council, Mayor Winston adjourned the meeting at 8:30 p.m.

_____
HOLLIES WINSTON, MAYOR

_____
DEVIN MONTERO, CITY CLERK

SPECIAL BROOKLYN PARK CITY COUNCIL MEETING

Monday, June 26, 2023
5:34 p.m.

Brooklyn Park City Hall-Room A203
5200 85th Avenue North

CALL TO ORDER – Mayor Hollies Winston

PRESENT Mayor Hollies Winston; Council Members Xp Lee, Christian Eriksen, and Nicole Klonowski; City Manager Jay Stroebel; Police Chief Mark Bruley; HR Attorney Mike Freske; HR Director Sarah Kriewall and City Clerk Devin Montero.

ABSENT: Council Member Boyd Morson (excused); Council Member Maria Tran (Excused)

2.1 Close the Meeting Pursuant to MS Section 13D.03, Subdivision 1(B)

2.1 MOTION WINSTON, SECOND KLONOWSKI TO CLOSE THE MEETING PURSUANT TO MINNESOTA STATUTES, SECTION 13D.03 SUBDIVISION 1(B) TO DISCUSS AND CONSIDER MATTERS RELATING TO LABOR NEGOTIATIONS AND STRATEGIES.

ADJOURNMENT - With consensus of the Council, Mayor Winston adjourned the meeting at 6:00 p.m.

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HOLLIES WINSTON, MAYOR

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DEVIN MONTERO, CITY CLERK

SPECIAL BROOKLYN PARK CITY COUNCIL MEETING

Monday, August 7, 2023
6:08 p.m., Gardenview Room

Community Activity Center
5600 85th Avenue North

CALL TO ORDER – Mayor Hollies Winston

PRESENT: Mayor Hollies Winston; Council Members Xp Lee, Boyd Morson, Maria Tran, Nichole Klonowski, City Manager Jay Stroebel; Assistant City Manager Dr. Angel Smith Community Engagement Manager Josie Shardlow; Program Assistant Katrina Dosher, Strategic Management Coordinator Zach Kramka, Assistant Finance Director Dolly Lee, Community Development Director, Kim Berggren, Recreation and Parks Director Brad Tullberg, Fire Chief Conway, Police Chief Mark Bruley; Operations and Maintenance Director Dan Ruiz; Planning Director Paul Mogush, REDI Manager Dr. Marcellus Davis, and City Clerk Devin Montero. Community Engagement Liaison Tran Pham; Neighborhood Relations Specialist Shanna Woods

ABSENT: Council Member Christian Eriksen (excused)

ALSO PRESENT:

Budget Advisory Commission: Chair Teshite Wako, Vice Chair Akeem Adenji; Commissioners: William Petty, Nahoshon Mobisa, Henry Blake, and Ang Thach

Charter Commission: Chair Dennis Secara; Staff Liaison Devin Montero.

Community Long-range Improvement Commission: Chair Brenda Reeves, Vice Chair Tekoa Cochran; Staff Liaison Dan Ruiz.

Human Rights Commission: Chair Dr. Aja King, Vice Mark Hostetler, Staff Liaison Dr. Marcellus Davis.

Planning Commission: Chair Liam Cavin, Vice Chair Kathy Fraser, Mitch Robinson.

Recreation and Parks Advisory Commission: Chair Mark Nolen, Vice-Chair Dwain Erickson Judy Purcell, Taylor Murray, Kellina Quigley, Terry Parks, Youth Commissioners Aria Reickard Klarissa Yu and Staff Liaison Brad Tullberg.

NW Suburbs Cable Communications/Watershed Commission

B. GENERAL INFORMATION

B.1 Commission Recognition Dinner

At 5:45 p.m. the Council, Commissioners, and staff Liaisons had dinner.

At 6:08 p.m., Mayor Winston welcomed the Commissioners for their time and efforts on being on Commissions. He introduced each Commission. The Council Members also provided comments and thanked the Commissioners.

At 6:08 p.m., City Manager Stroebel thanked the Commissioners for their great work and

provided provided the agenda for the meeting. Dinner and conversations, Commission Photos, Commission Updates, and table conversations and reporting out on their discussions. The discussions would be held on the city's future projects.

At 6:15 p.m. the Commissioners took a group photo outside the Community Activity Center garden area.

At 6:33 p.m. the Commissioners and staff returned to the Gardenview Room to continue the Joint Council Commission meeting.

At 6:35 p.m. City Manager Strobel stated the Commissions would give an update on their activities from the last year and 2023 initiatives.

1. ***Budget Advisory Commission.*** Chair Teshite Wako, gave the following Commission update:
    - Highlights from last year:
    - 2023 Initiatives
2. ***Charter Commission.*** Chair Secara gave the following Commission update:
    - Highlights from last year
    - 2023 Initiatives
3. ***Community Long-range Improvement Commission***. Chair Brenda Reeves gave the following Commission update.
    - Highlights from last year:
    - 2023 Initiatives
4. ***Human Rights Commission.*** Chair Dr. Aja King gave the following Commission update:
    - Highlights from last year:
    - 2023 Initiatives
    - Additional Work
5. ***Planning Commission.*** Chair Liam Cavin gave the following Commission update:
    - Highlights from last year:
    - 2023 Initiatives
6. ***Recreation and Parks Advisory Commission*.** Chair Mark Nolen gave the following Commission update:
    - 2022 RPAC Accomplishments
    - 2023 RPAC Work Priorities
7. **Watershed and Cable Commissions**-No presentation.

At 7:10 p.m. City Manager Stroebel briefed on the Big Ticket projects and stated Fire Chief Conway and Recreation and Parks Director Brad Tullberg would give an overview on the Big Ticket projects with Project Description, Preliminary Timeline and expected costs.

Fire Chief Conway gave an overview on the Fire Department Central Fire Station, East, West and North Stations.

Recreation and Parks Director Brad Tullberg gave an overview on the Community Activity Center improvements, Senior Center, Youth and Teen Center, Trails and Wayfinding.

City Manager Strobel gave an overview on the Wate Tower and Watermain Extension, 252 Freeway Conversion, BLRT/West Broadway, Oak Grove Station Area, Water Quality-PFAS and

Softening, Enterprise Resource Planning, Wage Comparison Study, Emerald Ash Borer, Potential Timing of the Projects, Timeline for Current Bonds, Initial Decisions on the Central Fire, Community Activity Center, and Senior Center.

At 7:39 p.m. after the presentations, table discussions were held facilitated by the staff liaisons. The questions asked to the Commissioners and Council were:

- *What stood out to you from the presentation?*
- *What information surprised you?*
- *What questions do you have about what you heard?*
- *How do these projects connect with the topic areas your commission covers and the conversations your commission has been having?*
- *What do you think the Council should keep in mind as they make decisions on these large projects?*

At 8:08 p.m. the table discussions were completed.

At 8:10 p.m. City Manager Stroebel and Mayor Winston thanked everyone for participating.

Community Engagement Manager Shardlow stated she would take the results of the conversations and prepare a report and would be shared with the council and commissions.

ADJOURNMENT - With consensus of the Council, Mayor Winston adjourned the meeting at 8:11 p.m.

_____
HOLLIES WINSTON, MAYOR

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DEVIN MONTERO, CITY CLERK

BROOKLYN PARK CITY COUNCIL MEETING CONTINUED FROM AUGUST 14, 2023

Monday, August 18, 2023 Brooklyn Park Council Chambers
6:00 p.m. 5200 85th Avenue North

CALL TO ORDER - Mayor Hollies Winston

PRESENT Mayor Hollies Winston; Council Members Boyd Morson, Christian Eriksen, Xp Lee, Maria Tran, and City Manager Jay Stroebel; City Attorney Jim Thomson; Operations and Maintenance Director Dan Ruiz; Recreation; Deputy Police Chief Bill Barrit and City Clerk Devin Montero.

ABSENT: Nichole Klonowski (excused)

REMOTE ATTENDANCE: Council Members Xp Lee and Maria Tran.

Mayor Winston opened the meeting with the Pledge of Allegiance.

2A RESPONSE TO PRIOR PUBLIC COMMENT

City Manager stated there was one public comment at the last council meeting from Ms. Guyotte-Hempel, largely providing feedback to the council.

2B PUBLIC COMMENT – None.

Mayor Winston stated before the council approved the agenda, that only items the Council would be acting on at today's meeting were agenda Item 4, Consent and agenda item 7.1, Canvass the August 8 special election.

He stated Items 3B.2 and 8.1 would be considered at the August 28 council meeting. Agenda Items 3B.1 and 5.1 would be considered at the September 11 council meeting and agenda item 7.2 would be considered at the August 21 special council meeting.

Council Member Morson requested item 4.1 pulled from the Consent agenda.

3A. MOTION LEE, SECOND MORSON TO APPROVE THE AGENDA AS SUBMITTED BY THE CITY CLERK WITH ITEM 4.1 PULLED FROM THE CONSENT AGNEDA FOR SEPARATE DISCUSSION.

Mayor Winston called for a roll call vote.

3A THE MOTION PASSED UNANIMOUSLY ON A ROLL CALL VOTE AS FOLLOWS: YES-ERIKSEN, MORSON, TRAN, LEE AND WINSTON; NO-NONE.

4.0 MOTION ERIKSEN, SECOND LEE TO APPROVE THE FOLLOWING ADMINISTRATIVE CONSENT ITEMS: (Item #4.1 was removed for separate consideration.)

> 4.2 TO WAIVE THE READING AND ADOPT RESOLUTION #2023-88 APPROVING THE JOINT POWERS AGREEMENT BETWEEN THE CITY OF BROOKLYN PARK AND INDEPENDENT SCHOOL DISTRICT NO. 279 FOR THE PURPOSE OF MANAGING AND ADMINISTERING THE SCHOOL DISTRICT'S NOVEMBER 7, 2023,

SPECIAL ELECTION.

4.3 TO APPROVE CHANGES TO EMPLOYEE HANDBOOK SECTION 7.02 ALCOHOL/CONTROLLED SUBSTANCE TESTING POLICY (NON-DOT) AND SECTION 10.10 PARENTAL LEAVE POLICY.

4.4 TO WAIVE THE READING AND ADOPT RESOLUTION #2023-89 AUTHORIZING AN AGREEMENT WITH AXON AIR FOR POLICE DEPARTMENT DRONE FLIGHT TRACKING SOFTWARE

4.5 TO WAIVE THE READING AND ADOPT RESOLUTION #2023-90 TO APPROVE A CONTRACT EXTENSION WITH LYNDE & MCLEOD, INC. FOR YARD WASTE DROP OFF SITE SERVICES AT THE MAPLE GROVE YARDWASTE SITE FOR A PERIOD OF FOUR YEARS, FROM JANUARY 1, 2024 THROUGH DECEMBER 31, 2027.

4.6 TO APPROVE A 3.2 MALT LIQUOR OFF-SALE LICENSE FOR NOBLE GAS INC. DBA NOBLE MOBIL, LOCATED AT 9500 NOBLE PARKWAY NORTH, BROOKLYN PARK, MN 55443.

Mayor Winston called for a roll call vote.

4.0 THE MOTION PASSED UNANIMOUSLY ON A ROLL CALL VOTE AS FOLLOWS; YES-MORSON, TRAN, LEE, ERIKSEN AND WINSTON; NO-NONE.

4.1 Request by Mayor Winston to Travel to and Attend the Midwest US Japan Association Conference in Tokyo and Osaka, Japan on September 8 – 15, 2023.

Mayor Winston gave an overview of the trip. He stated he was invited by Governor Walz to participate in a trade mission and attend the Midwest U.S. Japan Association Conference in Tokyo Japan, September 8 through September 13 and Osaka Japan, September 14 through September 15, 2023.

Council Member Tran stated she got an email from a resident suggesting the mayor could wait until next year because the conference was coming to the area next year. She stated she also didn’t feel comfortable with the city manager going too and needed one of them to stay.

Council Member Lee stated he opposed and was confident in his abilities as Mayor Pro Tem the other directors, and Dr. Angel Smith as the assistant city manager the city would be okay. He stated the speed of business was fast and would make a difference in millions of dollars of investments.

4.1 MOTION LEE, SECOND ERIKSEN TO APPROVE MAYOR WINSTON TO TRAVEL TO AND ATTEND THE MIDWEST US JAPAN ASSOCIATION CONFERENCE IN TOKYO AND OSAKA, JAPAN FROM SEPTEMBER 8 – 15, 2023.

Council Member Eriksen stated he was in favor of the motion as stated. He thought there was significant, practical, symbolic; and raised the city to a different stature. He stated it gave the city leadership networking opportunities and was too important to pass up.

Council Member Morson stated he didn't want to stop any council member to travel and there was 4 months left in the year. He stated the event was coming up next year in Chicago and would be a good opportunity to attend. He stated there was 2% diversity in Japan not African Americans who and hold a 32% minority in the city. He stated if those companies chose to come to the city, it would be a strategical decision for them. He stated the email sent was not personally addressed to the mayor or city manager and included only to all mayors in the email he read. He didn't think it was an undertaking the taxpayers should be endured. He stated it would be coming up next year, 4 months from now, and was not the right time or right moment and appeared like it was a political move and he was not on the council to play politics.

City Manager Stroebel stated the letter was sent to all the mayors in Minnesota that had Japanese companies and there were 40 to 42 cities that had companies. He stated invitations were sent to the cities. He stated he had conversations with the deputy commissioner, DEED and others scheduling the trip and they had significant interest in Brooklyn Park being part of the trade mission for a number of reasons as highlighted in the staff report. He stated Brooklyn Park was one of the few cities that had 3 Japanese companies and found out the city had 4 Japanese companies in the city. He stated it was to promote this destination for future investments from those existing companies and potentially future companies.

He stated Takada company had a current presence in the city for several years and had been considering an expansion at the city facility to bring in additional high paying jobs and additional investment in the community. The stated the trade mission was critical to get that expansion in the city versus other locations and Takada had presence around the globe. He stated there were allocation of dollars the council approved as part of the budget process and highlighted in the staff report there were dollars within the council travel budget to accommodate that expense. He stated there were also additional dollars within the administration budget to accommodate the travel by the city manager to join the mayor as requested by the mayor.

Mayor Winston stated it was important for city to go because the city had 4 Japanese companies. He stated it was also an opportunity to build stronger relationships with the Governor of the State in terms of the city was increasingly going to the capitol and asking for things for the city. He stated the Governor was also part of that process and was a potential to build on that relationship and talk business to the leader of the state. He stated it was also an opportunity to build out relationships with companies in the city's own back yard. He stated he didn't particularly care of the diversity within a country if they were willing to do business in the state, in the city and bring those dollars to the city, things he was most concerned about was being able to bring in more jobs, more revenue, and a stronger tax base to the city. He stated the could push it off to next year but this year those companies reached out to the city and made it clear they would like for the city to attend. He stated they would be touring those companies before they went on the trip and was an opportunity to understand how they did business back home in their country and an opportunity to find out what they were looking for in their country and establishing that relationship was important.

Council Member Lee stated whether the vote passes or not, he would like to address two items on what Council Member Morson said. He stated they were uncalled for by bringing in the topic of politicization and didn't think it had anything to do with politics. He stated it was about growing the businesses in the city and was unnecessary and uncalled for. He stated the mayor was the mayor and there was a lot of outreaches to the mayors and the city to participate. He thought it was a political move in itself to bring up politics. He stated he was offended by Council Member Morson to bring up race in terms of Japan. He stated the city had sister city relationships with

countries in Africa. He stated he wondered what the percentage of API was in those sister cities relationships, what the diversity numbers were in internationally based companies that were here in the city. He stated if and when they made that official requisite for doing business then maybe that could be brought up. He stated to say that because Japan did not have enough black people for the city to extend an arm for the partnership and then to vote down a business development trip to that country, he would take it personally if he didn't already know there was politics involved like he said previously.

Council Member Tran stated the council should take into considerations of the resident opinions seriously about the traveling. She thought the mayor could make the trip if he wanted to go this year but did not think the city manager should leave too. She stated to add things to the fact, he locked her out of the office last month and he ordered the IT communications manager to tell her to only come there on Monday.

Mayor Winston stated the vote was not about the city manager.

Council Member Tran said it was her time to speak and she stated he locked her out, an elected official, from the office.

Mayor Winston stated the vote was not about the city manager.

Council Member Tran stated the mayor was shutting her off.

Mayor Winston stated it was not about shutting her off, it was about protecting the city. He stated the council had a complaint process to do that.

Council Member Tran stated the mayor only did that to her.

Mayor Winston stated no one was specifically going after employees. If they had a specific complaint about an employee there was a process to do that. He stated if she did it through the way she was doing it tonight, it could cause issues for the city.

Council Member Tran stated it was troubling her when the mayor and city manager tried through a system and start to do a lot of vacations and now traveling abroad. She stated she doubted there was another reason behind it. It was not about business and was about family invitations and was not appropriate for the city manager to approve this trip by public funds.

Mayor Winston stated the vote was not about the city manager going. The vote was about him going. The city manager was using different dollars. He stated the vote was about only him, the mayor, going and not about the city manager.

Council Member Tran stated the city manager accompanied him in the city system and they had two hats, mayor and city manager and both were going.

Mayor Winston stated if she understood the vote they were taking now was not about the city manager, it was only concerning him attending the trip. He stated it was for allocating dollars for him to attend and just for the mayor to go. He stated the vote today was about that, just him. He stated the council got her point about how she felt about the city manager but just to focus on the agenda item. He stated to be fair to the residents, it was just about him being able to go to the trip to Japan for business development.

BROOKLYN PARK CITY COUNCIL MEETING AUGUST 18, 2023
CONTINUED FROM AUGUST 14, 2023…PAGE 5

Council Member Tran stated she got it.

Council Member Morson stated that on Council Member Lee's perspective, which he was entitled to, still didn't negate his personal view or opinion and still held true to the fact there was a conference coming up next year and could be done next year. He wanted to make it clear that he was not opposed to council members traveling to where they wanted to travel. He stated he was trying to determine the benefit it yielded the city and was something unknown at this time. He stated he didn't say he saw it that way, he said the residents reached out to him and said it looked like a political agenda. He stated Council Member Lee interpreted those were words coming from his mouth, which he didn't say that and repeated was what the residents reached out to him and said to him. He stated for Council Member Lee to be that upset, disappointed or offended, that was okay. He stated Council Member Lee just did not hear what he said that the residents had reached out to him and said that. He stated he understood that in the email they received, it said the city manager and mayor would be traveling. He stated Council Member Tran was correct on what she was speaking about. Now it was the mayor attending and was still up to the council to decide regardless of his opinion. He stated if it passes, it passes; if not it didn't. He stated networking out of the country with businesses out of the country he supported that and supported the mayor traveling in those capacities because he was the mayor and could do those things, however, he was not in agreement today to travel to Japan now when there was an opportunity next year to do the same thing.

Mayor Winston called for a roll call vote.

4.1 THE VOTE ON THE MOTION PASSED ON A ROLL CALL VOTE AS FOLLOWS: YES-TRAN, LEE, ERIKSEN, WINSTON; NO-NONE; ABSTAINED-MORSON.

7. GENERAL ACTION ITEMS

7.1 Resolution Canvassing the City Special Election Held on August 8, 2023

City Clerk Montero briefed the council on the results of the August 8, 2023, special election.

7.1 MOTION MORSON, SECOND ERIKSEN TO WAIVE THE READING AND ADOPT RESOLUTION #2023-91 CANVASSING THE SPECIAL CITY ELECTION HELD ON AUGUST 8, 2023.

Mayor Winston called for a roll call vote.

7.1 THE MOTION PASSED UNANIMOUSLY ON A ROLL CALL VOTE AS FOLLOWS: YES, LEE, ERIKSEN, MORSON, TRAN, WINSTON; NO-NONE.

9A COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

Council Member Tran stated the council had a new council member in West District as it had been vacant for 7 months. She stated she was happy for Mr. McGarvey to join the council and he had been present to many council meetings and was dedicated to the job he ran for.

Council Member Morson congratulated Mr. Tony McGarvey and looked forward to working with him on the council. He stated it would bring the council to a full council and looked forward to

the seventh opinion the people elected him for.

He stated he was in Washington DC on Monday as part of a conference and was assigned to a task force on clean energy. He stated it would help with federal dollars going to the community and affordable housing. He stated he would be at the table to bring dollars for clean energy and was free money. He stated he received a scholarship to attend and was well worth the effort. Council Member Lee stated he was in North Carolina and was an invitation to a retreat organization out of Washington, DC called, 21 Collective. He stated they did a report on health disparities in the Hmong community. He stated they organization invited elected officials and health equity professionals for the national event to reflect on research, to strategize on framework and move forward to help the community recover now that the pandemic recovered. He stated there was also strategies to work with other communities and the BIPOC communities. He stated they knew native Americans, blacks, undocumented individuals were hit hard and had a lot of disparities, and all learned to share to help the city better engage in areas. He stated he was proud of the city to host a large-scale vaccination sites at Starlight Center, was the first site in Minnesota, to start the test to treat program in the state. He stated the diversity was the city's strength and would continue to grow and develop. He stated he did not seek reimbursement through the city as the 21 Collective reimbursed his trip.

Council Member Morson stated on Tuesday, he took a Brooklyns tour with the NW Tourism Board and the tour began at Leopolds Mississippi Wedding Center and ended at 5 p.m. He stated it was an opportunity to see all of the event centers in both cities, toured all the hotels and rooms. He stated the city had nice hotels and the tour gave insightful information and what the hotels were looking for in the future to continue to bring in future guests to both cities. He stated they went to Top Golf, played golf, met the staff, and were great things going on in Brooklyn Center. He stated they toured the golf course at Edinburgh USA and toured Diamico catering, and they showed their spaces and talked about availabilities for events/weddings and things going on in the community. He stated it was helpful to have that information to be able to tell the residents who were looking for venues within the city. He stated they had lunch at the Mariott in the city, well attended and was a good trip.

Council Member Tran wanted to share with residents that the Brooklyn Park library in the city, there were 11 board members all white and just 2 blacks. She stated she wanted to see more diversity in this system and wanted to see more people at the end of this year. She stated she wanted to see more diversity in the Brooklyn Park library board members.

9B CITY MANAGER REPORTS AND ANNOUNCEMENTS

City Manager Stroebel thanked Mayor Winston and Council Member Tran for hosting the West District townhall meeting last night. He stated they had updates and nice conversations. He stated there would be on in the East District, August 22, at 6 p.m. in the Council Chambers and in the Central District, September 7 at 6 p.m. and invited everyone to come out and engage with Mayor and Council.

ADJOURNMENT - With consensus of the Council, Mayor Winston adjourned the meeting at 12:56 a.m.

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HOLLIES WINSTON, MAYOR

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DEVIN MONTERO, CITY CLERK

SPECIAL BROOKLYN PARK CITY COUNCIL MEETING

Monday, August 21, 2023 Brooklyn Park Council Chambers
6:02 p.m. 5200 85th Avenue North
(Prior to the Economic Development Authority Meeting)

CALL TO ORDER – Mayor Hollies Winston

PRESENT Mayor Hollies Winston; Council Members Maria Tran, Boyd Morson, Xp Lee, Christian Eriksen, and Nicole Klonowski; City Manager Jay Stroebel; Assistant City Manager Angel Smith; City Attorney Joe Sathe; Community Development Director Kim Berggren; Finance Director LaTonia Green; Recreation and Police Chief Mark Bruley and City Clerk Devin Montero.

ABSENT: None.

7. GENERAL ACTION ITEMS

7.1 Introduction of Fire Chief and Confirmation of Appointment

City Manager Stroebel briefed the Council on the appointment of Fire Chief Shawn Conway.

Fire Chief Conway addressed the council and audience.

Mayor Winston congratulated Chief Conway on his new role as Fire Chief. He stated the city would be in good hands make the community safer.

Council Member Morson stated he was his biggest cheerleader and had the opportunity to speak to the Fire Department firefighters and they had confidence in him which he supported and made tonight's decision to support him to be the Fire Chief to move the city forward and provide topnotch service to the residents that had been synonymous with the Fire Department over the past years. He stated Chief Conway was stepping into a role where he had high expectations of him and the firefighters. He congratulated Chief Conway and stated it was a pleasure to recognize him as the Fire Chief for the city.

Fire Chief Conway addressed the council and audience.

7.1 MOTION ERIKSEN, SECOND MORSON TO APPROVE THE CITY MANAGER'S APPOINTMENT OF SHAWN CONWAY AS FIRE CHIEF WITH AN ANNUAL SALARY OF $170,000 EFFECTIVE AUGUST 22, 2023. MOTION PASSED UNANIMOUSLY.

Mayor Winston congratulated Fire Chief Conway and adjourned the meeting.

ADJOURNMENT - With consensus of the Council, Mayor Winston adjourned the meeting at 6:15 p.m.

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HOLLIES WINSTON, MAYOR

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DEVIN MONTERO, CITY CLERK

SPECIAL BROOKLYN PARK CITY COUNCIL MEETING

Monday, November 13, 2023
5:17 p.m.

Brooklyn Park City Hall
Room A203
5200 85th Avenue North

CALL TO ORDER – Mayor Hollies Winston

PRESENT Mayor Hollies Winston; Council Members, Boyd Morson, Xp Lee, Nichole Klonowski, Maria Tran, and Tony McGarvey; City Manager Jay Stroebel; Deputy Police Chief Bill Barritt; Operations and Maintenance Director Dan Ruiz, Utilities Manager/Superintendent, Operations & Maintenance Richard Luckow, City Attorney Jim Thomson, and City Clerk Devin Montero.

ABSENT: Council Member Christian Eriksen (excused).

REMOTE ATTENDANCE: Robert Shelquist and David Zoll, Lochridge, Grendall and Nowen, law firm.

2.1 Close the Meeting To Discuss and Consider Attorney/Client Privilege Matters Relating to PFAS Multi District Litigation With 3M and Dupont. The Meeting Is Closed Pursuant to MS Section 13D.05 Subdivision 3(b).

2.1 MOTION KLONOWSKI, SECOND LEE, TO DISCUSS AND CONSIDER ATTORNEY/CLIENT PRIVILEGE MATTERS RELATING TO PFAS MULTI DISTRICT LITIGATION WITH 3M AND DUPONT. THE MEETING IS CLOSED PURSUANT TO MS SECTION 13D.05 SUBDIVISION 3(b). THE MOTION PASSED UNANIMOUSLY.

At 5:17 p.m. the Mayor and Council met in a closed session.

Operations and Maintenance Director Dan Ruiz briefed the Council on Matters Relating to PFAS Multi District Litigation With 3M and Dupont. He introduced Robert Shelquist and David Zoll, from Lockridge, Grendall and Nowen Law firm and they briefed the council.

At 5:558 p.m. the Mayor and Council ended the closed session.

The meeting adjourned at 5:58 p.m.

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HOLLIES WINSTON, MAYOR

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DEVIN MONTERO, CITY CLERK

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.9	**Meeting Date:**	August 26, 2024
Agenda Section:	Consent	**Originating Department:**	Community Development
Resolution:	XX		
Ordinance:	N/A	**Prepared By:**	Erin McDermott, Senior Planner
Attachments:	7	**Presented By:**	Erin Perdu, Interim Planning Director
Item:	**The Brook**– An Application by OV Development for a Preliminary Plat, and Site Plan at 6001 94th Lane North for a 192-unit Multiple Dwelling Development		

City Manager's Proposed Action:

MOTION _____ SECOND _____ TO WAIVE THE READING AND ADOPT RESOLUTION 2024- ___ FOR THE APPROVAL OF A PRELIMINARY PLAT FOR "THE BROOK" AT 6001 94TH AVENUE NORTH FOR THE CREATION OF ONE LOT.

MOTION _____ SECOND _____ TO WAIVE THE READING AND ADOPT RESOLUTION 2024- ___ FOR THE APPROVAL OF A SITE PLAN FOR A 192-UNIT MULTIPLE DWELLING AT 6001 94TH AVENUE NORTH.

Overview:

Planning Commission:

Planning Commission heard this request at the August 14, 2024 Regular Meeting, at which a public hearing was held. No members of the public were present to speak on this item, the applicant presented the slides shown in Attachment E. The Planning Commission voted unanimously in favor of recommendation of this application (7-0).

Summary:

OV Development proposes a 192-unit multiple dwelling at 6001 94th Ave. North. Two land use applications are included with this application, a preliminary plat, and a site plan.

Outlots are not developable, and a preliminary plat is the mechanism used to create a final plat. A final plat is required to create a lot that can be recorded by the county, after which a building permit can be issued. The preliminary plat includes the parcel known as Outlot A, Six Ten Zane Second Addition and proposes to create a single, 5.24 acre lot: Lot 1, Block 1, The Brook.

A site plan application proposes conditions of property development and site design standards within the City. Site plans are reviewed by the Brooklyn Park Planning Commission and a recommendation is made to the City Council which votes to approve or deny the application. The site plan area is within the Mixed Use (MU) Zoning District, is 5.24 acres, and proposes a multiple dwelling development with a single vehicular access point to Colorado Avenue North, a public street that connects 93rd Avenue to 94th Avenue (C.S.A.H. 30).

The MU district permits multiple dwellings by right. In addition to the site plan approval, the use is also required to conform to the Brooklyn Park Comprehensive Plan. Analysis of conformance of this proposal with the Comprehensive Plan are detailed within this report.

Previous Approvals:

This lot was created as Outlot A, Six Ten Zane Second Addition as part of Planning Case 17-113. This lot was impacted by Planning Case 23-112 in which properties impacted by Interim Ordinance 2023-1287 were rezoned to MU in response to the completion of the 610 Corridor Development Study.

Current Conditions:

The subject property includes one lot totaling 5.24 acres. The site is undeveloped, with a stormwater pond on the north portion of the lot. This stormwater pond serves the Six Ten Zane development, including Hyvee to the north of 94th Avenue. The site is bounded by streets on every side, three public streets on the north, west, and south side, and one private street on the east side.

Future Land Use Plan	Mixed Use; Development/ Redevelopment	
Current Zoning	Mixed Use (MU)	
Proposed Zoning	Mixed Use (MU)	
Neighborhood	Tessman	
Site Area	5.24 Acres	
	Current	Outlot A, Six Ten Zane Second Addition (5.24 acres)
	Proposed	Lot 1, Block 1, The Brook (5.24 acres)
Conforms to:		
Land Use Plan	Yes	
Zoning Code	Yes	
Notification	40 Public Hearing Notices mailed Communications email On-site development sign	
Timeline (MN §15.99) 60-day 120-day	 September 6, 2024 November 5, 2024	

Land Use/Zoning and Overlay:

The future land use for the property, as guided by the 2040 Comprehensive Plan is Mixed Use with a Development/ Redevelopment overlay. The site is zoned Mixed Use (MU) as well as adjacent property to the north and east of the subject site. There are no zoning overlays on this property.

Preliminary and Final Plat:

On July 16, 2024, the preliminary plat was submitted to Hennepin County Transportation for plat review. Hennepin County Transportation has not yet provided comments for this proposal.

A final plat is not considered with this application. Prior to final plat approvals, all comments made by Hennepin County must be addressed. After the approval of the preliminary plat, the subdivider has one year to file for approval of a final plat, unless an extension is granted. At the time of application for a final plat the following items must be submitted: a recent abstract, utility layout to the City Engineer. The City Attorney must review the draft final plat with an updated title commitment prior to final plat approval. Additional conditions of approval may be required based on the title opinion. These must be met prior to plat recordation.

Park Land Dedication:

Park dedication determinations are made at the time of preliminary plat. In every plat allowing development, a portion of such land and/or cash must be set aside as open space for park and playground purposes, public open space for park and playground purposes, public open space or public ponds, except where adjustment to lot lines do not create additional lots. The proposed plat creates two new, buildable lots for a commercial use.

Dedication has been satisfied for this property, as memorialized in a document titled 'Assignment and Assumption of Park Dedication Credits' signed on behalf of Gracelyn Development, L.L.P. The park dedication credits to be assumed include this property.

Site Plan:

A site plan review is a requirement of the Code, as the purpose of this project is to construct a new building. Section 152.033 of the Code requires that the site plan be evaluated on the criteria in bold below. Staff comments follow.

(E) Evaluation criteria. The city must evaluate the effects of the proposed site plans. This review may be based upon, but not be limited to, the following criteria:

(1) Consistency with the Comprehensive Plan, the City Code, and this chapter.
(2) Enhancement of the site to create a meaningful and harmonious development.
(3) Creation of a functional and harmonious design for structures and site features, with special attention to the following principals:
(4) The height, scale and massing of new buildings and structures should complement similar buildings within the same zoning district in which the application is made.

The future land use on this property is Mixed Use with a Development/Redevelopment overlay, with a residential density of 12-100 units/acre. The density proposed with this project is 36.6 units/acre. The site is within the Mixed Use Zoning District, in which multiple dwellings are permitted by right at a density which conforms with the Brooklyn Park Comprehensive Plan. Staff finds conformance and consistency with the Comprehensive Plan.

The development, located between a business park development and small-scale retail, transitions from the height, scale and massing of large tip-up style construction to the smaller single-use structures of the adjacent development to the east.

The site is required to have a civic space component, consistent with the Mixed Use district requirements. This civic space is a pocket park located on the southwest corner of the property, and can be utilized by residents, as well as employees of the adjacent business park and commercial developments.

(F) Conformance to the Approved Site Plan Review. All developments must remain in continual conformance with the approved Site Plan Review until or unless amended in compliance with this chapter.

Any significant changes to the development will require an additional site plan review.

Traffic:

Vehicular access will be from Colorado Avenue North. A left turn lane to access the site for south bound traffic is proposed. Transportation staff has reviewed the project submittals and determined that the plans as submitted will not negatively impact traffic, and external pedestrian connections are appropriate.

Parking:

There will be 336 parking spaces provided on site, which includes 168 surface parking stalls and one level of 168 underground parking stalls. At 1.75, the parking ratio is less than 2 stalls per unit but is similar to the parking structure of existing multiple dwellings in the city. The Code allows for deviation from parking numbers to be

approved by City Council based on verifiable information to support the deviation, with the information provided and based on previous approvals for similar uses, this request is consistent with the Code requirements.

City Services:

City services, including water and sanitary are provided to the site.

Screening and landscaping:

Screening is required for off-street parking; this can include any combination of landscaping, decorative fencing, and berms. At this time there is no screening indicated. The applicant should work with City staff to determine an adequate screening plan prior to the issuance of a building permit.

The applicant proposes 25 overstory, 25 evergreen, and 51ornamental trees in addition to 702 shrubs located throughout the site. Landscaping requirements indicate 759 shrubs are required for this site. Staff recommends that the landscaping plan be revised to meet code requirements. The landscaping plan includes adequate landscaping to the parking areas, as well as adequate street trees.

Trash and recycling will be stored internal to both buildings. Waste will be taken to a central area for removal, as such, waste shall not be stored outdoors.

Architectural standards:

The building will contain three levels of housing above one level of underground parking. The materials include brick, fiber cement siding, and glazing. A variety of colors, materials, and articulation that provides architectural interest. Each unit has a balcony, as a visual element to help mitigate the appearance of blank walls.

Lighting:

A photometric plan was provided, excluding amenity spaces. The photometric plan meets zoning requirements, and an updated plan including amenity spacing is required prior to building permitting to ensure all spaces meet lighting requirements.

Affordable Housing Plan:

The applicant indicated in the project narrative that they will provide 5% of total units at 30% Area Median Income (AMI). A detailed Affordable Housing Plan, as required by the City's Mixed Income Housing Plan will be provided to staff prior to building permitting.

Pedestrian Circulation:

Internal pedestrian connections are present and appropriate around the buildings and to the parking areas. The site has an existing sidewalk along 94th Avenue, and this proposal will include sidewalks being installed along Colorado Avenue, and the private street on the east property line.

The required findings of §152.033 have been addressed and Staff recommends approval of the site plan with conditions.

Primary Issues/Alternatives to Consider:

1. Approve the Preliminary Plat, and Site Plan as presented.
2. Approve the Preliminary Plat, and Site Plan with modifications.
3. Deny the Preliminary Plat, and Site Plan based on certain findings.

Budgetary/Fiscal Issues: N/A

Attachments:

4.9A RESOLUTION – PRELIMINARY PLAT
4.9B RESOLUTION – SITE PLAN
4.9C LOCATION MAP
4.9D PLANNING COMMISSION MINUTES
4.9E APPLICANT PRESENTATION
4.9F PRELIMINARY PLAT
4.9G PLAN SET

RESOLUTION #2024-___

RESOLUTION FOR THE APPROVAL OF A PRELIMINARY PLAT FOR "THE BROOK" AT 6001 94TH AVENUE NORTH FOR THE CREATION OF ONE LOT.

Planning Commission File #24-112

WHEREAS, OV Development has filed an application for preliminary plat for "The Brook" at the property addressed 6001 94th Avenue North, legally described as:

Outlot A, Six Ten Zane Second Addition, Hennepin County, Minnesota

WHEREAS, said plat is in all respects consistent with the City plan and the regulations and requirements of the laws of the State of Minnesota and codes of the City of Brooklyn Park, Chapters 151 and 152.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park, Preliminary Plat Request #24-112 "The Brook" shall be approved subject to the following conditions:

A. Title review by the City Attorney and all conditions therein must be completed prior to the request for final plat approval. All title issues must be resolved prior to plat recording.
B. Adequate drainage and utility easements shall be provided with review and acceptance by the City Engineer.
C. Submission of a CAD copy of the plat.

BE IT FURTHER RESOLVED that such execution of the certificate upon said plat by the Mayor and City Manager shall be conclusive showing of proper compliance therewith by the subdivider and City officials and shall entitle such plat to be placed on record forthwith without further formality, all in compliance with M.S.A. 462 and the Ordinance of the City.

RESOLUTION #2024-

RESOLUTION FOR THE APPROVAL OF A SITE PLAN FOR A 192-UNIT MULTIPLE DWELLING AT 6001 94TH AVENUE NORTH

Planning Commission File #24-112

WHEREAS, an application has been made by OV Development for a Site Plan Review under the provisions of the City Code on properties legally described as:

Lot 1, Block 1, The Brook, Hennepin County, Minnesota

WHEREAS, the zoning of the property is Mixed Use (MU) – in which multifamily dwellings are allowed by right; and

WHEREAS, the effect of the proposed use upon the health, safety, and welfare of surrounding lands, existing and anticipated traffic conditions, and its effect on the neighborhood have been considered;

WHEREAS, the matter has been referred to the Planning Commission who held the public hearing on August 14, 2024; and

WHEREAS, the Planning Commission unanimously recommended approval of the site plan with conditions.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park:

The Site Plan Review for two multifamily dwellings is hereby approved with the following conditions:

1.00 DRAWINGS

1.01 Site, utility, and grading plans on file in the City Clerk's office are approved, subject to conditions listed below.

1.02 Building elevations, which are undated, are approved to proceed to building permit, subject to conditions listed below.

2.00 BONDS, ESCROWS AND DIRECT PAYMENTS

2.01 A Development Contract and bonding shall be required as a development bond or letter of credit in the amount of **$1,321,300.00**, a cash bond in the amount of **$69,500.00**, and a developer's escrow in the amount of **$41,700.00** as required by Chapter 152. The developer's escrow must be posted with the City to cover engineering, legal and administrative costs incurred by the City. If this account becomes deficient, it shall be the developer's responsibility to deposit additional funds. This must be done before final bonding obligations are complete.

3.00 REQUIRED DOCUMENTS

3.01 All utility construction, drainage, grading and development plans must be approved by the City Engineer prior to receiving a building permit.

4.00 GENERAL CONDITIONS

4.01 It shall be the developer's responsibility to keep active and up to date the developer's contract and financial surety (Letter of Credit, bonds, etc.). These documents must remain active until the developer has been released from any further obligation by City Council motion received in writing from the Engineering Department.

4.02 Before final bonding obligations are released, a certificate signed by a registered engineer must be provided. This certificate will state that all final lot and building grades are in conformance to drainage development plan(s) approved by the City Engineer.

4.03 No burying of construction debris shall be permitted on the site.

4.04 Dust control and erosion measures must be in place to prevent for dust and erosion including, but not limited to, daily watering, silt fences, and seeding. The City Engineer may impose measures to reduce dust and run-off.

4.05 Adequate dumpsters must be on site during construction. When full, they must be emptied immediately or replaced with an empty dumpster.

4.06 Signs must conform to the requirements of Chapter 150. The sign plans will be approved by staff to verify code compliance at time of building permit.

5.00 CONDITIONS

5.01. Final plat “The Brook” must be approved prior to issuance of building permits.

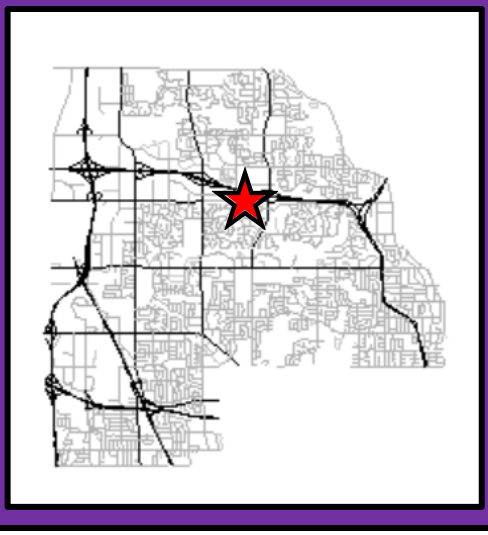
5.02 A revised landscape plan must be submitted to meet code requirements and any revisions to plans prior to City Council consideration.

5.03 All conditions of the resolution must be met prior to issuance of building permits.

5.04 The Affordable Housing Plan must be submitted and approved by Economic Development and Housing staff prior to issuance of building permits.

Preliminary and Final Plat; Site Plan Review
Case #24-112 – The Brook
Area of Request (August 2023 Air Photo)
6001 94th Avenue North

Brooklyn Park



6. PUBLIC HEARING

A. Planning Case #24-112 (The Brook) – Preliminary/Final Plat Application – Site Plan Review Application at 6001 94th Lane N.

Senior Planner McDermott introduced the application for The Brook, a 189-unit multi-family dwelling. They reviewed the subject property location and adjacent property uses noting that this property would be the first within the new mixed-use district. They reviewed details of the plat and site plan as proposed. They stated that staff recommends approval with the conditions noted in the draft resolution.

Della Kolpin (the applicant), introduced herself and stated that she is present as part of OV Development, providing information on the company. She provided information on other multi-family housing projects that the company has recently opened or is currently constructing in other communities. She explained why this site was attractive to them for this development because of its excellent access to jobs, shopping, entertainment, retail, transportation, and schools. She provided an overview of the proposed project details including unit design, greenspace, amenities, and floor plan. She provided additional details on the proposed parking for the building and requested deviation.

Brandon Kline, project architect, provided details on the interaction between the building design and streetscape and also provided samples of the proposed project materials.

Ms. Kolpin provided additional details on the affordability portion of the project.

Commission Chair Cavin opened the public hearing.

Seeing no one approach the podium, Commission Chair Cavin closed the public hearing.

Commissioner Udomah asked for the plan for snow storage and how that would impact parking.

Senior Planner McDermott identified parking spaces marked with cross hatching that would be used for snow storage in the winter and would be available for parking in the summer. They noted that those stalls were not included in the parking calculations.

Commissioner Udomah asked the number of stalls that would be impacted by snow storage in the worst-case scenarios.

Ms. Kolpin commented that eight to ten stalls have been identified for snow storage and if the snow exceeded that capacity, they would haul snow offsite. She reiterated that those stalls were not included in the parking totals, even though they would be available for use in the summer.

Commission Chair Cavin asked if there are trash bins outside.

Senior Planner McDermott replied that the waste enclosure would be contained within the underground parking and would be brought outside for trash collection on that day.

Commission Chair Cavin asked and received confirmation that the dog park area would be fenced. He stated that he loves the project location and walkability. He asked if there would be a discussion with Hy-Vee about the potential for carts to go between the store and this site.

Ms. Kolpin commented that they would plan to have a conversation with Hy-Vee and the property manager to ensure that does not happen.

Commissioner Fraser commented that she appreciated the modern, high-quality design noting that there has been a lot of thought as to what residents would need and want.

Commissioner Gaye-Bai commented that he is impressed with this project and hoped that the developer would look for other spaces in the community to develop as well.

Commissioner Turner arrived.

Commissioner Wako noted the high traffic generating uses in that area and asked if a traffic assessment was done when considering this number of units.

Senior Planner McDermott replied that the Traffic Engineer thoroughly reviewed this request, and the site was also reviewed thoroughly in the 610-corridor study. She stated that the City is also working with the County on improvement of 93rd Avenue.

Commissioner Wako asked if any traffic control improvement would be proposed for the surrounding intersections.

Senior Planner McDermott replied that a traffic light will be installed as part of the 93rd Avenue project. They stated that a stop sign would be required on Colorado to ensure the traffic flow exiting this project is maintained.

Commissioner Wako referenced the affordability element of the project and asked if there is any City financing in the project.

Senior Planner McDermott replied that the developer has not sought any financing for affordable units and is meeting the City affordability requirements without assistance from the City.

Commissioner Borer also commented on the traffic in that area, specifically at the Zane intersection and believed the City should consider that area separately from this project. She also asked for details on the entry and exits for the building.

Ms. Kolpin provided details on the different entry and exit points for the building. She also confirmed that they will have units designed for accessibility and handicap as required.

Commission Chair Cavin asked if there has been any thought to sustainability in this design.

Mr. Kline provided details on EV charging, high efficiency HVAC units, white roofs, and energy star and water sense appliances.

Commissioner Turner asked for more details on the affordability element.

Senior Planner McDermott provided details on the affordability policy within the mixed-use district, noting that this request meets that policy.

MOTION UDOMAH, SECOND BORER TO RECOMMEND APPROVAL OF A PRELIMINARY PLAT FOR "THE BROOK" AT 6001 94TH AVENUE NORTH FOR THE CREATION OF ONE LOT.

MOTION CARRIED UNANIMOUSLY.

MOTION UDOMAH, SECOND GAYE-BAI TO RECOMMEND APPROVAL OF A SITE PLAN FOR A 192-UNIT MULTIPLE DWELLING, SUBJECT TO THE CONDITIONS CONTAINED IN THE DRAFT RESOLUTION.

MOTION CARRIED UNANIMOUSLY.

Senior Planner McDermott stated the public hearing item is scheduled to be reviewed at the City Council meeting on August 26, 2024.

The Brook
Multi-Family Development

City of Brooklyn Park
Planning Commission Meeting
August 14, 2024

OV Development LLC

OV Development LLC

Development Team

OV Development

- Is a subsidiary of Olympus Ventures based in Minneapolis, MN. OV serves as the Family office for Richard Schulze, founder of Best Buy.
- The office also houses Richard M. Schulze Family Foundation. . The Foundation is Mr. Schulze's philanthropic platform that supports organizations operating in the areas of human & social services, education, including scholarship awards to graduating students, health & medicine, and entrepreneurship.
- OV Development currently focuses on residential and self-storage developments throughout the United States

Design Consultants

- GDOT – architecture, structural engineering and interior design.

GDOT DESIGN

- Civil Site Group – civil engineering and landscape architecture

CivilSite GROUP

OV Development LLC

OV Development Team – multifamily

Aurora Vista, Andover MN
150 units – opened October 2023

The Exchange, Savannah GA
180 units – opens June 2025

The Cypress, Fort Myers FL
320 units – construction start September 2024

Wren on the Creek. Plymouth MN
176 units – opened June 2024

OV Development LLC

Site – 6001 94th Avenue North

OV Development LLC

Overview of Development

- **Apartment Building:** 4-story building of residential units with below grade, enclosed parking.

- **Residential Units:** 189 residential units total; one bedroom, one bed with den, two bed/two bath and three bed/two bath.

- **Residential Amenities**: Large community room connected to pool/pool deck and other outdoor amenities, fitness facilities, golf simulator, business center/co-work space, conference rooms, coffee bar, leasing offices, mail and package rooms, dog wash, dog park, bike storage, maintenance office, resident storage units and balcony or patio for each unit.

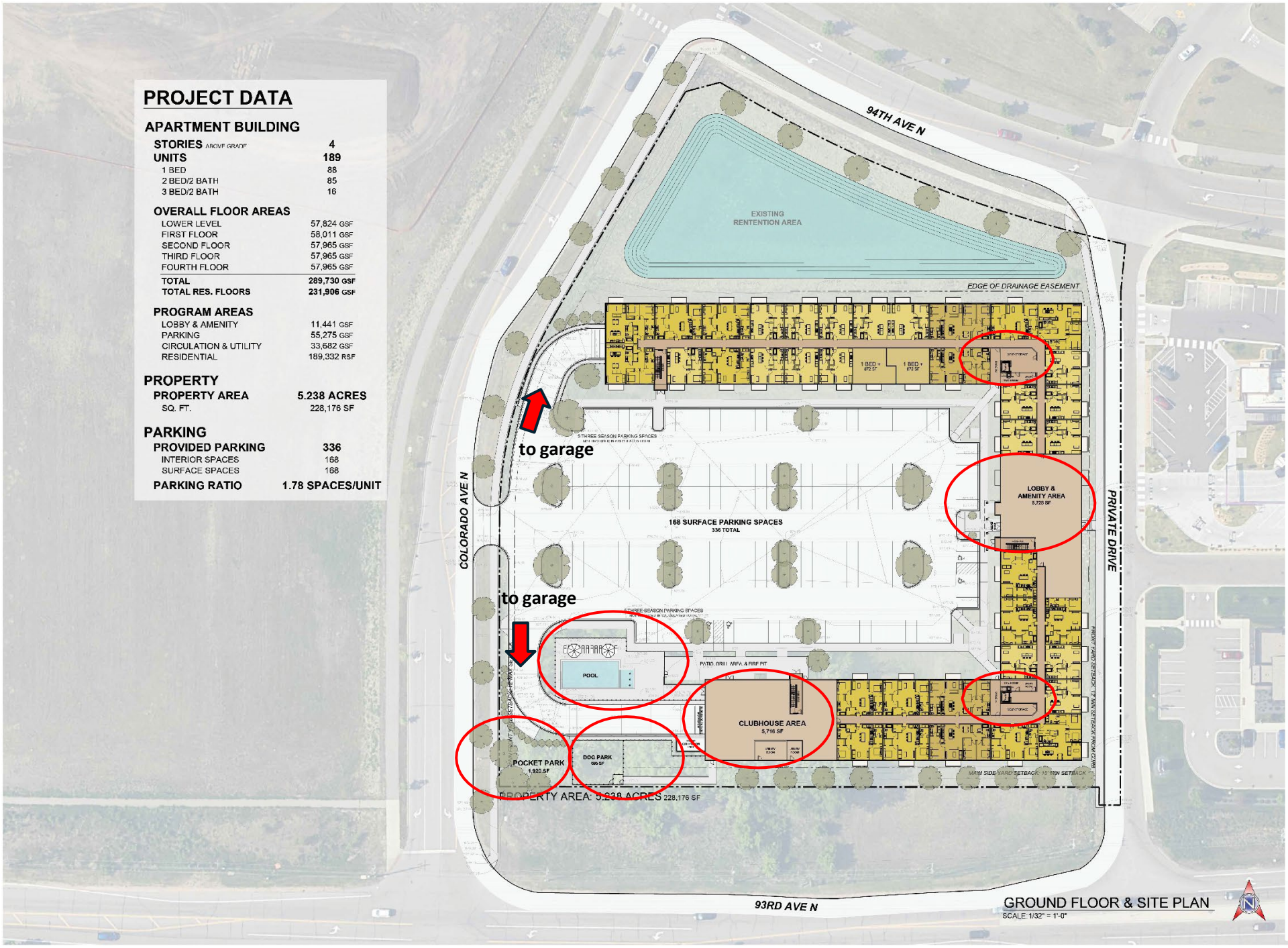
- **Green Space/Pervious Surface:** 1.75 acres = 33%

- **Office Space:** planned space in most units, for remote and hybrid workers.

- **Unit Design:** Washer/Dryer, Mechanical to be individual Magi-Pak (all in one HVAC System), high efficiency heating and cooling system, 9’-0” ceilings, kitchen islands.

OV Development LLC

Development Site Plan/Main Floor



OV Development LLC

Development Lower Level Parking

PROJECT DATA

APARTMENT BUILDING

STORIES ABOVE GRADE	4
UNITS	189
1 BED	88
2 BED/2 BATH	85
3 BED/2 BATH	16

OVERALL FLOOR AREAS

LOWER LEVEL	57,824 GSF
FIRST FLOOR	58,011 GSF
SECOND FLOOR	57,965 GSF
THIRD FLOOR	57,965 GSF
FOURTH FLOOR	57,965 GSF
TOTAL	**289,730 GSF**
TOTAL RES. FLOORS	**231,906 GSF**

PROGRAM AREAS

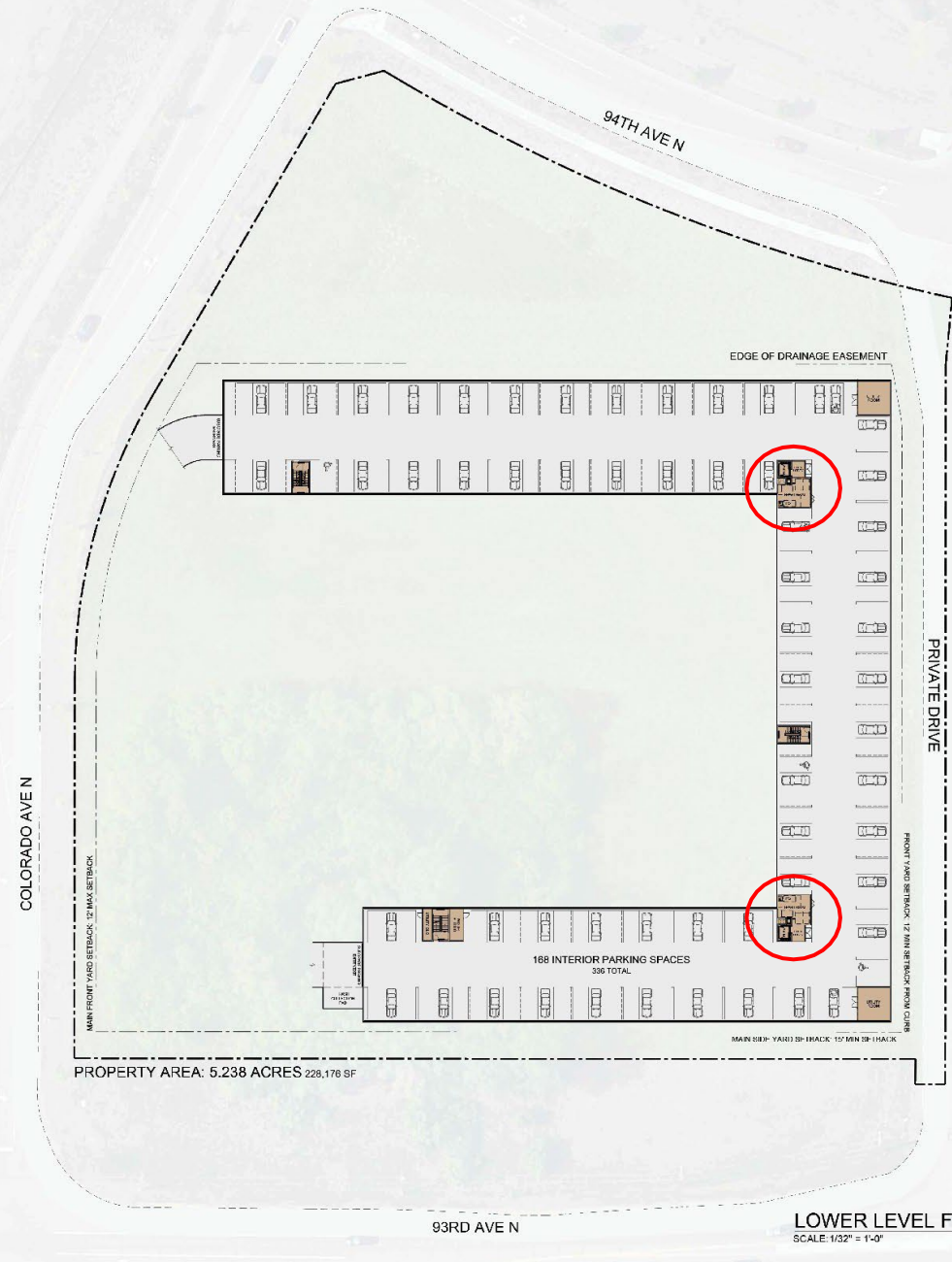
LOBBY & AMENITY	11,441 GSF
PARKING	55,275 GSF
CIRCULATION & UTILITY	33,682 GSF
RESIDENTIAL	189,332 RSF

PROPERTY

PROPERTY AREA	**5.238 ACRES**
SQ. FT.	228,176 SF

PARKING

PROVIDED PARKING	**336**
INTERIOR SPACES	168
SURFACE SPACES	168
PARKING RATIO	**1.78 SPACES/UNIT**



LOWER LEVEL FLOOR PLAN
SCALE: 1/32" = 1'-0"

OV Development LLC

Parking Analysis

Parking Analysis – The Brook			
Unit type	**# of Units**	**Stalls per unit**	**Total Stalls Provided**
One Bedroom	88	1.5/unit	132
Two Bedroom	85	1.75/unit	149
Three Bedroom	16	2.0/unit	32
Visitor		1 stall/8.2 units	23
		TOTAL	336
		Parking Stalls/Unit	**1.78**

Note:

- In Twin Cities market, our property management team notes 68%+/- of one-bedroom units are single occupancy.
- We are one to one ratio of enclosed to surface parking stalls.

OV Development LLC

Exterior Perspectives

View looking towards pool/clubhouse

Aerial view from NE

OV Development LLC

Exterior Perspectives

View along Private Drive

OV Development LLC

Exterior Perspectives

View of Main entrance and interior parking court

OV Development LLC

Conceptual Residential Unit Architecture

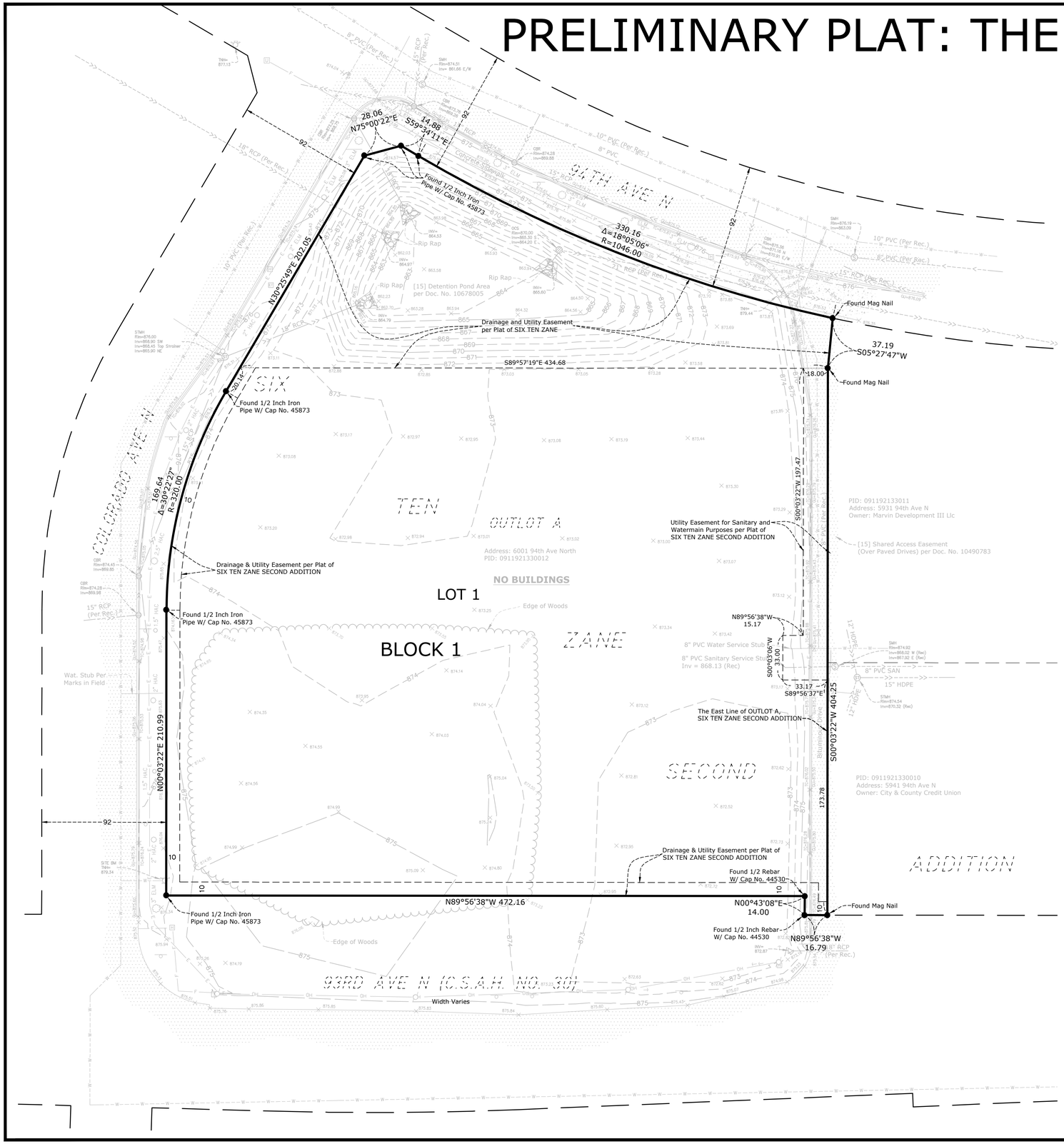
OV Development LLC

Affordability

- The development will provide 5% of total units @ 30 Area Median Income (AMI).
- OV Development will complete the Affordable Housing Plan prior to building permit.

Thank you

PRELIMINARY PLAT: THE BROOK



PRELIMINARY PLAT GENERAL NOTES

PROPERTY DESCRIPTION:

Outlot A, Six Ten Zane Second Addition, Hennepin County, Minnesota.

Together with easements set forth in Reciprocal Easement Agreement dated September 28, 2017, filed October 18, 2017 as Document No. 10490783 as amended by First Amendment to Reciprocal Easement Agreement dated June 26, 2019, filed July 9, 2019 as Document No. 10678005

Abstract Property

This preliminary plat was prepared with the benefit of a Commitment for Title Insurance issued by Old Republic National title Insurance Company, File No. ORTE749880, dated May 6, 2024.

DATE OF PREPARATION:

7-2-2024

Please note the background survey information is per a survey performed by us dated 6-11-2024.

APPLICANT:

OV Development LLC
Della Kolpin
612-840-9801
6600 France Avenue S, Suite 550, Minneapolis, Minnesota 55443

BENCHMARKS:

Elevations are based on the NGVD 29 Datum. Site Benchmark is the top nut of the fire hydrant located on the east side of Colorado Avenue North, approximately 11 feet northerly of the southwest corner of the subject property, as shown hereon. Elevation = 879.34

AREAS:

Proposed Lot 1 = 228,182 Sq. Ft. or 5.238 Acres

FLOOD ZONE:

This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0201F, effective date of November 4, 2016.

Rory L. Synstelien Minnesota License No. 44565
rory@civilsitegroup.com

N

40 20 0 20 40 80
SCALE IN FEET

Linetype & Symbol Legend

- ELECTRIC LINE
- ELECTRIC LINE (RECORD)
- FIBER/COMM. LINE
- FIBER/COMM. LINE (RECORD)
- GASMAIN
- GASMAIN (RECORD)
- OVERHEAD UTILITIES
- SANITARY SEWER
- SANITARY SEWER (RECORD)
- STORM SEWER
- STORM SEWER (RECORD)
- TELEPHONE LINE
- TELEPHONE LINE (RECORD)
- WATERMAIN
- WATERMAIN (RECORD)
- CHAINLINK FENCE LINE
- WOODEN FENCE LINE
- IRON FENCE LINE
- GUARDRAIL
- ACCESS RESTRICTION
- CONCRETE SURFACE
- PAVER SURFACE
- BITUMINOUS SURFACE
- GRAVEL/LANDSCAPE SURFACE
- AIR CONDITIONER
- CABLE TV BOX
- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER
- ELECTRICAL METER
- FIBER/COMM. MANHOLE
- POWER POLE
- GUY WIRE
- GAS METER
- GAS MANHOLE
- GAS VALVE
- ROOF DRAIN
- SEWER CLEAN OUT
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- FLARED END SECTION
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL
- HYDRANT
- FIRE CONNECTION
- POST INDICATOR VALVE
- WATER MANHOLE
- WATER VALVE
- WELL
- UTILITY VAULT
- UTILITY MANHOLE
- ELECTRICAL OUTLET
- HAND HOLE
- BOLLARD
- FLAG POLE
- FUEL TANK
- HANDICAP SYMBOL
- LIGHT POLE
- MAIL BOX
- SIGN
- CONIFEROUS TREE
- DECIDUOUS TREE
- SB SOIL BORING
- FOUND IRON MONUMENT
- SET OR TO BE SET IRON MONUMENT
- CAST IRON MONUMENT

CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PROJECT
THE BROOK
6001 94th Avenue North, Brooklyn Park, Hennepin County, Minnesota 55443

CLIENT
OV Development LLC
6600 France Avenue South, Suite 550, Minneapolis, Minnesota 55435

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

RORY L. SYNSTELIEN
DATE 7-2-2024 LICENSE NO. 44565

QA/QC

FIELD CREW	
DRAWN BY	DS
REVIEWED BY	CJ
UPDATED BY	

VICINITY MAP

REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.: 24267.00

PRELIMINARY PLAT

V2.0

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DocuSign Envelope ID: 791A8350-BC43-4DFC-BBDC-B5FF7B25F173

June 18, 2024

RE: Letter of Consent
The Brook Apartment Development
Brooklyn Park, Minnesota

To whom it may concern,

Please accept this letter of authorization for OV Development LLC (Della Kolpin and James Polk) and Civil Site Group, Inc. (David Knaeble and Rob Binder) to allow the team to submit, apply and process any needed applications for a multifamily development for the site located in Brooklyn Park, Hennepin County, State of Minnesota with a PID of 0911921330012 and as legally described below.

Legal Description of Land
Out A, Six Ten Zane, Second Addition, Hennepin County, Minnesota.

If you have any questions, please feel free to contact me.

Sincerely,

DocuSigned by:
Dan Mueller
1B5090825E57463...

Dan Mueller
Ryan Companies US Inc.

To: Paul Mogush | Planning Director | City of Brooklyn Park, Minnesota
Erin McDermott | Associate Planner | City of Brooklyn Park, Minnesota

From: Della Kolpin & James Polk | OV Development

RE: The Brook Multifamily Development

Date: July 3, 2024

Legal Description:
Out A, Six Ten Zane, Second Addition, Hennepin County, Minnesota.

OV Development proposes to construct a 192-unit market rate multi-family apartment community with numerous amenities in Brooklyn Park, Minnesota. The proposed site is currently a vacant 5.24-acre land parcel located at 6001 94th Avenue North. The current property owner is Ryan Companies US Inc. The team believes this is a strong development opportunity given the demand for market rate and affordable residential units in Brooklyn Park. Based on our thorough market assessment, the proposed apartment community will provide much needed housing to many individuals and families in the neighborhood and community. A Costar submarket report found that vacancy rates in the Brooklyn Park/Champlin/Dayton market was 5.5% submarket. Out of 7,107 units in these three submarkets, only 391 were vacant. Given that the national average vacancy rate currently sits at 7.7% this indicates a constrained market that needs additional rental housing.

USE:
The apartment project site is zoned Mixed Use (MU). The MU zoning district is established to provide for the creation of mixed use, multi-modal neighborhoods within walking distance of public transit, where walkable development is desired. The site is in an area that is extremely compatible for an apartment community. This 'mixed-use' community center is a place where retail shops, commercial service centers, apartment buildings, and single-family residences come together.

<u>The site location attributes:</u>

- Site is on the southwest quadrant of Highway 610 and Zane Avenue quadrant, which are both major arteries in Brooklyn Park.
- Zane Avenue connects with Highway 610, which connects with the overall Twin Cities Metro Area freeway network and therefore provides the Site with excellent access to jobs, shopping, and entertainment within the greater metro area.

- Hy-Vee and mixed-use retail are located adjacent to the site to the north and east. Additional retail and restaurants are located on the north side of Highway 610 & Zane Avenue, providing future residents multiple opportunities within a short distance from the site. Additionally, Fleet Farm, Walmart and Menards are located on Lakeland Boulevard 2.6 miles from the site and The Shoppes at Arbor Lakes is approximately four miles away.
- Major employers near the Site include Target, Retail Merchandising Services, Prairie Care, and Wilson Leather to name a few.
- There are over 15 schools located within five miles of the site location that comprised of high schools, middle schools, and elementary schools.

Multi-family Proposed Development:

The development team is focused on designing community-minded placemaking that transforms the real estate. The project will deliver distinct residential spaces where we hope the future residents will thrive. All units will be high quality designs and the project will provide 5% of total units @ 30% AMI.

The proposed design is a four story, 192-unit apartment building on the property. The apartment building will have below grade parking, large resident community room and outdoor patio space, fitness and recreation room, pocket park, business center/co-work space, coffee bar, onsite manager and maintenance office, resident storage units, mail and package room, dog park, dog wash station, and bike storage. The building will have a unit mix of 1-bedroom, 1 bed + den, 2-bedroom and 3-bedroom units. Each unit will include a balcony or patio.

Site Design and Placement:
OV Development's objectives for our site design are multi-faceted based on the standards of the mixed use (MU) district in Brooklyn Park. We looked to balance the design of the individual land parcel within the community interests. We support walkability, connections to our neighboring retail/public spaces and single-family residential to create pedestrian-friendly neighborhoods.
The multi-family apartment building has been oriented on the site for multiple reasons:

- The 'Front' front yard has been designed to create an active frontage on Private Drive. This creates synergy, walkability, and enhances streetscape for Private Drive. The streetscape will be activated with resident balconies, 6' sidewalk and planting area with boulevard trees and other landscape features.
- Main vehicular access is located off Colorado Avenue, which provides easy access to/from Zane Avenue and the future signalized intersection at 93rd Avenue North and Colorado Avenue.
- The resident building entrances are visible to the public roadway, while protected from the prevailing northwest winds during winter months.
- The site design took into consideration the existing storm water management pond located along 94th Avenue North.

- Building placement takes advantage of the east to west sun movement throughout the day, allowing the pool and outdoor space to receive south and west sunlight throughout all seasons.
- The development provides a pocket park, our civic space, in the southwest corner of the site. It is positioned for the apartment residents and single-family homes to thoroughly enjoy the space.
- Metro Transit bus stops are located within one block of the apartment site: southbound at Zane Avenue/94th Ave North and Zane Avenue/93rd Ave North, while northbound is at Zane Avenue/93rd Avenue North.

Setbacks			
		Code Setback	Actual Setback
Front/Primary yard	Private Drive	1’ min - 12’ max	11.9’
Side Property Line	93rd Avenue North	0’ ft to 6 ft. min.	16.3’
Side Property Line	94th Avenue North	0’ ft to 6 ft. min.	52.8’
Side Property Line	Colorado Avenue	0’ ft to 6’ ft. min.	30’

Exterior Design:

The Brook, a four-story market-rate multi-family building with a below-grade parking level, is designed to blend seamlessly with its surroundings. Its height is thoughtfully planned to integrate smoothly into the neighborhood, maintaining a cohesive contextual response.

The facade's material selection and composition are chosen to provide warmth while balancing contrasting elements. Warm, inviting tones dominate the exterior, complemented by sleek, dark accents that add depth and character. This thoughtful mix of materials ensures the building is both welcoming and visually appealing.

A key feature of The Brook’s design is the series of balconies and projections that break up the facade. These elements create a dynamic rhythm, reminiscent of rowhouses. Additionally, The Brook incorporates a series of parapet extensions with heights ranging between 47 and 50 feet, adding to the facade's visual interest. This not only enhances the architectural appeal but also evokes the charm of traditional urban residences.

The overall design language of The Brook is contemporary. Clean lines, modern materials, and careful detailing come together to create a facade that is sophisticated and modern, while fitting well with the surrounding context. The result is a building that stands out as an attractive addition to the neighborhood, offering both aesthetic appeal and a welcoming atmosphere for its residents.

Landscape Design:

The proposed Landscape plan will provide the required landscape material, as defined by the City, and includes both native and regional, climate-tempered, accent plants. This combination ensures landscape infrastructure durability, flexibility, full-year bloom matrix, limited maintenance demands, and reinforces the resident's and communities' sense of environmental familiarity. The overall design includes:

- The use of "dwarf" ornamental trees along Private Drive, in addition to perennial and shrub plantings, will help anchor the streetscape along that side of the building and complement the adjacent unit patios & balconies. Providing a pedestrian-friendly feel and breaking up the façade of the building.
- Over story and ornamental trees, plus shrubs and perennials have been utilized around and in the proposed parking lot, to visually screen the area from adjacent properties, as well as provide cooling and shade in the warmer months of the year.
- Additionally, screening, and decorative plantings have been added adjacent to the extensive pool deck and amenity patios.
- All foundations that face or are adjacent to a public right of way are landscaped with a combination of native shrubs, perennials, and grasses. Allowing for the building to be integrated into its surroundings and providing an appealing appearance to anyone who passes by.
- Native seed mixes have used to further provide focuses pollinator habitat and provide low maintenance areas, primarily on the north side of the site near the existing storm water management facility.
- See the table below for landscape numbers:

The Brook – Landscape Requirements
Open Areas Landscape
Minimum Open Space Requirement - 20% (see site area calculations section)
Overstory tree requirement - 1 trees per 3,000 square feet of open space.
• 25 Overstory Trees Required and 25 Trees provided. Achieved - Yes
One evergreen tree per 3,000 square feet of open area, except on sites where security, pedestrian or traffic safety are a concern evergreens may be excluded or installed in a reduced number.
• 25 Evergreen Trees Required and 25 provided. Achieved - Yes
One ornamental tree per 1,500 square feet of open space
• 51 Ornamental Trees Required and 51 provided. Achieved - Yes
One deciduous or evergreen shrub per 100 square feet of open area.
• 759 Shrubs Required and 702 provided. Achieved - No

Parking Lot Design
Parking lot green space - 10% of interior parking lot area
Minimum 1 large or 2 medium trees, two shrubs and pervious ground cover
Perimeter parking area standards - any parking area serving a use abuts a street right-of-way, vacant land, or any other development, 6 'perimeter landscaping strips shall be provided for areas located within 50 feet of street right-of-way
Sustainable Landscape Requirements - Meet two of City allowed choices
1. Landscaping with native species (50% of plantings are native). Achieved - Yes
2.Sustainable Landscaping with visible rain garden. Achieved - Yes

Civil Engineering:
The existing property is currently a vacant parcel of land. A new apartment building, parking lots, utilities and landscaping are proposed for this site. When the perimeter roads surrounding the site were constructed in 2016, a regional stormwater management system was constructed to accommodate development on this parcel. The stormwater management system assumed 80% impervious coverage for this parcel in the stormwater management system design. The proposed impervious coverage will be less than 80% (final information is provided in the stormwater memo for this project).

Utilities serving this parcel come off the Private Road along the east side of the site and Colorado Avenue along the west side of the site. Water and sanitary sewer service stubs for the proposed building are in the Private Road. A separate water service stubs off Colorado Avenue will be utilized to provide a fire hydrant in the proposed parking lot. This project will connect storm sewer into the existing storm sewer network in Colorado Avenue that discharges into the previously constructed stormwater pond.

The site will provide fire access by utilizing a 26’ drive aisle around the perimeter of the parking lot as requested by the fire marshal.

Site Coverage and Green Space:
The ‘green space’ goal for our apartment community focuses on a design plan that supports its residents, their pets and those actively using sidewalks and walking paths and public parks to walk, bike and connect throughout the neighborhood. We believe that our design will encourage our residents to fully utilize the apartment green space amenities, as well as sidewalks and parks.

Site Area Calculations				
	Acres	Square Feet	Actual %	Brooklyn Park Code %
Building Coverage	1.33	58,013	25.4	
Impervious Surfaces	2.16	94,234	41.3	80% Total Impervious
Pervious Surfaces	1.75	75,936	33.3	
Total developable site	5.24	228,183	100.0	

Parking Deviation:
The current Brooklyn Park City Code requires 2.5 parking stalls per unit. Our apartment development is proposing 1.75 parking stalls per unit and asking for a deviation.
While evaluating the overall site design, we spent significant efforts seeking the optimal balance of the size of the building footprint, achieving pedestrian circulation around the site, beautifying the site landscaping/greenspace, and providing adequate parking to accommodate residents and their guests.

While all components mentioned above serve as important components to the overall success of the project, parking deserves close study to ensure we supply the optimal amount of parking to serve the market demands of the residents and guests. The chart below was developed with the assistance of our property management company and is based on their experiences at numerous comparable apartment communities within the Twin Cities metro area.

Our property management company noted 65% of one-bedroom units are single occupancy at comparable properties. Based on this analysis, OV Development feels very comfortable with the balance of building, sidewalks, landscaping, and parking provided on the site for our future residents.

Parking Analysis			
Unit type	# of Units	Stalls per unit	Total Stalls Provided
One Bedroom	88	1.5/unit	132
Two Bedroom	88	1.75/unit	154
Three Bedroom	16	2.0/unit	32
Visitor		1 stall/10 units	19
		TOTAL	337

Development Team and Consultants

Current Property Owner	Ryan Companies US Inc. 533 3rd Street, Suite 100 Minneapolis, Minnesota 55415 Attn: Dan Mueller Phone: (612) 206-1400 Email: dan.mueller@ryancompanies.com
Developer	OV Development 6600 France Avenue South Edina, Minnesota 55435 Attn: Della Kolpin & James Polk Phone: (612) 840-9801 Email: dkolpin@olympusventures.com
Civil Engineer	Civil Site Group 5000 Glenwood Avenue Minneapolis, Minnesota 55422 Attn: David Knaeble Phone: (612) 615-0060 Email: dknaeble@civilsitegroup.com
Architect	GDOT Design 10020 Aurora Hudson Rd Streetsboro, Ohio 44241 Attn: Brandon Kline Phone: (216) 870-3992 Email: brandon@geisco.net
Landscape Architect	Civil Site Group 5000 Glenwood Avenue Minneapolis, Minnesota 55422 Attn: Rob Binder Phone: (612) 803-0938 Email: rbinder@civilsitegroup.com

NORTH ELEVATION
SCALE: 1/16" = 1'-0"

EAST ELEVATION
SCALE: 1/16" = 1'-0"

SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

GEIS COMPANIES
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
PH: (330) 528-3500
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DATES AND REVISIONS
07-02-24
EXTERIOR DESIGN

NOTICE
THIS ARCHITECTURAL AND ENGINEERING DRAWING IS GIVEN IN CONFIDENCE. NO USE OR DISSEMINATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL RIGHTS ARE HEREBY SPECIFICALLY RESERVED.
GEIS CONSTRUCTION

REVISIONS REFLECTED IN THESE DRAWINGS INVOLVE CHANGES TO CONTRACT PRICE PREVIOUSLY PROVIDED. CHANGE ORDERS WILL BE PROVIDED FOR ALL CHANGES. THESE CHANGES ARE NOT IN THE BASE BID.

SITE CONCEPT
6001 94TH AVE N
BROOKLYN PARK, MN

Drawn By
Checked By
Project Number

ELEVATIONS
DRAWING NO:
SP-1

WEST ELEVATION

SCALE: 1/16" = 1'-0"

NORTH INTERIOR ELEVATION

SCALE: 1/16" = 1'-0"

SOUTH INTERIOR ELEVATION

SCALE: 1/16" = 1'-0"

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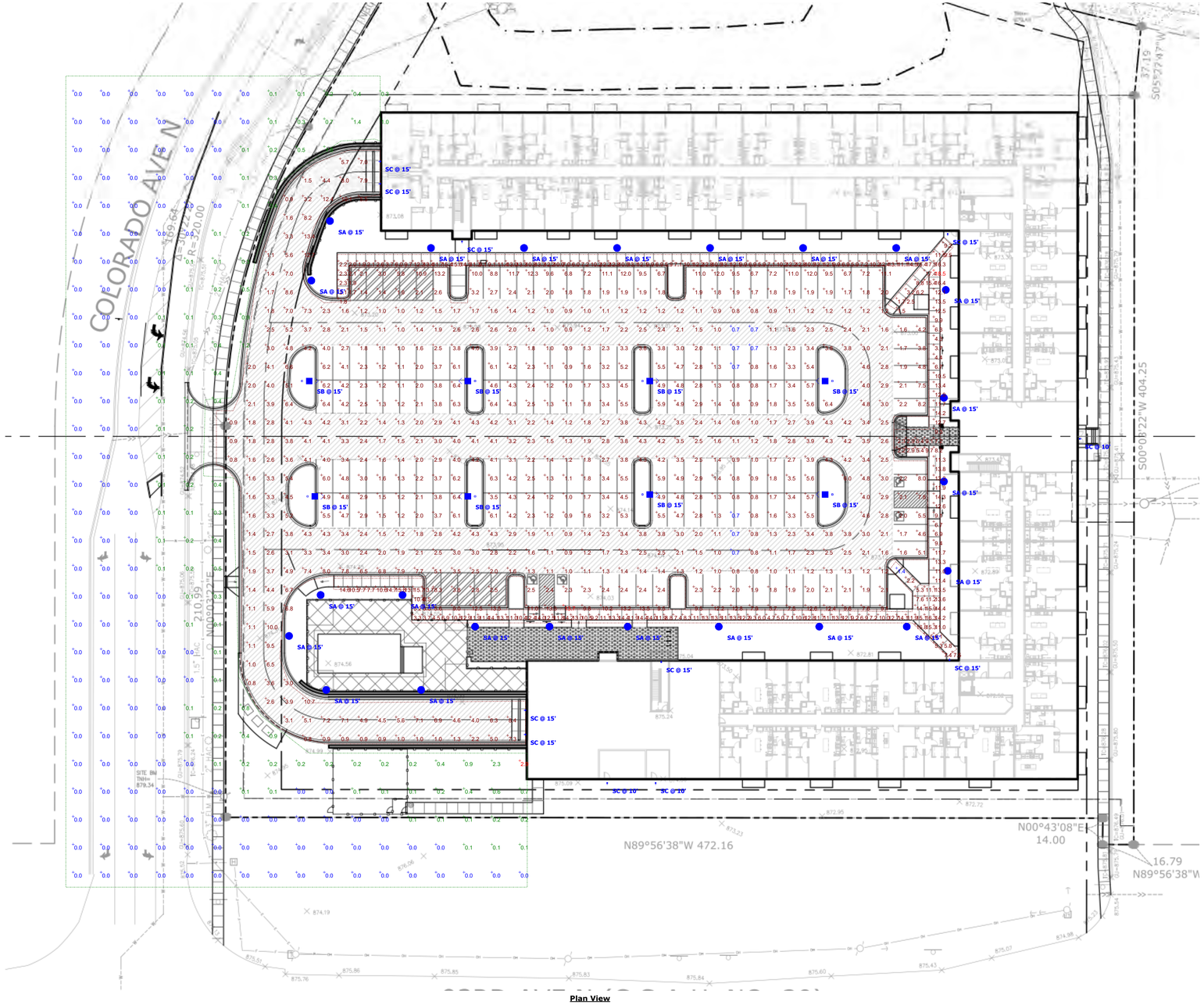
SITE CONCEPT

6001 94TH AVE N
BROOKLYN PARK, MN

Drawn By
Checked By
Project Number

ELEVATIONS
DRAWING NO:

SP-2



Plan View

Note

1.FC levels at grade
2.Amenity Spaces to be designed at a later date

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	SA		23	Lumca	PR84XX 54LED07 120W 120V L28 40K	COSMO	1	11503	0.96	120.49	Max: 7831cd
	SB		8	GE LIGHTING SOLUTIONS	EALS03_HSSH740_____	EALS03 EVOLVE LED AREA	1	19301	0.96	140	Max: 6773cd
	SC		11	LSI INDUSTRIES, INC.	XWS-LED-05L-FTW-40-ROCKI		1	5454	0.96	39	Max: 3366cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING AND DRIVE	+	3.5 fc	13.8 fc	0.7 fc	19.7:1	5.0:1
SIDEWALKS	+	10.0 fc	18.7 fc	1.4 fc	13.4:1	7.1:1
Spill Light	+	0.1 fc	2.9 fc	0.0 fc	N/A	N/A

THE BROOK

Designer
BM MYRIAD
Date
07/01/2024
Scale
Not to Scale
Drawing No.

Summary

THE BROOK APARTMENTS

BROOKLYN PARK, MINNESOTA

ISSUED FOR: CITY SUBMITTAL

CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE BROOK APARTMENTS
6001 94TH AVENUE N, BROOKLYN PARK, MN 55443

OWNER
OV DEVELOPMENT LLC
6600 FRANCE AVENUE S, SUITE 550, MINNEAPOLIS, MN 55435

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.

David J. Knaeble
DATE 07/03/24 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/03/2024	CITY SUBMITTAL

PROJECT MANAGER	DAVE KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	SN
REVIEWED BY	DK
PROJECT NUMBER	24267

REVISION SUMMARY

DATE	DESCRIPTION

TITLE SHEET

C0.0

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PROJECT CONTACTS

	NAME & ADDRESS	CONTACT
CIVIL ENGINEER	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	DAVID KNAEBLE 612-615-0060 DKNAEBLE@CIVILSITEGROUP.COM
LANDSCAPE ARCHITECT	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	ROBERT BINDER 612-615-0060 RBINDER@CIVILSITEGROUP.COM
PROPERTY OWNER	RYAN COMPANIES US INC. 533 3RD STREET, SUITE 100 MINNEAPOLIS, MN 55415	DAN MUELLER 612-206-1400 DAN.MUELLER@RYANCOMPANIES.COM
DEVELOPER	OV DEVELOPMENT LLC 6600 FRANCE AVE S, SUITE 550 MINNEAPOLIS, MN 55435	DELLA KOLPIN 612-840-9801 DKOLPIN@OLYMPUSVENTURES.COM
ARCHITECT	GEIS COMPANIES 10020 AURORA HUDSON RD STREETSBORO, OH 44241	BRANDON KLINE 216-870-3992 BRANDON@GEISCO.NET
SURVEYOR	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	RORY SYNSTELIEN 612-615-0060 X 712 RORY@CIVILSITEGROUP.COM
GEOTECHNICAL ENGINEER	CHOSEN VALLEY TESTING 245 ROSELAWN AVE E, SUITE 29 ST. PAUL, MN 55117	COLBY VERDEGAN 507-281-0968 VERDEGAN@CHOSENVALLEYTESTING.COM

ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

811 Know what's below. Call before you dig.

SHEET INDEX

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C2.1	SITE PLAN - NORTH
C2.2	SITE PLAN - SOUTH
C2.3	STRIPING PLAN - COLORADO AVE.
C2.4	VEHICLE TURNING DIAGRAMS
C3.0	GRADING PLAN - OVERALL
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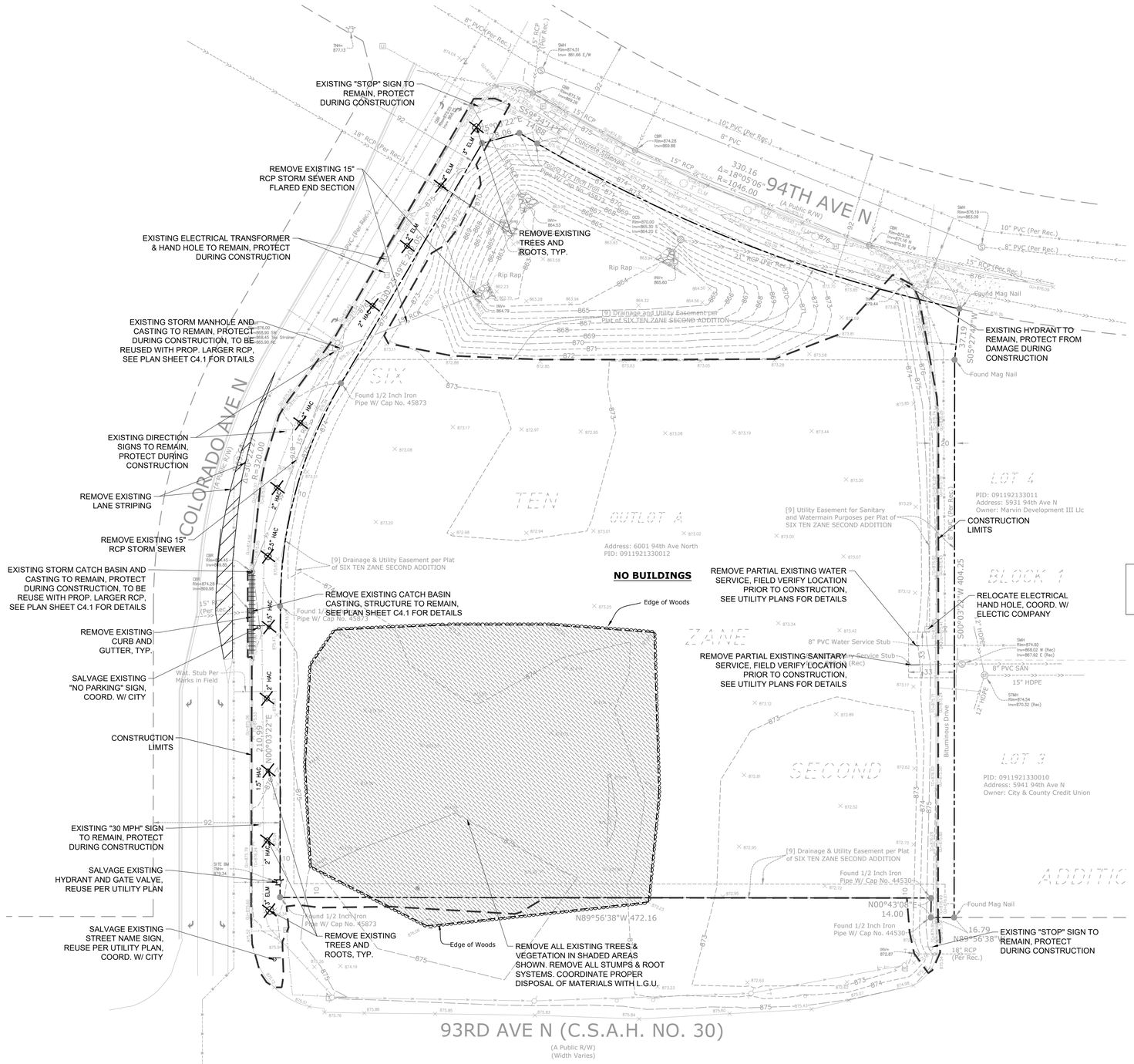
SW1.2	SWPPP - DETAILS
SW1.3	SWPPP - NARRATIVE
SW1.4	SWPPP - ATTACHMENTS
SW1.5	SWPPP - ATTACHMENTS



REMOVAL NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
3. REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
4. REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
5. EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
6. REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
7. ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
8. EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
9. PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
10. MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS. FOR ANY WORK ON ADJACENT PRIVATE PROPERTY, THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER PRIOR TO ANY WORK.
11. DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
12. PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
13. SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
14. VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
15. ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
16. SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
17. STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.
18. ALL EXISTING SITE TRAFFIC/REGULATORY SIGNAGE TO BE INVENTORIED AND IF REMOVED FOR CONSTRUCTION SHALL BE RETURNED TO LGU.
19. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CITY OF BROOKLYN PARK REMOVAL NOTES:

1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.5

OWNER INFORMATION

OV DEVELOPMENT LLC
6600 FRANCE AVE S. SUITE 550
MINNEAPOLIS, MN 55435
DELLA KOLPIN
612-840-9801
DKOLPIN@OLYMPUSVENTURES.COM

REMOVALS PLAN LEGEND:

- REMOVAL OF TREES AND VEGETATION INCLUDING STUMPS AND ROOT SYSTEMS
- CONSTRUCTION LIMITS
- PROPERTY LINE
- REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS

Know what's below. Call before you dig.

1" = 40'-0"
20'-0" 0 40'-0"

CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
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CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	24267

REVISION SUMMARY

DATE	DESCRIPTION

REMOVALS PLAN

C1.0

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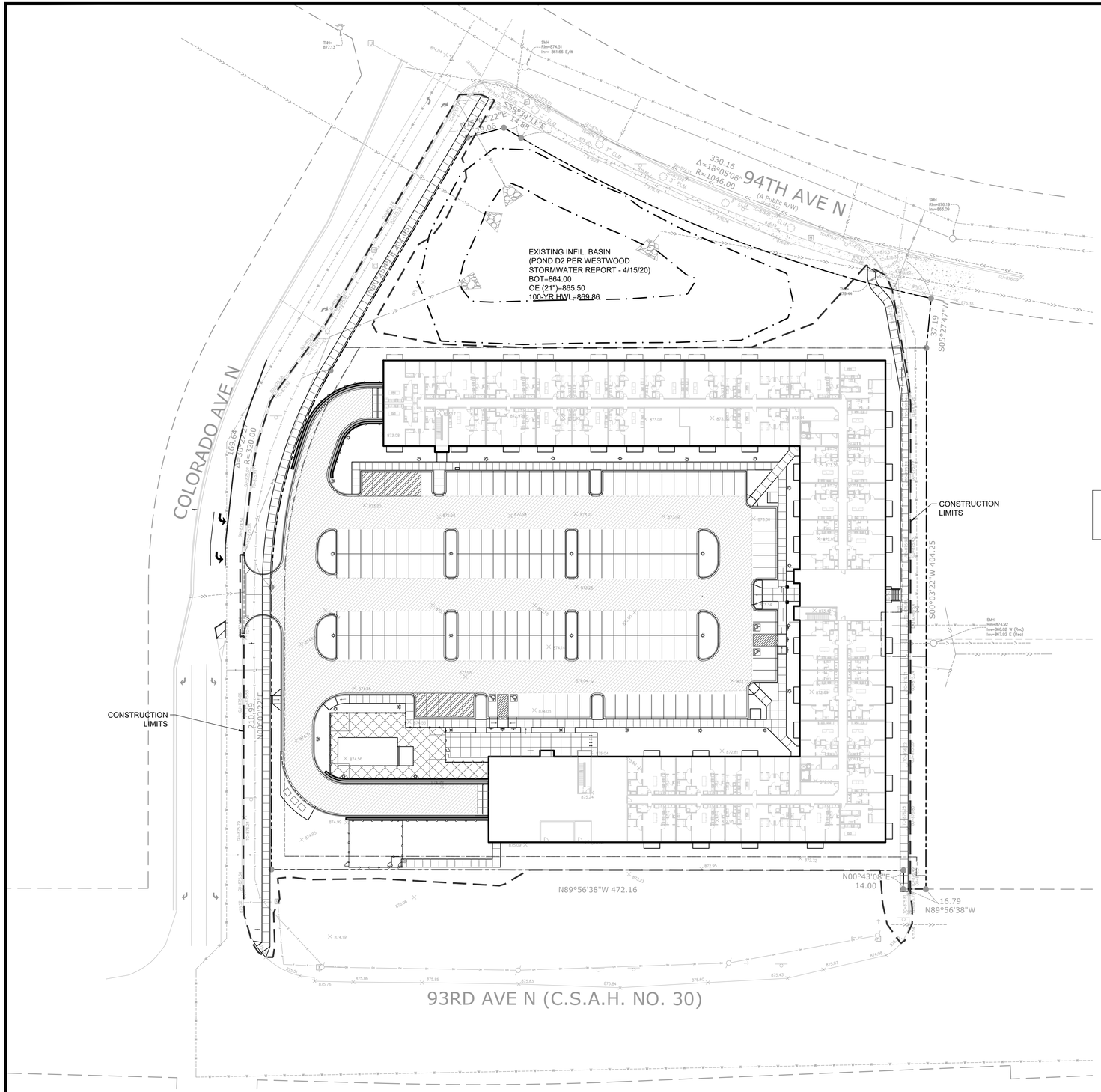

SITE LAYOUT NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
4. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
5. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
6. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
7. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
9. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
10. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
11. SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
12. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
14. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
15. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
16. ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
17. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
18. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
19. CONTRACTOR IS RESPONSIBLE TO INSTALL ANY SIDEWALK AND CURBING PER DESIGN PLAN. CONTRACTOR TO VERIFY ALL CURBS AND SIDEWALKS WILL DRAIN PROPERLY IN FIELD CONDITIONS. **CONTRACTOR MUST CONTACT THE CIVIL ENGINEER 24-HOURS PRIOR TO ANY CURB AND/OR SIDEWALK INSTALLATION TO REVIEW AND INSPECT CURB STAKES. CONTRACTOR IS RESPONSIBLE FOR ANY CURB OR SIDEWALK REPLACEMENT IF THIS PROCEDURE IS NOT FOLLOWED.**

CITY OF BROOKLYN PARK SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC SITE NOTES.

OWNER INFORMATION

OV DEVELOPMENT LLC
6600 FRANCE AVE S, SUITE 550
MINNEAPOLIS, MN 55435
DELLA KOLPIN
612-840-9801
DKOLPIN@OLYMPUSVENTURES.COM

SITE AREA CALCULATIONS	EXISTING CONDITION			PROPOSED CONDITION		
IMPERVIOUS SURFACES						
BUILDING COVERAGE	0 SF	0.0%		58,013 SF	25.4%	
PAVEMENT	6,473 SF	2.8%		94,234 SF	41.3%	
TOTAL	6,473 SF	2.8%	0.1 AC	152,247 SF	66.7%	3.5 AC
PERVIOUS SURFACES						
TOTAL	221,710 SF	97.2%	5.1 AC	75,936 SF	33.3%	1.7 AC
TOTAL SITE AREA	228,183 SF	100.0%	5.2 AC	228,183 SF	100.0%	5.2 AC
DIFFERENCE (EX. VS PROP.)	145,774 SF	63.9%				
DISTURBED AREA	206,583 SF	4.7 AC				

OPERATIONAL NOTES

SNOW REMOVAL	ALL SNOW SHALL BE STORED ON-SITE OUTSIDE PARKING LOT. WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS OFF-SITE.
TRASH REMOVAL	TRASH SHALL BE PLACED IN EXTERIOR TRASH AREA AND REMOVED BY COMMERCIAL CO. WEEKLY.
DELIVERIES	DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS).

SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, WITHIN ROW SEE CITY DETAIL, WITHIN PRIVATE PROPERTY SEE CSG DETAIL
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
  HC = ACCESSIBLE SIGN
  NP = NO PARKING FIRE LANE
  ST = STOP
  CP = COMPACT CAR PARKING ONLY
- ACCESSIBILITY ROUTE ARROW (IF APPLICABLE) DO NOT PAINT.

Know what's **below.** **Call** before you dig.

1" = 40'-0"
20'-0" 0 40'-0"

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civilsitegroup.com 612-615-0060

GEIS COMPANIES
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
PH: (330) 528-3500
FX: (330) 528-0008
www.geisco.net

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT: THE BROOK APARTMENTS
6001 94TH AVENUE N, BROOKLYN PARK, MN 55443

OWNER: OV DEVELOPMENT LLC
6600 FRANCE AVENUE S, SUITE 550, MINNEAPOLIS, MN 55435

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.

David J. Knaeble
DATE 07/03/24 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/03/2024	CITY SUBMITTAL

PROJECT MANAGER	DAVE KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	SN
REVIEWED BY	DK
PROJECT NUMBER	24267

REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN - OVERALL

C2.0

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Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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REVIEWED BY	DK
PROJECT NUMBER	24267

REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN - NORTH

C2.1

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94TH AVE N (A Public R/W)
COLORADO AVE N (A Public R/W)
MATCH
6' CONC. WALK PER CITY STANDARD, TYP.
REINFORCEMENT FOR PROPOSED RETAINING WALL WILL BE IN THE ROW. COORDINATE WITH CITY IN ENCROACHMENT AGREEMENT AS NECESSARY.
COMMERCIAL DRIVE APRON, PER CITY STANDARD
6' CONC. WALK PER CITY STANDARD, TYP.
EXISTING INFIL. BASIN
(POND D2 PER WESTWOOD STORMWATER REPORT - 4/15/20)
BOT=864.00
OE (21")=865.50
100-YR HWL=869.86
Rip Rap
10" PVC (Per Rec.)
8" PVC
18" RCP (Per Rec.)
15" RCP
21" RCP (Per Rec.)
Concrete Sidewalk
Woodside Road
RETAINING WALL W/ GUARDRAIL, TYP.
B612 C&G, TYP.
TRENCH DRAIN, SEE GRADING & UTILITY PLANS
8' CONC. PVMT. AT GARAGE DOOR
LIGHT POLE, COORD. W/ELEC'L AND LIGHTING CONSULTANT, TYP.
CONC. STOOP, COORD. W/ ARCH. DETAIL
EV CHARGING STATION (2 PORTS), INCLUDE ALL EQUIP & CONTROLS
5 SEASON PARKING / SNOW STORAGE LOCATION
LT. DUTY BIT. PVMT.,TYP.
HVY. DUTY BIT. PVMT.,TYP.
6' CONC. WALK, TYP.
SEE ARCH'L PLANS FOR STOOPS / BALCONIES AROUND PERIMETER OF THE BUILDING
CONC. PATIO, SEE ARCH. DETAIL
MATCH BC, TYP.
CONSTRUCTION LIMITS
8'X8' CONC. UTILITY PAD, FINAL LAYOUT AND LOCATION PER UTILITY CO.
RESIDENT ENTRANCE PVMT., TYP.
CONC. STEPS, SEE GRADING PLAN, INCLUDE HANDRAILS & CHEEK WALLS, SEE ARCH & CIVIL DETAILS
8" PVC Water Service
12" HDPE
PID: 091
Address:
Owner:

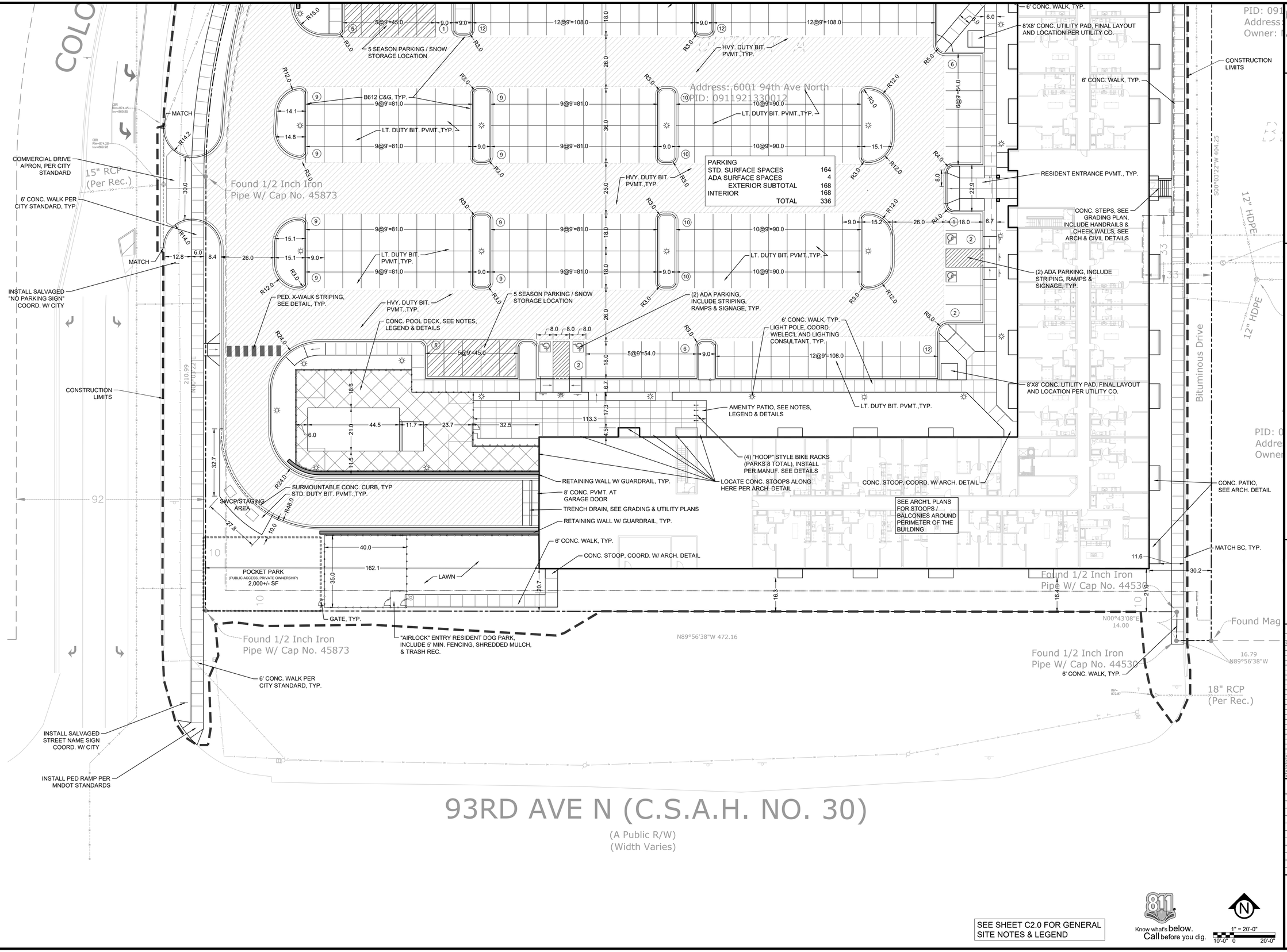
PARKING

STD. SURFACE SPACES	164
ADA SURFACE SPACES	4
EXTERIOR SUBTOTAL	168
INTERIOR	168
TOTAL	336

SEE SHEET C2.0 FOR GENERAL SITE NOTES & LEGEND

Know what's below. Call before you dig.

1" = 20'-0"
10'-0" 0 20'-0"



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OWNER
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CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	24267

REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN - SOUTH

C2.2

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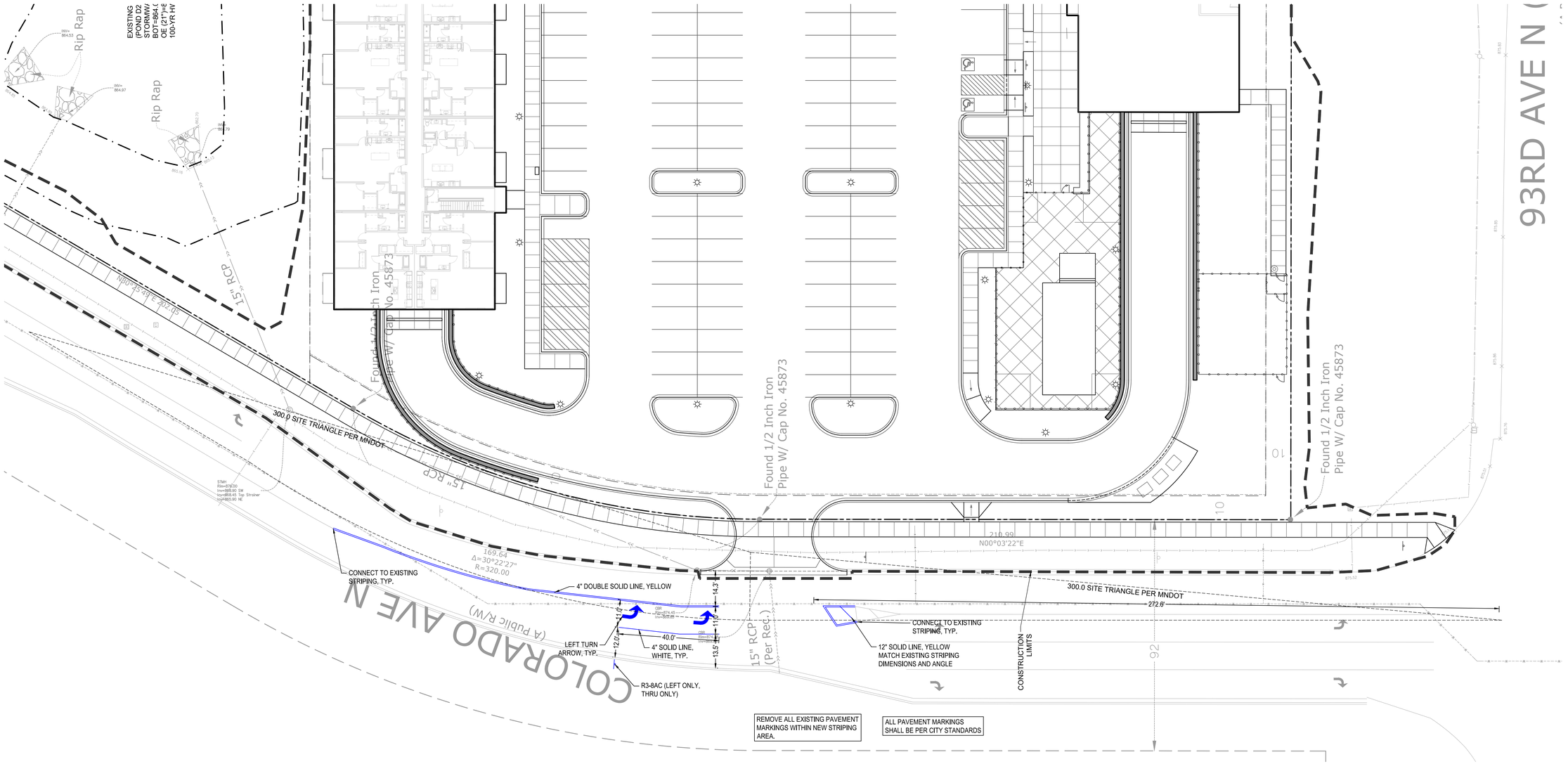

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PROJECT MANAGER	DAVE KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	24297

REVISION SUMMARY

DATE	DESCRIPTION

STRIPING PLAN - COLORADO AVE.

C2.3

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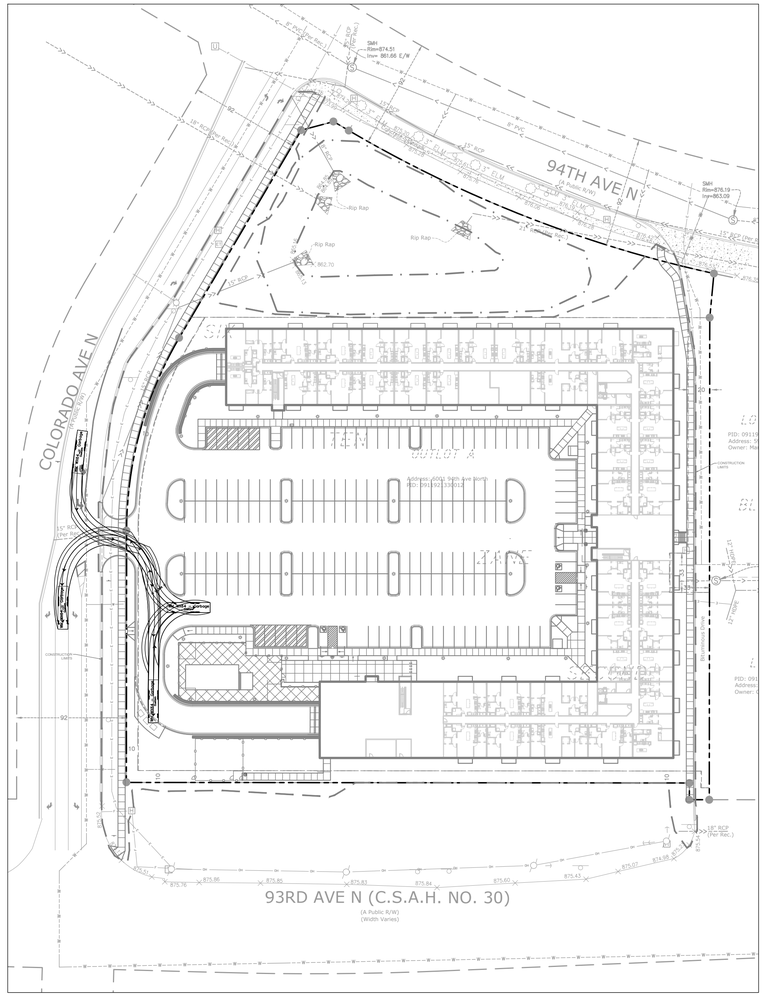
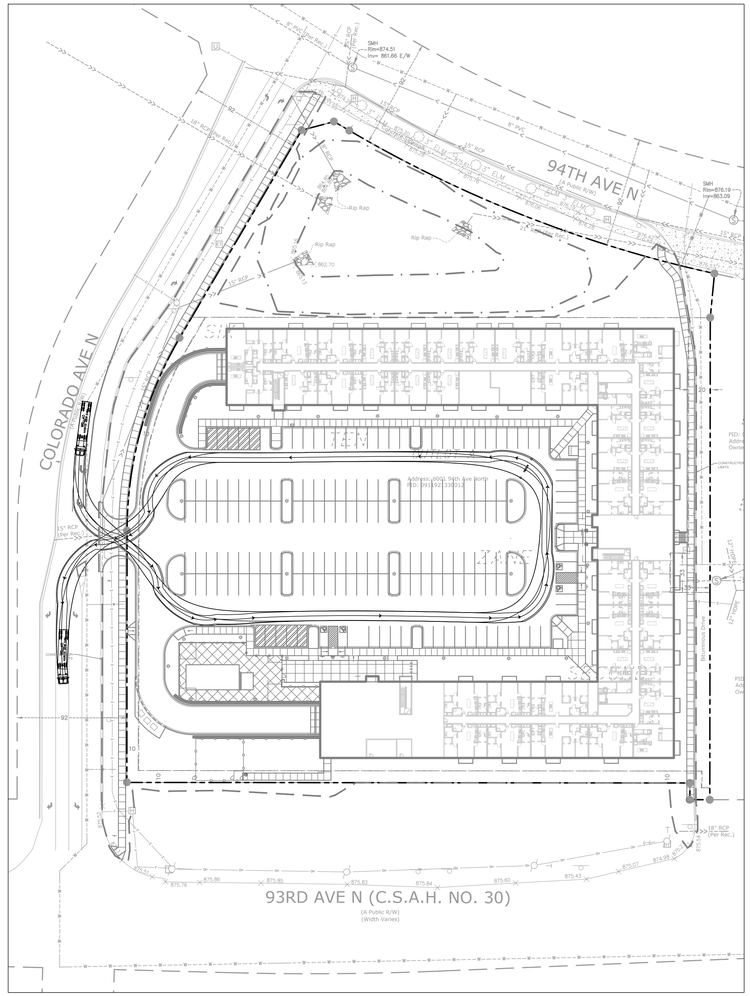
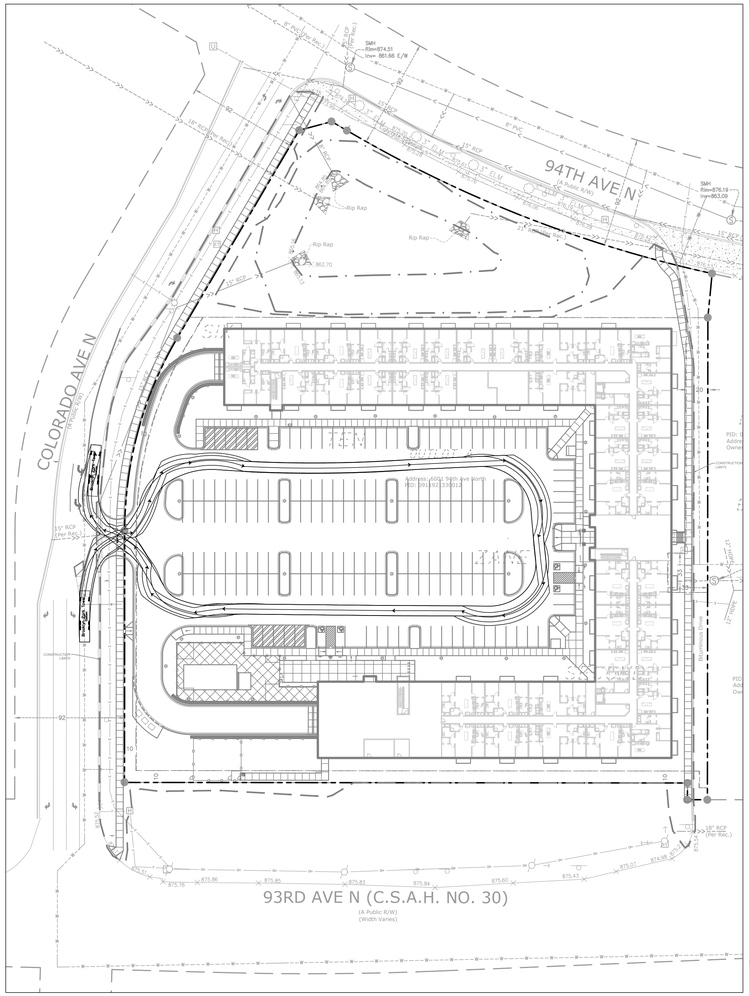


1 STANDARD GARBAGE TRUCK 1" = 60'-0" (30'-0" 0 60'-0") N



2 SEMI-TRAILER TRUCK - WB-40 1" = 60'-0" (30'-0" 0 60'-0") N



3 TOWER LADDER FIRE TRUCK 1" = 60'-0" (30'-0" 0 60'-0") N

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David J. Knaeble
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ISSUE/SUBMITTAL SUMMARY

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07/03/2024	CITY SUBMITTAL

PROJECT MANAGER	DAVE KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	SN
REVIEWED BY	DK
PROJECT NUMBER	24267

REVISION SUMMARY

DATE	DESCRIPTION

VEHICULAR MOVEMENT DIAGRAMS

C2.4

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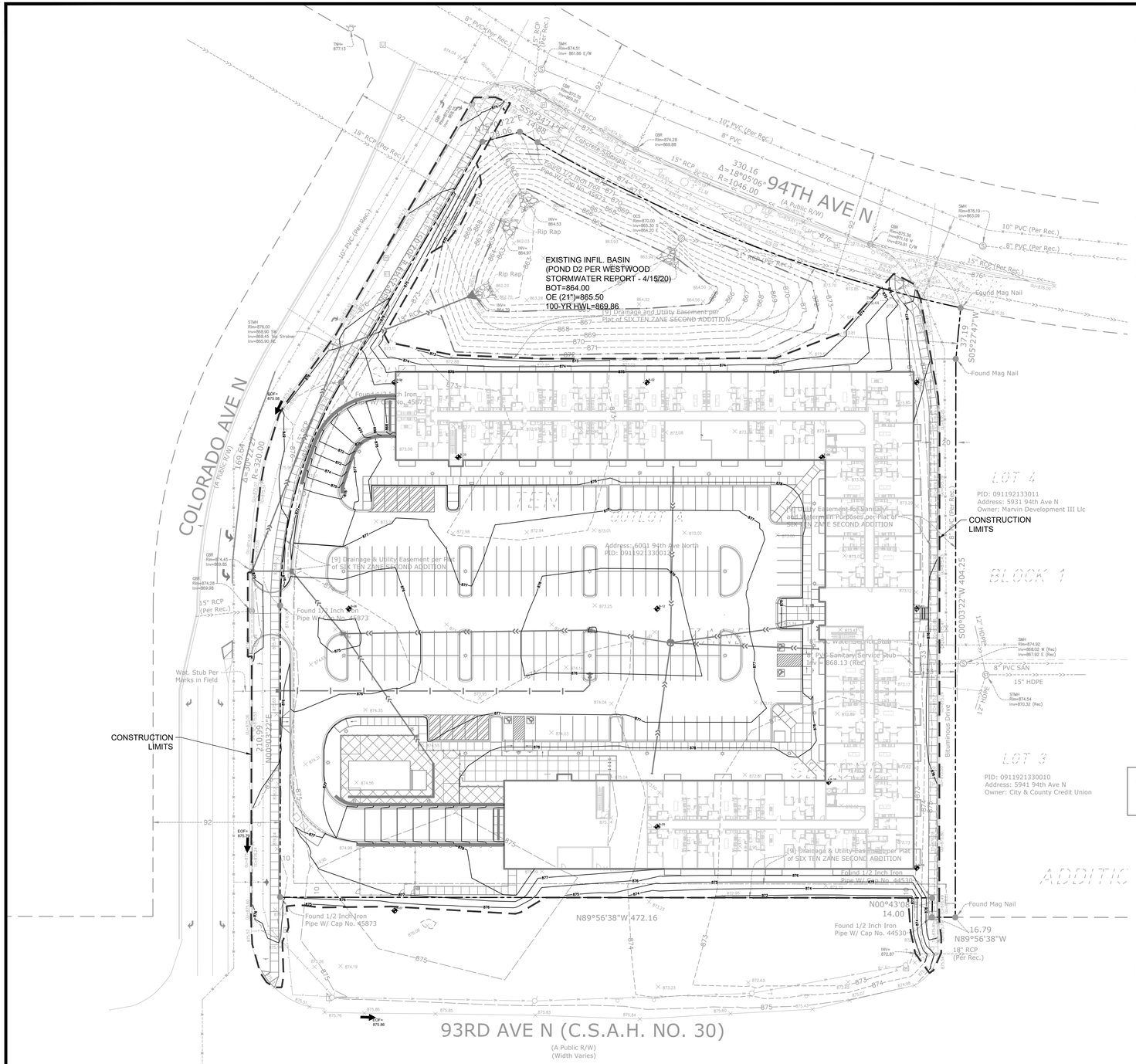

GENERAL GRADING NOTES:

1. **CONTRACTOR SHALL VERIFY ALL BUILDING ELEVATIONS, (FFE, LFE, GFE), PRIOR TO CONSTRUCTION BY CROSS CHECKING WITH ARCHITECTURAL, STRUCTURAL AND CIVIL ELEVATIONS FOR EQUIVALENT "100" ELEVATIONS. THIS MUST BE DONE PRIOR TO EXCAVATION AND INSTALLATION OF ANY FOOTING MATERIALS. VERIFICATION OF THIS COORDINATION SHALL BE CONFIRMED IN WRITING BY CIVIL, SURVEYOR, ARCHITECTURAL, STRUCTURAL AND CONTRACTOR PRIOR TO CONSTRUCTION.**
2. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
3. SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
4. THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
5. ANY ELEMENTS OF AN EARTH RETENTION SYSTEM AND RELATED EXCAVATIONS THAT FALL WITHIN THE PUBLIC RIGHT OF WAY WILL REQUIRE A "RIGHT OF WAY EXCAVATION PERMIT". CONTRACTOR IS RESPONSIBLE FOR AQUIRING THIS PERMIT PRIOR TO CONSTRUCTION IF APPLICABLE
6. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
7. PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
8. GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
9. PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1.
10. PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
12. IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
13. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
14. FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
15. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
16. TOLERANCES
    - 16.1. THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
    - 16.2. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
    - 16.3. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
    - 16.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
17. MAINTENANCE
    - 17.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
    - 17.2. CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDED AND MULCHED.
    - 17.3. WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

CITY OF BROOKLYN PARK GRADING NOTES:

1. RESERVED FOR CITY SPECIFIC GRADING NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.5

GROUNDWATER ELEVATION

PER GEOTECHNICAL REPORT COMPLETED BY CHOSEN VALLEY TESTING, INC. ON 06/15/2024. WATER WAS NOT OBSERVED IN ANY OF THE BORINGS (RANGING FROM 875.00 TO 845.00 AND APPEARS TO BE BELOW THE DEPTHS EXPLORED

GRADING PLAN LEGEND:

1125	EX. 1' CONTOUR ELEVATION INTERVAL
1137	1.0' CONTOUR ELEVATION INTERVAL
41.26	SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
891.00 G	SPOT GRADE ELEVATION GUTTER
891.00 TC	SPOT GRADE ELEVATION TOP OF CURB
891.00 BS/TS	SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
891.00 ME	SPOT GRADE ELEVATION MATCH EXISTING
GB	GRADE BREAK - HIGH POINTS
TO	CURB AND GUTTER (T.O = TIP OUT)
EOF=1135.52	EMERGENCY OVERFLOW
	CONSTRUCTION LIMITS

Know what's below. Call before you dig.

1" = 40'-0"
20'-0" 0 40'-0"

CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

GEIS COMPANIES
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
PH: (330) 528-3500
FX: (330) 528-0008
www.geisco.net

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT: THE BROOK APARTMENTS
6001 94TH AVENUE N, BROOKLYN PARK, MN 55443

OWNER: OV DEVELOPMENT LLC
6600 FRANCE AVENUE S, SUITE 550, MINNEAPOLIS, MN 55435

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.

David J. Knaeble
DATE 07/03/24 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/03/2024	CITY SUBMITTAL

PROJECT MANAGER	DAVE KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	SN
REVIEWED BY	DK
PROJECT NUMBER	24267

REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN - OVERALL

C3.0

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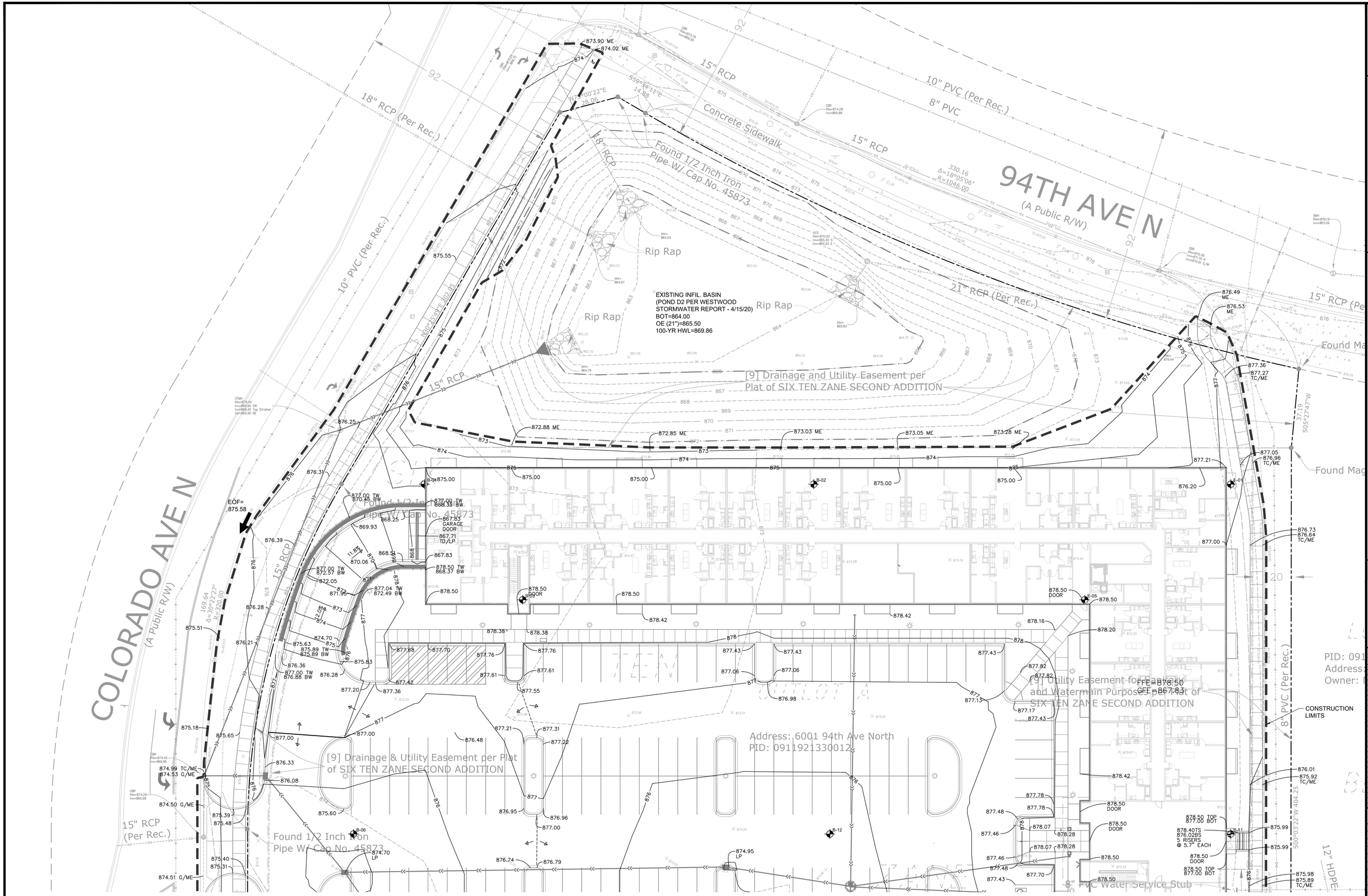

SEE SHEET C3.0 FOR GENERAL GRADING NOTES & LEGEND

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CONTACT NUMBER	612-615-0060 X 703
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PROJECT NUMBER	24267

REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN - NORTH

C3.1

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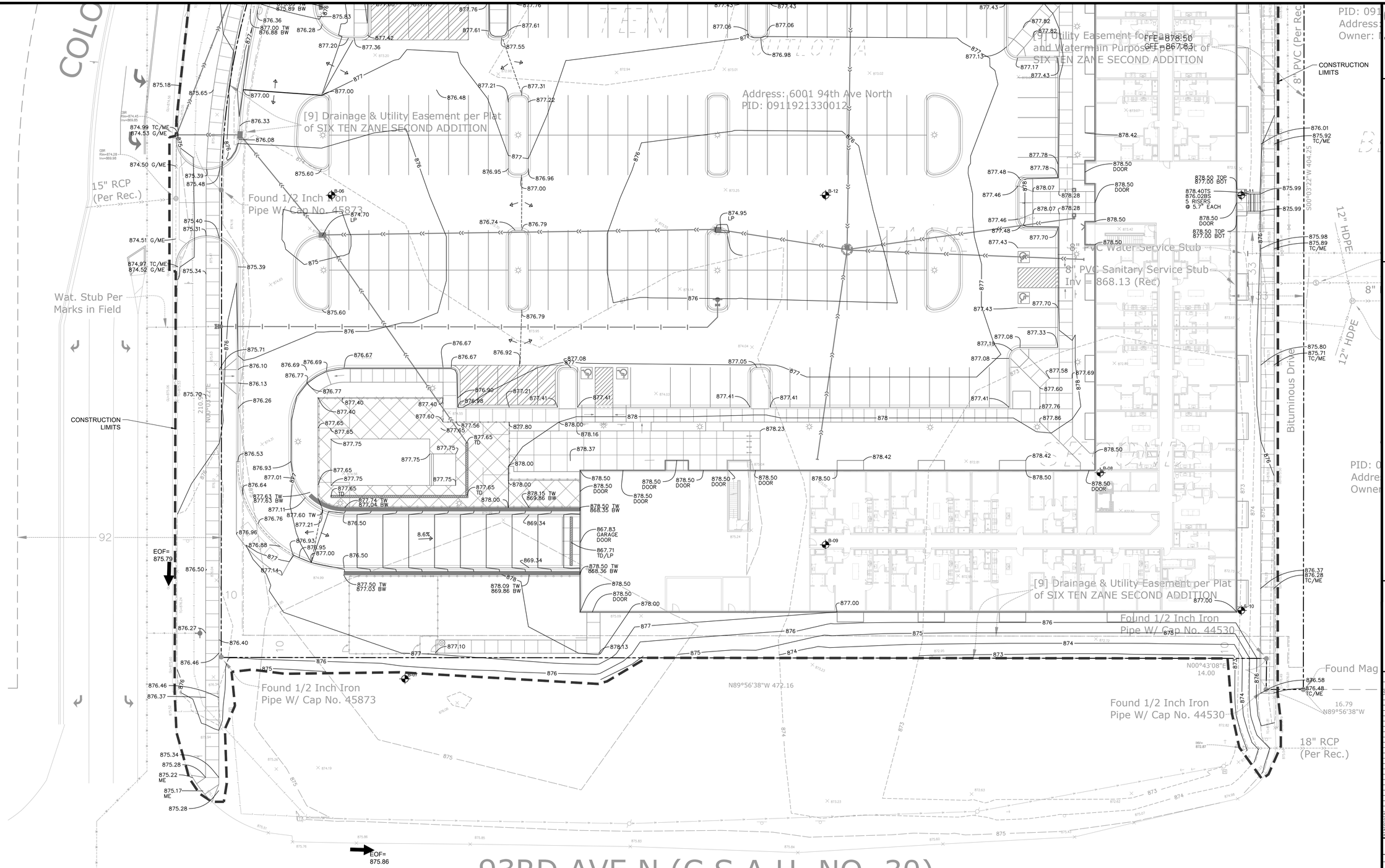

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PROJECT NUMBER	24267

REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN - SOUTH

C3.2

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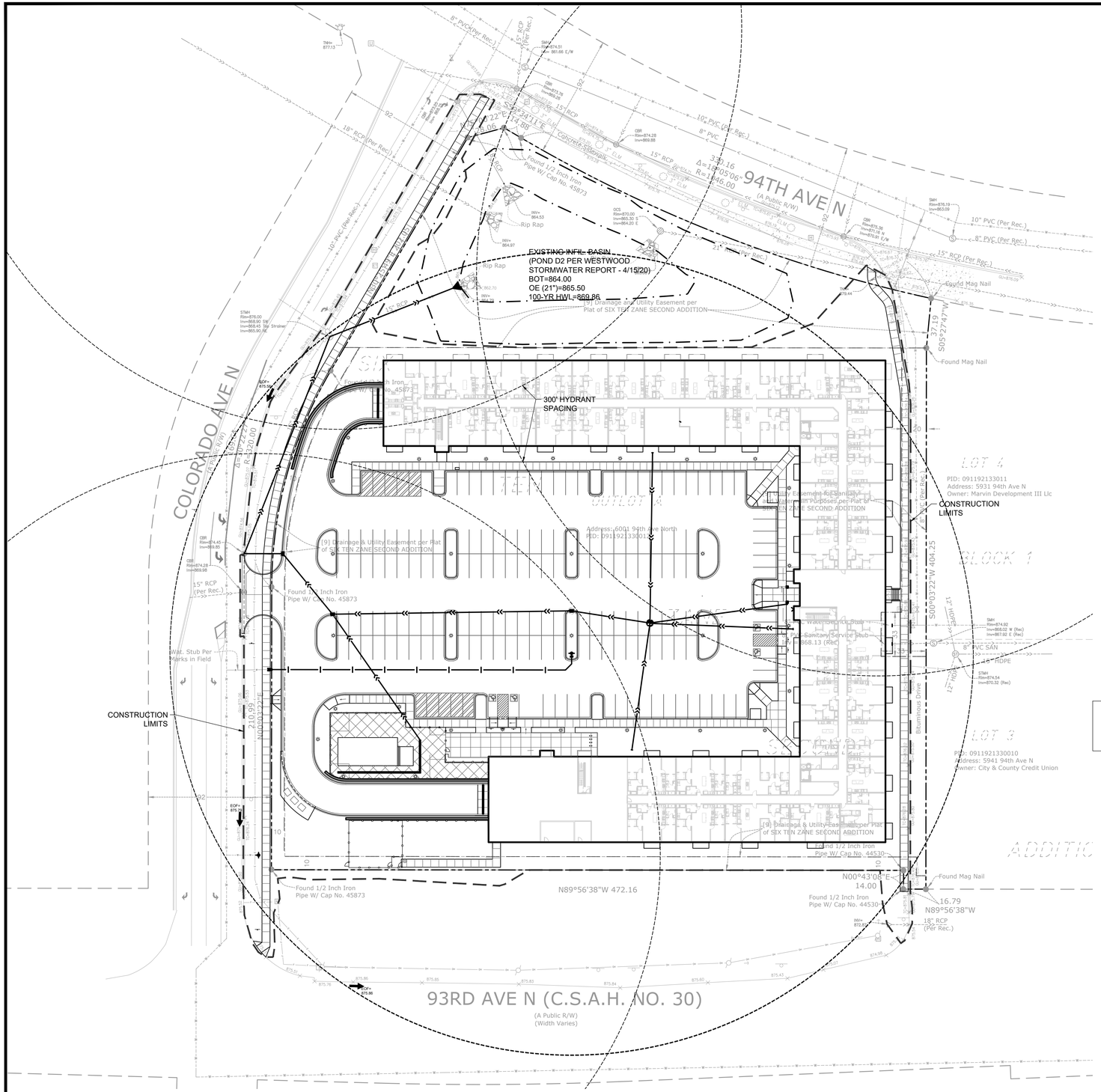
COLORADO AVE N
(CSAH NO. 81)
(A Public R/W)
(Width Varies)
93RD AVE N (C.S.A.H. NO. 30)
(A Public R/W)
(Width Varies)
94TH AVE N
(A Public R/W)
(Width Varies)
EXISTING INFIL. BASIN
(POND D2 PER WESTWOOD
STORMWATER REPORT - 4/15/20)
BOT=864.00
OE (21")=865.50
100-YR HWL=869.86
300' HYDRANT SPACING
CONSTRUCTION LIMITS
CONSTRUCTION LIMITS
PROPOSED BUILDING
Address: 6001 94th Ave North
PID: 0911921330014
LOT 4
PID: 0911921330011
Address: 5931 94th Ave N
Owner: Marvin Development III Llc
LOT 3
PID: 0911921330010
Address: 5941 94th Ave N
Owner: City & County Credit Union
Bituminous Drive
Found 1/2 Inch Iron Pipe W/ Cap No. 45873
Found 1/2 Inch Iron Pipe W/ Cap No. 44530
Found Mag Nail
Wat. Stub Per Marks in Field
Sanitary Service Stub
Water Service Stub
8" PVC SAN
12" HDPE
18" RCP (Per Rec.)
15" RCP (Per Rec.)
10" PVC (Per Rec.)
8" PVC (Per Rec.)
Utility Easement for Sanitary Sewer Main Purposes per Plat of SIX TEN ZANE SECOND ADDITION
(9) Drainage & Utility Easement per Plat of SIX TEN ZANE SECOND ADDITION
N89°56'38"W 472.16
N00°43'08"E 14.00
N89°56'38"W 16.79
S05°27'47"W 37.19
S00°03'22"W 404.25
N00°03'22"E 210.99
R=1320.00
Δ=14°05'06"
L=324.11
CB=N82°22'14"E
CH=323.28
R=1346.00
Δ=14°05'06"
L=330.16
CB=N82°22'14"E
CH=329.32
EOF=875.86
EOF=875.50
INV=864.53
Rip Rap
INV=864.07
Rip Rap
INV=862.70
Rip Rap
INV=872.63
Rip Rap
STMH Rim=876.00 Inv=868.90 36" Inv=868.45 36" Inv=865.90 Strainer
SMH Rim=874.51 Inv=861.66 E/W
SMH Rim=876.19 Inv=863.09
SMH Rim=875.36 Inv=871.16 N Inv=870.98 E/W
SMH Rim=874.92 Inv=868.02 W (Rec) Inv=867.92 E (Rec)
STMH Rim=874.54 Inv=870.32 (Rec)
CB Rim=874.28 Inv=869.88
CB Rim=874.28 Inv=869.88
CB Rim=874.45 Inv=869.85
CB Rim=874.28 Inv=869.98
Found 1/2 Inch Iron Pipe W/ Cap No. 45873
Found 1/2 Inch Iron Pipe W/ Cap No. 44530
Found Mag Nail
Found 1/2 Inch Iron Pipe W/ Cap No. 45873
Found Mag Nail
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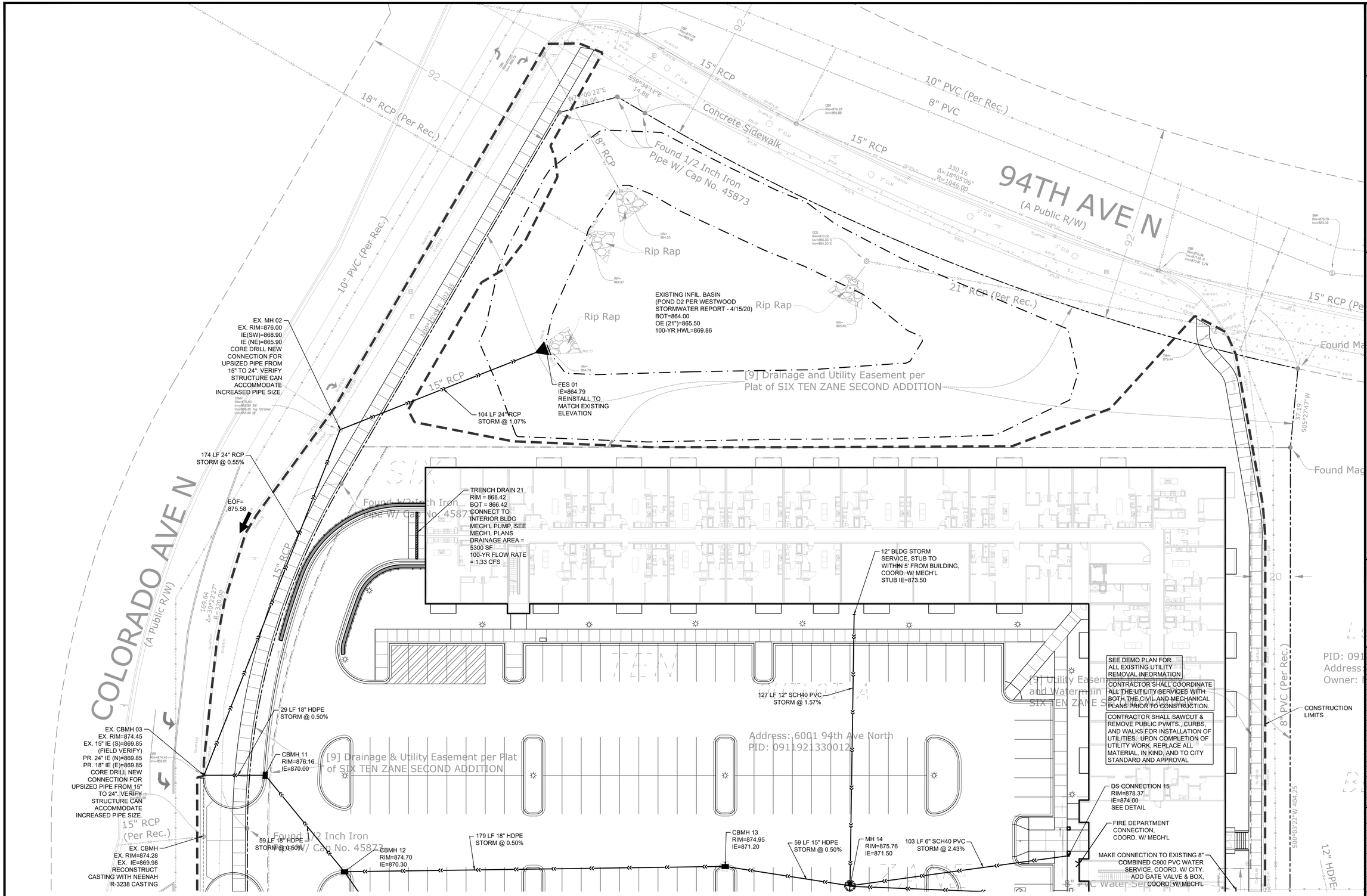
(9) Drainage & Utility Easement per Plat of SIX TEN ZANE SECOND ADDITION
(9) Drainage & Utility Easement per Plat of SIX TEN ZANE SECOND ADDITION
(9) Drainage & Utility Easement per Plat of SIX TEN ZANE SECOND ADDITION
Concrete Sidewalk
Concrete Sidewalk
Concrete Sidewalk



SEE SHEET C4.0 FOR GENERAL UTILITY NOTES & LEGEND

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10'-0" 0 20'-0"

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OWNER
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DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	24267

REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PLAN - NORTH

C4.1

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EX. CBMH 03
EX. RIM=874.45
EX. 15" IE (S)=869.85
(FIELD VERIFY)
PR. 24" IE (N)=869.85
PR. 18" IE (E)=869.85
CORE DRILL NEW CONNECTION FOR UPSIZED PIPE FROM 15" TO 24". VERIFY STRUCTURE CAN ACCOMMODATE INCREASED PIPE SIZE.

29 LF 18" HDPE STORM @ 0.50%

CBMH 11
RIM=876.16
IE=870.00

15" RCP (Per Rec.)

EX. CBMH
EX. RIM=874.28
EX. IE=869.98
RECONSTRUCT CASTING WITH NEENAH R-3238 CASTING

59 LF 18" HDPE STORM @ 0.50%

CBMH 12
RIM=874.70
IE=870.30

179 LF 18" HDPE STORM @ 0.50%

CBMH 13
RIM=874.95
IE=871.20

59 LF 15" HDPE STORM @ 0.50%

MH 14
RIM=875.76
IE=871.50

103 LF 6" SCH40 PVC STORM @ 2.43%

127 LF 12" SCH40 PVC STORM @ 1.57%

[9] Utility Easement and Watermain per Plat of SIX TEN ZANE SECOND ADDITION

Address: 6001 94th Ave North
PID: 0911921330012

[9] Drainage & Utility Easement per Plat of SIX TEN ZANE SECOND ADDITION

Found 1/2 Inch Iron Pipe W/ Cap No. 45873

Wat. Stub Per Marks in Field

114 LF 6" PVC SCH. 40 STORM @ 2.94%

HYD. & GV PER CITY STANDARDS

6" C900 PVC WATER MAIN

107 LF 12" SCH40 PVC STORM @ 1.87%

96 LF 12" SCH40 PVC STORM @ 2.08%

TRENCH DRAIN 12A
RIM=877.65
BOT=875.65
IE=873.65
ACO KS100 W/ADA STAINLESS GRATE, OR EQUAL

MAKE CONNECTION TO EXISTING 8" WATER STUB WITH GV & VALVE BOX, COORD. WITH CITY

8"X6" REDUCER

CONSTRUCTION LIMITS

TRENCH DRAIN 31
RIM = 868.42
BOT = 866.42
CONNECT TO INTERIOR BLDG MECH'L PUMP, SEE MECH'L PLANS
DRAINAGE AREA = 3600 SF
100-YR FLOW RATE = 0.90 CFS

12" BLDG STORM SERVICE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/ MECH'L
STUB IE=873.50

SALVAGE AND REINSTALL EXISTING HYD. PER CITY STANDARDS

EOF= 875.79

EOF= 875.86

Found 1/2 Inch Iron Pipe W/ Cap No. 45873

N89°56'38"W 472.16

Found 1/2 Inch Iron Pipe W/ Cap No. 44530

N00°43'08"E 14.00

Found Mag

16.79
N89°56'38"W

Found 1/2 Inch Iron Pipe W/ Cap No. 44530

18" RCP (Per Rec.)

93RD AVE N (C.S.A.H. NO. 30)

(A Public R/W)
(Width Varies)

SEE DEMO PLAN FOR ALL EXISTING UTILITY REMOVAL INFORMATION.

CONTRACTOR SHALL COORDINATE ALL THE UTILITY SERVICES WITH BOTH THE CIVIL AND MECHANICAL PLANS PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL SAWCUT & REMOVE PUBLIC PVMTS., CURBS, AND WALKS FOR INSTALLATION OF UTILITIES. UPON COMPLETION OF UTILITY WORK, REPLACE ALL MATERIAL, IN KIND, AND TO CITY STANDARD AND APPROVAL

CONSTRUCTION LIMITS

DS CONNECTION 15
RIM=878.37
IE=874.00
SEE DETAIL

FIRE DEPARTMENT CONNECTION, COORD. W/ MECH'L

MAKE CONNECTION TO EXISTING 8" COMBINED C900 PVC WATER SERVICE, COORD. W/ CITY. ADD GATE VALVE & BOX, COORD. W/ MECH'L

12" BLDG STORM SERVICE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/ MECH'L
STUB IE=873.50

MAKE CONNECTION TO EXISTING 8" PVC SANITARY SEWER SERVICE
EX 8" SAN STUB IE=868.13±
(FIELD VERIFY PRIOR TO CONST)
PROP IE (E) @ 5' FROM BUILDNG=868.11±
COORD. W/ CITY AND MECH'L

LOW FLOOR OF THE BUILDING IS BELOW THE SANITARY SEWER INVERT. LOW FLOOR WILL NEED TO BE PUMPED. COORD. W/MECH'L.

8" PVC (Per Rec)

8" PVC Water Service Stub

8" PVC Sanitary Sewer Stub
Inv = 868.

12" HDPE

12" HDPE

Bituminous Drive

S00°03'22"W 404.25

PID: 091
Address:
Owner:

PID: 0
Addre
Owner

SEE SHEET C4.0 FOR GENERAL UTILITY NOTES & LEGEND

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10'-0" 0 20'-0"

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CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	SN
REVIEWED BY	DK
PROJECT NUMBER	24267

REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PLAN - SOUTH

C4.2

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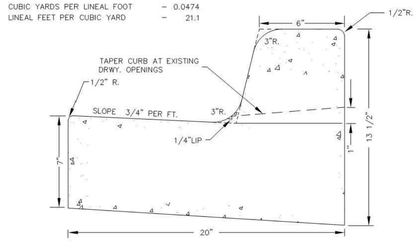
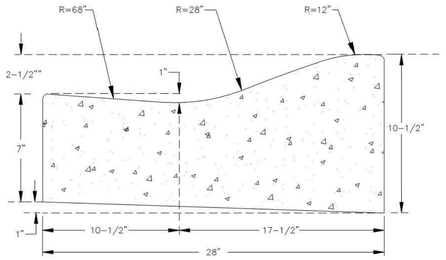


NOT TO SCALE
4–96

B-612 CONCRETE CURB AND GUTTER
DETAIL DRAWING ST-1
CITY OF BROOKLYN PARK

NOTE: FOR DRIVEOVER CASTING USE NEENAH R–3501–L2 OR EQUAL

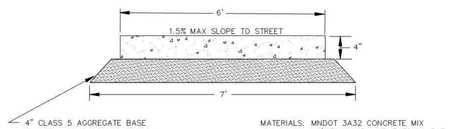


REFERENCE TO MNDOT SPEC. – 2531
DESIGN NO. – CR–312
CUBIC YARDS PER LINEAL FOOT – 0.056
LINEAL FEET PER CUBIC YARD – 17.89

NOT TO SCALE
1–2016

CR-312 CONCRETE CURB and GUTTER
DETAIL DRAWING ST-3
CITY OF BROOKLYN PARK

NOTE:
ALL SIDEWALK SHALL BE 4" THICK EXCEPT AT DRIVEWAYS WHERE THE THICKNESS SHALL BE 6" FOR SINGLE FAMILY & TOWNHOUSE PROPERTIES AND 8" FOR COMMERCIAL, INDUSTRIAL AND HIGH DENSITY PROPERTIES.



4" CLASS 5 AGGREGATE BASE COMPACTED TO 100% STANDARD PROCTOR DENSITY (CLASS 7 MAY BE SUBSTITUTED IF APPROVED BY OWNER/ENGINEER).

MATERIALS: MNDOT 3A32 CONCRETE MIX W/6.5% ± 1.5% AIR ENTRAINMENT

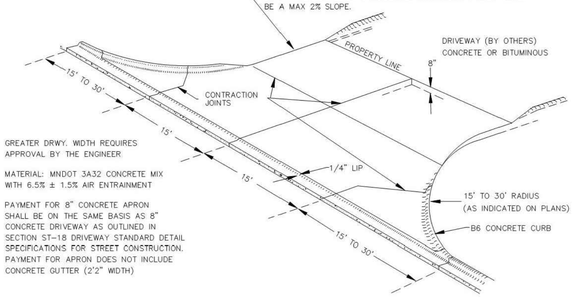
4" CONCRETE
CUBIC YARDS PER LINEAL FOOT – 0.0733
LINEAL FEET PER CUBIC YARD – 13.64

4" AGGREGATE BASE
CUBIC YARDS PER LINEAL FOOT – 0.0815
LINEAL FEET PER CUBIC YARD – 12.27

NOT TO SCALE
1–2016

CONCRETE SIDEWALK
DETAIL DRAWING ST-6
CITY OF BROOKLYN PARK

NOTE: DEPRESS CURB FOR HANDICAP RAMP. ALIGN WITH EXISTING SIDEWALK. IF NO SIDEWALK, THEN CENTER 5' FROM PROPERTY LINE. THICKNESS OF CONCRETE DRWY. AND SIDEWALK WITHIN DRWY. AREA SHALL BE 8". SIDEWALK WITHIN DRWY. AREA SHALL BE A MAX 2% SLOPE.



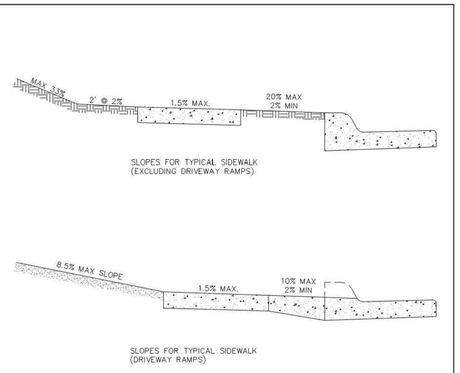
NOTE: GREATER DRWY. WIDTH REQUIRES APPROVAL BY THE ENGINEER

MATERIAL: MNDOT 3A32 CONCRETE MIX WITH 6.5% ± 1.5% AIR ENTRAINMENT

PAYMENT FOR 8" CONCRETE APRON SHALL BE ON THE SAME BASIS AS 8" CONCRETE DRIVEWAY AS OUTLINED IN SECTION ST–18 DRIVEWAY STANDARD DETAIL SPECIFICATIONS FOR STREET CONSTRUCTION. PAYMENT FOR APRON DOES NOT INCLUDE CONCRETE GUTTER (2'2" WIDTH)

NOT TO SCALE
1–2016
12–2016

TYPICAL DRIVEWAY OPENING COMMERCIAL OR INDUSTRIAL
DETAIL DRAWING ST-8
CITY OF BROOKLYN PARK

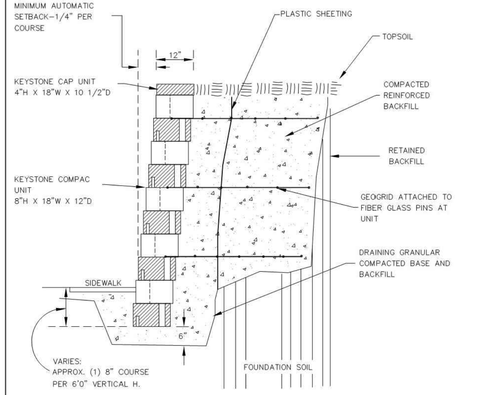


NOTES:
INSTALL ADA COMPLIANT PEDESTRIAN RAMPS WHERE SIDEWALK INTERSECTS STREETS AND COMMERCIAL INDUSTRIAL DRIVEWAYS.

NOT TO SCALE
1–2016

TYPICAL CROSS SECTIONS FOR SIDEWALKS
DETAIL DRAWING ST-13
CITY OF BROOKLYN PARK

APPLY ADHESIVE OR EPOXY TO BOTTOM SURFACE OF CAP UNITS AND INSTALL ON UNITS BELOW

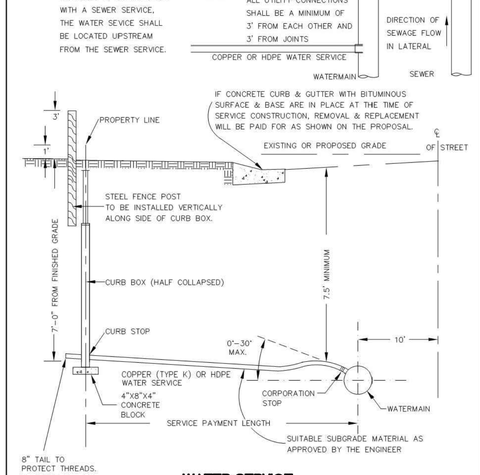


NOTE: THE RETAINING WALL SYSTEM SHALL BE CONSTRUCTED IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS

NOT TO SCALE
4–96

RETAINING WALL
DETAIL DRAWING ST-14
CITY OF BROOKLYN PARK

WHEN CURB STOP IS LOCATED WITHIN THE DRIVEWAY, USE A FORD WA3L OR AY MCDONALD 74M1A COVER WITH A LOCKING LID IMPRINTED WITH "WATER". TOP OF COVER TO BE SET 1/4" BELOW GRADE. SEE DETAIL S–8 FOR EXAMPLE.



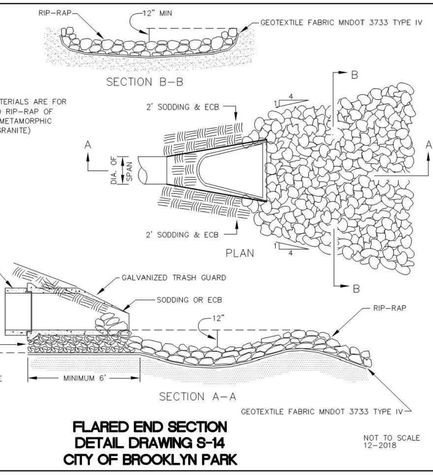
NOT TO SCALE
12–18

WATER SERVICE
DETAIL DRAWING W-2
CITY OF BROOKLYN PARK

Round Pipe D inches	Minimum Class III Rip Rap Cu. Yds.
12	5.0
15	6.0
18	7.0
21	8.2
24	9.4
27	10.6
30	12.0
36	17.1
42	20.6
48	24.3
54	28.5
60	33.0
66	37.7
72	42.8
78	50.0
84	55.9
90	62.0

TIE LAST FOUR SECTIONS

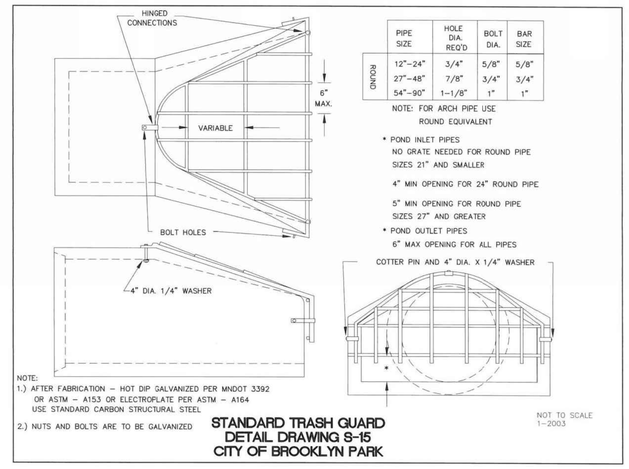
SPECIFIED MATERIALS ARE FOR HAND PLACED RIP–RAP OF IGNEOUS OR METAMORPHIC ORIGIN (i.e. GRANITE)



NOTE: RIP–RAP MUST EXTEND TO THE BOTTOM OF THE POND, CREEK OR DITCH

NOT TO SCALE
12–2018

FLARED END SECTION
DETAIL DRAWING S-14
CITY OF BROOKLYN PARK



ROUND PIPE SIZE	HOLE DIA. REQ'D	BOLT DIA.	BAR SIZE
12"–24"	3/4"	5/8"	5/8"
27"–48"	7/8"	3/4"	3/4"
54"–90"	1–1/8"	1"	1"

NOTE: FOR ARCH PIPE USE ROUND EQUIVALENT

* POND INLET PIPES
NO GRATE NEEDED FOR ROUND PIPE SIZES 21" AND SMALLER

4" MIN OPENING FOR 24" ROUND PIPE

5" MIN OPENING FOR ROUND PIPE SIZES 27" AND GREATER

* POND OUTLET PIPES
6" MAX OPENING FOR ALL PIPES

NOTE:
1.) AFTER FABRICATION – HOT DIP GALVANIZED PER MNDOT 3392 OR ASTM – A153 OR ELECTROPLATE PER ASTM – A164 USE STANDARD CARBON STRUCTURAL STEEL
2.) NUTS AND BOLTS ARE TO BE GALVANIZED

NOT TO SCALE
1–2003

STANDARD TRASH GUARD
DETAIL DRAWING S-15
CITY OF BROOKLYN PARK

CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
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Streetsboro, Ohio 44241
PH: (330) 528-3500
FX: (330) 528-0008
www.geisco.net

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE BROOK APARTMENTS
6001 94TH AVENUE N, BROOKLYN PARK, MN 55443

OWNER
OV DEVELOPMENT LLC
6600 FRANCE AVENUE S, SUITE 550, MINNEAPOLIS, MN 55435

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.

David J. Knaeble
DATE 07/03/24 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/03/2024	CITY SUBMITTAL

PROJECT MANAGER	DAVE KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	24267

REVISION SUMMARY

DATE	DESCRIPTION

CIVIL DETAILS

C5.0

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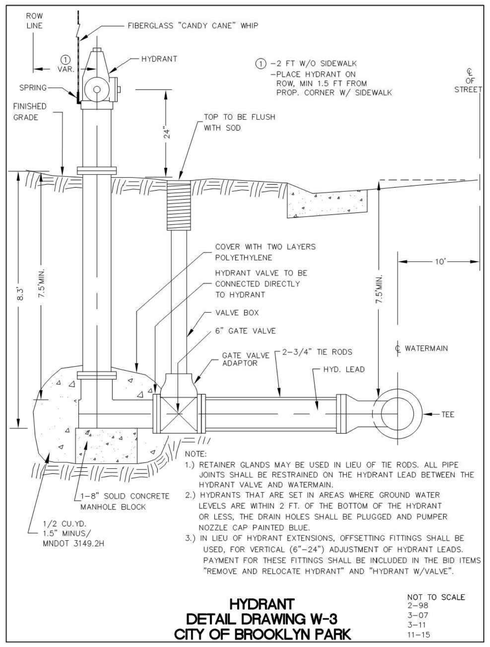
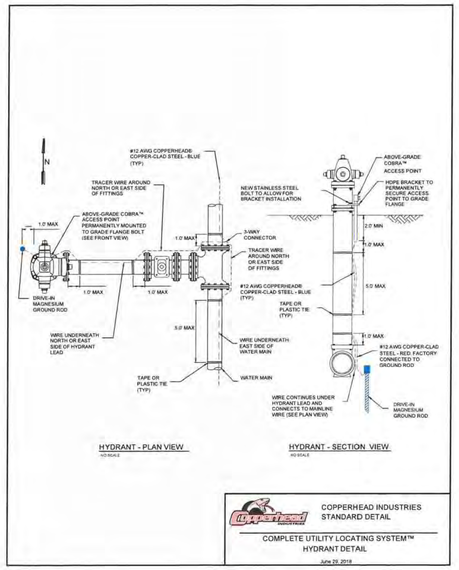


HYDRANT
DETAIL DRAWING W-3
CITY OF BROOKLYN PARK

NOT TO SCALE
2-98
3-07
3-11
11-15

7.18

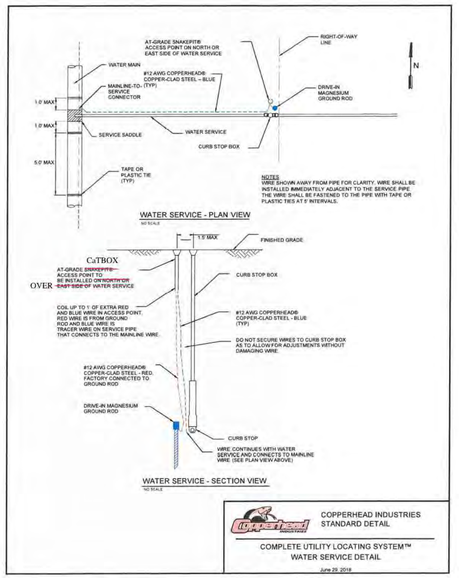


HYDRANT - PLAN VIEW
NO SCALE

HYDRANT - SECTION VIEW
NO SCALE

COPPERHEAD INDUSTRIES STANDARD DETAIL
COMPLETE UTILITY LOCATING SYSTEM™
HYDRANT DETAIL
June 29, 2018

7.18

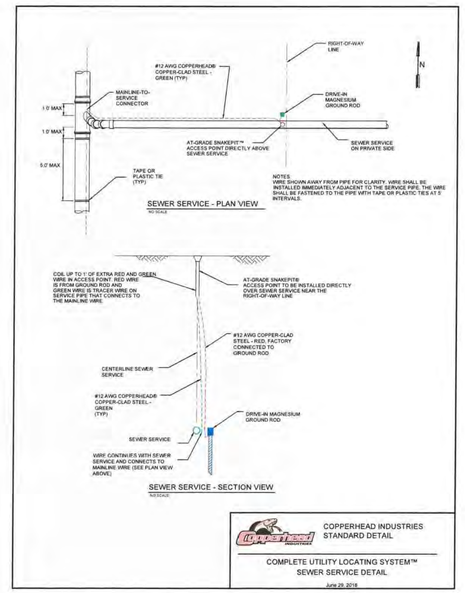


WATER SERVICE - PLAN VIEW
NO SCALE

WATER SERVICE - SECTION VIEW
NO SCALE

COPPERHEAD INDUSTRIES STANDARD DETAIL
COMPLETE UTILITY LOCATING SYSTEM™
WATER SERVICE DETAIL
June 29, 2018

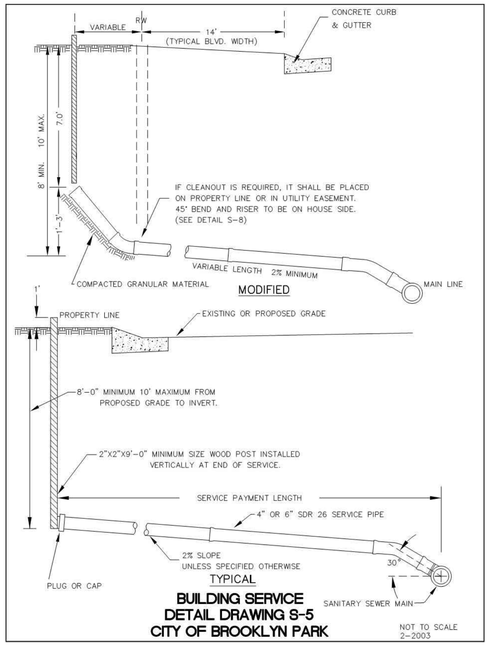
7.18



SEWER SERVICE - PLAN VIEW
NO SCALE

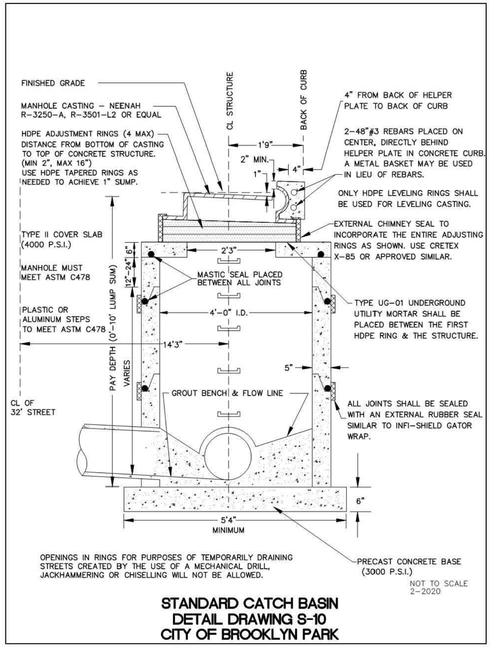
SEWER SERVICE - SECTION VIEW
NO SCALE

COPPERHEAD INDUSTRIES STANDARD DETAIL
COMPLETE UTILITY LOCATING SYSTEM™
SEWER SERVICE DETAIL
June 29, 2018



BUILDING SERVICE
DETAIL DRAWING S-5
CITY OF BROOKLYN PARK

NOT TO SCALE
2-2003



STANDARD CATCH BASIN
DETAIL DRAWING S-10
CITY OF BROOKLYN PARK

NOT TO SCALE
2-2020

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PROJECT NUMBER	24267

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CIVIL DETAILS

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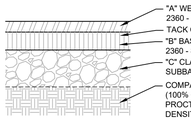
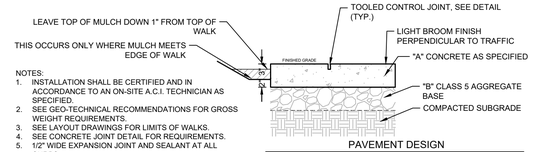


PAVEMENT DESIGN

TYPE	WEAR (A)	BASE (B)	AGG.(C)
LIGHT DUTY	1.5"	1.5"	6.0"
HEAVY DUTY	2.0"	2.0"	8.0"

NOTE:
IF NO DESIGN IS DEFINED IN ABOVE CHART, SEE GEOTECH REPORT FOR FINAL PAVEMENT SECTION.
IF DESIGN IS DEFINED IN ABOVE CHART, IT SHOULD BE CONSIDERED FOR BIDDING PURPOSES ONLY. REFER TO GEOTECH FOR FINAL PAVEMENT SECTION.

1 BITUMINOUS PAVEMENT - ALL TYPES
N T S



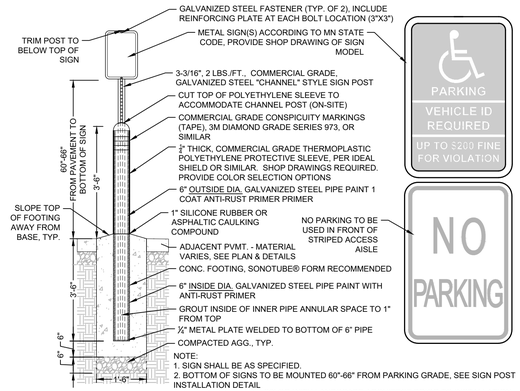
NOTES:
1. INSTALLATION SHALL BE CERTIFIED AND IN ACCORDANCE TO AN ON-SITE A.C.I. TECHNICIAN AS SPECIFIED.
2. SEE GEO-TECHNICAL RECOMMENDATIONS FOR GROSS WEIGHT REQUIREMENTS.
3. SEE LAYOUT DRAWINGS FOR LIMITS OF WALKS.
4. SEE CONCRETE JOINT DETAIL FOR REQUIREMENTS.
5. 1/2" WIDE EXPANSION JOINT AND SEALANT AT ALL CURBS.
6. IF NO DESIGN IS DEFINED IN CHART, SEE GEOTECH REPORT FOR FINAL PAVEMENT SECTION.
7. IF DESIGN IS DEFINED IN CHART, IT SHOULD BE CONSIDERED FOR BIDDING PURPOSES ONLY. REFER TO GEOTECH FOR FINAL PAVEMENT SECTION.

PAVEMENT DESIGN

TYPE	CONC. (A)	AGG.(B)
WALKS	5.0"	6.0"
CONC. PVMT.	6.0"	6.0"

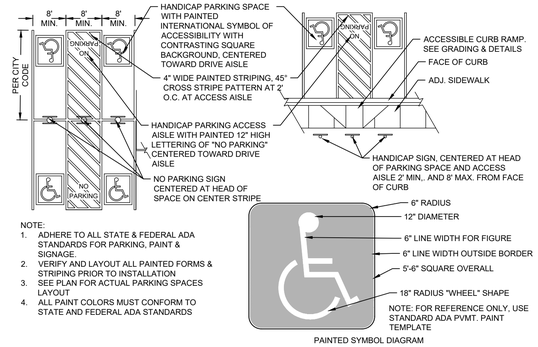
1. CURING:
1.1. APPLY CURING COMPOUNDS IMMEDIATELY UPON FINISHING OF CONC. SURFACE.
1.2. ALL CONC. SURFACES SHALL HAVE CURING COMPOUNDS ALLIED PER ASTM C-309. AT 200 S.F. PER GAL.
1.3. ALL CURING COMPOUNDS SHALL BE TYPE 1 (CLEAR) AND CONTAIN ACRYLIC BASED CLASS B RESTRICTED RESIN SOLIDS.

2 CONCRETE PVMT./WALK/PAD
N T S (PRIVATE PROPERTY)



NOTE:
1. SIGN SHALL BE AS SPECIFIED.
2. BOTTOM OF SIGNS TO BE MOUNTED 60"-66" FROM PARKING GRADE, SEE SIGN POST INSTALLATION DETAIL
3. VERIFY POST PAINT COLOR WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

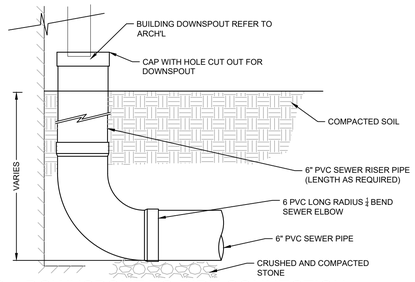
3 ACCESSIBLE SIGN & CHANNEL POST - LOT LOCATION
N T S



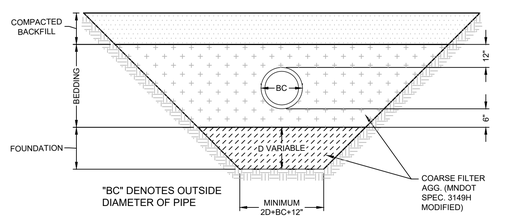
NOTE:
1. ADHERE TO ALL STATE & FEDERAL ADA STANDARDS FOR PARKING, PAINT & SIGNAGE.
2. VERIFY AND LAYOUT ALL PAINTED FORMS & STRIPING PRIOR TO INSTALLATION
3. SEE PLAN FOR ACTUAL PARKING SPACES LAYOUT
4. ALL PAINT COLORS MUST CONFORM TO STATE AND FEDERAL ADA STANDARDS

4 ACCESSIBLE PARKING PAVEMENT MARKING
N T S

5 TRENCH DRAIN
N T S



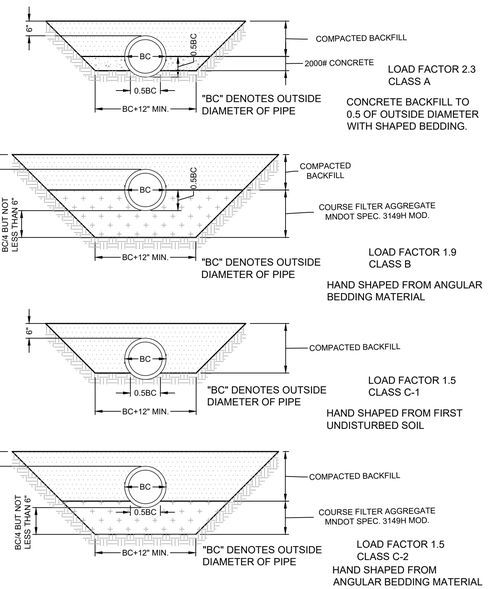
6 DOWNSPOUT TO PIPE CONNECTION
N T S



PIPE FOUNDATION & BEDDING IN GOOD SOILS

PIPE FOUNDATION & BEDDING IN GOOD SOILS

7 PIPE BEDDING - PVC
N T S



8 PIPE BEDDING - RCP & DIP
N T S

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DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	24267

REVISION SUMMARY

DATE	DESCRIPTION

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C5.2

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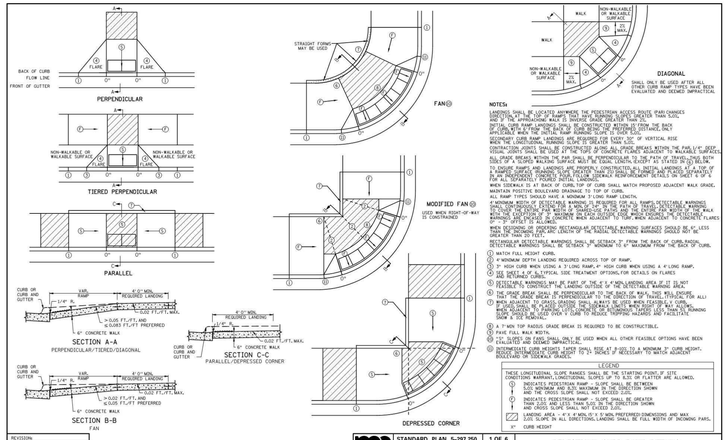


NOTES

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION. LANDINGS SHALL BE PROVIDED WHERE RUNNING SLOPE IS GREATER THAN 5.00%.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 24" FROM THE BACK OF CURB. SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE APPLICABLE WHEN TOP OUTLET CURB REVEAL IS GREATER THAN 0.50".

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE

CONSTRUCTION JOINTS SHALL BE CONSTRUCTED ALONG ALL CURVE BREAKS WITHIN THE FLARE (LIC 3007). TOOLED JOINTS SHALL BE USED AT THE TOPS OF CONCRETE CURBS ADJACENT TO WALKABLE SURFACES.

ALL CURB REVEALS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL (LIC 3008). BOTH SIDES OF THE CURB RAMP SHALL BE FLUSH WITH THE ADJACENT ROADWAY (LIC 3009).

TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMP AND INTERMEDIATE LANDINGS SHALL BE FORMED AND PLACED SEPARATELY FROM ALL SEPARATELY PLACED INITIAL LANDINGS.

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE WALKWAYS IS 4' WIDE OR LESS, THE TOP OF CURB (UPPER FACE) SHALL MATCH THE RAMP SLOPE. THE CURB SHALL BE CONSTRUCTED TO THE SAME WIDTH AS THE BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM CLEAR RAMP LENGTH.

A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.

THE RAMP'S RUNNING SLOPE ADJACENT TO NON-WALKABLE SURFACES SHOULD BE LESS THAN 8' LONG MEASURED ALONG THE RAMP'S FROM THE BACK OF CURB.

SEE STANDARD PLATE 7036 AND THIS SHEET FOR ADDITIONAL DETAILS ON DETECTABLE WARNING.

① 0" CURB HEIGHT, SEE INSET A ON SHEET 3 OF 6.
② FULL CURB HEIGHT.
③ SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED AS NEEDED AS FIELD CONDITIONS DICTATE. THE ENGINEER SHALL DETERMINE THE RAMP SIDE TREATMENTS BASED ON MAINTENANCE RESPONSIBILITY OF THE SIDEWALK OR PROPERTY; CONSIDERATIONS; AND MITIGATING CONSTRUCTION IMPACTS.
④ TYPICAL SIDE TREATMENT FOR MEDIAN ISLANDS.
⑤ WHEN ALL CONDITIONS ARE MET AND PROPOSED CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE EDGE OF ROADWAY, MAINTAIN 3" MAX-BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.
⑥ IF NO CURB AND GUTTER IS PLACED IN RURAL SECTIONS, DETECTABLE WARNING SHALL BE PLACED 12" FROM THE EDGE OF BITUMINOUS ROADWAY AND/OR BITUMINOUS SHARED-USE PATH TO PROVIDE VISUAL CONTRAST.
⑦ ALL CONSTRUCTED CURBS MUST HAVE A CONTINUOUS DETECTABLE EDGE FOR THE VISUALLY IMPAIRED; THIS DETECTABLE EDGE REQUIRES DETECTABLE WARNINGS WHEREVER THERE IS ZERO-INCH HIGH CURB; CURB TAPERS ARE CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH MNDOT SPECIFICATIONS. CURB TAPERS SHALL BE USED WHERE FEASIBLE AS CURB HEIGHTS RISES TO A 3-INCH MINIMUM CURB HEIGHT, ANY CURB NOT PART OF A CURB TAPER AND LESS THAN 3 INCHES IN HEIGHT IS NOT CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH MNDOT SPECIFICATIONS.
⑧ DRILL AND GROUT 1 - NO. 4 32" LONG REINFORCEMENT BAR EPOXY COATED WITH 3" MIN. COVER, REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE 'V' CURB.
⑨ DRILL AND GROUT 2 - NO. 4 32" LONG REINFORCEMENT BARS EPOXY COATED WITH 3" MIN. COVER, REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE 'V' CURB.
⑩ SIDE TREATMENT EXAMPLES SHOWN ARE WHEN THE INITIAL LANDING IS APPROXIMATELY LEVEL WITH THE FULL HEIGHT CURB (LIC 4.1) AND RAMP FOR 6" HIGH CURBS; WHEN THE INITIAL LANDING IS MORE THAN 7" BELOW FULL HEIGHT CURB REFER TO SHEETS 2 & 3 TO MODIFY THE CURB HEIGHT TAPERS AND MAINTAIN POSITIVE BOULEVARD DRAINAGE; CONSTRUCT THESE TAPERS AT A 1:1 RATE OVER A MINIMUM OF 2' LONG.
⑪ NEAREST EDGE OF DETECTABLE WARNING SURFACES SHALL BE PLACED 24" MINIMUM TO 29" MAXIMUM FROM THE NEAREST RAIL, FOR SKEWED RAILWAYS, IN NO CASE SHALL THE DETECTABLE WARNING BE CLOSER THAN 12" MEASURED PERPENDICULAR TO THE NEAREST RAIL.
⑫ WHEN PEDESTRIAN GATES ARE PROVIDED, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE SIDE OF THE GATES OPPOSITE THE RAIL, 2' FROM THE APPROACHING SIDE OF THE GATE ARM; THIS CRITERIA GOVERNS OVER NOTE ⑪.
⑬ SPLITTING SURFACE SHALL EXTEND 2' MINIMUM PAST THE OUTSIDE EDGE OF THE RAIL OR SHARED-USE PATH.
⑭ CURB TAPERS SHALL BE USED WHERE FEASIBLE AS CURB HEIGHTS RISES TO A 3" MINIMUM CURB HEIGHT.
⑮ SIDEWALK TO BE PLACED 8.75" MIN. FROM THE FACE OF CURB/PROJECTED FACE OF CURB. THIS ENSURES MIN. CLEARANCE BETWEEN THE SIDEWALK AND GATE ARM COUNTERWEIGHT SUPPORTS.
⑯ CONSTRUCT WITH EXPANSION MATERIAL PER MNDOT SPECIFICATION 3150 TYPES 4-A.
EXPANSION MATERIAL SHALL MATCH FULL HEIGHT OF ADJACENT CONCRETE.

LEGEND

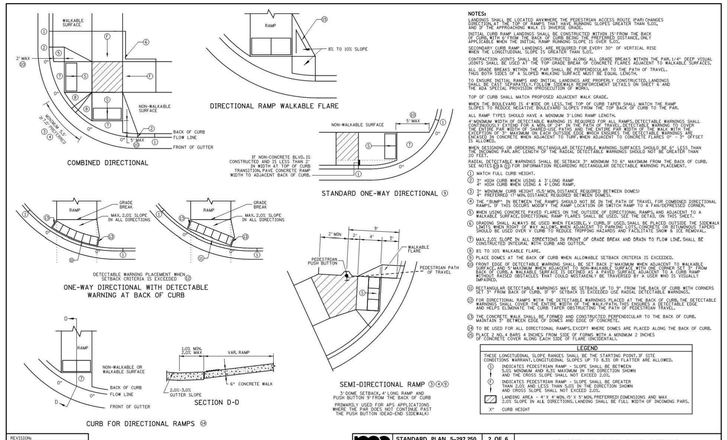
THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT(S) OF SITE CONDITIONS WARRANT,LONGITUDINAL SLOPES UP TO 8.33% OR FLATTER ARE ALLOWED.

① INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.00% MINIMUM AND 8.33% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.00%

② INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 8.33% AND LESS THAN 10.00% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.00%

LANDING AREA - 4' X 4' MIN.(5' X 5' MIN.PREFERRED)DIMENSIONS AND MAX. 2.00% SLOPE IN ALL DIRECTIONS.LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

3" CURB HEIGHT



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CONSTRUCTION JOINTS SHALL BE CONSTRUCTED ALONG ALL CURVE BREAKS WITHIN THE FLARE (LIC 3007). TOOLED JOINTS SHALL BE USED AT THE TOPS OF CONCRETE CURBS ADJACENT TO WALKABLE SURFACES.

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④ TYPICAL SIDE TREATMENT FOR MEDIAN ISLANDS.
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⑧ DRILL AND GROUT 1 - NO. 4 32" LONG REINFORCEMENT BAR EPOXY COATED WITH 3" MIN. COVER, REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE 'V' CURB.
⑨ DRILL AND GROUT 2 - NO. 4 32" LONG REINFORCEMENT BARS EPOXY COATED WITH 3" MIN. COVER, REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE 'V' CURB.
⑩ SIDE TREATMENT EXAMPLES SHOWN ARE WHEN THE INITIAL LANDING IS APPROXIMATELY LEVEL WITH THE FULL HEIGHT CURB (LIC 4.1) AND RAMP FOR 6" HIGH CURBS; WHEN THE INITIAL LANDING IS MORE THAN 7" BELOW FULL HEIGHT CURB REFER TO SHEETS 2 & 3 TO MODIFY THE CURB HEIGHT TAPERS AND MAINTAIN POSITIVE BOULEVARD DRAINAGE; CONSTRUCT THESE TAPERS AT A 1:1 RATE OVER A MINIMUM OF 2' LONG.
⑪ NEAREST EDGE OF DETECTABLE WARNING SURFACES SHALL BE PLACED 24" MINIMUM TO 29" MAXIMUM FROM THE NEAREST RAIL, FOR SKEWED RAILWAYS, IN NO CASE SHALL THE DETECTABLE WARNING BE CLOSER THAN 12" MEASURED PERPENDICULAR TO THE NEAREST RAIL.
⑫ WHEN PEDESTRIAN GATES ARE PROVIDED, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE SIDE OF THE GATES OPPOSITE THE RAIL, 2' FROM THE APPROACHING SIDE OF THE GATE; THIS CRITERIA GOVERNS OVER NOTE ⑪.
⑬ SPLITTING SURFACE SHALL EXTEND 2' MINIMUM PAST THE OUTSIDE EDGE OF THE RAIL OR SHARED-USE PATH.
⑭ CURB TAPERS SHALL BE USED WHERE FEASIBLE AS CURB HEIGHTS RISES TO A 3" MINIMUM CURB HEIGHT.
⑮ SIDEWALK TO BE PLACED 8.75" MIN. FROM THE FACE OF CURB/PROJECTED FACE OF CURB. THIS ENSURES MIN. CLEARANCE BETWEEN THE SIDEWALK AND GATE ARM COUNTERWEIGHT SUPPORTS.
⑯ CONSTRUCT WITH EXPANSION MATERIAL PER MNDOT SPECIFICATION 3150 TYPES 4-A.
EXPANSION MATERIAL SHALL MATCH FULL HEIGHT OF ADJACENT CONCRETE.

LEGEND

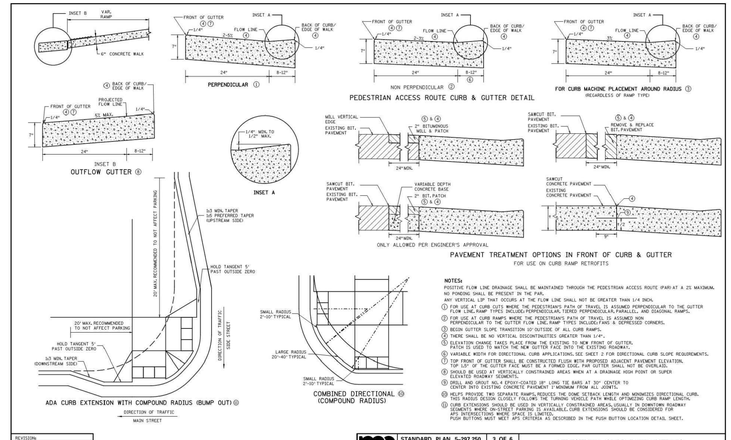
THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT(S) OF SITE CONDITIONS WARRANT,LONGITUDINAL SLOPES UP TO 8.33% OR FLATTER ARE ALLOWED.

① INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.00% MINIMUM AND 8.33% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.00%

② INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 8.33% AND LESS THAN 10.00% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.00%

LANDING AREA - 4' X 4' MIN.(5' X 5' MIN.PREFERRED)DIMENSIONS AND MAX. 2.00% SLOPE IN ALL DIRECTIONS.LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

3" CURB HEIGHT



NOTES:

POSITIVE FLOW LINE DRAINAGE SHALL BE MAINTAINED THROUGH THE PEDESTRIAN ACCESS ROUTE (PAR) AT A 2% MAXIMUM. NO PONDING SHALL OCCUR IN THE PAR.
ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE SHALL NOT BE GREATER THAN 1/4" INCH.

① FOR USE AT CURB CUTS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED PERPENDICULAR TO THE GUTTER FLOW LINE. THIS INCLUDES STRAIGHT, DIAGONAL AND DIAGONAL RAMPS.
② FOR USE AT CURB RAMPS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED NON-PERPENDICULAR TO THE GUTTER FLOW LINE.RAMP TYPES INCLUDE:FAN & DEPRESSED CORNERS.
③ BEGIN GUTTER SLOPE TRANSITION 10' OUTSIDE OF ALL CURB RAMPS.
④ THERE SHALL BE NO VERTICAL DISCONTINUITIES GREATER THAN 1/4".
⑤ ELEVATION CHANGE TAKES PLACE FROM THE EXISTING TO NEW POINT OF GUTTER. PATCH IS USED TO MATCH THE NEW GUTTER FACE INTO THE EXISTING PAVEMENT.
⑥ VARIABLE WIDTH FOR DIRECTIONAL CURB APPLICATIONS.SEE SHEET 2 FOR DIRECTIONAL CURB SLOPE REQUIREMENTS.
⑦ TOP 10" OF THE GUTTER FLAG MUST BE A FORMED SURFACE. THE GUTTER SHALL NOT BE SCORED,GROOVED,TROWELED. TOP 10" OF THE GUTTER FLAG MUST BE A FORMED SURFACE. THE GUTTER SHALL NOT BE SCORED,GROOVED,TROWELED.
⑧ SHOULD BE USED AT VERTICALLY CONSTRAINED AREAS WHEN AT A DRAINAGE HIGH POINT OR SUPER ELEVATED ROADWAY SEGMENTS.
⑨ DRILL AND GROUT NO.4 EPOXY-COATED 18" LONG TIE BARS AT 30" CENTER TO CONNECT THE CURB TO THE CONCRETE WALK WHERE THE CURB IS POURED SEPARATELY.
⑩ MN/DOT PROVIDE TWO SEPARATE RAMPS,REDUCES THE ZONE SETBACK LENGTH AND MINIMIZES DIRECTIONAL CURB. THIS RADIUS DESIGN CLOSELY FOLLOWS THE TURNING VEHICLE PATH WHILE OPTIMIZING CURB RAMP LENGTH.
⑪ CONSTRUCT WITH EXPANSION MATERIAL PER MNDOT SPECIFICATION 3150 TYPES 4-C.EXPANSION MATERIAL SHALL MATCH FULL HEIGHT OF ADJACENT CONCRETE.
⑫ DRILL AND GROUT 1 - NO. 4 32" LONG 6" EMBEDDED REINFORCEMENT BARS EPOXY-COATED.
⑬ USE AT CONCRETE CURB & GUTTER.

CONCRETE CURB DESIGN V

CURB HEIGHT H	CURB WIDTH W
6"	6"
8"	8"

REVISIONS	STANDARD PLAN 5-297.250	1 OF 6	PEDESTRIAN CURB RAMP DETAILS
APPROVED: 11-04-2021	APPROVED: 11-04-2021		
	REVISED:	STATE PROJ. NO. (TH)	SHEET NO. OF SHEETS

REVISIONS	STANDARD PLAN 5-297.250	2 OF 6	PEDESTRIAN CURB RAMP DETAILS
APPROVED: 11-04-2021	APPROVED: 11-04-2021		
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REVISIONS	STANDARD PLAN 5-297.250	3 OF 6	PEDESTRIAN CURB RAMP DETAILS
APPROVED: 11-04-2021	APPROVED: 11-04-2021		
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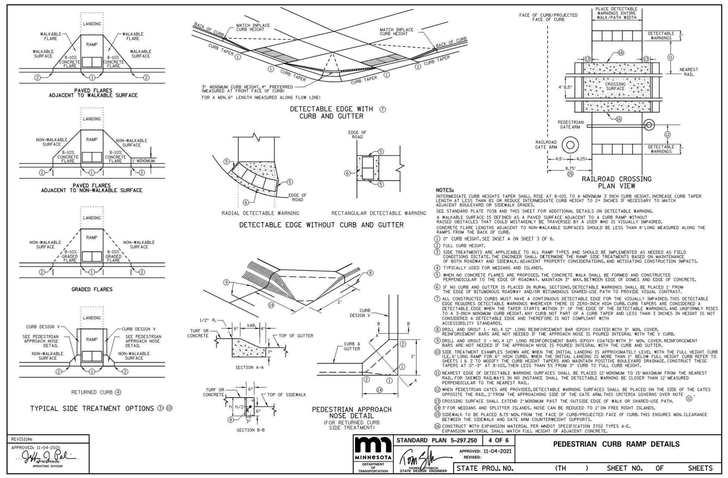

NOTES:

INTERMEDIATE CURB HEIGHTS TAPER SHALL RISE AT R:0.00 TO A MINIMUM 3 INCH CURB HEIGHT. INCREASE CURB TAPER LENGTH AT LESS THAN R:1.00 WHERE INTERMEDIATE CURB HEIGHT TO 3" INCHES IF NECESSARY TO MATCH EXISTING CONDITIONS AND MAINTAIN DRAINAGE.

A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.

THE RAMP'S RUNNING SLOPE ADJACENT TO NON-WALKABLE SURFACES SHOULD BE LESS THAN 8' LONG MEASURED ALONG THE RAMP'S FROM THE BACK OF CURB.

① 0" CURB HEIGHT, SEE INSET A ON SHEET 3 OF 6.
② FULL CURB HEIGHT.
③ SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED AS NEEDED AS FIELD CONDITIONS DICTATE. THE ENGINEER SHALL DETERMINE THE RAMP SIDE TREATMENTS BASED ON MAINTENANCE RESPONSIBILITY OF THE SIDEWALK OR PROPERTY; CONSIDERATIONS; AND MITIGATING CONSTRUCTION IMPACTS.
④ TYPICAL SIDE TREATMENT FOR MEDIAN ISLANDS.
⑤ WHEN ALL CONDITIONS ARE MET AND PROPOSED CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE EDGE OF ROADWAY, MAINTAIN 3" MAX-BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.
⑥ IF NO CURB AND GUTTER IS PLACED IN RURAL SECTIONS, DETECTABLE WARNING SHALL BE PLACED 12" FROM THE EDGE OF BITUMINOUS ROADWAY AND/OR BITUMINOUS SHARED-USE PATH TO PROVIDE VISUAL CONTRAST.
⑦ ALL CONSTRUCTED CURBS MUST HAVE A CONTINUOUS DETECTABLE EDGE FOR THE VISUALLY IMPAIRED; THIS DETECTABLE EDGE REQUIRES DETECTABLE WARNINGS WHEREVER THERE IS ZERO-INCH HIGH CURB; CURB TAPERS ARE CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH MNDOT SPECIFICATIONS. CURB TAPERS SHALL BE USED WHERE FEASIBLE AS CURB HEIGHTS RISES TO A 3-INCH MINIMUM CURB HEIGHT, ANY CURB NOT PART OF A CURB TAPER AND LESS THAN 3 INCHES IN HEIGHT IS NOT CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH MNDOT SPECIFICATIONS.
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REVISIONS	STANDARD PLAN 5-297.250	4 OF 6	PEDESTRIAN CURB RAMP DETAILS
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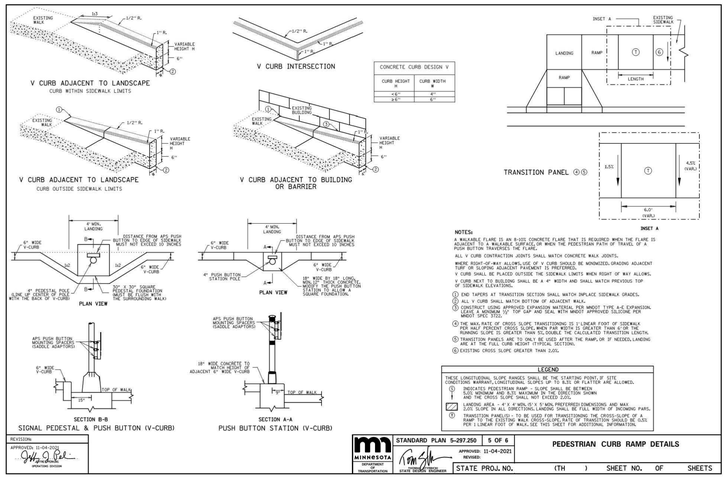

NOTES:

A WALKABLE FLARE IS AN 8:00 CONCRETE FLARE THAT IS REQUIRED WHEN THE FLARE IS ADJACENT TO A WALKABLE SURFACE,OR WHEN THE PEDESTRIAN PATH OF TRAVEL OF A PUSH BUTTON TRAVERSES THE FLARE.

ALL V CURB CONTRACTION JOINTS SHALL MATCH CONCRETE WALK JOINTS.

WHERE RIGHT-OF-WAY ALLOWS,USE OF V CURB SHOULD BE MINIMIZED.GRADING ADJACENT TO V CURB SHALL BE DESIGNED TO PREVENT PONDING.

V CURB SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS.

V CURB NEXT TO BUILDING SHALL BE A 4" WIDTH AND SHALL MATCH PREVIOUS TOP OF SIDEWALK ELEVATIONS.

① END TAPERS AT TRANSITION SECTION SHALL MATCH INFLACE SIDEWALK GRADES.
② ALL V CURB SHALL MATCH BOTTOM OF ADJACENT WALK.
③ CONSTRUCT USING APPROVED EXPANSION MATERIAL PER MNDOT TYPE 4-E EXPANSION. SEE SPECIFICATION 3150 FOR TOP GAP AND FILLING WITH MNDOT APPROVED SILICONE PER MNDOT SPECIFICATION.
④ THE MAX RATE OF CROSS SLOPE TRANSITIONING IS 1 LINEAR FOOT OF SIDEWALK PER HALF PERCENT CROSS SLOPE,WHEN PAR WIDTH IS GREATER THAN 6' OR THE RUNNING SLOPE IS GREATER THAN 5%.CONSIDER THE CALCULATED TRANSITION LENGTH.
⑤ PROVIDE 3' MIN. LANDING AT TOP OF RAMP AND AT BOTTOM OF THE RAMP,OR IF NEEDED,LANDING AND AT THE FULL CURB HEIGHT TRANSITION.
⑥ EXISTING CROSS SLOPE GREATER THAN 2.0%

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT(S) OF SITE CONDITIONS WARRANT,LONGITUDINAL SLOPES UP TO 8.33% OR FLATTER ARE ALLOWED.

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LANDING AREA - 4' X 4' MIN.(5' X 5' MIN.PREFERRED)DIMENSIONS AND MAX. 2.00% SLOPE IN ALL DIRECTIONS.LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

T= TRANSITION PANEL(S) TO BE USED FOR TRANSITIONING THE CROSS-SLOPE OF A SIDEWALK TO MATCH THE CROSS-SLOPE OF THE ROAD. USE A MAXIMUM OF 1 PANEL PER 1 LINEAR FOOT OF WALK.SEE THIS SHEET FOR ADDITIONAL INFORMATION.

REVISIONS	STANDARD PLAN 5-297.250	5 OF 6	PEDESTRIAN CURB RAMP DETAILS
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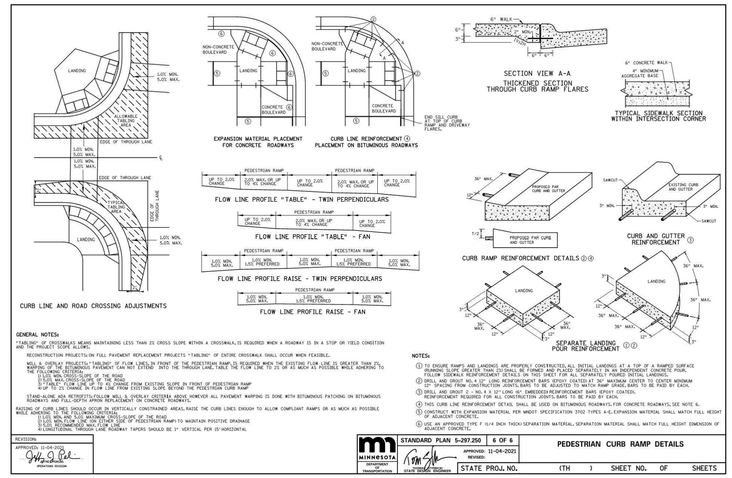
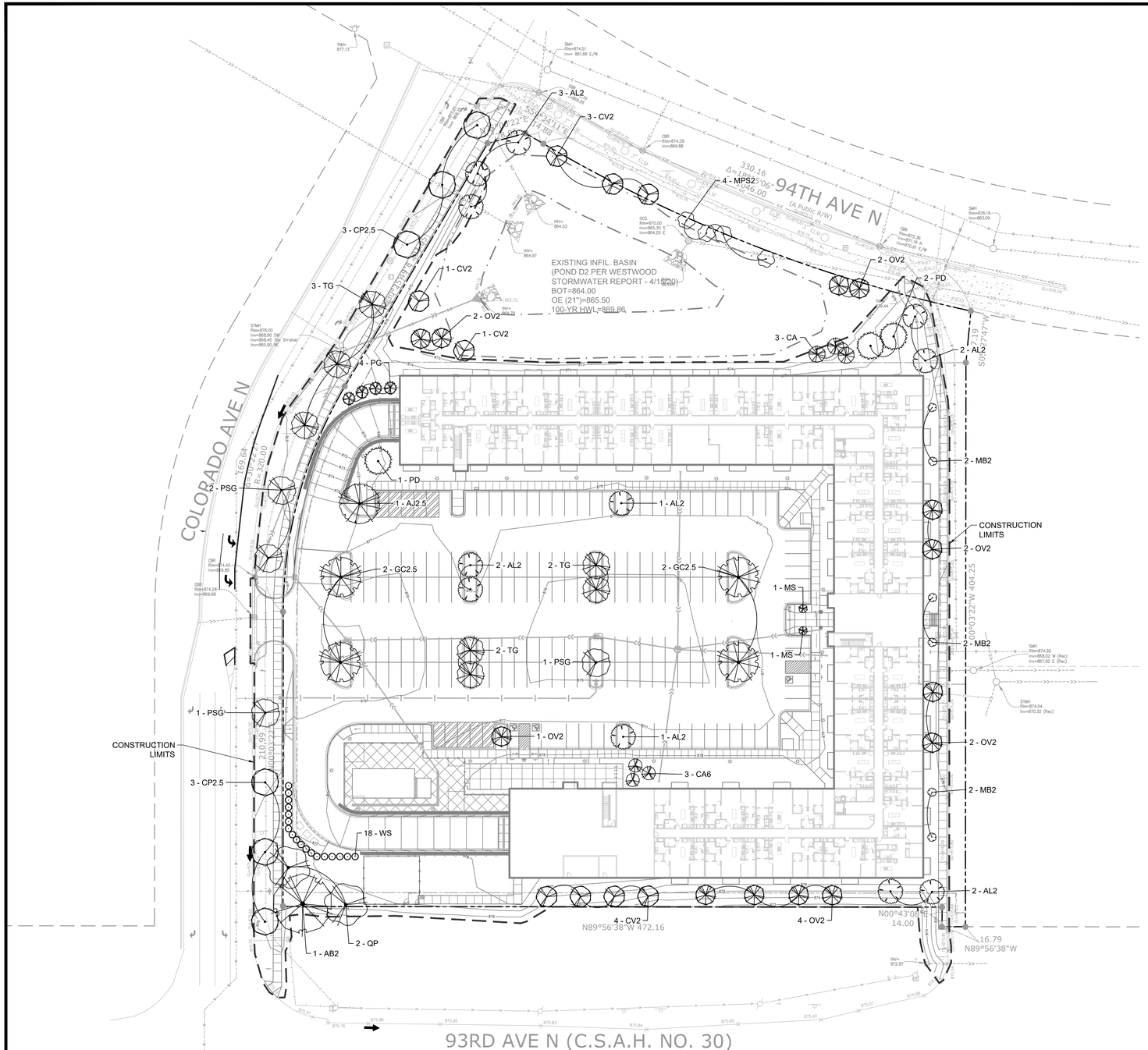


GENERAL NOTES:

"TABLING" OF CROSSWALKS MEANS MAINTAINING LESS THAN 2% CROSS SLOPE WITHIN A CROSSWALK,IS REQUIRED WHEN A ROADWAY IS IN A STOP OR YIELD CONDITION AND THE PROJECT SCOPE ALLOWS.

RECONSTRUCTION PROJECTS:ON FULL PAVEMENT REPLACEMENT PROJECTS "TABLING" OF ENTIRE CROSSWALK SHALL OCCUR WHEN FEASIBLE.

MILL & DISPLAY PROJECTS:"TABLING" OF FLOW LINES IN FRONT OF THE PEDESTRIAN RAMP IS REQUIRED WHEN THE EXISTING FLOW LINE IS GREATER THAN 2%. RAMP SHALL BE CONSTRUCTED WHERE PAVEMENT CAN NOT EXTEND INTO THE THROUGH LANE,TABLE THE FLOW LINE TO 2% OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA:
- 0.5% MIN.CROSS-SLOP



SEE SHEET L1.3 FOR PLANTING SCHEDULE

POLLINATOR SAFE PLANT MATERIAL:

1. THE CONTRACTOR SHALL PROVIDE ONLY PLANT MATERIAL FREE OF NEONICOTINOID BASED INSECTICIDES AND/OR TREATMENTS OF ANY KIND, INCLUDING BY NOT LIMITED TO IMIDACLOPRID (CONFIDOR, ADMIRE, GAUCHO, ADVOCATE), THIAMETHOXAM (ACTARA, PLATINUM, CRUISER), CLOTHIANIDIN (PONCHO, DANTOSU, DANTOP), ACETAMIPRID (MOSPILAN, ASSAIL, CHIPCOTRISTAR), THIACLOPRID (CALYPSO), DINOTEFURAN (STARKLE, SAFARI, VENOM), AND NITENPYRAM (CAPSTAR, GUARDIAN).
2. CONTRACTOR SHALL CERTIFY, THROUGH SUPPLIERS POLICY STATEMENT OR AFFIDAVIT, THAT NO NEONICOTINOID BASED INSECTICIDES HAVE BEEN USED ON SITE OR DIRECTLY ADJACENT TO THE GROWING OR STORAGE PLOTS OF THE SUPPLIED PLANT MATERIAL, INCLUDING THE PLANTING OF AGRICULTURAL (OR OTHER) SEED TREATED WITH NEONICS..

LANDSCAPE NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. REFERENCE MULCH SCHEDULE FOR MULCH MATERIALS AND LOCATIONS.
3. ALL TREES SHALL BE MULCHED WITH SHREDDED CEDAR MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 4" FROM TREE TRUNK.
4. IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
5. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
6. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
7. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR TWO (2) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
8. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 6" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
9. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
10. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
11. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
12. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
13. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
14. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

Brooklyn Park, MN Landscape Requirements
Open Areas Landscape
Minimum Open Space Reqirement - 20%
Overstory tree requirement - 1 trees per 3,000 square feet of open space.
25 Overstory Trees Required and 25 Trees provided. Achieved - Yes
One evergreen tree per 3,000 square feet of open area, except on sites where security, pedestrian or traffic safety are a concern evergreens may be excluded or installed in a reduced number.
25 Evergreen Trees Required and 25 provided. Achieved - Yes
One ornamental tree per 1,500 square feet of open space
51 Ornamental Trees Required and 51 provided. Achieved - Yes
One deciduous or evergreen shrub per 100 square feet of open area.
759 Shrubs Required and 702 provided. Achieved - No
Parking Lot Design
Parking lot green space - 10% of interior parking lot area
Minimum 1 large or 2 medium trees, two shrubs and pervious ground cover
Perimeter parking area standards - any parking area serving a use abuts a street right-of-way, vacant land, or any other development, 6 'perimeter landscapeing strips shall be provided for areas located within 50 feet of street right-of-way
Sustainable Landscape Requirements - Meet two of City allowed choices
1. Landscaping with native species (50% of plantings are native). Achieved - Yes
2.Sustainable Landscaping with visible rain garden. Achieved - Yes

LANDSCAPE PLAN LEGEND:

GROUND COVERS			
	Shooting Star Seed Mix / Basic Prairie Mix	6,899 sf	Seed Mix
	Dog Park Surface	1,362 sf	Mulch
	Mulch Maintenance Strip	5,023 sf	Mulch
	Blue Grass Based / Sod	32,945 sf	Sod
	SUBTOTAL:	46,229 sf	

PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

EDGING - SHALL BE COMMERCIAL GRADE, 4" DEPTH ALUMINUM, BLACK OR DARK GREEN IN COLOR, INCLUDE ALL CONNECTORS, STAKES, & ALL APPURTENANCES PER MANUF. INSTALL PER MANUF. INSTRUC./SPECS.

DECORATIVE BOULDERS (ROUNDED & BLOCK STYLE), 18"-30" DIA.

CONSTRUCTION LIMITS

PLANTING SEASON SCHEDULE			
SEASON	CONIFEROUS	DECIDUOUS	REMARKS
SPRING PLANTING	APRIL 15 - JUNE 15	APRIL 15 - JUNE 15	
FALL PLANTING	AUGUST 21 - SEPTEMBER 30	AUGUST 15 - NOVEMBER 15	
NOTE: ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.			

Know what's **below.**
Call before you dig.

1" = 40'-0"
20'-0" 0 40'-0"

CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

GEIS COMPANIES
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
PH: (330) 528-3500
FX: (330) 528-0008
www.geisco.net

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT: THE BROOK APARTMENTS
6001 94TH AVENUE N, BROOKLYN PARK, MN 55443

OWNER: OV DEVELOPMENT LLC
6600 FRANCE AVENUE S, SUITE 550, MINNEAPOLIS, MN 55435

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Robert L. Binder
DATE 07/03/24 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/03/2024	CITY SUBMITTAL

PROJECT MANAGER	DAVE KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	24287

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN - OVERALL

L1.0

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Civil Engineering • Surveying • Landscape Architecture
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Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	24297

REVISION SUMMARY

DATE	DESCRIPTION

94TH AVE N
(A Public R/W)
330.16
Δ=18°05'06"
R=1046.00
S59°34'11"E
14.86
N14°00'22"E
28.46
EXISTING INFIL. BASIN
(POND D2 PER WESTWOOD
STORMWATER REPORT - 4/15/20)
BOT=864.00
OE (21")=865.50
100-YR HWL=869.86
BASIC PRAIRIE SEED MIX, TYP.
SOD, TYP.
3 - JN
3 - LR
6 - HJ2
3 - CM
2 - PR
3 - JN
7 - HJ2
3 - LR
2 - PR
3 - CM
3 - HJ2
3 - JN
3 - LR
5 - PR
3 - CM
9 - HJ2
3 - JN
10 - PR
7 - PR
7 - SH3
3 - HJ3
7 - DS
5 - FC
7 - SH3
3 - LR
7 - DS
CONSTRUCTION LIMITS
2 - HJ3
7 - SH3
5 - FC
S05°27'47"W
S03°32'19"W
404.25
COLORADO AVE N
EOF= 875.58
169.64
Δ=30°22'22"
R=320.00
6 - AA2
8 - HJ3
8 - LR
4 - HJ3
4 - HJ3
10 - LR
3 - LR
3 - CM
3 - HE
3 - LR
3 - CM
8 - SH3
3 - HE
3 - LR
SOD, TYP.
3 - CM
3 - HE
1 - AS3
4 - HG
12 - PN3
4 - AB5
4 - CA4
2 - HT
4 - HA5
2 - AB5
4 - HA5
2 - HF
3 - HC
3 - HA5
1 - CR2

SEE SHEET L1.0 LEGEND AND GENERAL NOTES
SEE SHEET L1.3 FOR PLANTING SCHEDULE

Know what's below. Call before you dig.

N
1" = 20'-0"
10'-0" 0 20'-0"

LANDSCAPE PLAN - NORTH

L1.1

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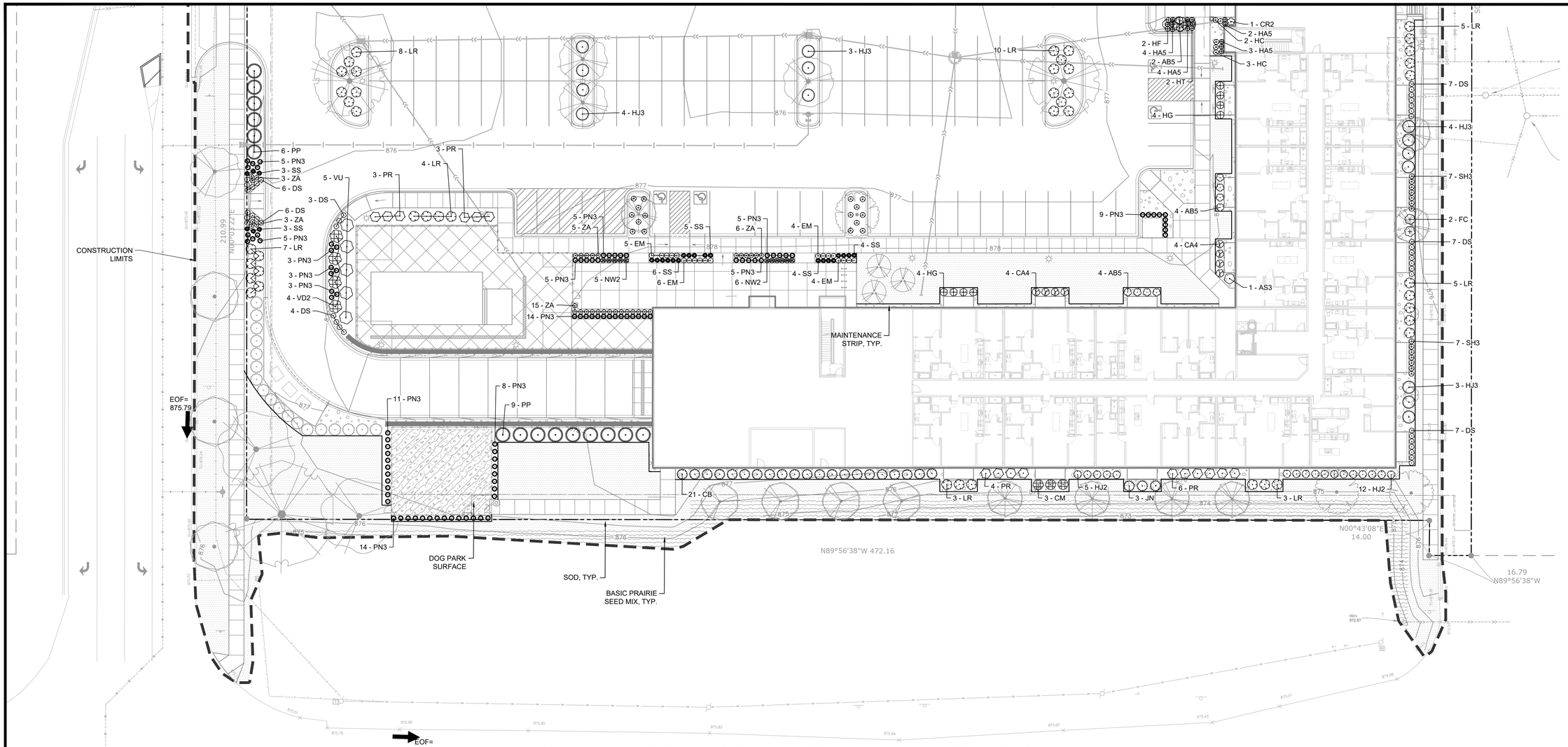

SEE SHEET L1.0 LEGEND AND GENERAL NOTES
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PRELIMINARY: NOT FOR CONSTRUCTION

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Robert L. Binder
DATE 07/03/24 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/03/2024	CITY SUBMITTAL

PROJECT MANAGER	DAVE KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	24267

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN - SOUTH

L1.2

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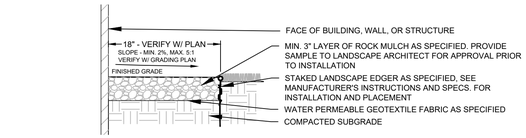
PLANT SCHEDULE

CODE	COMMON / BOTANICAL NAME	QTY	SIZE	NATIVE PLANTS	POLLINATOR FRIENDLY
SHRUBS					
AA2	Autumn Magic Black Chokeberry / Aronia melanocarpa `Autumn Magic`	6	#5 CONT	NATIVE	Y
AB5	Low Scape Mound Black Chokeberry / Aronia melanocarpa 'UCONNAM165' TM	16	#5 CONT	NATIVE CULTIVAR	Y
CA4	New Jersey Tea / Ceanothus americanus	12	#5 CONT	NATIVE	Y
CM	Muskingham Gray Dogwood / Cornus racemosa `Muskingham`	21	#5 CONT	NATIVE CULTIVAR	Y
CB	Firedance Dogwood / Cornus sericea `Bailadeline` TM	21	#5 CONT	NATIVE CULTIVAR	Y
LR	Kodiak® Orange Diervilla / Diervilla x 'G2X88544'	84	#5 CONT	NATIVE CULTIVAR	Y
FC	Gold Tide Forsythia / Forsythia x `Courtasol` TM	12	#5 CONT	NOT NATIVE	Y
HE	Bloomstruck Endless Summer Hydrangea / Hydrangea macrophylla `PIIHM-II` TM	9	#5 CONT	NOT NATIVE	Y
HJ2	Kalm St. Johnswort / Hypericum kalmianum	42	#5 CONT	NATIVE	Y
HJ3	Cobalt and Gold Kalm St. Johnswort / Hypericum kalmianum 'PIIHYP-I'	35	#2 CONT	NATIVE CULTIVAR	Y
JN	Grey Guardian Juniper / Juniperus virginiana `Greguard` TM	15	#5 CONT	NATIVE	N
PR	Raspberry Lemonade Ninebark / Physocarpus opulifolius 'ZLEYel2' TM	42	#5 CONT	NATIVE CULTIVAR	Y
PP	Dwarf Mugo Pine / Pinus mugo 'Pumilio'	15	#5 CONT	NOT NATIVE	N
VD2	Blue Muffin Arrowwood Viburnum / Viburnum dentatum 'Christom'	4	#5 CONT	NATIVE CULTIVAR	Y
VU	Glitters & Glows® Arrowood Viburnum / Viburnum dentatum deamii	5	#5 CONT	NATIVE CULTIVAR	Y
	SUBTOTAL:	339			
GRASSES					
DS	Schottland Hair Grass / Deschampsia cespitosa `Schottland`	54	#1 CONT	NATIVE	Y
HA5	Golden Variegated Forest Grass / Hakonechloa macra `Aureola`	24	#1 CONT	NOT NATIVE	N
PN3	Northwind Switch Grass / Panicum virgatum `North Wind`	107	#1 CONT	NATIVE CULTIVAR	Y
SS	Standing Ovation Little Bluestem Grass / Schizachyrium scoparium `Standing Ovation`	25	#1 CONT	NATIVE CULTIVAR	Y
SH3	Prairie Dropseed / Sporobolus heterolepis	59	#1 CONT	NATIVE	Y
	SUBTOTAL:	269			
PERENNIALS					
ASS	Sun King Aralia / Aralia cordata `Sun King`	2	#2 CONT	NOT NATIVE	Y
CR2	Hillside Black Beauty Snakeroot / Cimicifuga ramosa `Hillside Black Beauty`	2	#1 CONT	NOT NATIVE	Y
EM	Magnus Purple Coneflower / Echinacea purpurea `Magnus`	19	#1 CONT	NATIVE CULTIVAR	Y
HC	Caramel Coral Bells / Heuchera x `Caramel`	8	#1 CONT	NOT NATIVE	Y
HF	Fragrant Blue Hosta / Hosta x `Fragrant Blue`	4	#1 CONT	NOT NATIVE	Y
HG	Guacamole Plantain Lily / Hosta x `Guacamole`	12	#1 CONT	NOT NATIVE	Y
HT	Touch of Class Plantain Lily / Hosta x `Touch of Class`	4	#1 CONT	NOT NATIVE	Y
NW2	Walkers Low Catmint / Nepeta x faassenii `Walkers Low`	11	#1 CONT	NOT NATIVE	Y
ZA	Golden Alexander / Zizia aurea	32	#1 CONT	NATIVE	Y
	SUBTOTAL:	94			

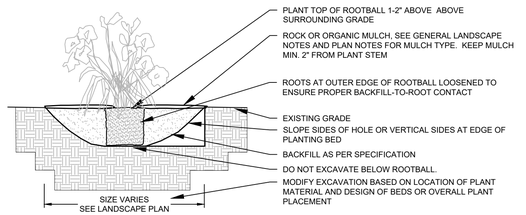
PLANT SCHEDULE - TREE SCHEDULE

CODE	COMMON / BOTANICAL NAME	QTY	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
2.5" OVERSTORY TREE					
AB2	Black Maple / Acer nigrum	1	2.5" CAL. B&B	NATIVE	N
AJ2.5	Autumn Fest® Sugar Maple / Acer saccharum 'JFS-KW8'	1	2.5" CAL. B&B	NATIVE CULTIVAR	Y
CP2.5	Prairie Sentinel Hackberry / Celtis occidentalis `JFS-KSU1` TM	6	2.5" CAL. B&B	NATIVE CULTIVAR	
PSG	Princeton Sentry Gingko / Ginkgo biloba `Princeton Sentry`	4	2.5" Cal. B&B	NOT NATIVE	N
GC2.5	True North™ Kentucky Coffeetree / Gymnocladus dioica 'UMNSynergy'	4	2.5" CAL. B&B	NATIVE CULTIVAR	N
QP	American Dream® Oak / Quercus bicolor 'JFS-KW12'	2	2.5" CAL. B&B	NATIVE CULTIVAR	N
TG	Greenspire Littleleaf Linden / Tilia cordata 'Greenspire'	7	2.5" CAL. B&B	NATIVE CULTIVAR	Y
	SUBTOTAL:	25			
2" ORNAMENTAL TREE					
AL2	Spring Flurry Serviceberry / Amelanchier x laevis 'JFS-Arb'	11	2" CAL. B&B	NATIVE CULTIVAR	Y
CA	Pagoda Dogwood / Cornus alternifolia	3	2" CAL. B&B	NATIVE	Y
CV2	Thornless Cockspur Hawthorn / Crataegus crus-galli inermis TM	9	2" CAL. B&B	NATIVE	Y
MPS2	Professor Sprenger Crabapple / Malus x `Professor Sprenger`	4	2" CAL. B&B	NATIVE CULTIVAR	Y
MS	Emerald Spire® Flowering Crabapple / Malus x adstringens 'Jefgreen'	2	2" CAL. B&B	NOT NATIVE	Y
OV2	Ironwood / Ostrya virginiana	13	2" CAL. B&B	NATIVE	Y
	SUBTOTAL:	42			
6` HT. B&B					
PG	White Spruce / Picea glauca	4	6` HT. B&B	NATIVE	
PD	Black Hills Spruce / Picea glauca `Densata`	3	6` HT. B&B	NATIVE CULTIVAR	
WS	White Stowe Pillar Pine / Pinus Strobus 'Stowe Pillar'	18	6` HT. B&B	NATIVE CULTIVAR	
	SUBTOTAL:	25			
ORNAMENTAL TREES					
CA6	Firespire Blue Beech / Carpinus caroliniana 'J.N. Upright'	3	5` HT. CLUMP	NATIVE CULTIVAR	Y
MB2	Red Barron Crabapple / Malus x 'Red Barron'	6	#10 CONT	NOT NATIVE	Y
	SUBTOTAL:	9			



1 AGGREGATE MAINTENANCE STRIP
NTS

DRAWN @ ? size



2 PERENNIAL BED PLANTING
NTS

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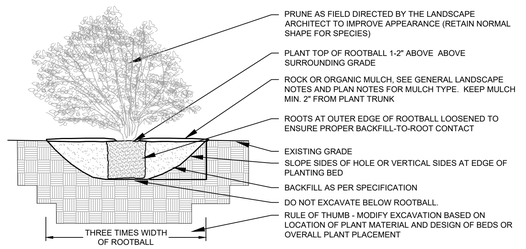
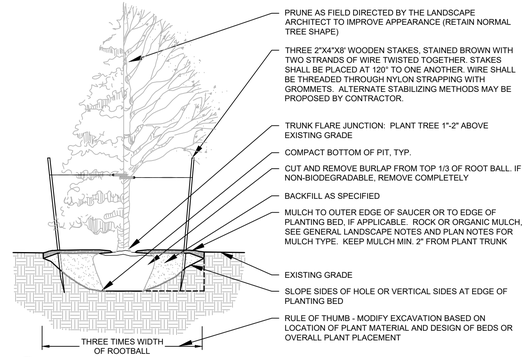


3 DECIDUOUS & CONIFEROUS SHRUB PLANTING
NTS



4 DECIDUOUS & CONIFEROUS TREE PLANTING
NTS

IRRIGATION NOTES:

1. ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
3. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INLCUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.
4. SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
5. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
6. SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
7. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
8. IRRIGATION WATER LINE CONNECTION SIZE IS 1-½" AT BUILDING. VERIFY WITH MECHANICAL PLANS.
9. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
10. ALL LATERAL LINES SHALL BE 12" BELLOW FINISHED GRADE.
11. ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
12. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
13. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
14. FABRICATE ALL PIPE TO MANUFACTURE'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
15. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
16. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
17. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
18. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
19. CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
20. AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
21. ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
22. USE SCREENS ON ALL HEADS.
23. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
24. ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
25. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTENT 3" BEYOND PERIMETER OF VALVE BOX.
26. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

SEE SHEET L1.0 LEGEND AND GENERAL NOTES

Know what's **below.** **Call** before you dig.

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civilsitegroup.com 612-615-0060

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PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE BROOK APARTMENTS
6001 94TH AVENUE N, BROOKLYN PARK, MN 55443

OWNER
OV DEVELOPMENT LLC
6600 FRANCE AVENUE S, SUITE 550, MINNEAPOLIS, MN 55435

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Robert L. Binder
DATE 07/03/24 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/03/2024	CITY SUBMITTAL

PROJECT MANAGER	DAVE KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	SN
REVIEWED BY	DK
PROJECT NUMBER	24267

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN NOTES & DETAILS

L1.3

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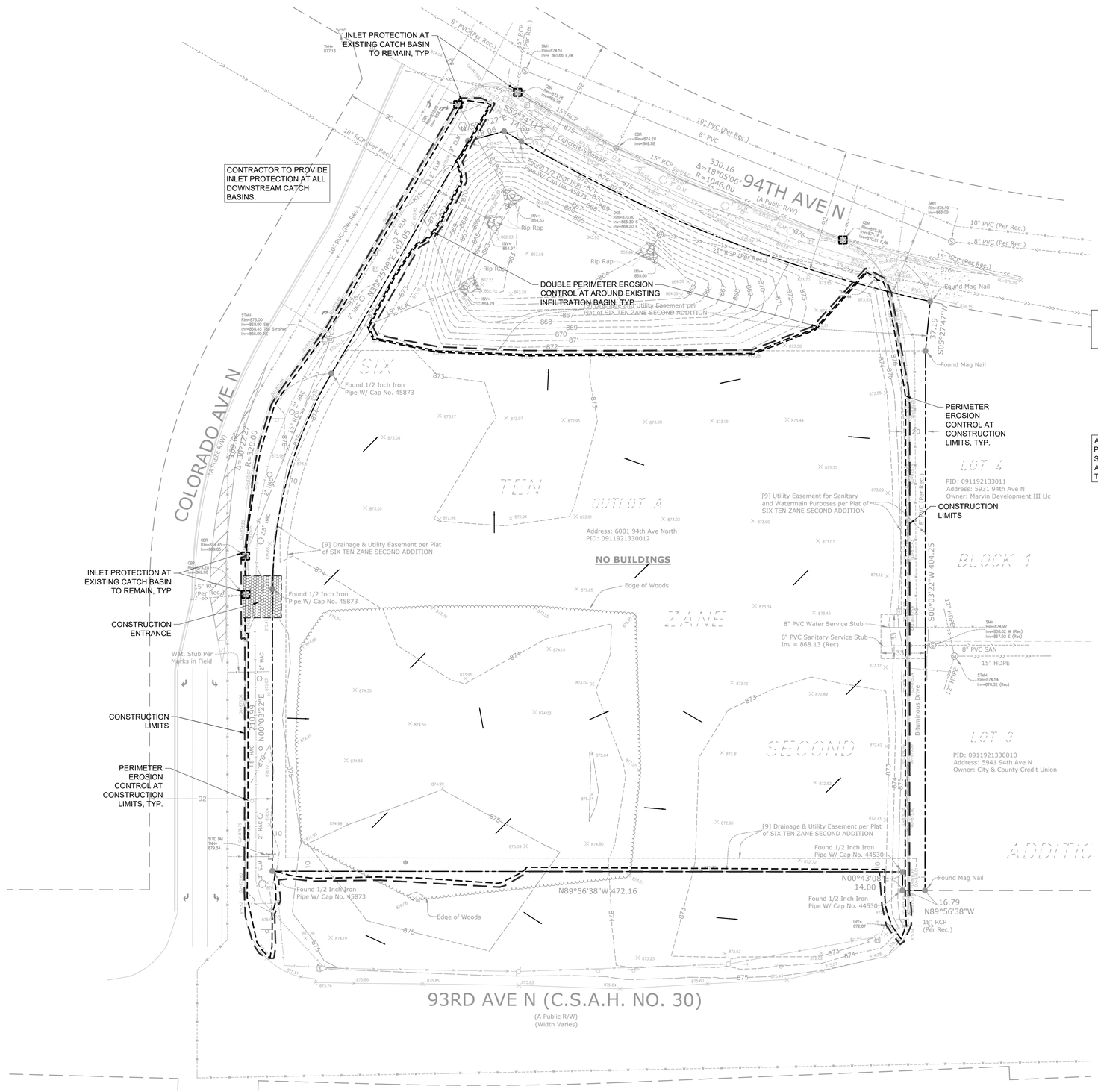

SWPPP NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
3. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

CITY OF BROOKLY PARK EROSION CONTROL NOTES:

1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

SWPPP LEGEND:

- 1125 — EX. 1' CONTOUR ELEVATION INTERVAL
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE

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David J. Knaeble
DATE 07/03/24 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/03/2024	CITY SUBMITTAL

PROJECT MANAGER	DAVE KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	24267

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - EXISTING CONDITIONS

SW1.0

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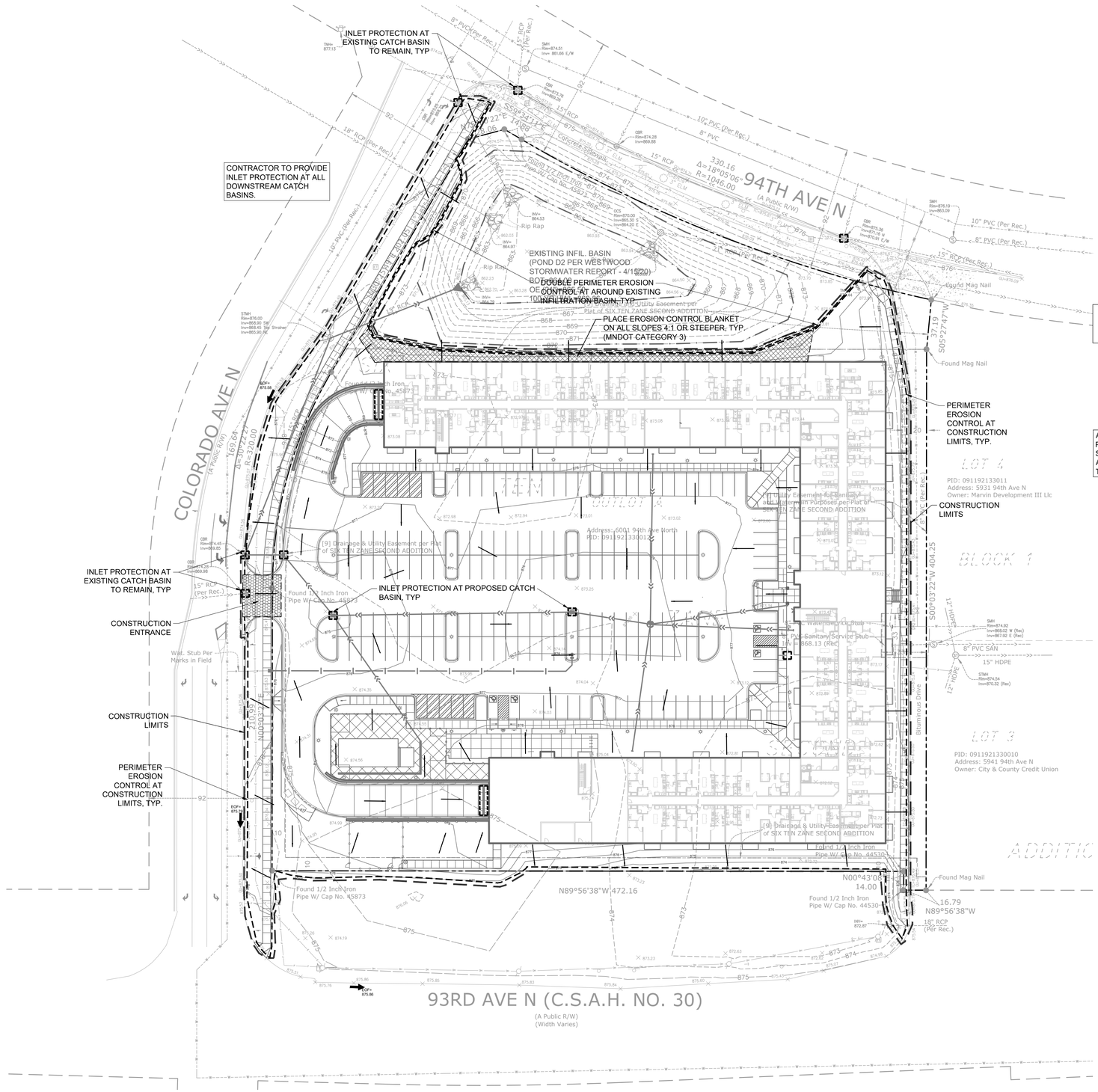

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SWPPP LEGEND:

- 1125 — EX. 1' CONTOUR ELEVATION INTERVAL
- 1137 — 1.0' CONTOUR ELEVATION INTERVAL
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET

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CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	24267

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - PROPOSED CONDITIONS

SW1.1

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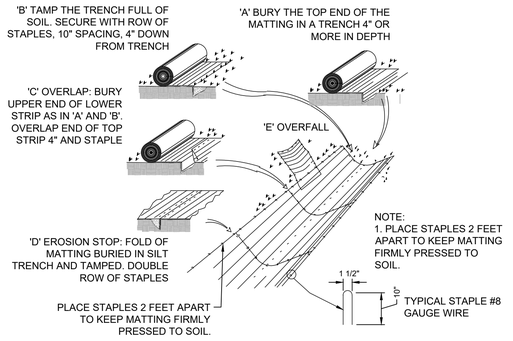
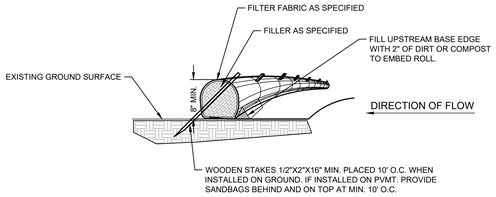
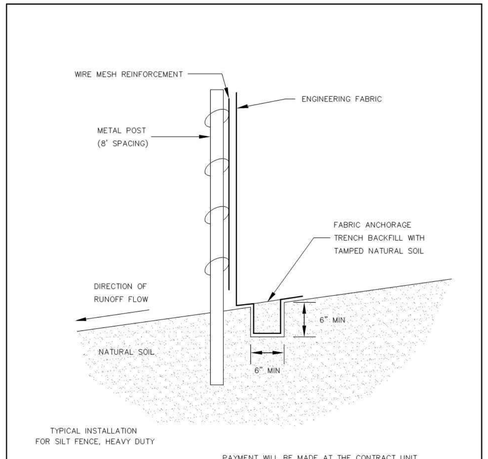


1 EROSION BLANKET
NTS

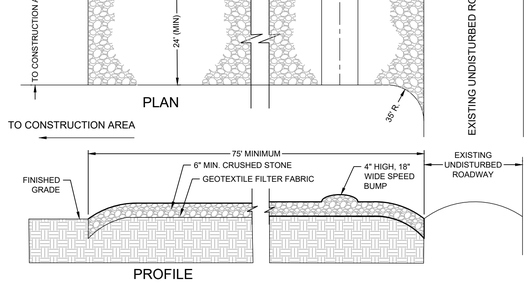


NOTE:
1. COMPOST FILTER LOGS (BIO ROLLS) SHALL BE FILTREXX EROSION CONTROL SOXX OR APPROVED EQUAL.
2. COMPOST FILLER TO BE MADE FROM A COMPOST BLEND 30%-40% GRADE 2 (SPEC 3890) AND 60%-70% PARTIALLY DECOMPOSED WOOD CHIPS, PER MNDOT SPEC 3897.
3. FILTER FABRIC SHALL BE GEOTEXTILE KNITTED MATERIAL WITH MAX. OPENINGS OF 3/8".
4. IF MULTIPLE ROLLS NEEDED, OVERLAP BY MIN. 12" AT ENDS AND STAKE.
5. SILT SHALL BE REMOVED ONCE IT REACHES 80% OF THE HEIGHT OF THE ROLL OR AS DEEMED NECESSARY BY SITE CONTRACTOR TO MAINTAIN PROPER FUNCTION.

2 SEDIMENT BIO-ROLL / COMPOST FILTER LOG
NTS

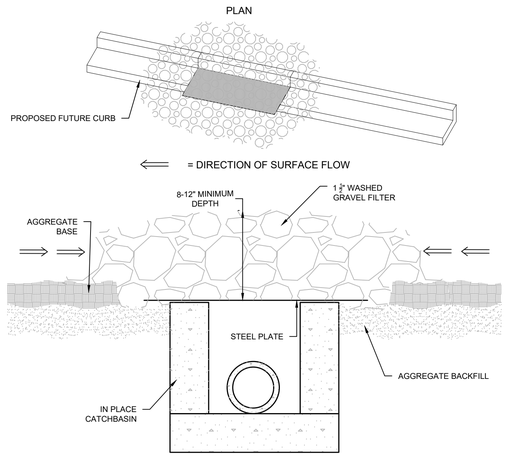


TYPICAL INSTALLATION FOR SILT FENCE
DETAIL DRAWING ST-F
CITY OF BROOKLYN PARK

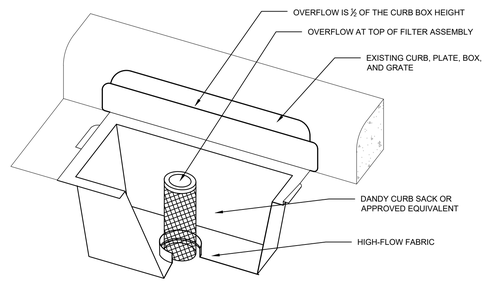


NOTES:
1. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND UNDISTURBED ROADWAY.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO UNDISTURBED ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDING STONE TO THE LENGTH OF THE ENTRANCE.
3. REPAIR AND CLEANOUT MEASURES USED TO TRAP SEDIMENT.
4. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO UNDISTURBED ROADWAY SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.
5. FINAL LOCATION AND INSTALLATION SHALL BE COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
6. CRUSHED STONE SHALL BE 1-1/2" DIA. CLOSE GRADED, AND IN ACCORDANCE TO MNDOT SECTION 2118.

3 STABILIZED CONSTRUCTION ACCESS
NTS



4 INLET PROTECTION ROCK FILTER
NTS



NOTES:
1. REPLACE INLET GRATE UPON COMPLETE INSTALLATION OF INLET PROTECTION FABRIC.
2. CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM THE SURFACE OF THE SYSTEM AFTER EACH STORM EVENT AND AT THE COMPLETION OF THE CONTRACT.
3. CONTRACTOR SHALL USE DANDY SACK OR APPROVED EQUIVALENT FOR STRUCTURES WITHOUT CURBING.

5 CURB INLET SACK
NTS

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PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE BROOK APARTMENTS
6001 94TH AVENUE N, BROOKLYN PARK, MN 55443

OWNER
OV DEVELOPMENT LLC
6600 FRANCE AVENUE S, SUITE 550, MINNEAPOLIS, MN 55435

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.

David J. Knaeble
DATE 07/03/24 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/03/2024	CITY SUBMITTAL

PROJECT MANAGER	DAVE KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	24267

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - DETAILS

SW1.2

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THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED WITH A CONSTRUCTION ACTIVITY THAT DISTURBS SITE SOIL OR WHO IMPLEMENT A POLLUTANT CONTROL MEASURE IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT (DATED AUGUST 1, 2018 # MNR100001) AND ANY LOCAL GOVERNING AGENCY HAVING JURISDICTION CONCERNING EROSION AND SEDIMENTATION CONTROL.

STORMWATER DISCHARGE DESIGN REQUIREMENTS

SWPPP

THE NATURE OF THIS PROJECT WILL BE CONSISTENT WITH WHAT IS REPRESENTED IN THIS SET OF CONSTRUCTION PLANS AND SPECIFICATIONS. SEE THE SWPPP PLAN SHEETS AND SWPPP NARRATIVE (ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE) FOR ADDITIONAL SITE SPECIFIC SWPPP INFORMATION. THE PLANS SHOW LOCATIONS AND TYPES OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMP'S. STANDARD DETAILS ARE ATTACHED TO THIS SWPPP DOCUMENT.

THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES IS AS FOLLOWS:
1. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE
2. INSTALLATION OF SILT FENCE AROUND SITE
3. INSTALL ORANGE CONSTRUCTION FENCING AROUND INFILTRATION AREAS
4. INSTALL INLET PROTECTION AT ALL ADJACENT AND DOWNSTREAM CATCH BASINS
5. CLEAR AND GRUB FOR TEMPORARY SEDIMENT BASIN / POND INSTALL
6. CONSTRUCT TEMPORARY SEDIMENT BASIN / POND (SECTION 14)
7. CLEAR AND GRUB REMAINDER OF SITE
8. STRIP AND STOCKPILE TOPSOIL
9. ROUGH GRADING OF SITE
10. STABILIZE DENUDED AREAS AND STOCKPILES
11. INSTALL SANITARY SEWER, WATER MAIN STORM SEWER AND SERVICES
12. INSTALL SILT FENCE / INLET PROTECTION AROUND CB'S
13. INSTALL STREET SECTION
14. INSTALL CURB AND GUTTER
15. BITUMINOUS ON STREETS
16. FINAL GRADE BOULEVARD, INSTALL SEED AND MULCH
17. REMOVE ACCUMULATED SEDIMENT FROM BASIN / POND
18. FINAL GRADE POND / INFILTRATION BASINS (DO NOT COMPACT SOILS IN INFILTRATION AREAS.)
19. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOD/LANDSCAPING, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

RECORDS RETENTION:

THE SWPPP (ORIGINAL OR COPIES) INCLUDING, ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE PERMITTEE WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN EITHER THE FIELD OFFICE OR IN AN ON SITE VEHICLE DURING NORMAL WORKING HOURS.

ALL OWNER(S) MUST KEEP THE SWPPP, ALONG WITH THE FOLLOWING ADDITIONAL RECORDS, ON FILE FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOT AS OUTLINED IN SECTION 4. THIS DOES NOT INCLUDE ANY RECORDS AFTER SUBMITTAL OF THE NOT.

1. THE FINAL SWPPP;
2. ANY OTHER STORMWATER RELATED PERMITS REQUIRED FOR THE PROJECT;
3. RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION (SEE SECTION 11, INSPECTIONS AND MAINTENANCE);
4. ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE; AND
5. ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS.

SWPPP IMPLEMENTATION RESPONSIBILITIES:

1. THE OWNER AND CONTRACTOR ARE PERMITTEE(S) AS IDENTIFIED BY THE NPDES PERMIT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE IMPLEMENTATION OF THE SWPPP, INCLUDING THE ACTIVITIES OF ALL OF THE CONTRACTOR'S SUBCONTRACTORS.
3. CONTRACTOR SHALL PROVIDE A PERSON(S) KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPS TO OVERSEE ALL INSTALLATION AND MAINTENANCE OF BMPS AND IMPLEMENTATION OF THE SWPPP
4. CONTRACTOR SHALL PROVIDE PERSON(S) MEETING THE TRAINING REQUIREMENTS OF THE NPDES PERMIT TO CONDUCT INSPECTION AND MAINTENANCE OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT. ONE OF THESE INDIVIDUAL(S) MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY MPCA. CONTRACTOR SHALL PROVIDE TRAINING DOCUMENTATION FOR THESE INDIVIDUAL(S) AS REQUIRED BY THE NPDES PERMIT. THIS TRAINING DOCUMENTATION SHALL BE RECORDED IN OR WITH THE SWPPP BEFORE THE START OF CONSTRUCTION OR AS SOON AS THE PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED. DOCUMENTATION SHALL INCLUDE:
   - 4.1. NAMES OF THE PERSONNEL ASSOCIATED WITH THE PROJECT THAT ARE REQUIRED TO BE TRAINED PER SECTION 21 OF THE PERMIT.
   - 4.2. DATES OF TRAINING AND NAME OF INSTRUCTOR AND ENTITY PROVIDING TRAINING.
   - 4.3. CONTENT OF TRAINING COURSE OR WORKSHOP INCLUDING THE NUMBER OF HOURS OF TRAINING.
5. FOLLOWING FINAL STABILIZATION AND THE TERMINATION OF COVERAGE FOR THE NPDES PERMIT, THE OWNER IS EXPECTED TO FURNISH LONG TERM OPERATION AND MAINTENANCE (O & M) OF THE PERMANENT STORM WATER MANAGEMENT SYSTEM.

CONSTRUCTION ACTIVITY REQUIREMENTS

SWPPP AMENDMENTS (SECTION 6):

1. ONE OF THE INDIVIDUALS DESCRIBED IN ITEM 21.2.A OR ITEM 21.2.B OR ANOTHER QUALIFIED INDIVIDUAL MUST COMPLETE ALL SWPPP CHANGES. CHANGES INVOLVING THE USE OF A LESS STRINGENT BMP MUST INCLUDE A JUSTIFICATION DESCRIBING HOW THE REPLACEMENT BMP IS EFFECTIVE FOR THE SITE CHARACTERISTICS.
2. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPS AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS HAVING A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER.
3. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPS AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER INSPECTIONS OR INVESTIGATIONS BY THE SITE OWNER OR OPERATOR, USEPA OR MPCA OFFICIALS INDICATE THE SWPPP PROJECT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER OR THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCES (E.G., NUISANCE CONDITIONS AS DEFINED IN MINN. R. 7050.0210, SUBP. 2) OR THE SWPPP IS NOT CONSISTENT WITH THE OBJECTIVES OF A USEPA APPROVED TMDL.

BMP SELECTION AND INSTALLATION (SECTION 7):

1. PERMITTEES MUST SELECT, INSTALL, AND MAINTAIN THE BMPS IDENTIFIED IN THE SWPPP AND IN THIS PERMIT IN AN APPROPRIATE AND FUNCTIONAL MANNER AND IN ACCORDANCE WITH RELEVANT MANUFACTURER SPECIFICATIONS AND ACCEPTED ENGINEERING PRACTICES.

EROSION PREVENTION (SECTION 8):

1. BEFORE WORK BEGINS, PERMITTEES MUST DELINEATE THE LOCATION OF AREAS NOT TO BE DISTURBED.
2. PERMITTEES MUST MINIMIZE THE NEED FOR DISTURBANCE OF PORTIONS OF THE PROJECT WITH STEEP SLOPES. WHEN STEEP SLOPES MUST BE DISTURBED, PERMITTEES MUST USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES (E.G., SLOPE DRAINING AND TERRACING).
3. PERMITTEES MUST STABILIZE ALL EXPOSED SOIL AREAS, INCLUDING STOCKPILES. STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 14 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY HAS CEASED. STABILIZATION IS NOT REQUIRED ON CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES. STABILIZATION IS NOT REQUIRED ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) BUT PERMITTEES MUST PROVIDE SEDIMENT CONTROLS AT THE BASE OF THE STOCKPILE.
4. FOR PUBLIC WATERS THAT THE MINNESOTA DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPAWNING TIME FRAMES, PERMITTEES MUST COMPLETE STABILIZATION OF ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF THE WATER'S EDGE, AND THAT DRAIN TO THESE WATERS, WITHIN 24 HOURS DURING THE RESTRICTION PERIOD.
5. PERMITTEES MUST STABILIZE THE NORMAL WETTED PERIMETER OF THE LAST 200 LINEAR FEET OF TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALES THAT DRAIN WATER FROM THE SITE WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE. PERMITTEES MUST COMPLETE STABILIZATION OF REMAINING PORTIONS OF TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE AND CONSTRUCTION IN THAT PORTION OF THE DITCH TEMPORARILY OR PERMANENTLY CEASES.
6. TEMPORARY OR PERMANENT DITCHES OR SWALES BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION (WITH PROPERLY DESIGNED ROCK-DITCH CHECKS, BIO ROLLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED. PERMITTEES MUST STABILIZE THESE AREAS WITHIN 24 HOURS AFTER THEIR USE AS A SEDIMENT CONTAINMENT SYSTEM CEASES
7. PERMITTEES MUST NOT USE MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES WITHIN ANY PORTION OF THE NORMAL WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT.
8. PERMITTEES MUST PROVIDE TEMPORARY OR PERMANENT ENERGY DISSIPATION AT ALL PIPE OUTLETS WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER OR PERMANENT STORMWATER TREATMENT SYSTEM.
9. PERMITTEES MUST NOT DISTURB MORE LAND (I.E., PHASING) THAN CAN BE EFFECTIVELY INSPECTED AND MAINTAINED IN ACCORDANCE WITH SECTION 11.

SEDIMENT CONTROL (SECTION 9):

1. PERMITTEES MUST ESTABLISH SEDIMENT CONTROL BMPS ON ALL DOWNGRADIENT PERIMETERS OF THE SITE AND DOWNGRADIENT AREAS OF THE SITE THAT DRAIN TO ANY SURFACE WATER, INCLUDING CURB AND GUTTER SYSTEMS. PERMITTEES MUST LOCATE SEDIMENT CONTROL PRACTICES UPGRADIENT OF ANY BUFFER ZONES. PERMITTEES MUST INSTALL SEDIMENT CONTROL PRACTICES BEFORE ANY UPGRADIENT LAND-DISTURBING ACTIVITIES BEGIN AND MUST KEEP THE SEDIMENT CONTROL PRACTICES IN PLACE UNTIL THEY ESTABLISH PERMANENT COVER.
2. IF DOWNGRADIENT SEDIMENT CONTROLS ARE OVERLOADED, BASED ON FREQUENT FAILURE OR EXCESSIVE MAINTENANCE REQUIREMENTS, PERMITTEES MUST INSTALL ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS TO ELIMINATE THE OVERLOADING AND AMEND THE SWPPP TO IDENTIFY THESE ADDITIONAL PRACTICES AS REQUIRED IN ITEM 6.3.
3. TEMPORARY OR PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS DESIGNED AS PART OF A SEDIMENT CONTAINMENT SYSTEM (E.G., DITCHES WITH ROCK-CHECK DAMS) REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS.
4. A FLOATING SILT CURTAIN PLACED IN THE WATER IS NOT A SEDIMENT CONTROL BMP TO SATISFY ITEM 9.2 EXCEPT WHEN WORKING ON A SHORELINE OR BELOW THE WATERLINE, IMMEDIATELY AFTER THE SHORT TERM CONSTRUCTION ACTIVITY (E.G., INSTALLATION OF RIP RAP ALONG THE SHORELINE) IN THAT AREA IS COMPLETE, PERMITTEES MUST INSTALL AN UPLAND PERIMETER CONTROL PRACTICE IF EXPOSED SOILS STILL DRAIN TO A SURFACE WATER.
5. PERMITTEES MUST RE-INSTALL ALL SEDIMENT CONTROL PRACTICES ADJUSTED OR REMOVED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES, IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IS COMPLETED. PERMITTEES MUST RE-INSTALL SEDIMENT CONTROL PRACTICES BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE SHORT-TERM ACTIVITY IS NOT COMPLETE.
6. PERMITTEES MUST PROTECT ALL STORM DRAIN INLETS USING APPROPRIATE BMPS DURING CONSTRUCTION UNTIL THEY ESTABLISH PERMANENT COVER ON ALL AREAS WITH POTENTIAL FOR DISCHARGING TO THE INLET.
7. PERMITTEES MAY REMOVE INLET PROTECTION FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (E.G. STREET FLOODING/FREEZING) IS IDENTIFIED BY THE PERMITTEES OR THE JURISDICTIONAL AUTHORITY (E.G., CITY/COUNTY/TOWNSHIP/MINNESOTA DEPARTMENT OF TRANSPORTATION ENGINEER). PERMITTEES MUST DOCUMENT THE NEED FOR REMOVAL IN THE SWPPP.
8. PERIMETER SEDIMENT CONTROL PRACTICES MUST BE PROVIDED SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AT THE BASE OF STOCKPILES ON THE DOWNGRADIENT PERIMETER.
9. PERMITTEES MUST LOCATE STOCKPILES OUTSIDE OF NATURAL BUFFERS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.
10. PERMITTEES MUST INSTALL A VEHICLE TRACKING BMP TO MINIMIZE THE TRACK OUT OF SEDIMENT FROM THE CONSTRUCTION SITE OR ONTO PAVED ROADS WITHIN THE SITE.
11. PERMITTEES MUST USE STREET SWEEPING IF VEHICLE TRACKING BMPS ARE NOT ADEQUATE TO PREVENT SEDIMENT TRACKING ONTO THE STREET.
12. PERMITTEES MUST INSTALL TEMPORARY SEDIMENT BASINS AS REQUIRED IN SECTION 14.
13. IN ANY AREAS OF THE SITE WHERE FINAL VEGETATIVE STABILIZATION WILL OCCUR, PERMITTEES MUST RESTRICT VEHICLE AND EQUIPMENT USE TO MINIMIZE SOIL COMPACTION.
14. PERMITTEES MUST PRESERVE TOPSOIL ON THE SITE, UNLESS INFEASIBLE.
15. PERMITTEES MUST DIRECT DISCHARGES FROM BMPS TO VEGETATED AREAS UNLESS INFEASIBLE.
16. PERMITTEES MUST PRESERVE A 50 FOOT NATURAL BUFFER OR, IF A BUFFER IS INFEASIBLE ON THE SITE, PROVIDE REDUNDANT (DOUBLE) PERIMETER SEDIMENT CONTROLS WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET OF THE PROJECT'S EARTH DISTURBANCES AND STORMWATER FLOWS TO THE SURFACE WATER. PERMITTEES MUST INSTALL PERIMETER SEDIMENT CONTROLS AT LEAST 5 FEET APART UNLESS LIMITED BY LACK OF AVAILABLE SPACE. NATURAL BUFFERS ARE NOT REQUIRED ADJACENT TO ROAD DITCHES, JUDICIAL DITCHES, COUNTY DITCHES, STORMWATER CONVEYANCE CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS. IF PRESERVING THE BUFFER IS INFEASIBLE, PERMITTEES MUST DOCUMENT THE REASONS IN THE SWPPP. SHEET PILING IS A REDUNDANT PERIMETER CONTROL IF INSTALLED IN A MANNER THAT RETAINS ALL STORMWATER.
17. PERMITTEES MUST USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR SUPPLIER. THE PERMITTEES MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION AND MUST DIRECT TREATED STORMWATER TO A SEDIMENT CONTROL SYSTEM FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE.

DEWATERING AND BASIN DRAINING (SECTION 10):

1. PERMITTEES MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING OR BASIN DRAINING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) TO A TEMPORARY OR PERMANENT SEDIMENT BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. PERMITTEES MAY DEWATER TO SURFACE WATERS IF THEY VISUALLY CHECK TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED AND NUISANCE CONDITIONS (SEE MINN. R. 7050.0210, SUBP. 2) WILL NOT RESULT FROM THE DISCHARGE. IF PERMITTEES CANNOT DISCHARGE THE WATER TO A SEDIMENTATION BASIN PRIOR TO ENTERING A SURFACE WATER, PERMITTEES MUST TREAT IT WITH APPROPRIATE BMPS SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE SURFACE WATER OR DOWNSTREAM PROPERTIES.
2. IF PERMITTEES MUST DISCHARGE WATER CONTAINING OIL OR GREASE, THEY MUST USE AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE (E.G., CARTRIDGE FILTERS, ABSORBENTS PADS) PRIOR TO DISCHARGE.
3. PERMITTEES MUST DISCHARGE ALL WATER FROM DEWATERING OR BASIN-DRAINING ACTIVITIES IN A MANNER THAT DOES NOT CAUSE EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR INUNDATION OF WETLANDS IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS THAT CAUSES SIGNIFICANT ADVERSE IMPACT TO THE WETLAND.
4. IF PERMITTEES USE FILTERS WITH BACKWASH WATER, THEY MUST HAUL THE BACKWASH WATER AWAY FOR DISPOSAL, RETURN THE BACKWASH WATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION.

INSPECTIONS AND MAINTENANCE (SECTION 11):

1. PERMITTEES MUST ENSURE A TRAINED PERSON, AS IDENTIFIED IN ITEM 21.2.B, WILL INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 1/2 INCH IN 24 HOURS.
2. PERMITTEES MUST INSPECT AND MAINTAIN ALL PERMANENT STORMWATER TREATMENT BMPS.
3. PERMITTEES MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMPS WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN ITEM 11.5 OR 11.6. PERMITTEES MAY TAKE ADDITIONAL TIME IF FIELD CONDITIONS PREVENT ACCESS TO THE AREA.
4. DURING EACH INSPECTION, PERMITTEES MUST INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS BUT NOT CURB AND GUTTER SYSTEMS, FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. PERMITTEES MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. PERMITTEES MUST COMPLETE REMOVAL AND STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. PERMITTEES MUST USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF OBTAINING ACCESS. PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK IN SURFACE WATERS.
5. PERMITTEES MUST INSPECT CONSTRUCTION SITE VEHICLE EXIT LOCATIONS, STREETS AND CURB AND GUTTER SYSTEMS WITHIN AND ADJACENT TO THE PROJECT FOR SEDIMENTATION FROM EROSION OR TRACKED SEDIMENT FROM VEHICLES. PERMITTEES MUST REMOVE SEDIMENT FROM ALL PAVED SURFACES WITHIN ONE (1) CALENDAR DAY OF DISCOVERY OR, IF APPLICABLE, WITHIN A SHORTER TIME TO AVOID A SAFETY HAZARD TO USERS OF PUBLIC STREETS.
6. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE
7. PERMITTEES MUST DRAIN TEMPORARY AND PERMANENT SEDIMENTATION BASINS AND REMOVE THE SEDIMENT WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME.
8. PERMITTEES MUST ENSURE THAT AT LEAST ONE INDIVIDUAL PRESENT ON THE SITE (OR AVAILABLE TO THE PROJECT SITE IN THREE (3) CALENDAR DAYS) IS TRAINED IN THE JOB DUTIES DESCRIBED IN ITEM 21.2.B.
9. PERMITTEES MAY ADJUST THE INSPECTION SCHEDULE DESCRIBED IN ITEM 11.2 AS FOLLOWS:
   - a. INSPECTIONS OF AREAS WITH PERMANENT COVER CAN BE REDUCED TO ONCE PER MONTH, EVEN IF CONSTRUCTION ACTIVITY CONTINUES ON OTHER PORTIONS OF THE SITE; OR
   - b. WHERE SITES HAVE PERMANENT COVER ON ALL EXPOSED SOIL AND NO CONSTRUCTION ACTIVITY IS OCCURRING ANYWHERE ON THE SITE, INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH AND, AFTER 12 MONTHS, MAY BE SUSPENDED COMPLETELY UNTIL CONSTRUCTION ACTIVITY RESUMES. THE MPCA MAY REQUIRE INSPECTIONS TO RESUME IF CONDITIONS WARRANT; OR
   - c. WHERE CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTIONS MAY BE SUSPENDED. INSPECTIONS MUST RESUME WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.
10. PERMITTEES MUST RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES WITHIN 24 HOURS OF BEING CONDUCTED AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP. THESE RECORDS MUST INCLUDE:
    - a. DATE AND TIME OF INSPECTIONS; AND
    - b. NAME OF PERSONS CONDUCTING INSPECTIONS; AND
    - c. ACCURATE FINDINGS OF INSPECTIONS, INCLUDING THE SPECIFIC LOCATION WHERE CORRECTIVE ACTIONS ARE NEEDED; AND
    - d. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES); AND
    - e. DATE OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCHES IN 24 HOURS, AND THE AMOUNT OF RAINFALL FOR EACH EVENT. PERMITTEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ONSITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF YOUR LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES; AND
    - f. IF PERMITTEES OBSERVE A DISCHARGE DURING THE INSPECTION, THEY MUST RECORD AND SHOULD PHOTOGRAPH AND DESCRIBE THE LOCATION OF THE DISCHARGE (I.E., COLOR, ODOR, SETTLED OR SUSPENDED SOLIDS, OIL SHEEN, AND OTHER OBVIOUS INDICATORS OF POLLUTANTS); AND
    - g. ANY AMENDMENTS TO THE SWPPP PROPOSED AS A RESULT OF THE INSPECTION MUST BE DOCUMENTED AS REQUIRED IN SECTION 6 WITHIN SEVEN (7) CALENDAR DAYS.

POLLUTION PREVENTION MANAGEMENT (SECTION 12):

1. PERMITTEES MUST PLACE BUILDING PRODUCTS AND LANDSCAPE MATERIALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER. PERMITTEES ARE NOT REQUIRED TO COVER OR PROTECT PRODUCTS WHICH ARE EITHER NOT A SOURCE OF CONTAMINATION TO STORMWATER OR ARE DESIGNED TO BE EXPOSED TO STORMWATER.
2. PERMITTEES MUST PLACE PESTICIDES, FERTILIZERS AND TREATMENT CHEMICALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.
3. PERMITTEES MUST STORE HAZARDOUS MATERIALS AND TOXIC WASTE, (INCLUDING OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MATERIALS MUST BE IN COMPLIANCE WITH MINN. R. CH. 7045 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE.
4. PERMITTEES MUST PROPERLY STORE, COLLECT AND DISPOSE SOLID WASTE IN COMPLIANCE WITH MINN. R. CH. 7035.
5. PERMITTEES MUST POSITION PORTABLE TOILETS SO THEY ARE SECURE AND WILL NOT TIP OR BE KNOCKED OVER. PERMITTEES MUST PROPERLY DISPOSE SANITARY WASTE IN ACCORDANCE WITH MINN. R. CH. 7041.
6. PERMITTEES MUST TAKE REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL. FROM ANY AREA WHERE FUEL WILL BE LOADED OR UNLOADED INCLUDING THE USE OF DRIP PANS OR ABSORBENTS UNLESS INFEASIBLE. PERMITTEES MUST ENSURE ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. PERMITTEES MUST REPORT AND CLEAN UP SPILLS IMMEDIATELY AS REQUIRED BY MINN. STAT. 115.061, USING DRY CLEAN UP MEASURES WHERE POSSIBLE.
7. PERMITTEES MUST LIMIT VEHICLE EXTERIOR WASHING AND EQUIPMENT TO A DEFINED AREA OF THE SITE. PERMITTEES MUST CONTAIN RUNOFF FROM THE WASHING AREA IN A SEDIMENT BASIN OR OTHER SIMILARLY EFFECTIVE CONTROLS AND MUST DISPOSE WASTE FROM THE WASHING ACTIVITY PROPERLY. PERMITTEES MUST PROPERLY USE AND STORE SOAPS, DETERGENTS, OR SOLVENTS.
8. PERMITTEES MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (E.G., CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE CONSTRUCTION ACTIVITY. PERMITTEES MUST PREVENT LIQUID AND SOLID WASHOUT WASTES FROM CONTACTING THE GROUND AND MUST DESIGN THE CONTAINMENT SO IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. PERMITTEES MUST PROPERLY DISPOSE LIQUID AND SOLID WASTES IN COMPLIANCE WITH MPCA RULES. PERMITTEES MUST INSTALL A SIGN INDICATING THE LOCATION OF THE WASHOUT FACILITY.

PERMIT TERMINATION (SECTION 4 AND SECTION 13):

1. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ALL TERMINATION CONDITIONS LISTED IN SECTION 13 ARE COMPLETE.
2. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER SELLING OR OTHERWISE LEGALLY TRANSFERRING THE ENTIRE SITE, INCLUDING PERMIT RESPONSIBILITY FOR ROADS (E.G., STREET SWEEPING) AND STORMWATER INFRASTRUCTURE FINAL CLEAN OUT, OR TRANSFERRING PORTIONS OF A SITE TO ANOTHER PARTY. THE PERMITTEES' COVERAGE UNDER THIS PERMIT TERMINATES AT MIDNIGHT ON THE SUBMISSION DATE OF THE NOT.
3. PERMITTEES MUST COMPLETE ALL CONSTRUCTION ACTIVITY AND MUST INSTALL PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTING THE NOT. VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER.
4. PERMITTEES MUST CLEAN THE PERMANENT STORMWATER TREATMENT SYSTEM OF ANY ACCUMULATED SEDIMENT

ATTACHMENT A: SITE SPECIFIC SWPPP DOCUMENT

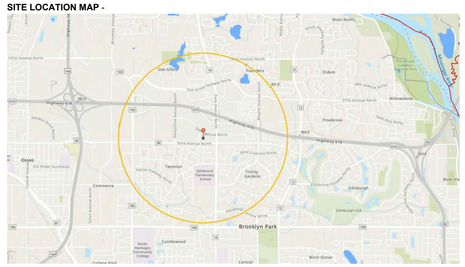
PROJECT LOCATION			
ADDRESS	6001 94TH AVENUE N	CITY/TOWNSHIP	BROOKLYN PARK
STATE	MN	COUNTY	HENNEPIN
ZIP CODE	55443	PROJECT SIZE	4.7 ACRES
LATTITUDE/LONGITUDE OF APPROX. CENTROID OF PROJECT		45.124046 N, 93.359582 W	
METHOD OF LAT/LONG COLLECTION		ONLINE TOOL	
PROJECT TYPE		RESIDENTIAL	
IMPERVIOUS SURFACES (ACRES)			
EXISTING		0.1	
PROPOSED		3.5	
DIFFERENCE		3.4	
ESTIMATED CONSTRUCTION TIMELINE			
START	06/25	END	11/27
CONSTRUCTION ACTIVITY		APARTMENT DEVELOPMENT	
SOIL TYPES		SILTY SAND	

SOILS INFORMATION

MAP UNIT SYMBOL	MAP UNIT NAME
D67A	HUBBARD LOAMY SAND, 0 TO 2 PERCENT SLOPES

RECEIVING WATER BODIES					
	WATER BODY ID	NAME OF WATER BODY	WATER BODY TYPE	SPECIAL WATER (Y/N)	IMPAIRED WATER (Y/N)
1					
2					
3					
4					

SITE LOCATION MAP -



GENERAL SITE INFORMATION (5.1)
1. DESCRIBE THE LOCATION AND TYPE OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S). INCLUDE THE TIMING FOR INSTALLATION AND PROCEDURES USED TO ESTABLISH ADDITIONAL TEMPORARY BMP'S AS NECESSARY. (5.5)
THE PROJECT IS PROTECTED BY TWO (W) MAIN BMP'S, SILT FENCE AND INLET PROTECTION DEVICES. THE SILT FENCE WILL BE INSTALLED AT THE DOWNHILL LOCATIONS OF THE SITE AND MONITORED AS NECESSARY. INLET PROTECTION DEVICES WILL BE INSTALLED IN ALL CATCH BASINS ON THE SITE AND ANY OFF SITE THAT WILL RECEIVE STORMWATER RUNOFF FROM THIS SITE. AS THE PROJECT PROGRESSES ADDITIONAL BMP'S SUCH AS EROSION CONTROL BLANKET MAY BE UTILIZED.
2. ATTACH TO THIS SWPPP A TABLE WITH THE ANTICIPATED QUANTITIES FOR THE LIFE OF THE PROJECT FOR ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S (5.7).
SEE PAGE SW1.3
3. ATTACH TO THIS SWPPP A SITE MAP THAT INCLUDES THE FOLLOWING FEATURES (5.9):
EXIST AND FINAL GRADES, INCLUDING DIVIDING LINES AND DIRECTION OF FLOW FOR ALL PRE AND POST-CONSTRUCTION STORMWATER RUNOFF DRAINAGE AREAS LOCATED WITHIN THE PROJECT LIMITS.

LOCATIONS OF IMPERVIOUS SURFACES AND SOIL TYPES.
- EXISTING AND FINAL GRADES, INCLUDING DIVIDING LINES AND DIRECTION OF FLOW FOR ALL PRE AND POST-CONSTRUCTION STORMWATER RUNOFF DRAINAGE AREAS LOCATED WITHIN PROJECT LIMITS.
- LOCATIONS OF AREAS NOT TO BE DISTURBED.
- LOCATION OF AREAS OF PHASED CONSTRUCTION.
- ALL SURFACE WATERS AND EXISTING WETLANDS WITHIN ONE MILE FROM THE PROJECT BOUNDARIES THAT WILL RECEIVE STORMWATER RUNOFF FROM THE SITE (IDENTIFIABLE ON MAPS SUCH AS USGS 7.5 MINUTE QUADRANGLE MAPS OR EQUIVALENT. WHERE SURFACE WATERS RECEIVING RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY WILL NOT FIT ON THE PLAN SHEET, THEY MUST BE IDENTIFIED WITH AN ARROW, INDICATING BOTH DIRECTION AND DISTANCE TO THE SURFACE WATER.
- METHODS TO BE USED FOR FINAL STABILIZATION OF ALL EXPOSED SOIL AREA

4. WERE STORMWATER MITIGATION MEASURES REQUIRED AS THE RESULT OF AN ENVIRONMENTAL, ARCHAEOLOGICAL, OR OTHER REQUIRED LOCAL, STATE OR FEDERAL REVIEW OF THE PROJECT?
NO
IF YES, DESCRIBE HOW THESE MEASURES WERE ADDRESSED IN THE SWPPP. (5.16)
N/A
5. IS THE PROJECT LOCATED IN A KARST AREA SUCH THAT ADDITIONAL MEASURES WOULD BE NECESSARY TO PROJECT DRINKING WATER SUPPLY MANAGEMENT AREAS AS DESCRIBED IN MINN. R. CHAPTERS 7050 AND 7060?
NO
IF YES, DESCRIBE THE ADDITIONAL MEASURES TO BE USED. (SECTION 23)
N/A
6. DOES THE SITE DISCHARGE TO A CALCEREOUS FEN LISTED IN MINN. R. 7050.0180, SUBP. 6.B?
NO
IF YES, A LETTER OF APPROVAL FROM THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES MUST BE OBTAINED PRIOR TO APPLICATION FOR THIS PERMIT.
7. DOES THE SITE DISCHARGE TO A WATER THAT IS LISTED AS IMPAIRED FOR THE FOLLOWING POLLUTANT(S) OR STRESSOR(S): PHOSPHORUS, TURBIDITY, DISSOLVED OXYGEN OR BIOTIC IMPAIRMENT? USE THE SPECIAL AND IMPAIRED WATERS SEARCH TOOL AT: WWW.PCA.STATE.MN.US/WATER/STORMWATER/STORMWATER-C.HTML
NO
IF NO, SKIP TO TRAINING
DOES THE IMPAIRED WATER HAVE AN APPROVED TOTAL MAXIMUM DAILY LOADS (TMDL) WITH AN APPROVED WASTE LOAD ALLOCATION FOR CONSTRUCTION ACTIVITY?
N/A
IF YES:
A. LIST THE RECEIVING WATER, THE AREAS OF THE SITE DISCHARGING TO IT, AND THE POLLUTANT(S) IDENTIFIED IN THE TMDL.
B. LIST THE BMP'S AND ANY OTHER SPECIFIC CONSTRUCTION STORMWATER RELATED IMPLEMENTATION ACTIVITIES IDENTIFIED IN THE TMDL.
IF THE SITE HAS A DISCHARGE POINT WITHIN ONE MILE OF THE IMPAIRED WATER AND THE WATER FLOWS TO THE IMPAIRED WATER BUT NO SPECIFIC BMPS FOR CONSTRUCTION ARE IDENTIFIED IN THE TMDL, THE ADDITIONAL BMPS IN SECTION 23 MUST BE ADDED TO THE SWPPP AND IMPLEMENTED (15.19). THE ADDITIONAL BMPS ONLY APPLY TO THOSE PORTIONS OF THE PROJECT THAT DRAIN TO ONE OF THE IDENTIFIED DISCHARGE POINTS.
N/A
8. IDENTIFY ADJACENT PUBLIC WATERS WHERE THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES (DNR) HAS DECLARED "WORK IN WATER RESTRICTIONS" DURING FISH SPAWNING TIMEFRAMES
N/A

SELECTION OF A PERMANENT STORMWATER MANAGEMENT SYSTEM (SECTION 15)
1. WILL THE PROJECT CREATE A NEW CUMULATIVE IMPERVIOUS SURFACE GREATER THAN OR EQUAL TO ONE ACRE?
YES
IF YES, A WATER QUALITY VOLUME OF ONE INCH OF RUNOFF FROM THE CUMULATIVE NEW IMPERVIOUS SURFACES MUST BE RETAINED ON SITE (SEE 16.7 OF THE PERMIT) THROUGH INFILTRATION UNLESS PROHIBITED DUE TO ONE OF THE REASONS IN ITEMS 16.4 THROUGH 16.21. IF INFILTRATION IS PROHIBITED IDENTIFY OTHER METHOD OF MEETING WATER QUALITY REQUIREMENTS (E.G., FILTRATION SYSTEM, WET SEDIMENTATION BASIN, REGIONAL PONDING OR EQUIVALENT METHOD
2. DESCRIBE WHICH METHOD WILL BE USED TO TREAT RUNOFF FROM THE NEW IMPERVIOUS SURFACES CREATED BY THE PROJECT:
INCLUDE ALL CALCULATIONS AND DESIGN INFORMATION FOR THE METHOD SELECTED. SEE SECTION 23 OF THE PERMIT FOR SPECIFIC REQUIREMENTS ASSOCIATED WITH EACH METHOD.
INFILTRATION / REGIONAL PONDING
CALCULATIONS ARE WITHIN THE SITE STORM WATER MANAGEMENT REPORT AND PART OF THIS SWPPP AS ATTACHMENT D.
3. IF IT IS NOT FEASIBLE TO MEET THE TREATMENT REQUIREMENT FOR THE WATER QUALITY VOLUME, DESCRIBE WHY. THIS CAN INCLUDE PROXIMITY TO BEDROCK OR ROAD PROJECTS WHERE THE LACK OF RIGHT OF WAY PRECLUDES THE INSTALLATION OF ANY PERMANENT STORMWATER MANAGEMENT PRACTICES. DESCRIBE WHAT OTHER TREATMENT, SUCH AS GRASS SWALES, SMALLER PONDS, OR GRIT CHAMBERS, WILL BE IMPLEMENTED TO TREAT RUNOFF PRIOR TO DISCHARGE TO SURFACE WATERS. (15.8)
IT IS NOT FEASIBLE TO MEET REQUIREMENT FOR WATER QUALITY VOLUME.
4. FOR PROJECTS THAT DISCHARGE TO TROUT STREAMS, INCLUDING TRIBUTARIES TO TROUT STREAMS, IDENTIFY METHOD OF INCORPORATING TEMPERATURE CONTROLS INTO THE PERMANENT STORMWATER MANAGEMENT SYSTEM.
N/A

EROSION PREVENTION PRACTICES (SECTION 8.1)
DESCRIBE THE TYPES OF TEMPORARY EROSION PREVENTION BMP'S EXPECTED TO BE IMPLEMENTED ON THIS SITE DURING CONSTRUCTION:
1. DESCRIBE CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING, AND OTHER CONSTRUCTION PRACTICES TO MINIMIZE EROSION. DELINEATE AREAS NOT TO BE DISTURBED (E.G., WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) BEFORE WORK BEGINS.
SILT FENCE WILL BE INSTALLED AT THE DOWNHILL LOCATIONS OF THE SITE.
2. DESCRIBE METHODS OF TEMPORARILY STABILIZING SOILS AND SOIL STOCKPILES (E.G., MULCHES, HYDRAULIC TACKIFIERS, EROSION BLANKETS, ETC.):
TEMPORARY EROSION PROTECTION WILL BE SEED AND MULCH AND EROSION BLANKETS WHERE REQUIRED, WITH PERMANENT COVER BEING EITHER SOD OR LANDSCAPE FEATURES.
3. DESCRIBE METHODS OF DISSIPATING VELOCITY ALONG STORMWATER CONVEYANCE CHANNELS AND AT CHANNEL OUTLETS (E.G., CHECK DAMS, SEDIMENT TRAPS, RIP RAP, ETC.):
SOD WILL BE UTILIZED ALONG CHANNELS AND RIP RAP AT CHANNEL.
4. DESCRIBE METHODS TO BE USED FOR STABILIZATION OF DITCH AND SWALE WETTED PERIMETERS (NOTE THAT MULCH, HYDRAULIC SOIL TACKIFIERS, HYDROMULCHES, ETC. ARE NOT ACCEPTABLE SOIL STABILIZATION METHODS FOR ANY PART OF A DRAINAGE DITCH OR SWALE)
FINAL STABILIZATION OF SWALES WILL BE SOD
5. DESCRIBE METHODS TO BE USED FOR ENERGY DISSIPATION AT PIPE OUTLETS (E.G., RIP RAP, SPLASH PADS, GABIONS, ETC.)
RIP RAP WILL BE UTILIZED AT PIPE OUTLETS
6. DESCRIBE METHODS TO BE USED TO PROMOTE INFILTRATION AND SEDIMENT REMOVAL ON THE SITE PRIOR TO OFFSITE DISCHARGE, UNLESS INFEASIBLE (E.G., DIRECT STORMWATER FLOW TO VEGETATED AREAS):
DISCONNECTED IMPERVIOUS AREA AND INFILTRATION AREAS WILL BE UTILIZED
7. FOR DRAINAGE OR DIVERSION DITCHES, DESCRIBE PRACTICES TO STABILIZE THE NORMAL WETTED PERIMETER WITHIN 200 LINEAL FEET OF THE PROPERTY EDGE OR POINT OF DISCHARGE TO SURFACE WATER. THE LAST 200 LINEAL FEET MUST BE STABILIZED WITHIN **24 HOURS** AFTER CONNECTING TO SURFACE WATERS AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED FOR ALL DISCHARGES TO SPECIAL, IMPAIRED OR "WORK IN WATER RESTRICTIONS". ALL OTHER REMAINING PORTIONS OF THE TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER, PROPERTY EDGE AND CONSTRUCTION IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED.
N/A, NO DITCHES ON SITE
8. DESCRIBE ADDITIONAL EROSION PREVENTION MEASURES THAT WILL BE IMPLEMENTED AT THE SITE DURING CONSTRUCTION (E.G., CONSTRUCTION PHASING, MINIMIZING SOIL DISTURBANCE, VEGETATIVE BUFFERS, HORIZONTAL SLOPE GRADING, SLOPE DRAINING/TERRACING, ETC.):
OTHER EROSION CONTROL PRACTICES INCLUDE BUT ARE NOT LIMITED TO; MINIMIZING SITE EXPOSURE WHEN POSSIBLE.
9. IF APPLICABLE, INCLUDE ADDITIONAL REQUIREMENTS IN APPENDIX A PART C.3 REGARDING MAINTAINING A 100-FOOT BUFFER ZONE OR INSTALLING REDUNDANT BMPS FOR PORTIONS OF THE SITE THAT DRAIN TO SPECIAL WATERS).
N/A
10. IF APPLICABLE, DESCRIBE ADDITIONAL EROSION PREVENTION BMPS TO BE IMPLEMENTED AT THE SITE TO PROTECT PLANNED FILTRATION AREAS
MINIMIZE SITE EXPOSURE IN AREAS ADJACENT TO FILTRATION AREAS.

SEDIMENT CONTROL PRACTICES (SECTION 9.1)
DESCRIBE THE METHODS OF SEDIMENT CONTROL BMPS TO BE IMPLEMENTED AT THIS SITE DURING CONSTRUCTION TO MINIMIZE SEDIMENT IMPACTS TO SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS
1. DESCRIBE METHODS TO BE USED FOR DOWN GRADIENT PERIMETER CONTROL:
SILT FENCE WILL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE SITE
2. DESCRIBE METHODS TO BE USED TO CONTAIN SOIL STOCKPILES:
SEED AND MULCH AS WELL AS EROSION CONTROL BLANKETS WILL BE UTILIZED AS NECESSARY
3. DESCRIBE METHODS TO BE USED FOR STORM DRAIN INLET PROTECTION:
SEE INLET PROTECTION DETAILS
4. DESCRIBE METHODS TO MINIMIZE VEHICLE TRACKING AT CONSTRUCTION EXITS AND STREET SWEEPING ACTIVITIES:
THE PROJECT WILL UTILIZE A ROCK CONSTRUCTION ENTRANCE.
5. DESCRIBE METHODS, IF APPLICABLE, ADDITIONAL SEDIMENT CONTROLS (E.G., DIVERSION BERMS) TO BE INSTALLED TO KEEP RUNOFF AWAY FROM PLANNED INFILTRATION AREAS WHEN EXCAVATED PRIOR TO FINAL STABILIZATION OF THE CONTRIBUTING DRAINAGE AREA:
SILT FENCE TO BE INSTALLED IMMEDIATELY AFTER GRADING TO PROTECT INFILTRATION AREAS.
6. DESCRIBE METHODS TO BE USED TO MINIMIZE SOIL COMPACTION AND PRESERVE TOP SOIL (UNLESS INFEASIBLE) AT THIS SITE:
LIGHT TRACKED EQUIPMENT WILL BE USED, TOPSOIL WILL BE STRIPPED AND STOCKPILED
7. DESCRIBE PLANS TO PRESERVE A 50-FOOT NATURAL BUFFER BETWEEN THE PROJECT'S SOIL DISTURBANCE AND A SURFACE WATER OR PLANS FOR REDUNDANT SEDIMENT CONTROLS IF A BUFFER IS INFEASIBLE:
DOUBLE ROW OF SILT FENCE WILL BE INSTALLED ALONG WETLAND. PROJECT WILL NOT DISTURB WITHIN 200 FEET OF WETLAND.
8. DESCRIBE PLANS FOR USE OF SEDIMENTATION TREATMENT CHEMICALS (E.G., POLYMERS, FLOCCULANTS, ETC.) SEE PART 9.18 OF THE PERMIT:
N/A
9. IS THE PROJECT REQUIRED TO INSTALL A TEMPORARY SEDIMENT BASIN DUE TO 10 OR MORE ACRES DRAINING TO A COMMON LOCATION OR 5 ACRES OR MORE IF THE SITE IS WITHIN 1 MILE OF A SPECIAL OR IMPAIRED WATER?
YES
IF YES, DESCRIBE (OR ATTACH PLANS) SHOWING HOW THE BASIN WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTION 14.
PROPOSED FILTRATION BASINS WILL SERVE AS TEMPORARY SEDIMENTS BASINS THAT WILL THEN BE CONVERTED TO PERMANENT FILTRATIONS BASINS.

DEWATERING AND BASIN DRAINING (SECTION 10.1)
1. WILL THE PROJECT INCLUDE DEWATERING OR BASIN DRAINING?
NO
IF YES, DESCRIBE MEASURES TO BE USED TO TREAT/DISPOSE OF TURBID OR SEDIMENT-LADEN WATER AND METHOD TO PREVENT EROSION OR SCOUR OF DISCHARGE POINTS (SEE 10.2 THROUGH 10.5 OF THE PERMIT):
N/A.
2. WILL THE PROJECT INCLUDE USE OF FILTERS FOR BACKWASH WATER?
NO
IF YES, DESCRIBE HOW FILTER BACKWASH WATER WILL BE MANAGED ON THE SITE OR PROPERLY DISPOSED (10.6):
N/A

ADDITIONAL BMP'S FOR SPECIAL WATERS AND DISCHARGES TO WETLANDS (SECTION 23.1)
1. SPECIAL WATERS. DOES YOUR PROJECT DISCHARGE TO SPECIAL WATERS?
NO
2. IF PROXIMITY TO BEDROCK OR ROAD PROJECTS WHERE THE LACK OF RIGHT OF WAY PRECLUDES THE INSTALLATION OF ANY OF THE PERMANENT STORMWATER MANAGEMENT PRACTICES, THEN OTHER TREATMENT SUCH AS GRASSED SWALES, SMALLER PONDS, OR GRIT CHAMBERS IS REQUIRED PRIOR TO DISCHARGE TO SURFACE WATERS. DESCRIBE WHAT OTHER TREATMENT WILL BE PROVIDED.
N/A
3. DESCRIBE EROSION AND SEDIMENT CONTROLS FOR EXPOSED SOIL AREAS WITH A CONTINUOUS POSITIVE SLOPE TO A SPECIAL WATERS, AND TEMPORARY SEDIMENT BASINS FOR AREAS THAT DRAIN FIVE OR MORE ACRES DISTURBED AT ONE TIME.
N/A
4. DESCRIBE THE UNDISTURBED BUFFER ZONE TO BE USED (NOT LESS THAN 100 LINEAR FEET FROM THE SPECIAL WATER).
N/A
5. DESCRIBE HOW THE PERMANENT STORMWATER MANAGEMENT SYSTEM WILL ENSURE THAT THE PRE AND POST PROJECT RUNOFF RATE AND VOLUME FROM THE 1, AND 2-YEAR 24-HOUR PRECIPITATION EVENTS REMAINS THE SAME.
N/A
6. DESCRIBE HOW THE PERMANENT STORMWATER MANAGEMENT SYSTEM WILL MINIMIZE ANY INCREASE IN THE TEMPERATURE OF TROUT STREAM RECEIVING WATERS RESULTING IN THE 1, AND 2-YEAR 24-HOUR PRECIPITATION EVENTS.
N/A
7. **WETLANDS.** DOES YOUR PROJECT DISCHARGE STORMWATER WITH THE POTENTIAL FOR SIGNIFICANT ADVERSE IMPACTS TO A WETLAND (E.G., CONVERSION OF A NATURAL WETLAND TO A STORMWATER POND)?
NO
IF YES, DESCRIBE THE WETLAND MITIGATION SEQUENCE THAT WILL BE FOLLOWED IN ACCORDANCE WITH SECTION 22 OF THE PERMIT.
N/A

INSPECTIONS AND MAINTENANCE (SECTION 11.1)
DESCRIBE PROCEDURES TO ROUTINELY INSPECT THE CONSTRUCTION SITE:
- ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND
- WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS, AND WITHIN (7) DAYS AFTER THAT

INSPECTIONS MUST INCLUDE STABILIZED AREAS, EROSION PREVENTION,AND SEDIMENT CONTROL BMP'S AND INFILTRATION AREAS.
INSPECTOR WILL FOLLOW REQUIREMENTS SPECIFIED ABOVE AND FILL OUT "ATTACHMENT B - CONSTRUCTION STORMWATER INSPECTION CHECKLIST"
1. DESCRIBE PRACTICES FOR STORAGE OF BUILDING PRODUCTS WITH A POTENTIAL TO LEACH POLLUTANTS TO MINIMIZE EXPOSURE TO STORMWATER:
ALL BUILDING PRODUCTS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZE EXPOSURE
2. DESCRIBE PRACTICES FOR STORAGE OF PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICAL, AND LANDSCAPE MATERIALS:
ALL LANDSCAPE TREATMENT CHEMICALS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZED EXPOSURE
3. DESCRIBE PRACTICES FOR STORAGE AND DISPOSAL OF HAZARDOUS MATERIALS OR TOXIC WASTE (E.G., OIL, FUEL, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVE, ADDITIVES, CURING COMPOUNDS, AND ACIDS) ACCORDING TO MINN. R. CH. 7045, INCLUDING RESTRICTED ACCESS AND SECONDARY CONTAINMENT:
ALL HAZARDOUS WASTE WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS.
4. DESCRIBE COLLECTION, STORAGE AND DISPOSAL OF SOLID WASTE IN COMPLIANCE WITH MINN. R. CH. 7035:
ALL CONSTRUCTION DEBRIS AND SOLID WASTER WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS
5. DESCRIBE MANAGEMENT OF PORTABLE TOILETS TO PREVENT TIPPING AND DISPOSAL OF SANITARY WASTES IN ACCORDANCE WITH MINN. R. CH. 7040:
SANITARY AND SEPTIC SERVICES WILL BE PROVIDED TO WORKERS WITH PORTABLE FACILITIES MAINTAINED AS NEEDED BY THE PROVIDER.
6. DESCRIBE SPILL PREVENTION AND RESPONSE FOR FUELING AND EQUIPMENT OR VEHICLE MAINTENANCE:
EMPLOYEES WILL BE TRAINED IN TECHNIQUES DESIGNED TO MINIMIZE SPILLS. VEHICLES AND EQUIPMENT SHALL BE CHECKED FOR LEAKS.
7. DESCRIBE CONTAINMENT AND DISPOSAL OF VEHICLE AND EQUIPMENT WASH WATER AND PROHIBITING ENGINE DEGREASING ON THE SITE:
ALL CONSTRUCTION VEHICLES SHALL BE WASHED OFF SITE
8. DESCRIBE STORAGE AND DISPOSAL OF CONCRETE AND OTHER WASHOUT WASTES SO THAT WASTES DO NOT CONTACT THE GROUND:
ALL CONCRETE WASHOUT SHALL OCCUR OFF SITE.

FINAL STABILIZATION (25.22)
1. DESCRIBE METHOD OF FINAL STABILIZATION (PERMANENT COVER) OF ALL DISTURBED AREAS:
FINAL STABILIZATION WILL BE ACCOMPLISHED WITH PAVEMENT, SOD AND LANDSCAPE MATERIALS.
2. DESCRIBE METHODS USED TO CLEAN ALL STORMWATER TREATMENT SYSTEMS AND STORMWATER CONVEYANCE SYSTEMS OF ACCUMULATED SEDIMENT (25.22):
CLEANING OF STORMWATER TREATMENT SYSTEMS SHALL BE DONE BY HAND SUCH AS THE USE OF A SHOVEL.
3. DESCRIBE METHODS FOR REMOVING ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMP'S:
REMOVAL OF TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMP'S CAN BE DONE BY HAND AND PROPERLY DISPOSED OF.

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PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE BROOK APARTMENTS
6001 94TH AVENUE N, BROOKLYN PARK, MN 55443

OWNER
OV DEVELOPMENT LLC
6600 FRANCE AVENUE S, SUITE 550, MINNEAPOLIS, MN 55435

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.

David J. Knaeble
DATE 07/03/24 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/03/2024	CITY SUBMITTAL

PROJECT MANAGER	DAVE KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	24267

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - ATTACHMENTS

SW1.4

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ATTACHMENT B: SWPPP INSPECTION FORM

NOTE: THIS INSPECTION REPORT DOES NOT ADDRESS ALL ASPECTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) CONSTRUCTION STORMWATER PERMIT (PERMIT) ISSUED ON AUGUST 1, 2018. THE COMPLETION OF THIS CHECKLIST DOES NOT GUARANTEE THAT ALL PERMIT REQUIREMENTS ARE IN COMPLIANCE; IT IS THE RESPONSIBILITY OF THE PERMITTEE(S) TO READ AND UNDERSTAND THE PERMIT REQUIREMENTS.

FACILITY INFORMATION
SITE NAME:
SITE ADDRESS: PERMIT NUMBER:
CITY: STATE: ZIP CODE:

INSPECTION INFORMATION
INSPECTOR NAME: _____ PHONE NUMBER: _____
ORGANIZATION/COMPANY MAN: _____
DATE (MM/DD/YYYY): _____ TIME: _____ AM / PM

	Y	N
IS THE INSPECTOR CERTIFIED IN SEDIMENT AND EROSION CONTROL AND IS IT DOCUMENTED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP)?	☐	☐

IS THIS INSPECTION ROUTINE OR IN RESPONSE TO A STORM EVENT:

7 DAY	RAIN
☐	☐

	Y	N
RAINFALL AMOUNT (IF APPLICABLE): _____		
IS SITE WITHIN ONE AERIAL MILE OF SPECIAL OR IMPAIRED WATER THAT CAN POTENTIALLY RECEIVE DISCHARGE FROM THE SITE?	☐	☐

IF YES, FOLLOW SECTION 23 AND OTHER APPLICABLE PERMIT REQUIREMENTS

NOTE: IF N/A IS SELECTED AT ANY TIME, SPECIFY WHY IN THE COMMENT AREA FOR THAT SECTION.

EROSION CONTROL REQUIREMENT (SECTION 8.1)

	Y	N	N/A
1. ARE SOILS STABILIZED WHERE NO CONSTRUCTION ACTIVITY HAS OCCURRED FOR 14 DAYS (INCLUDING STOCKPILES)? (7 DAYS WHERE APPLICABLE, OR 24 HOURS DURING MINNESOTA DEPARTMENT OF NATURAL RESOURCES [DNR] FISH SPAWNING RESTRICTIONS)	☐	☐	☐
2. HAS THE NEED TO DISTURB STEEP SLOPES BEEN MINIMIZED?	☐	☐	☐
3. IF STEEP SLOPES ARE DISTURBED, ARE STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES USED?	☐	☐	☐
4. ALL DITCHES/SWALES STABILIZED 200' BACK FROM POINT OF DISCHARGE OR PROPERTY EDGE WITHIN 24 HOURS? (MULCH, HYDROMULCH, TACKIFIER, OR SIMILAR BEST MANAGEMENT PRACTICES [BMPS] ARE NOT ACCEPTABLE IN DITCHES/SWALES IF THE SLOPE IS GREATER THAN 2%)ARE APPROPRIATE BMP'S INSTALLED PROTECTING INLETS/OUTLETS?	☐	☐	☐
5. DO PIPE OUTLETS HAVE ENERGY DISSIPATION (WITHIN 24 HOURS OF CONNECTION)?	☐	☐	☐
6. IS CONSTRUCTION PHASING BEING FOLLOWED IN ACCORDANCE WITH THE SWPPP?	☐	☐	☐
7. ARE AREAS NOT TO BE DISTURBED MARKED OFF (FLAGS, SIGNS, ETC.)?	☐	☐	☐

COMMENTS:

SEDIMENT CONTROL REQUIREMENTS (SECTION 9.1)

	Y	N	N/A
1. ARE PERIMETER SEDIMENT CONTROLS INSTALLED PROPERLY ON ALL DOWN GRADIENT PERIMETERS?	☐	☐	☐
2. ARE APPROPRIATE BMPS INSTALLED PROTECTING INLETS, CATCH BASINS, AND CULVERT INLETS?	☐	☐	☐
3. IS A 50 FOOT NATURAL BUFFER PRESERVED AROUND ALL SURFACE WATERS DURING CONSTRUCTION?	☐	☐	☐
3.1. IF NO, HAVE REDUNDANT SEDIMENT CONTROLS BEEN INSTALLED?	☐	☐	☐
4. DO ALL ERODIBLE STOCKPILES HAVE PERIMETER CONTROL IN PLACE?	☐	☐	☐
5. IS THERE A TEMPORARY SEDIMENT BASIN ON SITE, AND IS IT BUILT AS REQUIRED IN SECTION 14 OF THE PERMIT?	☐	☐	☐
6. IS SOIL COMPACTION BEING MINIMIZED WHERE NOT DESIGNED FOR COMPACTION?	☐	☐	☐
7. IS TOPSOIL BEING PRESERVED UNLESS INFEASIBLE?	☐	☐	☐
8. IF CHEMICAL FLOCCULANTS ARE USED, IS THERE A CHEMICAL FLOCCULANT PLAN IN PLACE?	☐	☐	☐

COMMENTS:

MAINTENANCE AND INSPECTIONS (SECTION 11)

	Y	N	N/A
1. ARE ALL PREVIOUSLY STABILIZED AREAS MAINTAINING GROUND COVER?	☐	☐	☐
2. ARE PERIMETER CONTROLS MAINTAINED AND FUNCTIONING PROPERLY, SEDIMENT REMOVED WHEN ONE-HALF FULL?	☐	☐	☐
3. ARE INLET PROTECTION DEVICES MAINTAINED AND ADEQUATELY PROTECTING INLETS?	☐	☐	☐
4. ARE THE TEMPORARY SEDIMENT BASINS BEING MAINTAINED AND FUNCTIONING PROPERLY?	☐	☐	☐
5. ARE VEHICLE TRACKING BMPS AT SITE EXISTS IN PLACE AND MAINTAINED AND FUNCTIONING PROPERLY?	☐	☐	☐
6. IS ALL TRACKED SEDIMENT BEING REMOVED WITHIN 24 HOURS?	☐	☐	☐
7. HAVE ALL SURFACE WATERS, DITCHES, CONVEYANCES, AND DISCHARGE POINTS BEEN INSPECTED?	☐	☐	☐
8. WERE ANY DISCHARGES SEEN DURING THIS INSPECTION (I.E., SEDIMENT, TURBID WATER, OR OTHERWISE)?	☐	☐	☐

IF YES, RECORD THE LOCATION OF ALL POINTS OF DISCHARGE. PHOTOGRAPH AND DESCRIBE THE DISCHARGE (SIZE, COLOR, ODOR, FOAM, OIL SHEEN, TIME, ETC.). DESCRIBE HOW THE DISCHARGE WILL BE ADDRESSED. WAS THE DISCHARGE A SEDIMENT DELTA? IF YES, WILL THE DELTA BE RECOVERED WITHIN SEVEN DAYS AND IN ACCORDANCE WITH ITEM 11.5 OF THE PERMIT?

COMMENTS:

POLLUTION PREVENTION (SECTION 12)

	Y	N	N/A
1. ARE ALL CONSTRUCTION MATERIALS THAT CAN LEACH POLLUTANTS UNDER COVER OR PROTECTED?	☐	☐	☐
2. ARE HAZARDOUS MATERIALS BEING PROPERLY STORED?	☐	☐	☐
3. ARE APPROPRIATE BMPS BEING USED TO PREVENT DISCHARGES ASSOCIATED WITH FUELING AND MAINTENANCE OF EQUIPMENT OR VEHICLES?	☐	☐	☐
4. ARE ALL SOLID WASTES BEING PROPERLY CONTAINED AND DISPOSED OF?	☐	☐	☐
5. IS THERE A CONCRETE/OTHER MATERIAL WASHOUT AREA ON SITE AND IS IT BEING USED?	☐	☐	☐
6. IS THE CONCRETE WASHOUT AREA MARKED WITH A SIGN?	☐	☐	☐
7. ARE THE CONCRETE/OTHER MATERIAL WASHOUT AREAS PROPERLY MAINTAINED?	☐	☐	☐

COMMENTS:

OTHER

	Y	N	N/A
1. IS A COPY OF THE SWPPP, INSPECTION RECORDS, AND TRAINING DOCUMENTATION LOCATED ON THE CONSTRUCTION SITE, OR CAN IT BE MADE AVAILABLE WITHIN 72 HOURS?	☐	☐	☐
2. HAS THE SWPPP BEEN FOLLOWED AND IMPLEMENTED ON SITE, AND AMENDED AS NEEDED?	☐	☐	☐
3. IS ANY DEWATERING OCCURRING ON SITE?	☐	☐	☐
IF YES, WHAT BMPS ARE BEING USED TO ENSURE THAT CLEAN WATER IS LEAVING THE SITE AND THE DISCHARGE IS NOT CAUSING EROSION OR SCOUR?	☐	☐	☐
4. WILL A PERMANENT STORMWATER MANAGEMENT SYSTEM BE CREATED FOR THIS PROJECT IF REQUIRED AND IN ACCORDANCE WITH SECTION 15 OF THE PERMIT (IF ADDING AN ACRE OR MORE OF NEW IMPERVIOUS SURFACE)? IF YES, DESCRIBE:	☐	☐	☐
5. IF INFILTRATION/FILTRATION SYSTEMS ARE BEING CONSTRUCTED, ARE THEY MARKED AND PROTECTED FROM COMPACTION AND SEDIMENTATION?	☐	☐	☐

6. DESCRIPTION OF AREAS OF NON-COMPLIANCE NOTED DURING THE INSPECTION, REQUIRED CORRECTIVE ACTIONS, AND RECOMMENDED DATE OF COMPLETION OF CORRECTIVE ACTIONS:

7. PROPOSED AMENDMENTS TO THE SWPPP:

8. POTENTIAL AREAS OF FUTURE CONCERN:

9. ADDITIONAL COMMENTS

DISCLOSURES:

- AFTER DISCOVERY, THE PERMIT REQUIRES MANY OF THE DEFICIENCIES THAT MAY BE FOUND ON SITE BE CORRECTED WITHIN A SPECIFIED PERIOD OF TIME. SEE PERMIT FOR MORE DETAILS.
- THE PERMITTEE(S) IS/ARE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPS AS WELL AS EROSION PREVENTION AND SEDIMENT CONTROL BMPS UNTIL ANOTHER PERMITTEE HAS OBTAINED COVERAGE UNDER THIS PERMIT ACCORDING TO SECTION 3, OR THE PROJECT HAS MET THE TERMINATION CONDITIONS OF THE PERMIT AND A NOTICE OF TERMINATION HAS BEEN SUBMITTED TO THE MINNESOTA POLLUTION CONTROL AGENCY.

ATTACHMENT C: MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEM

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Golden Valley, MN 55422
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PH: (330) 528-3500
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www.geisco.net

PRELIMINARY: NOT FOR CONSTRUCTION

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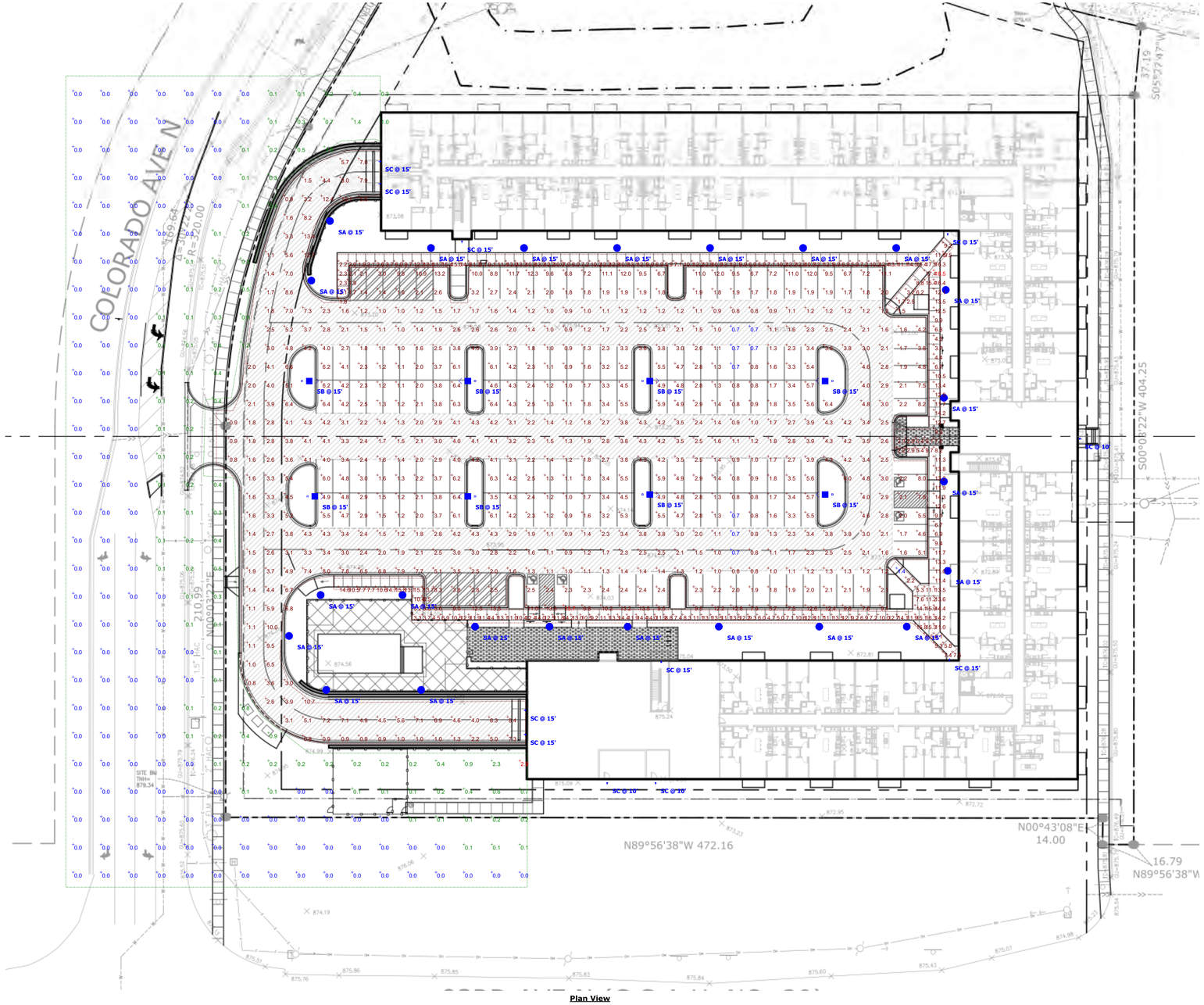


Plan View

Note

1.FC levels at grade
2.Amenity Spaces to be designed at a later date

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	SA		23	Lumca	PR84XX 54LED07 120W 120V L28 40K	COSMO	1	11503	0.96	120.49	Max: 7831cd
	SB		8	GE LIGHTING SOLUTIONS	EALS03_HSSH740_____	EALS03 EVOLVE LED AREA	1	19301	0.96	140	Max: 6773cd
	SC		11	LSI INDUSTRIES, INC.	XWS-LED-05L-FTW-40-ROCKI		1	5454	0.96	39	Max: 3366cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING AND DRIVE	+	3.5 fc	13.8 fc	0.7 fc	19.7:1	5.0:1
SIDEWALKS	+	10.0 fc	18.7 fc	1.4 fc	13.4:1	7.1:1
Spill Light	+	0.1 fc	2.9 fc	0.0 fc	N/A	N/A

THE BROOK

Designer
BM MYRIAD
Date
07/01/2024
Scale
Not to Scale
Drawing No.

Summary

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.10	**Meeting Date:**	August 26, 2024
Agenda Section:	Consent	**Originating Department:**	Community Development
Resolution:	X		
Ordinance:	N/A	**Prepared By:**	Erin McDermott, Senior Planner
Attachments:	4	**Presented By:**	Erin Perdu, Interim Planning Director
Item:	**Sandgrass Pointe** – An Application by Woda Cooper for a Site Plan Review at 5800 69th Avenue North for a 44-unit Development with a Multifamily Dwelling and Townhouses		

City Manager's Proposed Action:

MOTION_____, SECOND_____, TO WAIVE THE READING AND ADOPT RESOLUTION #2024_____ FOR THE APPROVAL OF A SITE PLAN FOR A 44-UNIT MULTIPLE DWELLING AND TOWNHOUSE DEVELOPMENT AT 5800 69TH AVE NORTH.

Planning Commission:

Planning Commission heard this request at the August 14, 2024 Regular Meeting, at which a public hearing was held. No members of the public were present to speak on this item. The Planning Commission voted unanimously to recommend approval of this application (7-0).

Overview:

Woda Cooper proposes a 44-unit development with a 33-unit multifamily dwelling and 11 townhouses at 5800 69th Ave. North. One land use application is included with this application, a site plan review.

A site plan application proposes conditions of property development and site design standards within the City. Site plans are reviewed by the Brooklyn Park Planning Commission and a recommendation is made to the City Council which votes to approve or deny the application. The site plan area is within the Multiple Family District (R4) Zoning District, is 3.67 acres and proposes a multiple dwelling and townhouses that will have a single vehicular access point to 69th Avenue North which is a public street, which is also Hennepin County

The R4 district permits multiple dwellings and townhouses by right. In addition to the site plan approval, the use is also required to conform to the Brooklyn Park Comprehensive Plan. Analysis of conformance of this proposal with the Comprehensive Plan are detailed within this report.

Previous Approvals:

This site was developed in 1959, prior to the adoption of the Brooklyn Park Code of Ordinances. This site is described by metes and bounds, and there is no subdivision on record with the City. The site was developed for light industrial uses, after which this property was designated as Medium Density Development in the Comprehensive Plan. This site was rezoned from R6 to R4 as part of Planning Case 24-102 Land Usage Code Update.

Current Conditions:

The subject property includes one lot totaling 3.67 acres. The site is currently developed with a single-story block building, with a shed, concrete and bituminous. The existing development on the site will be demolished and redeveloped with the proposed development.

Future Land Use Plan	Mixed Use; Development/ Redevelopment	
Current Zoning	Multiple Family District (R4)	
Proposed Zoning	Multiple Family District (R4)	
Neighborhood	Village Creek	
Site Area	3.67 Acres	
	Current	Unplatted
	Proposed	Unplatted
Conforms to:		
Land Use Plan	Yes	
Zoning Code	Yes	
Notification	17 Public Hearing Notices mailed Communications email On-site development sign	
Timeline (MN §15.99) 60-day 120-day	 September 5, 2024 November 2, 2024	

Land Use/Zoning and Overlay:

The site is zoned Multiple Family District (R4). There are no zoning overlays on this property. The future land use for the property is Medium Density Residential. Adjacent property to the east of the subject site is also zoned R4. The adjacent properties to the north, south and west are zoned PI – Public Institution.

Site Plan:

A site plan review is a requirement of the Code, as the purpose of this project is to construct a new building. Section 152.033 of the Code requires that the site plan be evaluated on the criteria in bold below. Staff comments follow.

(E) Evaluation criteria. The city must evaluate the effects of the proposed site plans. This review may be based upon, but not be limited to, the following criteria:

(1) Consistency with the Comprehensive Plan, the City Code, and this chapter.
(2) Enhancement of the site to create a meaningful and harmonious development.
(3) Creation of a functional and harmonious design for structures and site features, with special attention to the following principals:
(4) The height, scale and massing of new buildings and structures should complement similar buildings within the same zoning district in which the application is made.

The future land use on this property is Medium Density Residential, with a residential density of 3-12 units/acre. The density proposed with this project is 11.9 units/acre. The site is within the R4 District, in which multiple dwellings and townhouses are permitted by right at a density which conforms with the Brooklyn Park Comprehensive Plan. Staff finds conformance and consistency with the Comprehensive Plan.

The development is located between an existing townhouse community, a religious institution, a public school, and a city park. This proposal brings townhomes to gradually

transition from the existing townhomes to a multifamily dwelling, and the design of the multifamily dwelling is consistent with the townhouses for harmonious visual elements.

(F) Conformance to the Approved Site Plan Review. All developments must remain in continual conformance with the approved Site Plan Review until or unless amended in compliance with this chapter.

Any significant changes to the development will require an additional site plan review.

Traffic:

Vehicular access for this site is from 69th Avenue. Transportation staff has reviewed the project submittals and determined that the plans as submitted will not negatively impact traffic, and pedestrian connections are appropriate.

Parking:

The multifamily dwelling includes one floor of indoor parking in the basement of the structure, which includes 41 parking spaces. There are 42 surface parking spaces to serve the multifamily dwelling. This meets the parking requirement for multifamily dwellings with a 2.5 spaces per unit ratio.

The townhouses each have a 600 square foot garage, which can accommodate 2 vehicles, as well as the opportunity for off-street parking in the driveway of each unit. This meets the parking requirements for townhouses.

City services:

City services, including water and sanitary are provided to the site.

Screening and landscaping:

Screening is required for off-street parking, this can include any combination of landscaping, decorative fencing, and berms. Adequate screening of the off-street parking through the use of plantings has been demonstrated by the landscaping plan.

The applicant proposes 41 overstory, 27 evergreen, and 40 ornamental trees in addition to 100 shrubs located throughout the site. Landscaping requirements indicate 88 overstory trees, but the Code allows for a replacement of up to half of overstory trees with ornamental trees. The landscaping plan includes adequate landscaping to the parking areas, as well as adequate street trees. This proposal meets the Code requirements.

A waste enclosure is proposed on the eastern portion of the site, located along the drive aisle between the multiple dwelling and townhouses. This is sufficient to the site, however, the townhouses would be allowed to utilize standard residential waste bins and store them inside the garages of each townhouse if deemed necessary.

Architectural standards:

The multifamily dwelling will contain three levels of housing above one level of underground parking. The materials include brick, fiber cement siding, and glazing. A variety of colors, materials, and articulation that provides architectural interest. The townhouses utilize the same architectural facades, which exceeds the architectural requirements for townhouses, but maintains harmony within the development.

Lighting:

A photometric plan was provided, excluding amenity spaces. The photometric plan meets zoning requirements, and an updated plan including amenity spacing is required prior to building permitting to ensure all spaces meet lighting requirements.

Affordable Housing Plan:

A detailed Affordable Housing Plan, as required by the City's Mixed Income Housing Plan will be provided to staff prior to building permitting.

Pedestrian Circulation:

Internal pedestrian connections are present and appropriate around the multiple dwelling and to the parking areas. The site has an existing sidewalk along 69th Avenue. There are no pedestrian connections present for the townhouses, Staff recommends connection be added to the south side of the driveway to serve the townhouse development.

The required findings of §152.033 have been addressed and Staff recommends approval of the site plan with conditions.

Primary Issues/Alternatives to Consider:

1. Approve the Site Plan as presented.
2. Approve the Site Plan with modifications.
3. Deny the Site Plan based on certain findings.

Budgetary/Fiscal Issues: N/A

Attachments:

4.10A RESOLUTION
4.10B LOCATION MAP
4.10C PLANNING COMMISSION MINUTES
4.10D PLAN SET

RESOLUTION #2024-

RESOLUTION FOR THE APPROVAL OF A SITE PLAN FOR A 44-UNIT MULTIPLE DWELLING AND TOWNHOUSE DEVELOPMENT AT 5800 69TH AVE NORTH.

Planning Commission File #24-113

WHEREAS, an application has been made by Woda Cooper for a Site Plan Review under the provisions of the City Code on properties legally described as:

THAT PART OF THE SOUTHERN 633 FT OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING WEST OF THE EASTERN 577 56/100 FEET THEREOF AND EAST OF THE WEST 465 FEET THEREOF; EXEMPT ROAD, Hennepin County, Minnesota

WHEREAS, the zoning of the property is Multiple Family District (R4) –in which multifamily dwellings are allowed by right; and

WHEREAS, the effect of the proposed use upon the health, safety, and welfare of surrounding lands, existing and anticipated traffic conditions, and its effect on the neighborhood have been considered;

WHEREAS, the matter has been referred to the Planning Commission who held the public hearing on August 14, 2024; and

WHEREAS, the Planning Commission voted unanimously to recommend approval of the site plan

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park:

The Site Plan Review for two multifamily dwellings is hereby approved with the following conditions:

1.00 DRAWINGS

1.01 Site, utility, and grading plans on file in the City Clerk's office are approved, subject to conditions listed below.

1.02 Building elevations, which are undated are approved to proceed to building permit, subject to conditions listed below.

2.00 BONDS, ESCROWS AND DIRECT PAYMENTS

2.01 A Development Contract and bonding shall be required as a development bond or letter of credit in the amount of **$1,345,400.00**, a cash bond in the amount of **$70,800.00**, and a developer's escrow in the amount of **$42,400.00** as required by Chapter 152. The developer's escrow must be posted with the City to cover engineering, legal and administrative costs incurred by the City. If this account becomes deficient, it shall be the developer's responsibility to deposit additional funds. This must be done before final bonding obligations are complete.

3.00 REQUIRED DOCUMENTS

3.01 All utility construction, drainage, grading and development plans must be approved by the City Engineer prior to receiving a building permit.

4.00 GENERAL CONDITIONS

4.01 It shall be the developer's responsibility to keep active and up to date the developer's contract and financial surety (Letter of Credit, bonds, etc.). These documents must remain active until the developer has been released from any further obligation by City Council motion received in writing from the Engineering Department.

4.02 Before final bonding obligations are released, a certificate signed by a registered engineer must be provided. This certificate will state that all final lot and building grades are in conformance to drainage development plan(s) approved by the City Engineer.

4.03 No burying of construction debris shall be permitted on the site.

4.04 Dust control and erosion measures must be in place to prevent for dust and erosion including, but not limited to, daily watering, silt fences, and seeding. The City Engineer may impose measures to reduce dust and run-off.

4.05 Adequate dumpsters must be on site during construction. When full, they must be emptied immediately or replaced with an empty dumpster.

4.06 Signs must conform to the requirements of Chapter 150. The sign plans will be approved by staff to verify code compliance at time of building permit.

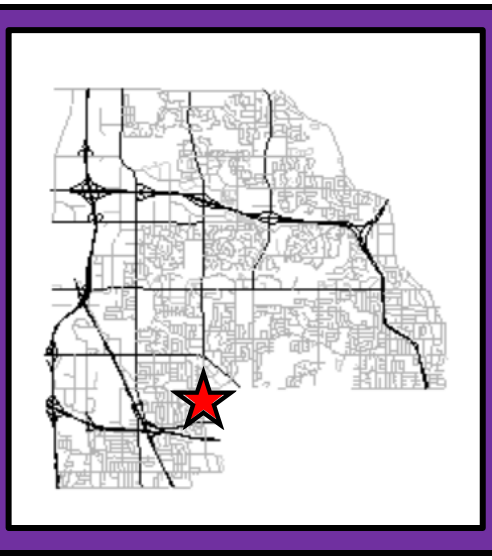
5.00 CONDITIONS

5.01 The Affordable Housing Plan must be submitted and approved by Economic Development and Housing staff prior to issuance of building permits.

5.02 An updated photometric plan including amenity spacing must be submitted prior to issuance of building permits to ensure all spaces meet lighting requirements.

Site Plan Review
Case #24-113 – Sandgrass Pointe
Area of Request (August 2023 Air Photo)
5800 69th Avenue North

Brooklyn Park



UNAPPROVED MINUTES

MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION
Regular Meeting – AUGUST 14, 2024

6. PUBLIC HEARING

B. Planning Case #24-113 (Sandgrass Pointe) – Site Plan Review and Application at 5800 69th Avenue N.

Senior Planner McDermott introduced the application for Sandgrass Pointe for the development of a 44-unit townhome and multi-family development. They stated that the multi-family building would have 33 units while the townhomes would have an additional 11 units. They provided details on the subject property and adjacent property uses. They identified an area marked for proof of parking, should additional parking be necessary, noting that would remain as greenspace until that time. They stated that the request would meet all residential requirements and staff recommends approval.

Commission Chair Cavin opened the public hearing.

Seeing no one approach the podium, Commission Chair Cavin closed the public hearing.

Parker Zee (the applicant) who stated that they are an affordable housing developer that has experience throughout the Midwest and southeast. He stated that they are excited about this design and have received tax credits through MN Housing and Hennepin County. He stated that the project will be 100 percent affordable, and no City financing has been requested. He noted that the mix of units will allow them to cater to a variety of residents and they will have a focus on energy efficiency. He stated that although they will meet the parking requirements, they have identified additional parking should that be necessary.

Commissioner Fraser asked for details on why this site was chosen.

Mr. Zee replied that this will bring a new and unique housing product to this area. He stated that the guidance of the MN Housing tax credit also guides the site selection and because this area was already zoned for this use, it made sense.

Commission Chair Cavin asked if the company remains as the property manager.

Mr. Zee confirmed that they do continue on with property management.

Commission Chair Cavin asked if the townhomes and multi-family would share trash bins or whether the townhomes would have individual bins.

Mr. Zee replied that all residents could use the trash enclosure, but the townhomes would also have individual bins. He confirmed that the landscaping for the entire site would be handled by the property management team.

Commissioner Borer asked if there would be an HOA fee for the townhomes.

Mr. Zee replied that these would be rental units and therefore there would not be HOA fees.

Commission Chair Cavin asked if the snow removal for the individual driveways would be handled by the property management as well.

Mr. Zee was unsure.

Commission Chair Cavin asked if there would be a dog park, or pet area.

Mr. Zee replied that they do not have a dog park but there is a playground and small community garden area. He confirmed that pets would be allowed.

Commission Chair Cavin asked if the City has restrictions on dog breeds.

Senior Planner McDermott did not believe the City regulated dog breeds.

Mr. Zee commented that their leasing restrictions would include restrictions on dog breeds.

Commissioner Wako asked the previous use of the site and whether there would be any concerns with potential contamination.

Senior Planner McDermott replied that this site has been vacant since prior to their time with the City but previously had been used for light industrial purposes.

Mr. Zee commented that they are working with an environmental consultant in the case they come across anything that requires remediation, but did not anticipate that would be needed.

Commission Chair Cavin asked whether there is a cell tower near this site.

Senior Planner McDermott replied that the tower is to the west and this structure is not within the fall zone for that tower.

Commissioner Turner asked if any of these units would be LEAD certified or energy efficient.

Mr. Zee replied that they would be pursuing the zero-energy home certification which is more stringent than LEAD certified. He stated that while the units would not include solar, they would be constructed as solar ready, should they decide to add that in the future. He confirmed there are 17 EV spaces planned between the surface, underground, and townhome units.

Commissioner Wako asked if the entire site would be fenced.

Mr. Zee replied that they are not proposing fencing.

Commissioner Borer asked for more details on the plan for the townhomes.

Mr. Zee provided details on the layout of the site.

MOTION WAKO, SECOND TURNER, TO RECOMMEND APPROVAL OF A SITE PLAN FOR A 44-UNIT MULTIPLE DWELLING AND TOWNHOME DEVELOPMENT, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

MOTION CARRIED UNANIMOUSLY.

Senior Planner McDermott stated the public hearing item is scheduled to be reviewed at the City Council meeting on August 26, 2024.

July 05, 2024

Brooklyn Park Planning Division
5200 85th Ave. N.
Brooklyn Park, MN 55443
(763) 493-8057

RE: Sandgrass Pointe
5800 69th Ave.
Letter of Request
CRW # 20-041

To whom it may concern:

The following is a Letter of Request for the Sandgrass Pointe multi-family project as part of the Site Plan Review submittal to the City of Brookly Park.

The total existing site area for the project is approximately 155,367 SF or 3.57 acres. The site will be developed in a single phase as affordable housing with approximately 44 total units – 33 units in a 3-story elevator building of Type VB wood-frame construction over a one level garage basement and 11 units in townhomes (3 total buildings) – each with a 600 SF attached garage, slab-on-grade.

The project amenity spaces will include a Lobby/Lounge, Mail Room, Clubroom, one Common Laundry Space, Fitness Room, Facility Leasing/Management/Service Center office, and outdoor kid's playground area on site.

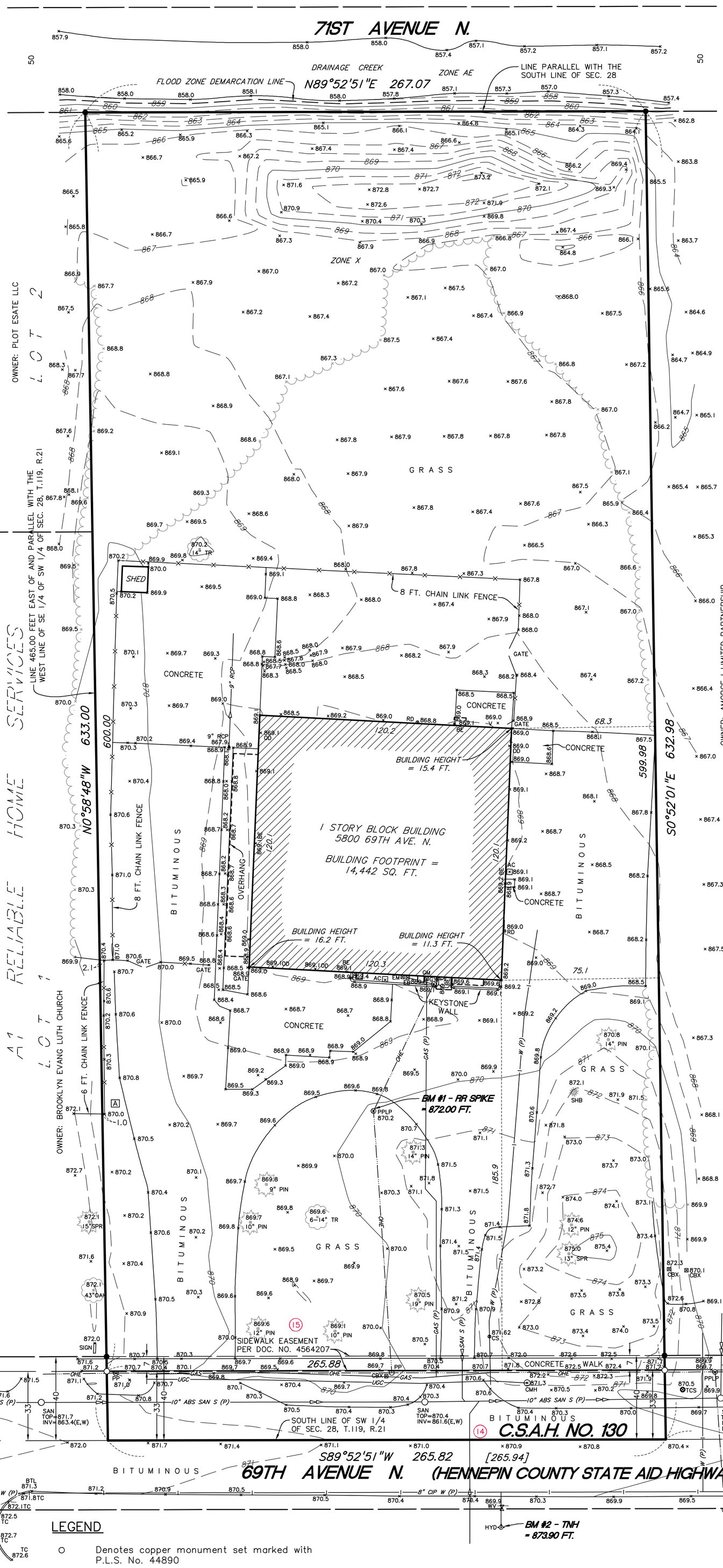
The unit mix will include 11 - 1 Bedroom units and 22 - 2 Bedroom units in the apartment building and 7 – 3 Bedroom plus 4 – 4 Bedroom units in the Townhomes in three separate buildings.

The project team consists of Woda Cooper Companies as the property owner/co-developer, PPL (Project for Pride in Living) as co-owner/co-developer, Weis Builders as the general contractor, BKV Group as the design architect, mechanical engineer, and landscape architect, CRW architecture + design group as the architect of record, Pierce Pini & Associates as the civil engineer, and Sol design + consulting as the sustainability consultant.

Regards,

CRW architecture + design group

Wade Goodenberger, AIA
Project Architect



DESCRIPTION OF PROPERTY SURVEYED

(Per First American Title Insurance Company Commitment for Title Insurance File No. NCS–1163277–MPLS, REV# 1, commitment date December 26, 2023)

Beginning at a point on the South line of Section 28, Township 119, Range 21, distant 577.56 feet West from the Southeast corner of the Southwest Quarter of said Section 28, thence West along said South line a distance of 265.94 feet, thence North parallel with and 465 feet East of the West line of the Southeast Quarter of the Southwest Quarter a distance of 633.0 feet, thence East parallel with South line of Section 28, a distance of 267.07 feet, then South parallel with the East line of the Southwest Quarter of the South Half of Section 28, Township 119, Range 21, to the point of beginning, according to the United States Government Survey thereof and situate in Hennepin County, Minnesota.

Abstract Property

TITLE COMMITMENT

First American Title Insurance Company Commitment for Title Insurance File No. NCS–1163277–MPLS, REV# 1, commitment date December 26, 2023, was relied upon as to matters of record.

Schedule B Exceptions:

(1) Exceptions are indicated on survey with circled numbers unless otherwise noted. Items not listed below are standard exceptions and/or are not survey related.

13. Terms and conditions of Resolution 1974–274 dated November 25, 1974, recorded April 29, 1975, as Document No. 4138147. [not plottable]

14. Public right–of–way over the South 33 feet, as depicted and evidenced by the Hennepin County State Aid Highway No. 130, Plat 27, recorded July 25, 1975, as Document No. 4153965. [shown on survey]

15. Easements in favor of The City of Brooklyn Park as contained in Easement dated April 14, 1980, recorded May 23, 1980, as Document No. 4564207. [shown on survey]

GENERAL NOTES

1.) Survey coordinate basis: Hennepin County ground feet, based on the Minnesota Coordinate System, Southern Zone, NAD83, 1986 adjustment.

2.) Adjoining ownership information shown hereon was obtained from the Hennepin County Property Tax Information web site.

3.) There was no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.

4.) There are no proposed changes in street right of way lines per the Hennepin County Right of Way Department. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

5.) There were no wetland delineation markers observed in the process of conducting the fieldwork.

UTILITY NOTES

1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.

2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.

3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 240081018 and 240081028.

4.) Contact GOPHER STATE ONE CALL at 651–454–0002 (800–252–1166) for precise onsite location of utilities prior to any excavation.

FLOOD ZONE NOTES

1.) Most of the subject property appears to lie within Zone X (Area of Minimal Flood Hazard) per the National Flood Insurance Program, Flood Insurance Rate Map No. 27053C0203F, dated November 4, 2016, Community No. 270152. The drainage creek lying north of the north property line lies within Special Flood Hazard Areas Zone AE with a base elevation as 859 feet. This information was obtained from the FEMA Map Service Center web site.

2. The flood zone demarcation line shown hereon is the 859 contour as located by field work.

PARKING

No designated parking spaces were observed on site.

AREAS

Gross = 168,640 square feet or 3.871 acres
Net = 159,867 square feet or 3.670 acres
(excludes 33 foot Right of Way Plat)

BENCHMARKS (BM)

(NAVD 88)

1.) Top of railroad spike in north face of power pole 65 feet +/– south of #5800 building
Elevation = 872.00 feet

2.) Top of top nut of fire hydrant at south side of 69th Avenue south of #5800 building.
Elevation = 873.90 feet

LEGEND

O	Denotes copper monument set marked with P.L.S. No. 44890
●	Denotes found iron monument
AC	Denotes air conditioner
BE	Denotes building entrance
BTL	Denotes beavertail curb
CBX	Denotes communication box
CIP	Denotes cast iron pipe
CMH	Denotes communication manhole
CS	Denotes curb stop
EB	Denotes electric box
EM	Denotes electric meter
GM	Denotes gas meter
GP	Denotes guard post
GYP	Denotes guy pole
HYD	Denotes fire hydrant
INV	Denotes structure invert
OD	Denotes overhead door
OHE	Denotes overhead electric line
(P)	Denotes per plan
PP	Denotes power pole
PPLP	Denotes power and light pole
RCP	Denotes reinforced concrete pipe
RD	Denotes roof drain
SAN	Denotes sanitary manhole
SAN S	Denotes sanitary sewer
TC	Denotes top of concrete curb
TCS	Denotes traffic control sign
UGC	Denotes underground communication line
UGE	Denotes underground electric line
V	Denotes vent
W	Denotes water line
WV	Denotes water valve
PIN	Denotes Pine tree
SHB	Denotes shrub
SPR	Denotes Spruce tree
TR	Denotes deciduous tree

ZONING NOTES

1.) Zoning information shown hereon is per zoning letter dated February 2, 2024, prepared by Brooklyn Park Planning Department.

2.) The current zoning area for this parcel is Residential 6 – Multiple Family Residential District.

3.) The Comprehensive Plan future land use designation for this parcel is Medium Density Residential.

Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, Item 6(a) of Table A specifies "current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements". Only those items set forth in said letter have been listed.

LIST OF POSSIBLE ENCROACHMENTS

The following list of possible encroachments is only the opinion of this surveyor; should not be interpreted as a legal opinion and should not be interpreted as a complete listing.

[A] Possible encroachments are indicated on survey with boxed letters as listed below.

A.) Chain link fence crosses west property line.

N

30 0 30 60
SCALE IN FEET

SURVEYOR'S CERTIFICATION

To: Sandgrass Pointe LE; 5800 69th Avenue N, LLC, an Ohio limited liability company; Woda Cooper Development Inc., an Ohio corporation and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on January 29, 2024.

Dated this 31st day of January, 2024.

SUNDE LAND SURVEYING, LLC.

By: Leonard F. Carlson
Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890

LEONARD F. CARLSON LICENSED LAND SURVEYOR 44890 STATE OF MINNESOTA

Revision	By	Date
⚠ Added zoning information	MAP	2/06/2024
	MAP	

Drawing Title:
ALTA / NSPS LAND TITLE SURVEY FOR:
SANDGRASS POINTE
5800 69TH AVE. N., BROOKLYN PARK, MN

SUNDE LAND SURVEYING
www.sunde.com
Main Office:
9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420–3435
952–881–2455 (Fax: 952–888–9526)

Project: 2024–004	Bk/Pg: 1264/21	Date: 1/31/2024
Township: 119 Range: 21	Section: 28	Sheet: 1 of 1
File: 2024004001–R1.dwg		

GENERAL NOTES

1. ALL EXISTING INFORMATION TAKEN FROM SURVEY PROVIDED BY SUNDE LAND SURVEYING DATED JANUARY 31, 2024 AND REVISED FEBRUARY 6, 2024.
2. A SUBSURFACE GEOTECHNICAL INVESTIGATION HAS BEEN COMPLETED BY XXXX, PROJECT XXXX DATED XXXX.
3. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING LOCATIONS OF EXISTING UTILITIES, AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
4. ALL AREAS DISTURBED BY CONSTRUCTION WHICH ARE OUTSIDE THE LIMITS OF PAVING ARE TO BE RESTORED AND REVEGETATED.
5. ALL UTILITY DEMOLITION AND/OR ABANDONMENT TO BE PERFORMED IN ACCORDANCE WITH THE CITY OF BROOKLYN PARK AND STATE OF MINNESOTA REGULATIONS AND STANDARDS.
6. EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES WHICH MAY INCLUDE BUT IS NOT LIMITED TO: ELECTRIC, TELEPHONE, GAS, CABLE TV, COMPUTER CABLE, FIBER OPTIC CABLE, SANITARY SEWER, STORM SEWER, STEAM, CONDENSATE, ELECTRICAL DUCTBANK AND WATERMAIN. CONTRACTOR TO CONTACT GOPHER ONE-CALL BEFORE EXCAVATING.
7. ALL EXISTING UTILITIES AND OTHER IMPROVEMENTS ARE TO REMAIN UNLESS NOTED OTHERWISE.
8. CONTRACTOR TO PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS, LANDSCAPING, STRUCTURES AND UTILITIES THAT ARE TO REMAIN. CONTRACTOR TO REPAIR ANY DAMAGE AT OWN EXPENSE.
9. ALL WORK TO CONFORM WITH CITY OF BROOKLYN PARK AND STATE OF MINNESOTA STANDARDS AND REGULATIONS.
10. ALL EXCAVATIONS MUST COMPLY WITH THE REQUIREMENTS OF OSHA 29 CFR, PART 1926, SUBPART P "EXCAVATIONS AND TRENCHES". THIS DOCUMENT STATES THAT EXCAVATION SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
11. PROVIDE BARRICADES AT STREETS AND SIDEWALKS PER CITY OF BROOKLYN PARK AND MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MN MUTCD).
12. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO STARTING CONSTRUCTION.
13. ALL MATERIALS FOR PROPOSED CONSTRUCTION OR REPAIR OF EXISTING FACILITIES SHALL BE NEW PRODUCTS DIRECT FROM THE FACTORY AND FREE FROM DEFECTS.
14. WHEN WORKING AROUND EXISTING TELEPHONE OR ELECTRICAL POLES, THE CONTRACTOR SHALL BRACE THE POLE FOR SUPPORT.
15. WHEN WORKING AROUND EXISTING UTILITIES THAT BECOME EXPOSED, THE CONTRACTOR SHALL PROVIDE SUFFICIENT SUPPORT TO PREVENT EXCESSIVE STRESS ON THE PIPING. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND FACILITIES.
16. CONTRACTOR TO FIELD VERIFY THE EXACT LOCATION AND ELEVATION OF EXISTING STORM AND SANITARY SEWER PRIOR TO THE START OF CONSTRUCTION. IF ELEVATIONS DIFFER FROM SURVEYED ELEVATIONS SHOW ON PLAN, REPORT DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.
17. SITE UTILITY CONTRACTOR TO FURNISH AND INSTALL ALL WATERMAIN, SANITARY SEWER AND STORM SEWER FACILITIES AND APPURTENANCES TO WITHIN FIVE FEET OUTSIDE THE BUILDING. COORDINATE WITH MECHANICAL CONTRACTOR FOR EXACT LOCATION AND DEPTH OF CONNECTION WITHIN BUILDING.
18. CATCH BASINS AND MANHOLES ARE SHOWN ON PLAN LARGER THAN ACTUAL SIZE. COORDINATE LOCATION OF MANHOLE COVER AND CASTING SO THAT IT IS PROPERLY LOCATED AT THE BACK OF CURBLINE FOR THE CURB INLETS OR CENTERED IN THE AREA AS SHOWN ON THE PLAN FOR THE AREA DRAINS AND MANHOLE COVERS.
19. CONTRACTOR SHALL COORDINATE WITH ARCHITECT'S DRAWINGS TO VERIFY LOCATION, SIZE AND QUANTITY OF ALL ROOF DRAINS AND UTILITY CONNECTIONS. LIMITS OF PROPOSED SITE PLUMBING FACILITIES SHALL BE FIVE FEET FROM EDGE OF BUILDING UNLESS OTHERWISE NOTED.
20. PROVIDE THE FOLLOWING MINIMUM COVER OVER THE TOP OF PIPE AS FOLLOWS:
    A. 8' OVER WATERMAIN
    B. 5' OVER SANITARY SEWER
    C. 2' OVER STORM SEWER
21. ALL WATERMAIN AND SERVICES TO BE INSTALLED IN ACCORDANCE WITH CITY OF BROOKLYN PARK WATER STANDARDS. ALL WATER MAIN AND SERVICES TO BE INSTALLED IN ACCORDANCE WITH RECOMMENDED STANDARDS FOR WATER WORKS BY THE GREAT LAKES UPPER MISSISSIPPI RIVER BOARD OF STATE PUBLIC HEALTH AND ENVIRONMENTAL MANAGERS (TEN-STATE STANDARDS) AND STATE OF MINNESOTA PLUMBING CODE, LATEST EDITION.
22. ALL PAVEMENT MARKINGS WITHIN EXISTING CITY PAVEMENT AREAS TO BE RESTORED TO MATCH EXISTING UNLESS NOTED OTHERWISE.
23. MAXIMUM CROSS-SLOPES FOR SIDEWALKS AND ADA ACCESS ROUTES SHALL NOT EXCEED 2.00%. MAXIMUM SLOPES FOR ADA PARKING STALLS AND ADA ACCESS AISLES SHALL NOT EXCEED 2.00% IN ANY DIRECTION. MAXIMUM RUNNING SLOPE FOR ALL SIDEWALKS SHALL NOT EXCEED 5.00%.
24. THE CONTRACTOR SHALL PROVIDE A CONTINUOUS, ACCESSIBLE AND SAFE PEDESTRIAN WALKWAY THAT MEETS ADA AND MINNESOTA MUTCD STANDARDS IF WORKING IN A SIDEWALK AREA, AND TRAFFIC CONTROL PER MINNESOTA MUTCD REQUIREMENTS FOR WORK IN THE PUBLIC RIGHT-OF-WAY. PROVIDE PLAN A MINIMUM OF 14 DAYS IN ADVANCE.
25. WASTE MATERIALS INCLUDING PAVEMENT REMOVED DURING CONSTRUCTION, WASTE PIPING AND SUPPLIES, CONSTRUCTION DEBRIS AND EXCESS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF PROPERLY BY THE CONTRACTOR.
26. CONTRACTOR SHALL NOT BLOCK DRAINAGE FROM OR DIRECT EXCESS DRAINAGE ONTO ADJACENT PROPERTY.
27. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY EXISTING DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY. ALL CONSTRUCTION STORM RUNOFF SHALL COMPLY WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS.
28. CARE MUST BE TAKEN DURING CONSTRUCTION AND EXCAVATION TO PROTECT ANY SURVEY MONUMENTS AND/OR PROPERTY IRONS.
29. COORDINATE SCHEDULING OF CLOSURES AND RE-OPENINGS OF EGRESSES, LOADING DOCKS, DUMPSTERS, DRIVEWAYS, SIDEWALKS AND ROADS WITH OWNER AND CITY OF BROOKLYN PARK. TRAFFIC CONTROL SIGNAGE, TEMPORARY WALKWAYS AND TEMPORARY DRIVEWAYS TO CONFORM WITH CITY OF BROOKLYN PARK AND STATE OF MINNESOTA REQUIREMENTS AND STANDARDS.
30. DRAWINGS DO NOT INDICATE AREAS OF TEMPORARY SUPPORT SYSTEMS. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS AND WILL HAVE TOTAL CONTROL OVER THE TYPES AND DESIGN OF ALL SHORING, SHEETING, BRACING, ANCHORAGES, EXCAVATION SUPPORT WALLS, DIRECTIONAL BORING, AUGER JACKING, SOIL STABILIZATION AND OTHER METHODS OF PROTECTING EXISTING IMPROVEMENTS. SEE SPECIFICATIONS FOR SUBMITTAL REQUIREMENTS.
31. STORAGE AND PROTECTION OF EXISTING SITE FEATURES WHICH NEED TO BE REMOVED AND REPLACED FOR CONSTRUCTION OF PROJECT ARE THE RESPONSIBILITY OF THE CONTRACTOR. STORAGE SHALL BE WITHIN THE LIMITS OF STAGING AREA. CONTRACTOR SHALL PREVENT DAMAGE OR THEFT OF THESE ITEMS AND TO REPLACE AT OWN EXPENSE.
32. CONTRACTOR TO RECORD EXISTING CONDITIONS (PHOTOGRAPHS, VIDEO PHOTOGRAPHY, FIELD SURVEYING, ETC.) TO ENABLE RECONSTRUCTION TO MATCH EXISTING CONDITIONS AS REQUIRED. CONTRACTOR TO DOCUMENT EXISTING CONDITIONS SO THAT RECONSTRUCTED AREAS WILL HAVE POSITIVE DRAINAGE SIMILAR TO EXISTING.
33. WHERE DEMOLITION, EXCAVATION, UNDERPINNING, PILE DRIVING, COMPACTING OR SIMILAR WORK IS TO BE PERFORMED ADJACENT TO OR IN THE IMMEDIATE VICINITY OF EXISTING STRUCTURES, THE CONTRACTOR WILL PROVIDE BUILDING SURVEYS AND SEISMIC MONITORING.
34. ALL EXISTING BUILDING EXITS AND DRIVEWAYS SHALL REMAIN UNOBSTRUCTED AND USABLE AT ALL TIMES. IF THERE ARE UNAVOIDABLE EXCEPTIONS, THEN CONTRACTOR SHALL PROVIDE TEMPORARY EXIT PLANS TO THE OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
35. SANITARY SEWER PIPE AND FITTINGS TO BE POLYVINYL CHLORIDE (PVC), SDR 26 MINIMUM AND COMPLY WITH ASTM D3034 AND F679. JOINTS TO BE SOLVENT CEMENT OR FLEXIBLE WATERTIGHT.
36. STORM SEWER PIPE TO BE REINFORCED CONCRETE PIPE (RCP), ASTM C76, CLASS 5, WITH GASKETED JOINTS OR POLYVINYL CHLORIDE (PVC) SDR 26 MINIMUM COMPLYING WITH ASTM D3034 AND F679 WITH SOLVENT CEMENT OR FLEXIBLE WATERTIGHT JOINTS OR HDPE WITH FLEXIBLE WATERTIGHT JOINTS, PER SPECIFICATIONS AS NOTED ON PLAN.
37. WATERMAIN TO BE DUCTILE IRON PIPE (DIP) THICKNESS CLASS 52 FOR 4" DIP AND LARGER, ANSI A-21.51, 150 PSI WORKING PRESSURE MINIMUM. TYPE K COPPER SHALL BE USED FOR PIPES LESS THAN 4" DIAMETER.
38. MAINTAIN 10 FEET HORIZONTAL AND 3 FEET VERTICAL SEPARATION BETWEEN WATER AND SEWER PIPES. IF INFEASIBLE A 12-INCH VERTICAL SEPARATION WITH 4-INCH HIGH DENSITY INSULATION BETWEEN PIPES WILL BE REQUIRED.
39. WHERE PRACTICABLE INSTALL WATERMAIN GATE VALVES WITHIN GREEN SPACE AREAS TWO FEET OFFSET FROM THE MAIN. SIDEWALKS SHALL BE STAKED AND EXACT LOCATIONS OF WATER VALVES COORDINATED IN THE FIELD, TYPICAL FOR ALL.
40. SEQUENCING OF UTILITIES AND STRUCTURAL SYSTEMS SHALL BE CAREFULLY COORDINATED. CONTRACTOR SHALL ALSO TAKE CARE TO PROTECT SERVICE CONNECTIONS AND ADJACENT PARALLEL UTILITY LINES WHILE FORMING AND PLACING CONCRETE FOR OTHER HEAVY CONSTRUCTION WITHIN THE AREA. CONTRACTIBILITY OF THE STRUCTURAL SYSTEMS SHALL TAKE INTO ACCOUNT ANY UTILITY WORK SO PIPE/CONDUIT OR STRUCTURES ARE NOT DISPLACED, CRUSHED, OR OTHERWISE ADVERSELY AFFECTED DURING CONSTRUCTION.
41. ALL STUMPS FROM TREES REMOVED WITHIN PROJECT LIMITS SHALL BE GROUND AND REMOVED IN THEIR ENTIRETY.
42. CONTRACTOR IS RESPONSIBLE FOR PROPER REMOVAL AND DISPOSAL OF ALL DEBRIS, EXCESS FILL AND OTHER UNUSED MATERIALS GENERATED BY PROJECT AND DONE IN FULL COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS. THE SITE SHALL BE KEPT CLEAN AND FREE FROM ALL WASTE MATERIALS.
43. ALL WORK WILL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS OR SPECIFICATIONS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
44. PROVIDE AN EXPANSION JOINT AROUND ALL EXISTING UTILITIES, MANHOLES, POLES, LIGHTS, POSTS, BOXES, ETC. WITHIN AREAS OF NEW OR RECONSTRUCTED CONCRETE PAVEMENT.
45. ALL EXPOSED CONCRETE (CURB, STEPS, WALLS, ETC.) TO HAVE A CONSISTENT RUBBED FINISH. CONTRACTOR TO PROVIDE MINIMUM FOUR SQUARE FOOT MOCK-UP FOR REVIEW AND APPROVAL.
46. CONTRACTOR TO PROVIDE MINIMUM 4'X4' OF ALL PAVEMENT TYPES FOR REVIEW AND APPROVAL. ALL CONCRETE SIDEWALKS TO HAVE BROOM FINISH. MOCK-UP TO REMAIN ON SITE THROUGHOUT CONSTRUCTION.
47. THICKENED EDGE EXPANSION JOINTS SHALL BE PLACE ALONG THE EDGE OF ALL CONCRETE PAVEMENT AT THE PERIMETER OF ALL STRUCTURES, CONCRETE CURB AND GUTTER ADJACENT PAVEMENT.
48. THE DRAWINGS REPRESENT TO FINISHED SITE NOT THE METHOD OF CONSTRUCTION. THE ENGINEER IS NOT RESPONSIBLE FOR CONTRACTOR'S MEANS AND METHODS, SEQUENCING OF CONSTRUCTION OR SAFETY PROGRAM. OBSERVATION VISITS TO THE SITE BY THE ENGINEER WILL NOT INVOLVE REVIEW OF THESE ITEMS.
49. WHERE DISCREPANCIES OCCUR BETWEEN GENERAL NOTES, PLANS, DETAILS AND SPECIFICATIONS, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN, UNLESS OTHERWISE VERIFIED BY THE ENGINEER OR ARCHITECT IN WRITING.
50. THESE DOCUMENTS SHALL NOT BE CONSTRUED AS STAND-ALONE DOCUMENTS. CONTRACTOR SHALL COORDINATE WITH ALL OTHER DISCIPLINE'S DOCUMENTS.
51. FOR TREES TO REMAIN HEALTHY DURING A CONSTRUCTION PROJECT THEY MUST BE PROTECTED FROM CONSTRUCTION ACTIVITIES. TREE AND PLANT PROTECTION, THE FOLLOWING REQUIREMENTS APPLY TO ALL CONSTRUCTION SITES:
    A. TREES WITHIN THE CONSTRUCTION ZONE SHALL BE PROTECTED FROM DAMAGE AND SOIL COMPACTION BY EQUIPMENT, DEBRIS AND STORAGE INTRUSION. SUGGESTED MATERIALS FOR PROTECTION ARE CONCRETE BARRICADES, CONSTRUCTION FENCING OR CHAIN LINK FENCING AND NOTED ON CONTRACTOR'S SITE OPERATIONS LAYOUT.
    B. TREE PROTECTION SHALL BE PLACED AT A MINIMUM OF ONE AND A HALF (1.5) TIMES (IN FEET) THE CALIPER DIMENSION (IN INCHES) FROM THE BASE OF THE TRUNK. FOR EXAMPLE; A TEN (10) CALIPER INCH TREE WOULD REQUIRE PROTECTION A MINIMUM OF FIFTEEN (15) FEET FROM THE BASE OF THE TRUNK.
    C. TREES THAT ARE NECESSARILY IMPACTED BY CONSTRUCTION SHALL BE PRUNED AND ROOT PRUNED AS REQUIRED BY A CERTIFIED ARBORIST.
52. TRACER WIRES TO BE TERMINATED IN THE CORRECT COLOR COPPERHEAD TRACER WIRE BOX OR WITHIN A MANHOLE. LOCATION OF TRACER WIRE BOXES TO BE SHOWN ON AS-BUILT DRAWINGS.
53. WITHIN LANDSCAPE AREAS ALL CLASS V MATERIAL SHALL BE REMOVED AND COMPACTED SOILS DECOMPACTED TO A DEPTH OF 12" PRIOR TO INSTALLATION OF TOPSOIL. WITHIN LANDSCAPE AREAS ALL CLASS V MATERIAL SHALL BE REMOVED AND COMPACTED SOILS DECOMPACTED TO A DEPTH OF 12" PRIOR TO INSTALLATION OF TOPSOIL.
54. GENERAL CONTRACTOR SHALL TAKE PHOTOGRAPHS AND MEASUREMENTS OF ALL STORMWATER MANAGEMENT SYSTEMS THROUGHOUT CONSTRUCTION. DOCUMENTATION OF CONSTRUCTION SHALL BE SUBMITTED TO THE CIVIL ENGINEER AT THE CLOSEOUT OF THE PROJECT. CLOSEOUT DOCUMENTATION SHALL INCLUDE PHOTOGRAPHS AND MEASUREMENTS OF SYSTEM DURING CONSTRUCTION, TESTING REPORTS AND OBSERVATIONS AND REDLINE DRAWINGS OF ANY FIELD MODIFICATIONS MADE DURING CONSTRUCTION.
55. A LETTER WRITTEN ON COMPANY LETTERHEAD THAT THE STORMWATER MANAGEMENT PRACTICES HAVE BEEN BUILT PER THE CIVIL PLANS, OR PER REDLINE FIELD DRAWINGS, SHALL BE SUBMITTED TO THE CIVIL ENGINEER AT THE CLOSEOUT OF THE PROJECT.
56. THE GENERAL CONTRACTOR SHALL SUBMIT AN AS-BUILT SURVEY OF THE COMPLETED SITE PREPARED AND SIGNED BY A LICENSED SURVEYOR AT THE END OF THE PROJECT. UPON COMPLETION, THE CONTRACTOR MUST SUBMIT AN AS-BUILT SURVEY OF THE PROPERTY, IMPROVEMENTS AND UTILITY SERVICE LINES AND STRUCTURES; AND PROVIDE A CERTIFIED RECORD OF ALL PROJECT PLAN SHEETS DEPICTING ANY ASSOCIATED PRIVATE AND/OR PUBLIC IMPROVEMENTS, REVISIONS AND ADJUSTMENTS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. THE AS-BUILT SURVEY MUST ALSO VERIFY THAT ALL PROPERTY CORNERS HAVE BEEN ESTABLISHED AND ARE IN PLACE AT THE COMPLETION OF THE PROJECT AS DETERMINED AND DIRECTED BY THE CITY ENGINEER. AS-BUILT SURVEY SHALL INCLUDE ENOUGH INFORMATION TO VERIFY THE CONSTRUCTED TOPOGRAPHY AND SITE DRAINAGE, UTILITY RIMS, INVERTS AND SIZES AND ALL SITE PAVING, FEATURES AND ELEMENTS. COORDINATE WITH OWNER AND CIVIL ENGINEER FOR SCHEDULE FOR WHEN THIS SHALL BE COMPLETED. A CADD AND CERTIFIED PDF FILE MUST BE SUBMITTED TO ARCHITECT AND CIVIL ENGINEER AS WELL AS TO CITY ENGINEER.

LEGEND

- 869 / 870 — EXISTING CONTOUR
- × 867.3 — EXISTING SPOT ELEVATION
- AC — EXISTING AC UNIT
- CBX — EXISTING COMM BOX
- CMH — EXISTING COMM MANHOLE
- CS — EXISTING CURB STOP
- EB — EXISTING ELECTRIC BOX
- EM — EXISTING ELECTRIC METER
- GM — EXISTING GAS METER
- GP — EXISTING GUY POLE
- HYD — EXISTING HYDRANT
- EXISTING FES
- PP — EXISTING POWER POLE
- PPLP — EXISTING POWER AND LIGHT POLE
- RD — EXISTING ROOF DRAIN
- WV — EXISTING WATER VALVE
- SAN — EXISTING SANITARY MANHOLE
- TCS — EXISTING TRAFFIC CONTROL SIGN
- SHB — EXISTING SHRUBBERY
- EXISTING TREE
- EXISTING TREE LINE
- EXISTING FENCE LINE
- GAS (P) — EXISTING GAS LINE
- UGC — EXISTING UNDERGROUND COMM LINE
- OHE — EXISTING OVERHEAD ELECTRIC
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER LINE
- NEW SAWCUT LINE
- REMOVE EXISTING CURB AND GUTTER
- REMOVE EXISTING CONCRETE PAVEMENT
- REMOVE EXISTING BITUMINOUS PAVEMENT
- 871 — NEW CONTOUR
- + 707.6 — NEW SPOT ELEVATION
- DENOTES SURFACE DRAINAGE
- NEW FIRE DEPARTMENT CONNECTION
- NEW GATE VALVE
- NEW HYDRANT
- NEW TRENCH DRAIN
- NEW CATCH BASIN
- NEW MANHOLE
- SAN>> — NEW SANITARY SEWER
- STM> — NEW STORM SEWER
- W — NEW WATER SERVICE
- NEW CONSTRUCTION ENTRANCE
- NEW SILT FENCE
- EROSION CONTROL AT CB/MH
- NEW BITUMINOUS PAVEMENT
- NEW CONCRETE APRON PER CITY
- NEW CITY SIDEWALK
- NEW CONCRETE PAVEMENT
- NEW CONCRETE SIDEWALK

CRW
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211 11th ave nw
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BKV
GROUP
PIERCE PINI &
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9298 CENTRAL AVENUE NE
SUITE 312
BLAINE, MN 55434
TEL 763.537.1311

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 UNDER THE LAWS OF THE STATE OF MINNESOTA.

NUMBER DATE

Sandgrass Pointe
Brooklyn Park, MN

PROJECT NUMBER

DATE

DRAWN BY

CHECKED BY

ISSUE/REVISION HISTORY

NO.	REVISIONS	DATE
1	Site Plan Review Application	07/05/24

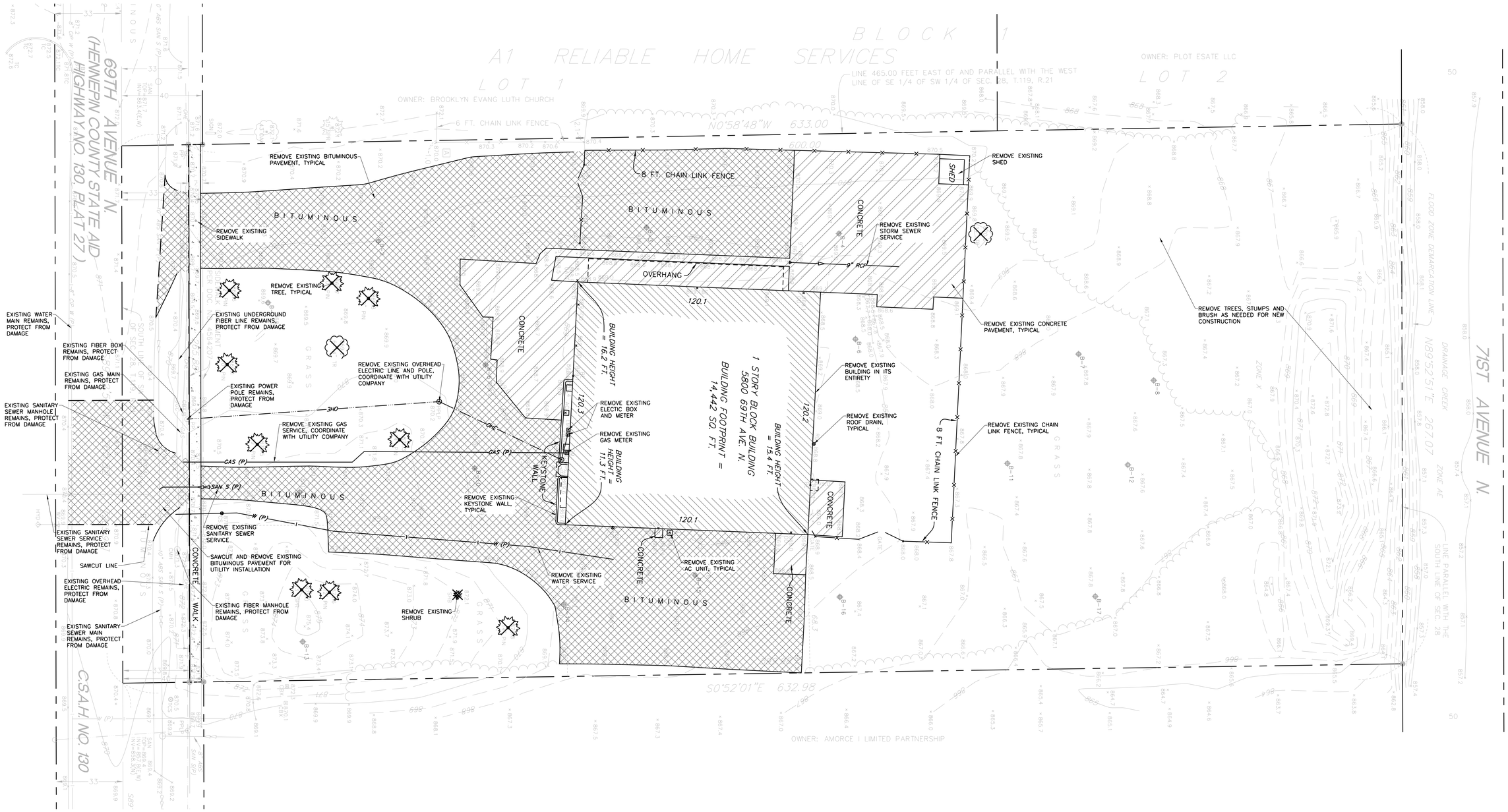
No.	ISSUED FOR	DATE

GENERAL NOTES & LEGEND

SHEET NUMBER

C100

OF SHEETS



NORTH

1 C200 SITE DEMOLITION PLAN

0 20' 40' 60'

1"=20'

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SITE DEMOLITION PLAN

SHEET NUMBER

C200

OF SHEETS

SWPPP NARRATIVE

THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN COMPLETED TO FULFILL THE PERMIT REQUIREMENTS OF THE GENERAL CONSTRUCTION STORMWATER PERMIT (NPDES/SDS PERMIT) FOR EROSION AND SEDIMENT CONTROL FROM SITES WITH MORE THAN 1 ACRE OF SOIL DISTURBANCE. A PERMIT FROM THE MINNESOTA POLLUTION CONTROL AGENCY (MPCA) IS REQUIRED FOR THIS PROJECT.

THE CITY OF BROOKLYN PARK AND SHINGLE CREEK WATERSHED MANAGEMENT COMMISSION (SCWMC) HAVE JURISDICTIONAL AUTHORITY FOR EROSION CONTROL, SOIL CONTROL AND STORMWATER MANAGEMENT AT THIS SITE. IN ADDITION TO THE PROVISIONS OF THE PERMIT, EROSION PREVENTION AND SEDIMENTATION CONTROL SPECIFICATIONS AND PLANS HAVE BEEN CREATED. MPCA PROCEDURES FOR APPLICATION, MAINTENANCE AND TERMINATION OF THE PERMIT ARE DESCRIBED IN THE SPECIFICATIONS. ADDITIONAL INFORMATION AND GENERAL CONTRACTOR REQUIREMENTS ARE CONTAINED IN THE SPECIFICATIONS THAT ARE NOT INCLUDED ON THIS SHEET. THE GENERAL CONTRACTOR MUST FOLLOW PERMIT REQUIREMENTS AT ALL TIMES; NOTHING IN THE SWPPP OR SPECIFICATIONS SUPERCEDES THE GENERAL CONTRACTORS RESPONSIBILITIES UNDER THE PERMIT.

THIS SWPPP MUST BE KEPT ONSITE AND UPDATED AS NECESSARY TO REFLECT CHANGES TO SITE CONDITIONS, PLACEMENT OF CONTROL MEASURES AND ELEMENTS ONSITE. THIS DOCUMENT IS REQUIRED TO REFLECT CURRENT CONDITIONS BASED ON SITE INSPECTIONS AND ACTIONS.

1. PROJECT DESCRIPTION/LOCATION

SEE STORMWATER MANAGEMENT CALCULATIONS AND REPORT AND SPECIFICATIONS FOR THIS SITE AND INCORPORATE INFORMATION INTO CONSTRUCTION PROCEDURES.

PROJECT NAME:	SANDGRASS POINTE
PROJECT NUMBER:	24-003
PROJECT LOCATION:	BROOKLYN PARK, MN
TOTAL DISTURBED AREA:	3.87 ACRES
PRE-CONSTRUCTION IMPERVIOUS SURFACE ACRES:	1.475 ACRES
POST-CONSTRUCTION IMPERVIOUS SURFACE ACRES:	1.788 ACRES
CUMULATIVE NEW IMPERVIOUS SURFACE ACRES:	0.313 ACRES
WORK IN/NEAR WATER/CONVEYANCE?:	NO
ECOLOGICALLY SENSITIVE AREAS IN PROJECT SCOPE?:	NO
TEMPORARY BASIN IN PROJECT SCOPE*?:	NO
TYPE AND DESIGN CRITERIA OF PERMANENT BMPS IN PROJECT SCOPE**:	INFILTRATION POND

**LONG TERM MAINTENANCE OF PROJECT BMPS WILL BE CONDUCTED BY THE OWNER AND THE CITY OF BROOKLYN PARK.

THE PLANNED SCOPE OF THE PROJECT INCLUDES:

- CONSTRUCTION OF A NEW MULTIFAMILY BUILDING, TOWNHOUSES, DRIVEWAYS AND SIDEWALKS.
- STORMWATER FROM THIS SITE WILL BE COLLECTED THROUGH A SERIES OF CATCH BASINS AND PIPES AND DISCHARGED TO A PROPOSED UNDERGROUND PIPE INFILTRATION SYSTEM.

2. SPECIAL AND IMPAIRED WATERS

a. SPECIAL AND IMPAIRED WATERS: THESE WETLANDS, FENS, TROUT STREAMS, ORWWS AND IMPAIRED WATERS ARE LOCATED WITHIN ONE MILE (AERIAL RADIUS) OF THE PROJECT LIMITS. SHINGLE CREEK IS AN IMPAIRED WATER WITHIN ONE MILE BUT WILL NOT BE AFFECTED OR IMPACTED BY THIS PROJECT.

WATER BODY NAME	REACH NUMBER	IMPAIRMENTS	APPLICABLE?
SHINGLE CREEK	07010206-506	CHLORIDE, DISSOLVED OXYGEN, E.COLI, INVERTBIO	N

3. ECOLOGICAL AND OTHER SENSITIVE AREAS

IN ADDITION TO ANY ADDITIONAL PROVISIONS DICTATED IN THE RESPECTIVE PART BELOW, THE GENERAL CONTRACTOR SHALL PROVIDE SPECIAL CARE AND ATTENTION TO ECOLOGICAL OR OTHER SENSITIVE AREA(S) INDICATED IN THIS SECTION TO PREVENT TRAFFIC AND DISTURBANCE, AND TO PRESERVE VEGETATIVE COVER IN IDENTIFIED AREAS. IDENTIFIED AREAS AND APPROPRIATE SETBACKS SHALL BE MARKED IN THE FIELD BY THE GENERAL CONTRACTOR, AS SPECIFIED IN SUBSEQUENT PAGE DETAILS, IF APPLICABLE.

a. PLACEMENT OF FILL IN WATERS OF THE STATE.
b. DRINKING WATER SUPPLY MANAGEMENT AREA: THIS PROJECT IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA AND OR A DRINKING WATER SUPPLY MANAGEMENT AREA (DWSMA). THE PROJECT IS NOT WITHIN A KNOWN KARST AREA. ADDITIONAL PROVISIONS APPLY TO THIS PROJECT.
c. ENVIRONMENTAL REVIEW: THIS PROJECT IS NOT SUBJECT TO FINDINGS OF AN ENVIRONMENTAL, OR ARCHEOLOGICAL AND HISTORIC PLACES REVIEW. NO ADDITIONAL PROVISIONS APPLY TO THIS PROJECT.
d. ENDANGERED OR THREATENED SPECIES: THERE ARE NO ENDANGERED OR THREATENED SPECIES AFFECTED BY THIS PROJECT. NO ADDITIONAL PROVISIONS APPLY TO THIS PROJECT.
e. AQUATIC INVASIVE SPECIES, INFESTED WATERS AND WORK IN WATERS RESTRICTIONS: PROJECT SCOPE DOES NOT INCLUDE WORK IN OR NEAR PUBLIC WATERS. NO PUBLIC WATERS IN OR NEAR THE PROJECT SITE ARE LISTED OR SPECIALLY DESIGNATED BY THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES DEPARTMENT OF WATER (DOW).
f. SOIL TYPES TYPICALLY FOUND ON THIS PROJECT SITE ARE LOAMY SANDS ACCORDING TO THE USDA WEB SOIL SURVEY.

4. PROJECT PERSONNEL AND SWPPP IMPLEMENTATION RESPONSIBILITIES

ORGANIZATION	CONTACT NAME & CERTIFICATION NUMBER	PHONE
OWNER:		
ENGINEER FIRM NAME	PIERCE PINI + ASSOCIATES, INC.	763-537-1311
SWPPP PREPARER: PIERCE PINI AND ASSOCIATES	TIM SETALA, P.E.	763-537-1311
GENERAL CONTRACTOR FIRM NAME:		
SOIL/EROSION CONSTRUCTION SITE MANAGER		
SOIL/EROSION CONSTRUCTION SITE MANAGER		

MPCA DUTY OFFICER 24-HOUR EMERGENCY SPILL NOTIFICATION: 651-649-5451 OR 800-422-0798

a. THE OWNER AND THE NAMED GENERAL CONTRACTOR ARE CO-PERMITTEES FOR THE GENERAL CONSTRUCTION STORMWATER PERMIT (NPDES/SDS PERMIT). THE GENERAL CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL ASPECTS OF THE PERMIT AND STORMWATER COMPLIANCE POLICY AT ALL TIMES UNTIL THE NOTICE OF TERMINATION (NOT) HAS BEEN FILED WITH THE MPCA.
b. THE GENERAL CONTRACTOR SHALL DEVELOP A CHAIN OF COMMAND WITH ALL OPERATORS ON THE SITE TO ENSURE THAT THE SWPPP IS IMPLEMENTED AND MAINTAINED UNTIL THE PROJECT IS COMPLETE, THE ENTIRE SITE HAS UNDERGONE FINAL STABILIZATION, AND OWNER HAS COMPLETED THE FINAL INSPECTION.
c. THE PROJECT ENGINEER OF RECORD IS RESPONSIBLE FOR THE DESIGN OF THE SWPPP. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION OF THE SWPPP AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS) DESCRIBED BY THE SWPPP AT ALL STAGES OF CONSTRUCTION UNTIL THE OWNER HAS COMPLETED THE FINAL INSPECTION.
d. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE IMPLEMENTATION OF THE SWPPP INCLUDING THE ACTIVITIES OF ALL OF SUBCONTRACTORS DURING CONSTRUCTION.
e. GENERAL CONTRACTOR SHALL PROVIDE AT LEAST ONE CERTIFIED INSTALLER FOR EACH SUBCONTRACTOR TO OVERSEE ALL INSTALLATION AND MAINTENANCE OF BMPS AND IMPLEMENTATION OF THE SWPPP. CERTIFICATION IS THROUGH THE UNIVERSITY OF MINNESOTA EROSION AND STORMWATER MANAGEMENT CERTIFICATION PROGRAM (http://www.erosion.umn.edu/) OR APPROVED EQUIVALENT.
f. GENERAL CONTRACTOR SHALL PROVIDE AT LEAST ONE CERTIFIED INDIVIDUAL TO CONDUCT INSPECTION AND MAINTENANCE OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT. GENERAL CONTRACTOR SHALL PROVIDE EVIDENCE OF CERTIFICATION FOR EACH INDIVIDUAL AT THE PRE-CONSTRUCTION MEETING AND IS MAINTAINED BY GENERAL CONTRACTOR WITH PROJECT DOCUMENTATION.
g. THIS SWPPP HAS BEEN PREPARED BY INDIVIDUAL(S) TRAINED IN ACCORDANCE WITH THE PERMIT'S TRAINING REQUIREMENTS FOR PREPARATION OF SWPPPS.

PREPARED BY:
TIM SETALA, P.E.
PIERCE PINI AND ASSOCIATES
TIM@PIERCEPINI.COM
763-537-1311

TRAINING/CERTIFICATION:
DATE OF TRAINING/CERTIFICATION:
INSTRUCTOR(S): JOHN CHAPMAN
CERTIFICATION EXPIRATION:

5. SEQUENCE OF CONSTRUCTION

THE FOLLOWING DESCRIBES, IN GENERAL, THE SEQUENCE OF WORK PERFORMED ON THE SITE:

a. GENERAL CONTRACTOR SHALL VERIFY THAT ALL PERMITS HAVE BEEN OBTAINED AND/OR OBTAIN THE NECESSARY PERMITS IN ACCORDANCE WITH THE MPCA POLICY.
b. GENERAL CONTRACTOR SHALL INSTALL ALL PERIMETER AND DOWN-GRADIENT EROSION CONTROL AND SEDIMENT CONTROL BMPS, INCLUDING CONSTRUCTION ENTRANCES AND INLET PROTECTION DEVICES PRIOR TO SITE GRADING, EXCAVATION, STOCKPILING OR DISTURBING EXISTING VEGETATIVE COVER. GENERAL CONTRACTOR SHALL INSTALL ALL DOWN-GRADIENT PERIMETER CONTROLS BEFORE ANY UP-GRADIENT DISTURBANCE BEGINS.
c. THE GENERAL CONTRACTOR SHALL ATTEMPT TO PHASE ALL WORK TO MINIMIZE EROSION AND MAINTAIN VEGETATIVE COVER TO THE EXTENT POSSIBLE. PRESERVE ALL NATURAL BUFFERS SHOWN ON PLAN.
d. GENERAL CONTRACTOR SHALL MARK OR OTHERWISE DELINEATE AREAS ON THE SITE NOT TO BE DISTURBED, INCLUDING ECOLOGICALLY SENSITIVE AREAS, BEFORE CONSTRUCTION BEGINS.
e. GENERAL CONTRACTOR SHALL ESTABLISH SITE LOCATION AND COMPLETE INSTALLATION OF ANY PORTABLE TOILET, FUELING AREA, SPILL KIT LOCATION, CONCRETE WASHOUT AREA, HAZARDOUS MATERIAL HANDLING AND STORAGE AREA, LITTER CONTROL DEVICE AREA, STAGING AREA, STOCK PILING AREA, AND OTHER SWPPP DESIGNATED AREAS. UPDATE ONSITE-COPY OF SWPPP TO REFLECT LOCATION OF THESE ITEMS.
f. GENERAL CONTRACTOR SHALL ESTABLISH AND ENFORCE PROTOCOL REGARDING CLEANING OF ALL EQUIPMENT THAT HAS BEEN USED IN INFESTED WATERS OR WATERS WITH INVASIVE SPECIES TO PREVENT THE SPREAD OF BOTH AQUATIC AND TERRESTRIAL INVASIVES. GENERAL CONTRACTOR SHALL OBTAIN VERIFICATIONS FROM ALL SUBCONTRACTORS THAT EQUIPMENT IS CLEAN, OR NEW, AND WILL NOT SPREAD INVASIVES.
g. GENERAL CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF SITE DEWATERING. DEWATERING SHALL FOLLOW MPCA AND CITY OF BROOKLYN PARK STANDARDS AND REQUIREMENTS. SUBMIT PLAN OF ACTION FOR REVIEW PRIOR TO CONSTRUCTION.
h. GENERAL CONTRACTOR SHALL ESTABLISH AND ENFORCE TRAFFIC FLOW AND PATTERNS, INCLUDING HAUL ROADS, AT PROJECT SITE TO MINIMIZE SOIL DISTURBANCE, TRACKING AND COMPACTION, AND TO PRESERVE NATIVE AND EXISTING VEGETATION. UPDATE ONSITE COPY OF SWPPP TO REFLECT HAUL ROADS AND OTHER SITE TRAFFIC PATTERNS.
i. GENERAL CONTRACTOR SHALL PERFORM SITE GRADING, EXCAVATION, STOCKPILING WORK IN ACCORDANCE WITH THE SWPPP.
   A. STOCKPILES SHALL BE PROTECTED AROUND THE ENTIRE PERIMETER WHEN NOT ACTIVELY BEING WORKED; STOCKPILES ACTIVELY BEING WORKED SHALL BE STABILIZED AT THE END OF EACH WORK DAY. PRESERVED TOPSOIL STOCKPILES SHALL ADDITIONALLY BE COVERED. PLACE BMP A MINIMUM OF 5 FEET FROM THE TOE OF THE SLOPE WHERE FEASIBLE. STABILIZE ALL ERODABLE STOCKPILES.
   B. DO NOT PLACE STOCKPILES IN NATURAL BUFFER AREAS, SURFACE WATERS OR STORMWATER CONVEYANCES INCLUDING GUTTERS OR SWALES.
   C. MINIMIZE SOIL COMPACTION AND PRESERVE TOPSOIL, UNLESS INFEASIBLE. MINIMIZING SOIL COMPACTION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA OF THE SITE DICTATES THAT IT BE COMPACTED.
j. GENERAL CONTRACTOR SHALL PROVIDE GRADING AND BMP INSTALLATION TO LIMIT SOIL EXPOSURE ON ALL SLOPES OF 3H:1V OR STEEPER TO AN UNBROKEN LENGTH OF 75 FEET OR LESS.
k. GENERAL CONTRACTOR SHALL STABILIZE ALL EXPOSED SOILS NO LATER THAN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
   A. GENERAL CONTRACTOR SHALL MAINTAIN 70% VEGETATIVE COVER ON COMPLETED AREAS OF THE PROJECT SITE.
   B. STABILIZE ALL AREAS OF THE SITE PRIOR TO THE ONSET OF WINTER.
   C. STABILIZE WETTED PERIMETER OF DITCH (I.E. WHERE THE DITCH GETS WET).
l. WHEN PERMANENT BMPS OR PORTIONS THEREOF ARE INSTALLED, GENERAL CONTRACTOR SHALL STAKE OR MARK THESE AREAS, AND INSTALL SEDIMENT PROTECTION UPGRADIENT OF COMPLETED AREAS TO AVOID COMPACTION AND FOULING OF SYSTEM ELEMENTS. PERMANENT BMPS SHALL BE CONSTRUCTED AND STABILIZED TO THE EXTENT PRACTICABLE PRIOR TO BEING PLACED INTO SERVICE. IN THE EVENT THAT PERMANENT STABILIZATION CANNOT BE ACHIEVED BEFORE BEING PLACED INTO SERVICE, TEMPORARY MEASURES TO PREVENT FOULING SHALL BE IN PLACE.
m. GENERAL CONTRACTOR SHALL PERFORM SITE RESTORATION ACTIVITIES FOR PERMANENT VEGETATIVE ESTABLISHMENT. TEMPORARY BMPS SUCH AS MULCH AND HYDROSEED DO NOT CONSTITUTE PERMANENT VEGETATIVE COVER; SOD INSTALLATION MAY CONSTITUTE PERMANENT VEGETATIVE COVER.
n. THE GENERAL CONTRACTOR SHALL ENSURE FINAL STABILIZATION:
   A. ALL SOIL DISTURBING ACTIVITIES ARE COMPLETE AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DESTINY OF 70% OVER THE ENTIRE PERVIOUS SURFACE HAS BEEN ACHIEVED, INCLUDING STABILIZATION OF ALL DITCHES AND SWALES.
   B. GENERAL CONTRACTOR SHALL ENSURE THAT ALL PERMANENT STORMWATER TREATMENT SYSTEMS ARE CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS IF INCLUDED WITHIN THE SCOPE OF THE PROJECT.
   C. GENERAL CONTRACTOR SHALL REMOVE ALL TEMPORARY SYNTHETIC AND STRUCTURAL BMPS, EXCEPT AS SPECIFICALLY AUTHORIZED/REQUIRED BY CITY OF BROOKLYN CENTER.
   D. GENERAL CONTRACTOR SHALL REMOVE ALL SEDIMENTS FROM STORMWATER CONVEYANCES AND PERMANENT WATER QUALITY BASINS.
   E. GENERAL CONTRACTOR SHALL REQUEST A FINAL INSPECTION FROM THE CITY OF BROOKLYN PARK PRIOR TO INITIATING PERMIT TERMINATION.
o. PERMIT SHALL BE TERMINATED IN ACCORDANCE WITH MPCA POLICY.

6. SITE INSPECTION AND MAINTENANCE

a. INSPECT THE ENTIRE CONSTRUCTION SITE AND DOWNGRADIENT ADJACENT SITES/AREAS, INCLUDING THE FOLLOWING:
   A. INSPECT SURFACE WATER, INCLUDING DRAINAGE DITCHES, AND OFF-SITE PROPERTIES FOR SIGNS OF EROSION AND SEDIMENT DEPOSITION.
   B. INSPECT CONSTRUCTION SITE VEHICLE EXIT LOCATIONS FOR EVIDENCE OF TRACKING ONTO PAVED SURFACES.
   C. INSPECT INFILTRATION AREAS FOR SIGNS OF SEDIMENT DEPOSITION AND COMPACTION, AND TO ENSURE EQUIPMENT IS NOT BEING DRIVEN INTO THE AREA.
   D. INSPECT, MONITOR AND MAINTAIN ALL WATER QUALITY MANAGEMENT, EROSION PREVENTION AND SEDIMENT CONTROL BMPS.
   E. INSPECT, MONITOR AND MAINTAIN POLLUTION PREVENTION BMPS.
b. INSPECTION FREQUENCY: GENERAL CONTRACTOR SHALL CONDUCT A SITE STORMWATER INSPECTION A MINIMUM OF ONCE EVERY SEVEN DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. INSPECTIONS MAY BE SUSPENDED DUE TO FROZEN GROUND CONDITIONS UNTIL FIRST RUNOFF OCCURS OR CONSTRUCTION ACTIVITIES RESUME, WHICHEVER COMES FIRST. GENERAL CONTRACTOR SHALL NOTE EXACT DATE OF LAST INSPECTION PRIOR TO WINTER SUSPENSION AND FIRST DATE WHEN CONSTRUCTION RESUMES. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSPECTIONS UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND THE NOT HAS BEEN SUBMITTED TO THE MPCA, OR UNTIL PERMIT COVERAGE HAS BEEN TRANSFERRED TO ANOTHER PERMITTEE.
c. RECORD ALL INSPECTIONS, MAINTENANCE AND CORRECTIVE ACTIONS CONDUCTED DURING CONSTRUCTION ON A PROVIDED INSPECTION FORM WITHIN 24 HOURS OF THE ACTION. DATE AND INITIAL THE ON-SITE SWPPP WITH ANY CHANGES TO REFLECT ON-SITE CONDITIONS. COPIES OF ALL SHALL BE SUBMITTED TO THE CIVIL ENGINEER.
d. ALL EROSION CONTROL MEASURES MUST BE INSTALLED AND MAINTAINED BY GENERAL CONTRACTOR ACCORDING TO THE DETAILS INCLUDED IN THE CONSTRUCTION DOCUMENTS AND IN ACCORDANCE WITH THE PRODUCT MANUFACTURER'S RECOMMENDATIONS. BMPS MUST BE OPERATIONALLY FUNCTIONAL AND ADEQUATE. ALL NONFUNCTIONAL BMPS MUST BE REPAIRED OR REPLACED WITHIN 24 HOURS OF DISCOVERY OR THEREAFTER AS SOON AS FIELD CONDITIONS ALLOW.
e. THE GENERAL CONTRACTOR SHALL RESPOND TO CHANGING SITE CONDITIONS AND IMPLEMENT/SUPPLEMENT EROSION PREVENTION AND SEDIMENT CONTROL MEASURES UTILIZED TO PROVIDE ADEQUATE PROTECTION OF DISTURBED SOILS AND ADEQUATE PREVENTION OF SEDIMENT TRANSPORT OFF-SITE. UPDATE SWPPP DOCUMENTS WHEN CHANGES ARE MADE.
f. WHEN AN INSPECTION FINDS EROSION PREVENTION AND SEDIMENT CONTROL BMPS THAT ARE NONFUNCTIONAL OR INADEQUATE, ANY NONFUNCTIONAL BMPS MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS WITHIN 24 HOURS AFTER DISCOVERY OR THEREAFTER AS SOON AS FIELD CONDITIONS ALLOW. THE GENERAL CONTRACTOR SHALL ALSO PLACE ANY ADDITIONAL EROSION CONTROL MEASURES DEEMED NECESSARY BY THE CITY OF BROOKLYN CENTER OR A/E WITHIN 24 HOURS OF NOTICE.
   A. IF DOWN GRADIENT SEDIMENT CONTROLS ARE OVERLOADED, THE GENERAL CONTRACTOR MUST INSTALL ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS TO ELIMINATE OVERLOADING. THE SWPPP MUST BE AMENDED TO IDENTIFY THESES ADDITIONAL PRACTICES.
g. REPAIR OR REPLACE INLET PROTECTION DEVICES WHEN THEY BECOME NONFUNCTIONAL OR SEDIMENT REACHES ONE-HALF THE DEPTH OF THE DEVICE. SITE INLETS REMOVED IN RESPONSE TO A PUBLIC SAFETY CONCERN MUST BE RETURNED TO SERVICE AS SOON AS THE THREAT (EG. FLOODING) HAS RECEDED.
h. REPAIR, REPLACE OR SUPPLEMENT PERIMETER CONTROL DEVICES WHEN THEY BECOME NON-FUNCTIONAL OR THE SEDIMENT REACHES ONE-HALF THE HEIGHT OF THE DEVICE. GENERAL CONTRACTOR SHALL REPAIR OR REPLACE DEVICE THAT IS NONFUNCTIONAL BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY OR THEREAFTER AS SOON AS FIELD CONDITIONS ALLOW. PERIMETER CONTROL DEVICES REMOVED IN RESPONSE TO A PUBLIC SAFETY CONCERN MUST BE RETURNED TO SERVICE AS SOON AS THE THREAT HAS RECEDED.
i. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND SEDIMENT REMOVED BY GENERAL CONTRACTOR ONCE THE SEDIMENT COLLECTED REACHES ONE-HALF THE STORAGE VOLUME WITHIN 72 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW.
j. ALL SEDIMENT DEPOSITS WITHIN SURFACE WATERS OR STORMWATER CONVEYANCES MUST BE REMOVED AND RESTABILIZED BY GENERAL CONTRACTOR WITHIN 7 DAYS OF DISCOVERY, INCLUDING DELTAS AND STORM SEWER SEDIMENT DEPOSITS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED, IF NECESSARY, FOR SUCH SEDIMENT REMOVAL.
k. MAINTAIN EXISTING PAVED SURFACES CLEAN OF SEDIMENT. CONSTRUCTION ENTRANCES AND PUBLIC AND PRIVATE ROADS LEADING TO AND FROM THE CONSTRUCTION ENTRANCE SHALL BE CHECKED DAILY BY GENERAL CONTRACTOR. IF THE ENTRANCE BECOMES INUNDATED WITH SEDIMENT, THE GENERAL CONTRACTOR SHALL CLEAN OR REPLACE AS APPROPRIATE. PUBLIC AND PRIVATE ROADS LEADING TO AND FROM THE CONSTRUCTION ENTRANCE SWEPT OR OTHERWISE CLEANED DAILY. GENERAL CONTRACTOR SHALL EXTEND SWEEPING TO THE EXTREMITY OF ANY SEDIMENT TRACKING THAT OCCURS OFF-SITE. USE MECHANICAL METHODS TO REMOVE SOLIDS FIRST, FOLLOWED BY WET METHODS, ONLY AS NEEDED. SWEEPING IS NOT A SUBSTITUTE FOR PROPER MAINTENANCE OF CONSTRUCTION ENTRANCES.
l. GENERAL CONTRACTOR SHALL REMOVE ANY OFF-SITE SEDIMENT ACCUMULATIONS IN A MANNER AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS. STREET SWEEPING MAY HAVE TO OCCUR MORE FREQUENTLY THAN DESCRIBED ABOVE TO MINIMIZE OFF-SITE IMPACTS. THERE ARE DOWNSTREAM WATERWAYS THAT WOULD BE ADVERSELY AFFECTED BY VEHICULAR TRACKED SOILS. STREET SWEEPING IS IMPERATIVE TO MAKES SURE THIS DOES NOT OCCUR.
m. ALL INFILTRATION/FILTRATION AREAS MUST BE INSPECTED BY GENERAL CONTRACTOR TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION IS ACCUMULATING OVER THE INFILTRATION/FILTRATION AREA. SEDIMENT ACCUMULATED OVER INFILTRATION/FILTRATION MUST BE REMOVED BY GENERAL CONTRACTOR.
n. SEE CIVIL NOTES, DETAILS AND DRAWINGS ON CONSTRUCTION DOCUMENTS.

7. POLLUTION PREVENTION AND SPILL RESPONSE

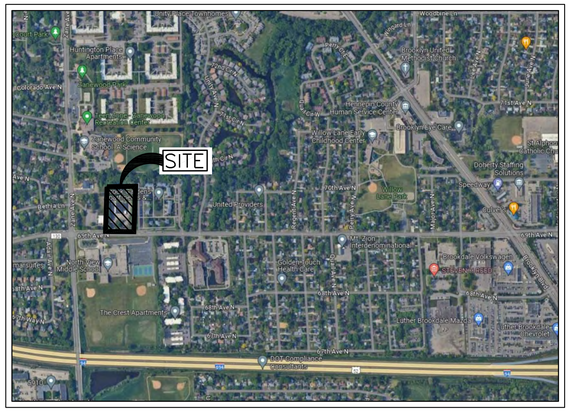
GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING POLLUTION PREVENTION MEASURES AT THE SITE, AS DESCRIBED IN DETAIL IN THE EROSION PREVENTION AND SEDIMENTATION CONTROL SPECIFICATIONS SECTION 312500.

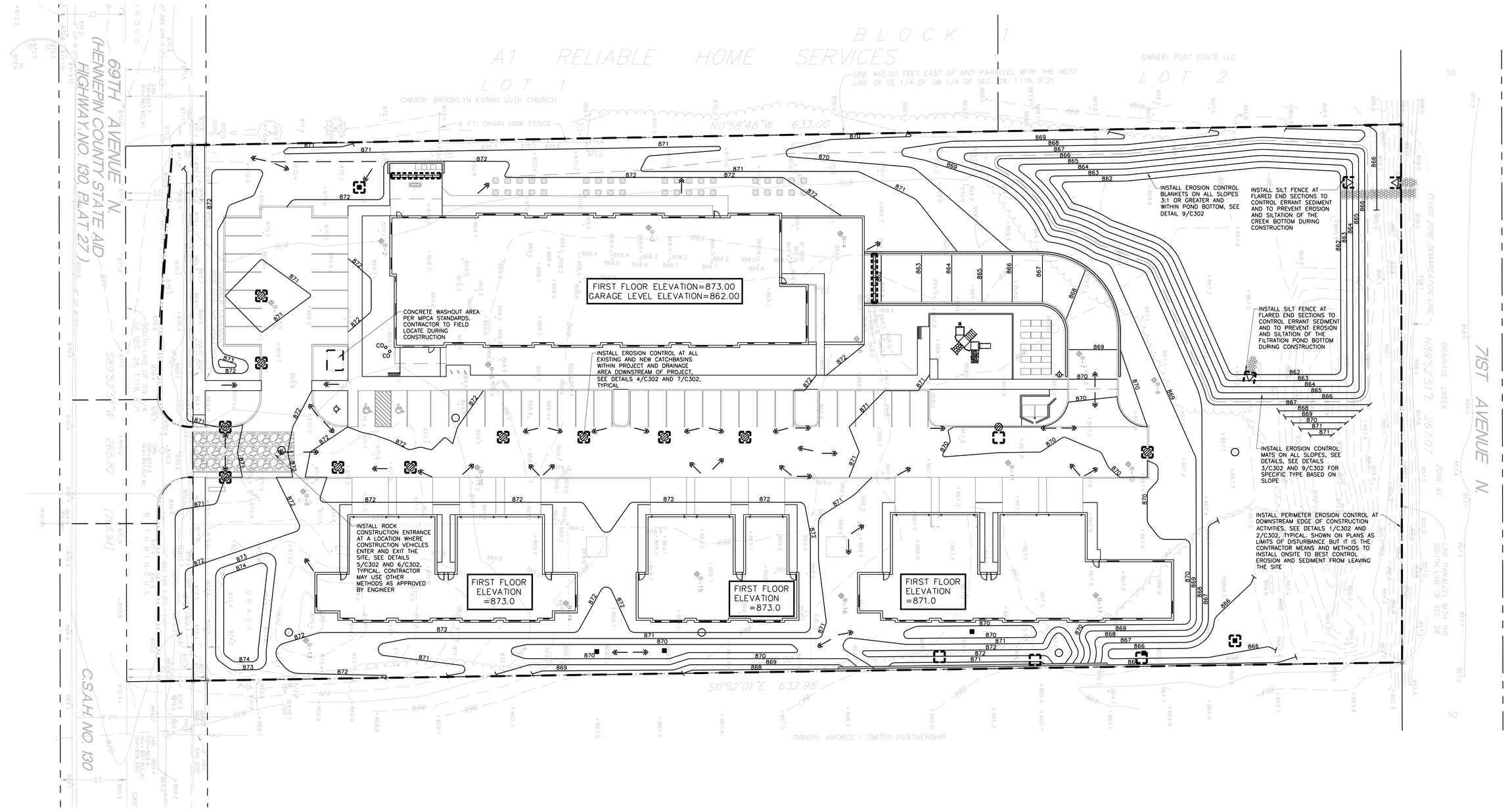
IN GENERAL, THE FOLLOWING MEASURES ARE REQUIRED AT PROJECT SITES.

a. BUILDING MATERIALS AND WASTES WITH THE POTENTIAL TO CONTAMINATE STORMWATER SHALL BE STORED INSIDE OR UNDER COVER IN A DESIGNATED AREA, AND SHALL BE INDICATED BY THE GENERAL CONTRACTOR ON THE SWPPP SITE MAP.
b. LITTER AND SOLID WASTE SHALL BE PLACED INTO COVERED CONTAINERS AT A DESIGNATED AREA AT THE SITE AND SHALL BE INDICATED BY THE GENERAL CONTRACTOR ON THE SWPPP SITE MAP.
c. ON-SITE FUELING SHALL BE CONDUCTED IN DESIGNATED AREAS ONLY AND SHALL BE INDICATED BY THE GENERAL CONTRACTOR ON THE SWPPP SITE MAP.
d. A SPILL RESPONSE KIT AT EACH LOCATION SPECIFIC TO THE MATERIALS USED AT THE PROJECT SITE AND SHALL BE INDICATED BY THE GENERAL CONTRACTOR ON THE SWPPP SITE MAP.
e. PORTABLE TOILETS SHALL BE SECURED IN PLACE TO PREVENT BEING TIPPED OR KNOCKED OVER AND SHALL BE INDICATED BY THE GENERAL CONTRACTOR ON THE SWPPP SITE MAP.
f. VEHICLE AND EQUIPMENT WASHING IS PROHIBITED AT PROJECT SITES.
g. CONCRETE WASH OUT WASTE, INCLUDING WASTE CURED CONCRETE, SHALL BE MANAGED OFF-SITE OR MANAGED ON-SITE IN A DESIGNATED CONCRETE WASHOUT AREA AND SHALL BE INDICATED BY THE GENERAL CONTRACTOR ON THE SWPPP SITE MAP. ON-SITE BATCH PLANTS AND MORTAR MIX AREAS ARE CONCRETE PRODUCTS AND SHALL FOLLOW ALL STORMWATER MANAGEMENT CONTROLS AS NOTED HEREIN AND WITHIN NPDES PERMIT.
h. THE GENERAL CONTRACTOR SHALL USE OR ENSURE USE OF METHODS AND OPERATIONS WHICH PREVENT DUST, PARTICLES, PIECES AND SLURRY FROM DEPOSITING IN VEGETATED OR FUTURE VEGETATED AREAS OR FROM LEAVING THE PROJECT SITE AND ENTERING A STORMWATER CONVEYANCE SYSTEM, INCLUDING A DITCH OR CULVERT.
i. IN THE EVENT OF A SPILL AT THE PROJECT SITE WITH A RELEASE OR POTENTIAL RELEASE TO THE ENVIRONMENT, THE GENERAL CONTRACTOR SHALL CONTACT WITH THE STATE DUTY OFFICER.

8. PERMANENT STORMWATER PRACTICES

a. CONSTRUCTION SEQUENCING OF STORM SEWER PRACTICES:
   A. STORM SEWER ROUTING DESIGN IS PROVIDED ON THE UTILTY PLANS.
   B. INSTALLATION OF STORM SEWER PRACTICES SHALL BE DONE DURING PERIODS OF DRY WEATHER AND COMPLETED BEFORE A RAINFALL EVENT.
   C. SHOP DRAWINGS OF ALL SYSTEMS NEED TO BE APPROVED PRIOR TO CONSTRUCTION.
D. NOTIFY CIVIL ENGINEER OF WORK BEING DONE ON STORM SEWER SYSTEMS AND THE SCHEDULE OF CONSTRUCTION.
E. MAINTAIN EROSION AND SEDIMENT CONTROL ON CONTRIBUTING AREAS TO AVOID CLOGGING OF SYSTEM.
F. CONSTRUCT STORM SEWER SYSTEMS PER DRAWINGS AND SPECIFICATIONS.
G. COMPLETE CONSTRUCTION OF PAVEMENT AFTER STORM SEWER SYSTEM IS INSTALLED. AFTER PAVEMENT IS INSTALLED, VERIFY THAT SYSTEMS ARE CLEAR AND FULLY FUNCTIONAL. VACUUM AND CLEAN SYSTEMS AS NEEDED SO THEY ARE FULLY FUNCTIONAL AT PROJECT CLOSEOUT.
H. INSTALL LANDSCAPING AND PLANTING MATERIALS PER LANDSCAPE DRAWINGS AND SPECIFICATIONS.
I. REMOVE ALL TEMPORARY EROSION CONTROL BMP'S AFTER PAVING IS COMPLETE AND TURF HAS BEEN ESTABLISHED.
J. GENERAL CONTRACTOR SHALL TAKE PHOTOGRAPHS AND MEASUREMENTS OF ALL STORM SEWER SYSTEMS THROUGHOUT CONSTRUCTION. DOCUMENTATION OF CONSTRUCTION SHALL BE SUBMITTED TO THE CIVIL ENGINEER AT THE CLOSEOUT OF THE PROJECT. CLOSEOUT DOCUMENTATION SHALL INCLUDE PHOTOGRAPHS AND MEASUREMENTS OF SYSTEM DURING CONSTRUCTION, TESTING REPORTS AND OBSERVATIONS AND REDLINE DRAWINGS OF ANY FIELD MODIFICATIONS MADE DURING CONSTRUCTION.
K. THE GENERAL CONTRACTOR SHALL SUBMIT AN AS-BUILT SURVEY OF THE COMPLETED SITE PREPARED AND SIGNED BY A LICENSED SURVEYOR TO THE CIVIL ENGINEER AT THE END OF THE PROJECT. AS-BUILT SURVEY SHALL INCLUDE ENOUGH INFORMATION TO VERIFY THE CONSTRUCTED TOPOGRAPHY, UTILITY AND SITE ELEMENTS. COORDINATE WITH OWNER AND CIVIL ENGINEER FOR SCHEDULE FOR WHEN THIS SHALL BE COMPLETED. A COPY OF THE CADD FILE AND CERTIFIED PDF FILE SHALL BE PROVIDED TO CIVIL ENGINEER.
L. GENERAL CONTRACTOR TO COMPLETE NOTICE OF TERMINATION (NOT) UPON COMPLETION OF PROJECT AND SUBMIT TO OWNER.
M. SEE NOTES ON SHEET C100 AND SPECIFICATION 312500 FOR FURTHER INFORMATION.


SITE
Shingle Creek Park
Brooklyn Park Sch
Palmer Lake Park
Willow Lane Park
Water Tank
Orchard Lane Park
Fair Oaks Park
Brookdale Park
Brookdale Center
Target
Walmart
Super Target
Cub Foods
Home Depot
Menards
Dollar Tree
Dunn Bros Coffee
Dominos Pizza
Dollar Shaving Solutions
The Crest Apartments
Brookdale Mall
Brookdale Library
Brookdale Community Church
Brookdale Christian Center
Brookdale Recreation Center
Brookdale Fire Station
Brookdale Police Station
Brookdale Post Office
Brookdale Senior Living
Brookdale Apartments
Brookdale Dr
Brookdale Park
Creek
Mound Cem
Palmer
Palmer Lake
Willow Lane
Halifax
Douglas
Noble
Regent
Xerxes
Zane
Orchard
Quail
Yukon
Zenith
Zinnia
Zircon
Zuzu
Aldrich
Bass Lake
Bottineau
Boone
Bryant
Camden
Colfax
Dupont
Emerson
Fremont
Girard
Humboldt
Irving
James
Knox
Lyndale
Morgan
Newton
Oliver
Penn
Quentin
Russell
Sheridan
Thomas
Upton
Vincent
Willow
Xenia
Yates
Zane



NORTH

1 / C301 SWPPP SITE LAYOUT

0 20' 40' 60'

1"=20'

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NUMBER DATE

Sandgrass Pointe
Brooklyn Park, MN

PROJECT NUMBER

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DRAWN BY

CHECKED BY

ISSUE/REVISION HISTORY

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NO.	REVISIONS	DATE

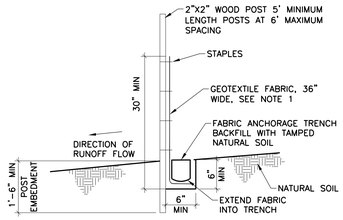
No.	ISSUED FOR	DATE

SWPPP SITE LAYOUT

SHEET NUMBER

C301

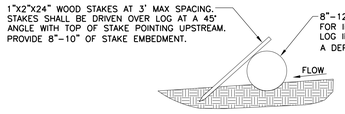
OF SHEETS



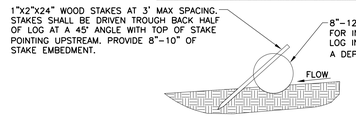
NOTES:
1. GEOTEXTILE FABRIC SHALL BE PER MNDOT SPEC 3886.
2. SILT FENCES SHOULD BE INSTALLED ON THE CONTOUR (AS OPPOSED TO UP AND DOWN A HILL) AND CONSTRUCTED SO THAT FLOW CANNOT BYPASS THE ENDS.
3. ENSURE DRAINAGE AREA IS NO GREATER THAN 1/4 ACRE PER 100 FT OF FENCE.
4. FIELD VERIFY THE MAXIMUM SLOPE LENGTH IN THE TABLE. THIS LENGTH EQUATES TO A 2 FOOT STORAGE HEIGHT FOR THE 100-YEAR EVENT.
5. SILT FENCE INSTALLATION TO CONFORM TO MNDOT SPEC 2573.3

		BY ACCEPTED DESIGN PRACTICES
SLOPE H:V	PERCENT	MAXIMUM SLOPE LENGTH
100:1	1%	100 FT
50:1	2%	75 FT
25:1	4%	75 FT
20:1	5%	75-50 FT
17:1	6%	50 FT
12.5:1	8%	50 FT
10:1	10%	50-25 FT
5:1	20%	25-15 FT
4:1	25%	15 FT
3:1	33%	15 FT
2:1	50%	15 FT

1 C302 SILT FENCE - PREASSEMBLED
NO SCALE

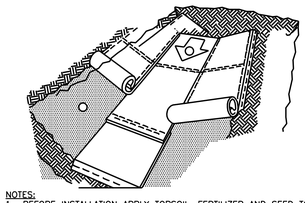


FIELD INSTALLATION USING MULCH OR COMPOST



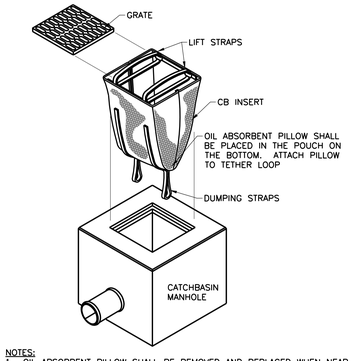
FIELD INSTALLATION USING STRAW OR WOOD FIBER

2 C302 SEDIMENT CONTROL FILTER LOG
NO SCALE



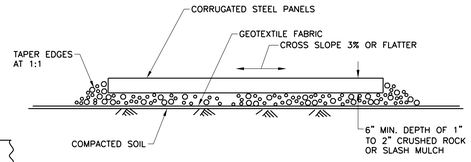
NOTES:
1. BEFORE INSTALLATION APPLY TOPSOIL, FERTILIZER AND SEED TO SURFACE.
2. BEGIN AT THE TOP OF THE CHANNEL, INSTALL MATS BY ANCHORING IN A 6" DEEP BY 6" WIDE TRENCH WITH APPROXIMATELY 12" OF MAT EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR WITH A ROW OF STAPLES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF MAT BACK OVER SEED AND SOIL. SECURE MATS WITH A WITH A ROW OF STAPLES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE MATS.
3. ROLL CENTER MATS IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL.
4. PLACE CONSECUTIVE AND ADJACENT MATS END OVER END (SHINGLE STYLE) WITH A MINIMUM 6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE OVERLAPPED MATS.
5. FULL LENGTH EDGE OF MATS AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES APPROXIMATELY 12" APART IN A 6" DEEP BY 6" WIDE TRENCH.
6. THE TERMINAL END OF MATS MUST BE ANCHORED WITH A ROW OF STAPLES APPROXIMATELY 12" APART IN A 6" DEEP BY 6" WIDE TRENCH.
7. BACKFILL AND SEED AFTER STAPLING.
8. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PROPER INSTALLATION.

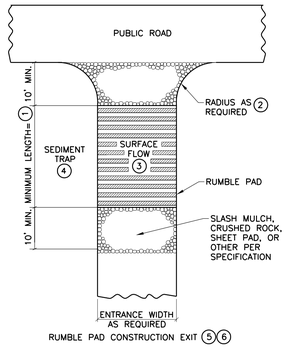
3 C302 EROSION STABILIZATION MATS
NO SCALE



NOTES:
1. OIL ABSORBENT PILLOW SHALL BE REMOVED AND REPLACED WHEN NEAR SATURATION.
2. USE DANDY BAG II® AS MANUFACTURED BY DANDY PRODUCTS, INC.
3. AN EQUIVALENT CATCHBASIN EROSION CONTROL INSERT METHOD OR PRODUCT MAY BE USED WITH PRIOR APPROVAL FROM ENGINEER.

4 C302 CB INSERT EROSION CONTROL
NO SCALE





NOTES:
(1) MINIMUM LENGTH OF RUMBLE PAD SHALL BE 20 FEET, OR AS REQUIRED TO REMOVE SEDIMENT FROM TIRES. IF SIGNIFICANT SEDIMENT IS TRACKED FROM THE SITE, THE RUMBLE PAD SHALL BE LENGTHENED OR THE DESIGN MODIFIED TO PROVIDE ADDITIONAL VIBRATION. WASH-OFF LENGTH SHALL BE AS REQUIRED TO EFFECTIVELY REMOVE CONSTRUCTION SEDIMENT FROM VEHICLE TIRES.

(2) PROVIDE RADIUS OR WIDEN PAD SUFFICIENTLY TO PREVENT VEHICLE TIRES FROM TRACKING OFF OF PAD WHEN LEAVING SITE.

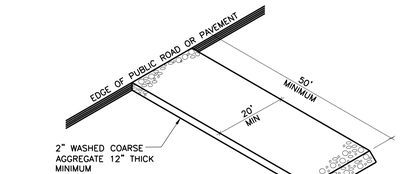
(3) IF RUNOFF FROM DISTURBED AREAS FLOWS TOWARD CONSTRUCTION EXITS, PREVENT RUNOFF FROM DRAINING DIRECTLY TO PUBLIC ROAD OVER CONSTRUCTION EXIT BY CROWNING THE EXIT OR SLOPING TO ONE SIDE. IF SURFACE GRADING IS INSUFFICIENT, PROVIDE OTHER MEANS OF INTERCEPTING RUNOFF.

(4) IF RUNOFF FROM CONSTRUCTION EXITS WILL DRAIN OFF OF PROJECT SITE, PROVIDE SEDIMENT TRAP WITH STABILIZED OVERFLOW.

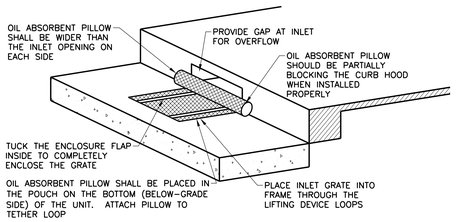
(5) IF A TIRE WASH OFF IS REQUIRED THE CONSTRUCTION EXITS SHALL BE GRADED TO DRAIN THE WASH WATER TO A SEDIMENT TRAP.

(6) MAINTENANCE OF CONSTRUCTION EXITS SHALL OCCUR WHEN THE EFFECTIVENESS OF SEDIMENT REMOVAL HAS BEEN REDUCED. MAINTENANCE SHALL CONSIST OF REMOVING SEDIMENT AND CLEANING THE MATERIALS OR PLACING ADDITIONAL MATERIAL (SLASH MULCH OR CRUSHED ROCK) OVER SEDIMENT FILLED MATERIAL TO RESTORE EFFECTIVENESS.

5 C302 RUMBLE PAD CONSTRUCTION EXIT
NO SCALE



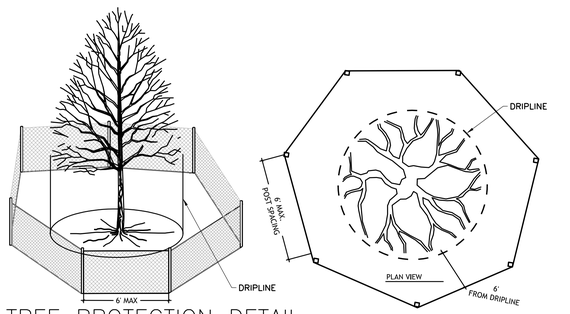
6 C302 GRAVEL CONSTRUCTION ENTRANCE
NO SCALE



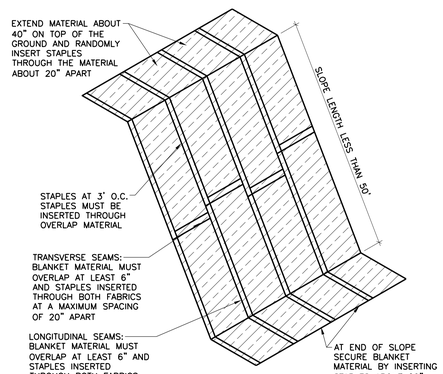
NOTES:
1. OIL ABSORBENT PILLOW SHALL BE REMOVED AND REPLACED WHEN NEAR SATURATION.
2. PROVIDE BEAVER DAM AS MANUFACTURED BY DANDY PRODUCTS, INC.
3. AN EQUIVALENT CURB INLET EROSION CONTROL METHOD OR PRODUCT MAY BE USED WITH APPROVAL FROM ENGINEER.

7 C302 OIL ABSORBENT PILLOW
NO SCALE

TREE PROTECTION NOTES:
1. ALL TREE PROTECTION FENCING AND EROSION CONTROL FENCING SHALL BE INSTALLED ACCORDING TO THE PLANS PRIOR TO ANY DEMOLITION. AFTER DEMOLITION OR AS NECESSARY, TREE PROTECTION FENCING MAY BE RELOCATED WITH APPROVAL FROM THE LANDSCAPE ARCHITECT. ALL TREE PROTECTION FENCING AND EROSION CONTROL DEVICES SHALL BE MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PERIOD.
2. CONTRACTOR SHALL NOT STORE ANY MATERIALS OR PARK ANY VEHICLES IN TREE PROTECTION ZONES. THE FENCE SHALL PREVENT TRAFFIC MOVEMENT AND THE PLACEMENT OF TEMPORARY FACILITIES, EQUIPMENT, STOCKPILES AND SUPPLIES FROM HARMING VEGETATION WITHIN THE LIMITS OF PROTECTION.
3. THE CONTRACTOR SHALL CLEANLY CUT ALL ROOTS EXPOSED BY GRADING AS DIRECTED BY THE LANDSCAPE ARCHITECT.
4. THE CONTRACTOR SHALL USE DESIGNATED CONSTRUCTION ENTRANCES AND STAGING AREAS.



8 C302 TREE PROTECTION DETAIL
NO SCALE



NOTES:
1. EROSION CONTROL BLANKET TO BE CATEGORY 4-COCONUT 2S FOR SLOPES GREATER THAN 5:1 AND SIDES AND BOTTOM OF ALL DRAINAGE SWALES AND PONDING AREAS AND CATEGORY 2-STRAW 2S FOR ALL SLOPES LESS THAN 5:1 PER MNDOT SPEC. SECTION 3885.
2. INSTALL PER MNDOT SPEC. SECTION 2575

9 C302 EROSION CONTROL BLANKET
NO SCALE

CRW architecture + design group
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f. 507.206.4621
www.crwarchitecture.com

BKV GROUP
PIERCE PINI & ASSOCIATES
9298 CENTRAL AVENUE NE
SUITE 312
BLAINE, MN 55434
TEL 763.537.1311

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NUMBER DATE

Sandgrass Pointe
Brooklyn Park, MN

PROJECT NUMBER
DATE
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CHECKED BY
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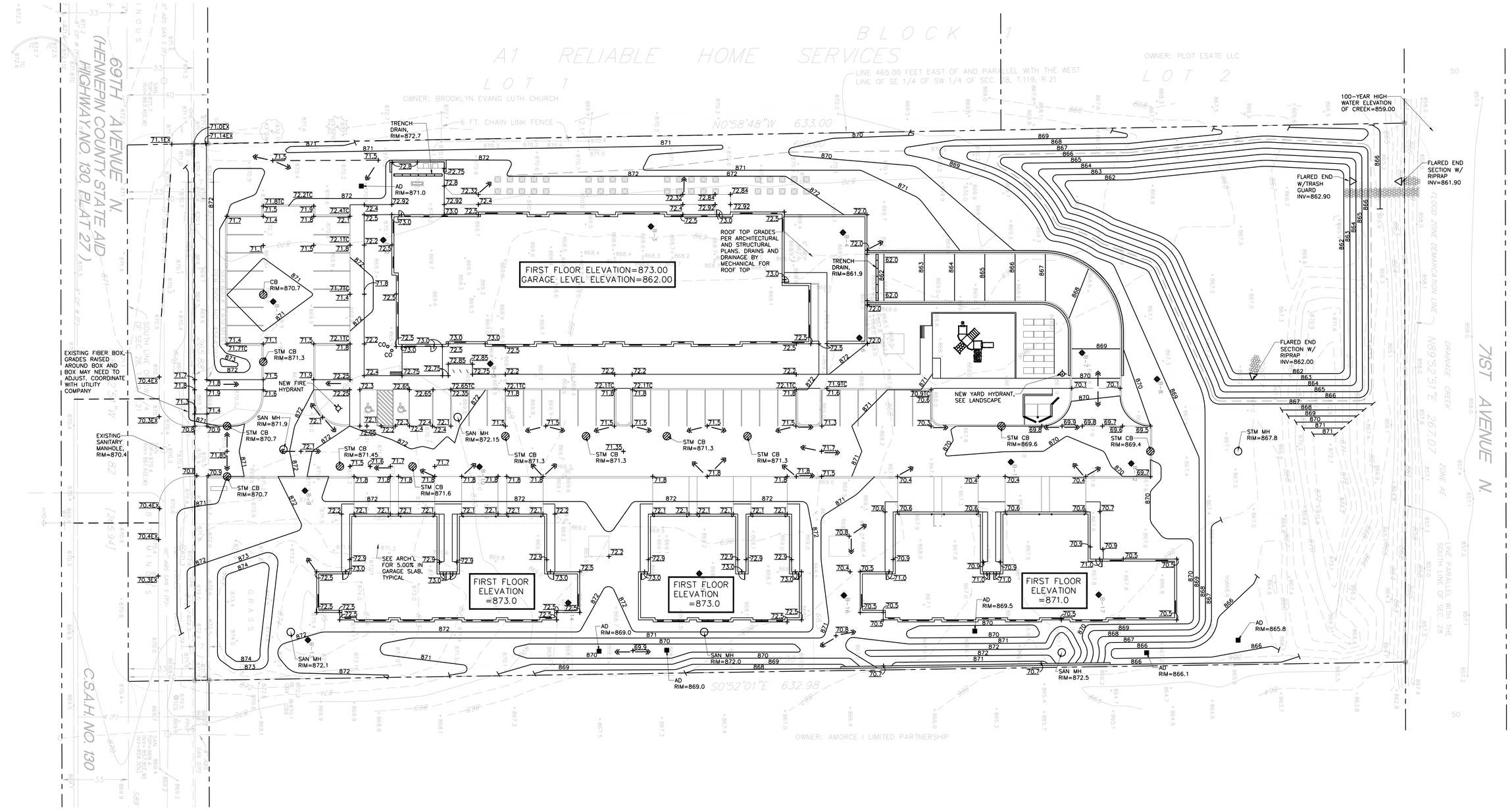
No.	ISSUED FOR	DATE

SWPPP DETAILS

SHEET NUMBER
C302
OF SHEETS



NORTH

1 C400 GRADING AND DRAINAGE PLAN

0 20' 40' 60'

1"=20'

PER BROOKLYN PARK ZONING CODE LOWEST FLOOR ELEVATION

1. FOUR FEET ABOVE CURRENTLY OBSERVED GROUNDWATER ELEVATION PER GEOTECHNICAL BORINGS 857.4
2. TWO FEET ABOVE 100-YEAR FLOODPLAIN ELEVATION OF CREEK 859.00

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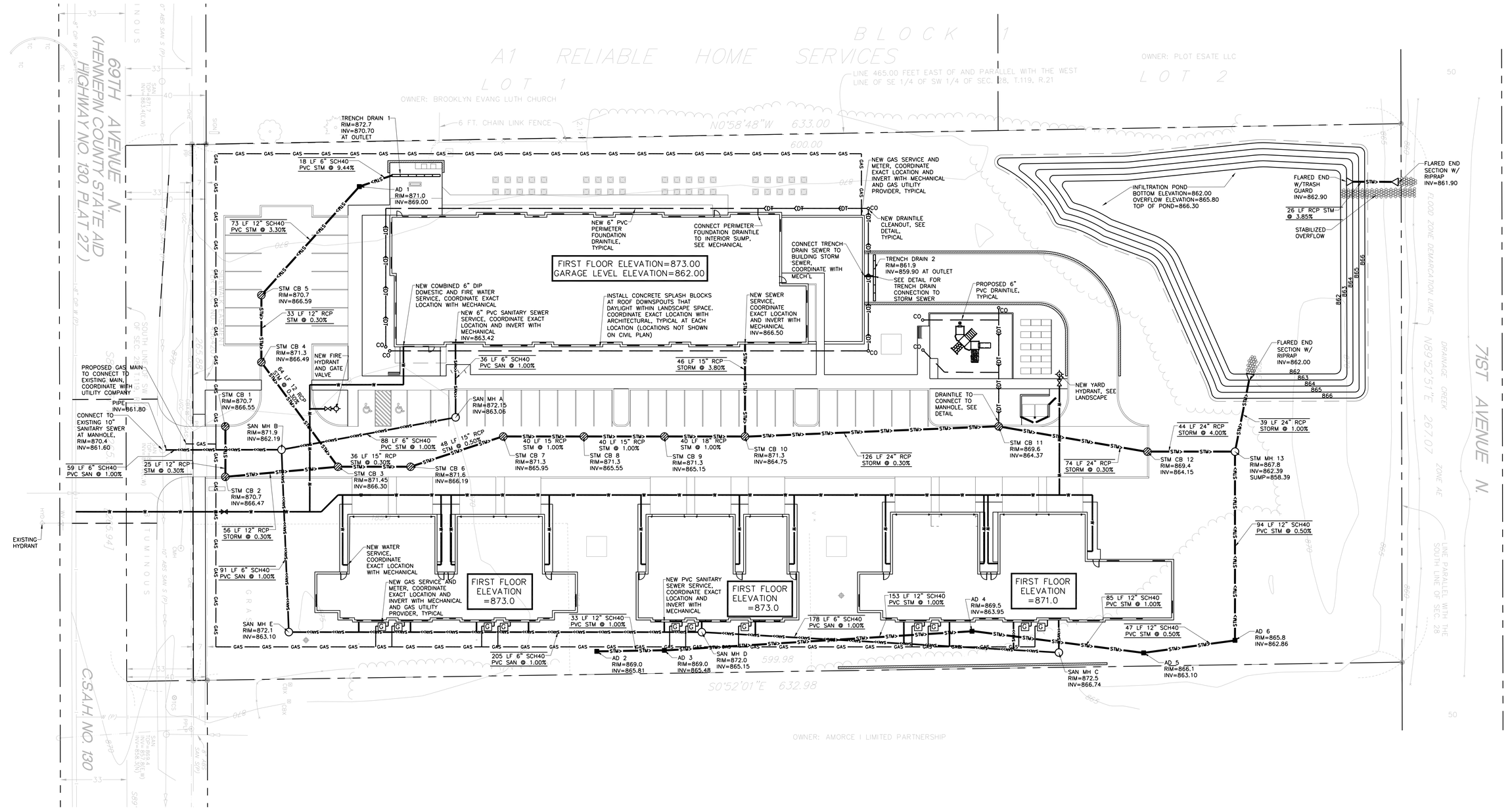
GRADING AND DRAINAGE PLAN

SHEET NUMBER

C400

OF SHEETS



NORTH

1 C500 UTILITY PLAN

0 20' 40' 60'

1"=20'

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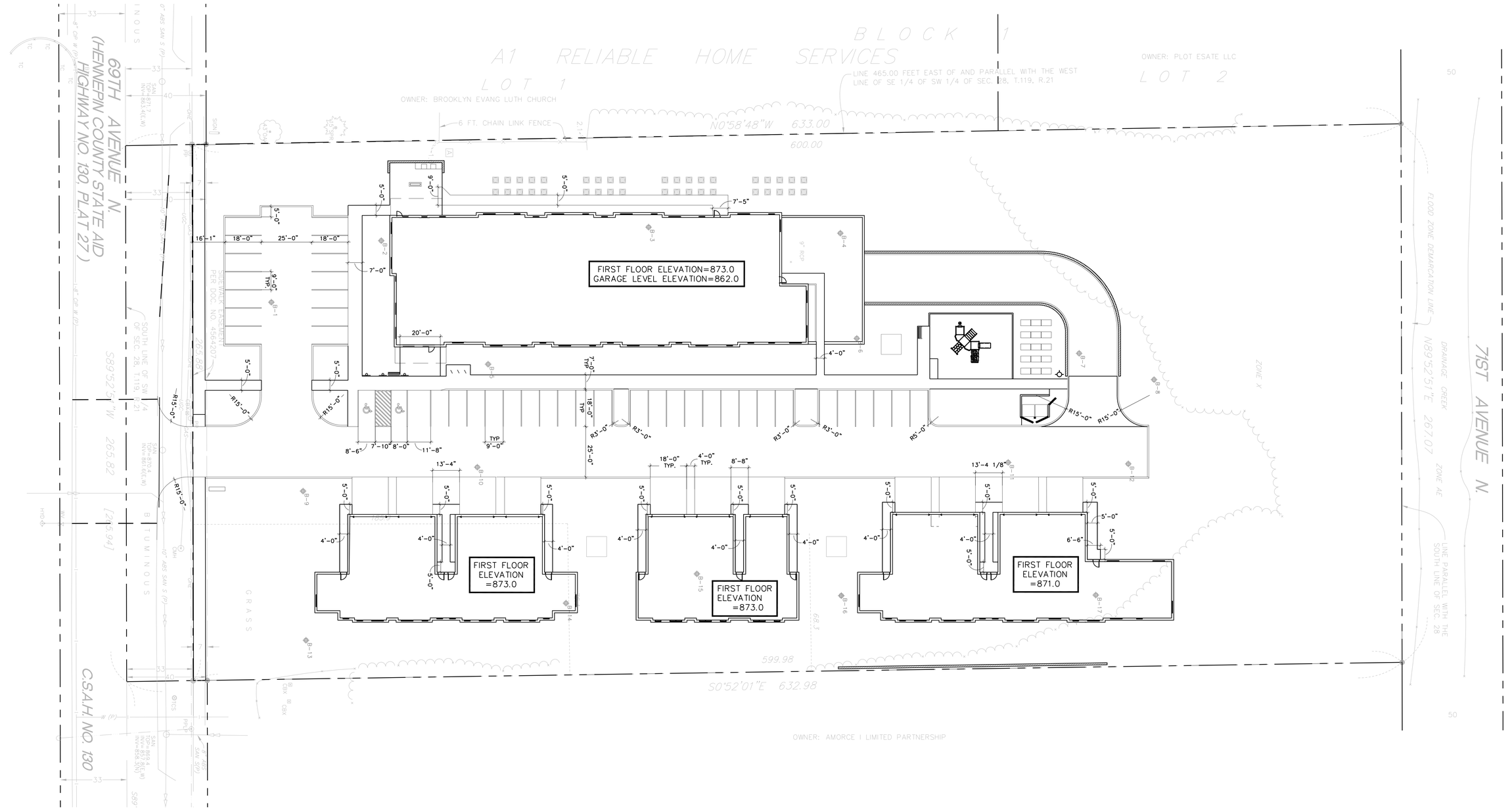
UTILITY PLAN

SHEET NUMBER

C500

OF SHEETS



NORTH

1 / C600 SITE LAYOUT PLAN

0 20' 40' 60'

1"=20'

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Rhonda S. Pierce
41333 — NUMBER
05/26/2023 — DATE

Sandgrass Pointe
Brooklyn Park, MN

PROJECT NUMBER: 24-003
DATE: 07/05/2024
DRAWN BY: JWF
CHECKED BY: RSP

ISSUE/REVISION HISTORY

NO.	REVISIONS	DATE
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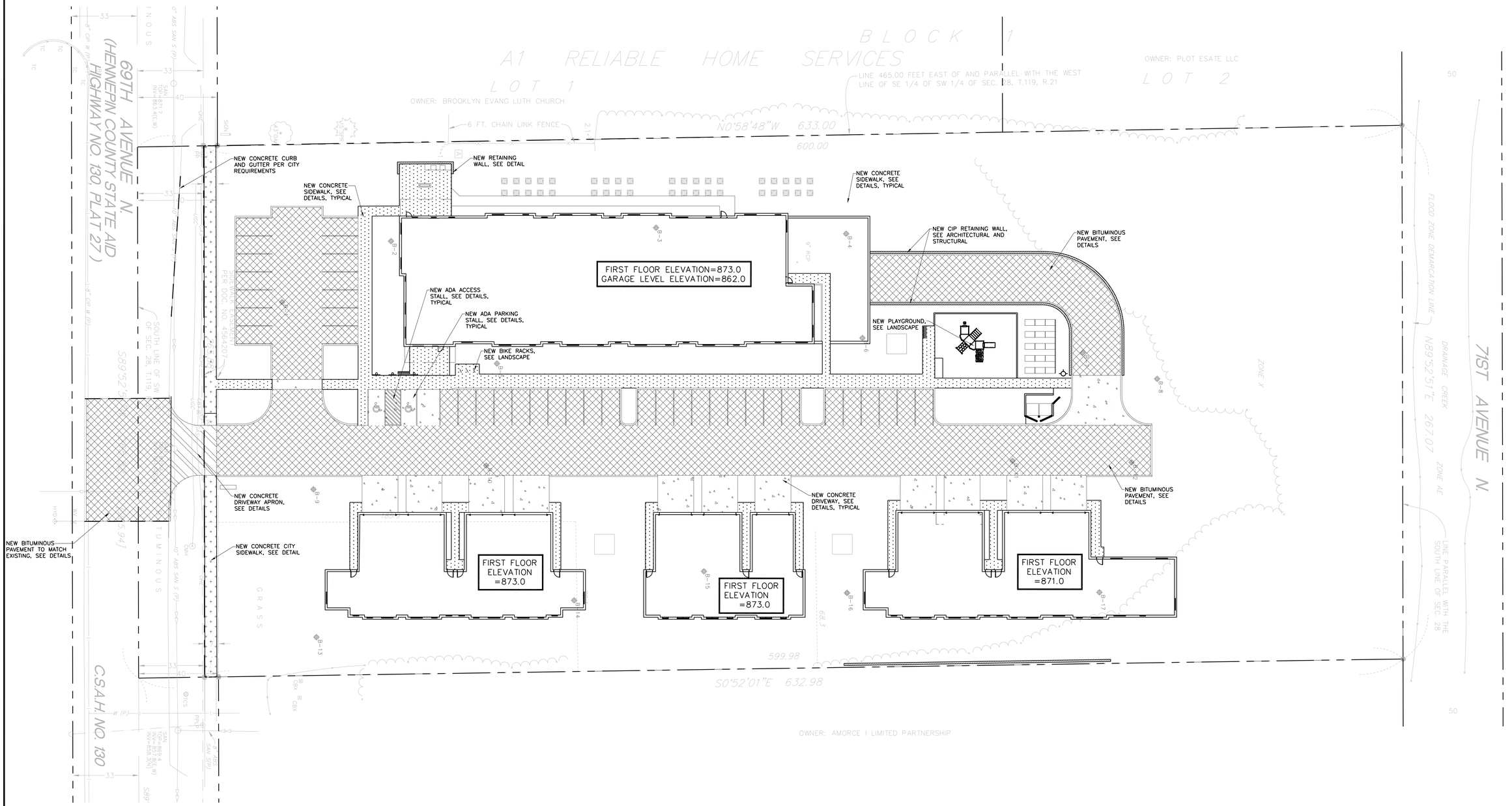
No.	ISSUED FOR	DATE

SITE LAYOUT PLAN

SHEET NUMBER
C600

OF SHEETS



NORTH

1 C601 PAVING PLAN

0 20' 40' 60'

1"=20'

LEGEND

- NEW BITUMINOUS PAVEMENT
- NEW CONCRETE PAVEMENT
- NEW CONCRETE SIDEWALK
- NEW CONCRETE APRON PER CITY
- NEW CITY SIDEWALK

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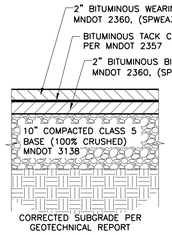
PAVING PLAN

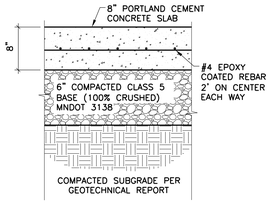
SHEET NUMBER
C601
OF SHEETS



NOTES:
1. FOLLOW CITY OF BROOKLYN PARK STANDARD DETAILS FOR BITUMINOUS PAVING AND PATCHING WITHIN CITY RIGHT-OF-WAY
2. BITUMINOUS PAVING OR PATCHING WITHIN CITY OF BROOKLYN PARK RIGHT-OF-WAY TO MATCH EXISTING SECTION

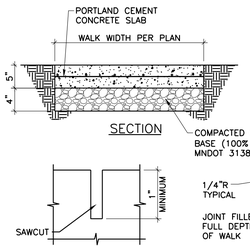
1 C700 BITUMINOUS PAVEMENT DETAIL — NO SCALE

NOTES:
1. THIS CONCRETE SECTION DOES NOT APPLY TO EQUIPMENT OR COMPACTOR PADS, SEE SUPPLIER FOR SECTION AND DESIGN OF THESE ITEMS.
2. SEE DETAIL 11/C700 FOR EXPANSION JOINT.
3. SEE CITY OF BROOKLYN PARK STANDARD DETAILS FOR CONCRETE PAVEMENT WITHIN RIGHT-OF-WAY



NOTES: PROVIDE CONTRACTION JOINTS AT 10' O.C. MAX. IN BOTH DIRECTIONS

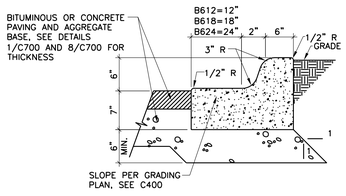
2 C700 CONCRETE PAVEMENT — NO SCALE



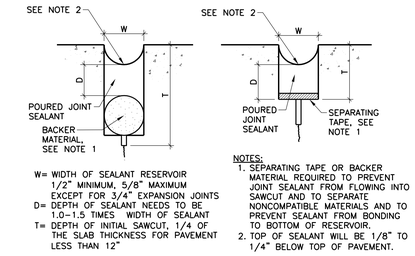
NOTES:
1. 6" TO 8" PAVEMENT 6 X 6 W2.9 X W2.9
2. PROVIDE EXPANSION JOINT MATERIALS BETWEEN SIDEWALK AND PLANTER WALLS, BUILDING OR CURB AND GUTTER.
3. FOLLOW CITY OF BROOKLYN PARK STANDARD DETAILS FOR SIDEWALK WITHIN CITY RIGHT-OF-WAY
4. THIS DETAIL DOES NOT APPLY TO EQUIPMENT PAD LOCATIONS

3 C700 REINFORCED CONCRETE WALK & JOINT DETAILS — NO SCALE

NOTES:
1. GUTTER WIDTH SHALL ADJUST AS NEEDED AT CATCH BASINS TO MATCH INLET WIDTH.



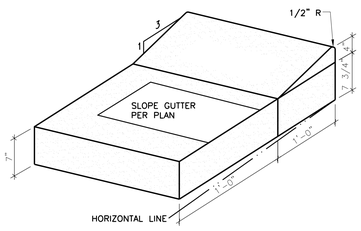
4 C700 CONCRETE CURB AND GUTTER — NO SCALE



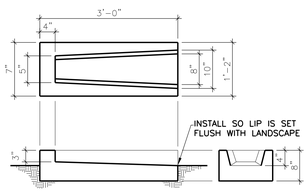
W= WIDTH OF SEALANT RESERVOIR 1/2" MINIMUM, 5/8" MAXIMUM EXCEPT FOR 3/4" EXPANSION JOINTS
D= DEPTH OF SEALANT NEEDS TO BE 1.0-1.5 TIMES WIDTH OF SEALANT
T= DEPTH OF INITIAL SAWCUT, 1/4 OF THE SLAB THICKNESS FOR PAVEMENT LESS THAN 12"

NOTES:
1. SEPARATING TAPE OR BACKER MATERIAL REQUIRED TO PREVENT JOINT SEALANT FROM FLOWING INTO SAWCUT AND TO SEPARATE NONCOMPATIBLE MATERIALS AND TO PREVENT SEALANT FROM BONDING TO BOTTOM OF RESERVOIR.
2. TOP OF SEALANT WILL BE 1/8" TO 1/4" BELOW TOP OF PAVEMENT.

5 C700 JOINT SEALANT DETAILS — NO SCALE

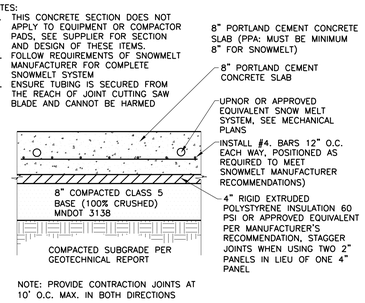


6 C700 SURMOUNTABLE CURB & GUTTER (B612) ⚠ — NO SCALE



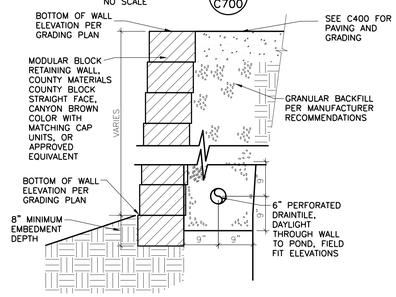
7 C700 CONCRETE SPLASH BLOCK — NO SCALE

NOTES:
1. THIS CONCRETE SECTION DOES NOT APPLY TO EQUIPMENT OR COMPACTOR PADS, SEE SUPPLIER FOR SECTION AND DESIGN OF THESE ITEMS.
2. FOLLOW REQUIREMENTS OF SNOWMELT MANUFACTURER FOR COMPLETE SNOWMELT SYSTEM
3. ENSURE TUBING IS SECURED FROM THE REACH OF JOINT CUTTING SAW BLADE AND CANNOT BE HARMED



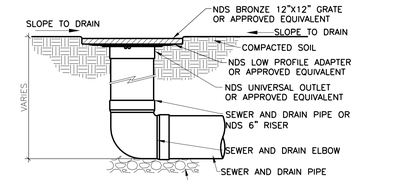
NOTE: PROVIDE CONTRACTION JOINTS AT 10' O.C. MAX. IN BOTH DIRECTIONS

8 C700 SNOWMELT CONCRETE PAVEMENT — NO SCALE



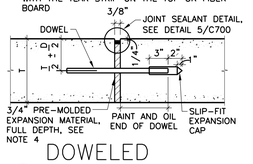
NOTES: 1. CONTRACTOR TO PROVIDE CERTIFIED DESIGN AND DETAILS FOR SEGMENTAL RETAINING WALL SYSTEM. SUBMIT TO OWNER AND ENGINEER FOR REVIEW.

9 C700 BLOCK RETAINING WALL SECTION — NO SCALE

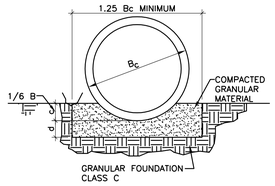


10 C700 12"X12" GRATE WITH ELBOW — NO SCALE

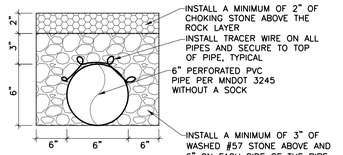
NOTES:
1. D=DOWEL DIAMETER, T=SLAB THICKNESS
2. DOWELS 3/4" DIAMETER, 16" LONG ON 12" CENTERS, TYPICAL
3. MAY SUBSTITUTE 3/8" DIAMOND PLATE DOWEL SYSTEM IN LIEU OF DOWEL.
4. 3/4" EXPANSION MATERIAL CAN BE DECK-O-FOAM WITH THE TEAR STRIP ON THE TOP OR FIBER BOARD



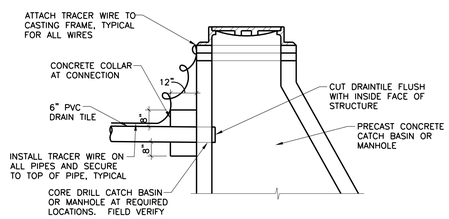
11 C700 DOWELED EXPANSION JOINT — NO SCALE



12 C700 CLASS C BEDDING — NO SCALE

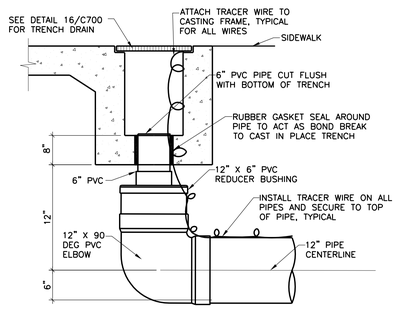


13 C700 DRAINTILE DETAIL — NO SCALE

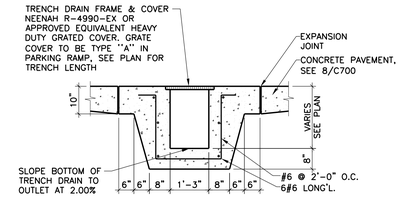


NOTE:
1. ALL STORM SEWER PIPING RUNS SHALL USE RESILIENT RUBBER JOINTS AT PIPE CONNECTIONS TO CATCH BASINS FOR WATERTIGHT CONNECTION PER PLUMBING CODE.

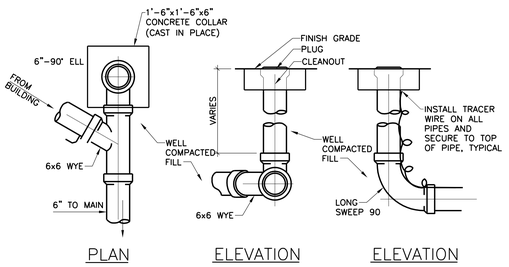
14 C700 DRAINTILE TO CB/MH CONNECTION — NO SCALE



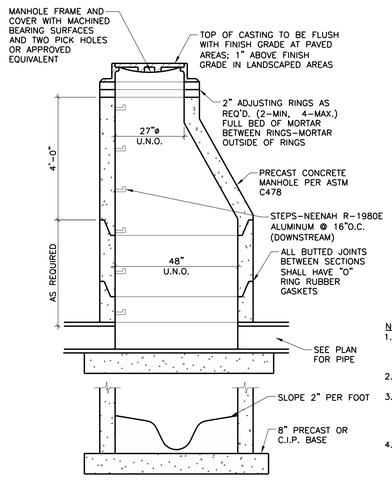
15 C700 TRENCH DRAIN OUTLET — NO SCALE



16 C700 TRENCH DRAIN — NO SCALE

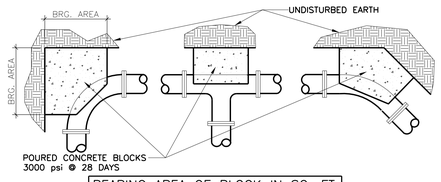


17 C700 DRAINTILE CLEANOUT — NO SCALE



NOTES:
1. MANHOLES 8' OR DEEPER - THE PRECAST SECTION IMMEDIATELY BELOW THE CONCRETE SECTION SHALL BE 1'-0" HIGH.
2. PROVIDE STEPS IN MANHOLES OVER 4-0" IN DEPTH.
3. REINFORCING SHALL BE A MINIMUM OF A SINGLE LINE WIRE FABRIC HAVING AN AREA OF NOT LESS THAN 0.12 SQ. IN. PER FOOT OF HEIGHT.
4. PROVIDE SNAP-IN BOOT AT ALL SANITARY SEWER CONNECTIONS TO MANHOLES.

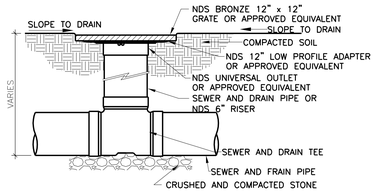
18 C700 STANDARD SEWER MANHOLE — NO SCALE



BEARING AREA OF BLOCK IN SQ. FT.			
FITTING SIZE	TEE & END	90° BEND	45° BEND
3"	0.6	0.9	0.5
4"	1.1	1.5	0.8
6"	2.4	3.4	1.9
8"	4.3	6.1	3.3
10"	6.7	9.5	5.2
12"	9.7	13.7	7.4

NOTE:
1. CONTRACTOR MAY PROVIDE "MEGALUG" JOINT RESTRAINT AS AN ALTERNATIVE TO CONCRETE THRUST BLOCKS. TIE MINIMUM 3 JOINTS EACH SIDE OF FITTING.

19 C700 TYPICAL THRUST BLOCK DETAIL — NO SCALE



20 C700 12"X12" GRATE WITH TEE — NO SCALE

CRW architecture + design group
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BKV GROUP
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BLAINE, MN 55434
TEL 763.537.1311

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.

NUMBER DATE

Sandgrass Pointe
Brooklyn Park, MN

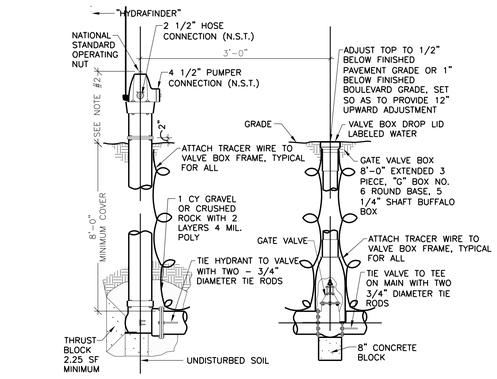
PROJECT NUMBER
DATE
DRAWN BY
CHECKED BY
ISSUE/REVISION HISTORY

NO.	REVISIONS	DATE
1	Site Plan Review Application	07/05/24

No.	ISSUED FOR	DATE

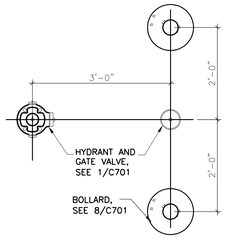
CIVIL DETAILS

SHEET NUMBER
C700
OF SHEETS

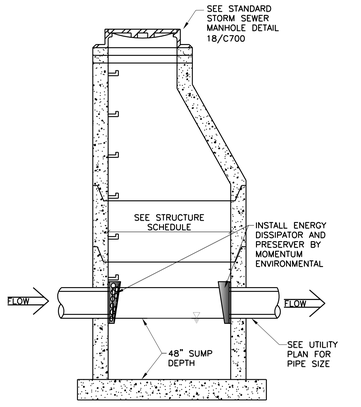


NOTES:
1. ALL FIRE HYDRANTS SHALL BE PAINTED RED AND HAVE WHIPS
2. TOP OF FIRE HYDRANT DESIGN ELEVATION SHALL BE 2.5" ABOVE FINISHED GRADE.
3. TOPS OF VALVE BOXES SHALL BE SET SO AS TO PROVIDE 12" UPWARD ADJUSTMENT.
4. COMPLY WITH UNIVERSITY OF MINNESOTA STANDARDS.
5. FIRE HYDRANTS CAPS TO BE CHAINED. PROVIDE PENTAGON NUT ON CAPS.

1 C701 FIRE HYDRANT AND GATE VALVE — NO SCALE

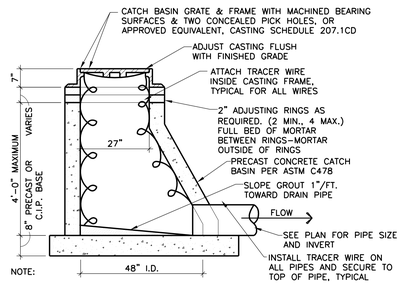


2 C701 FIRE HYDRANT AND BOLLARD PLAN — NO SCALE



CROSS-SECTION VIEW

3 C701 MANHOLE WITH PRESERVER — NO SCALE



NOTE:
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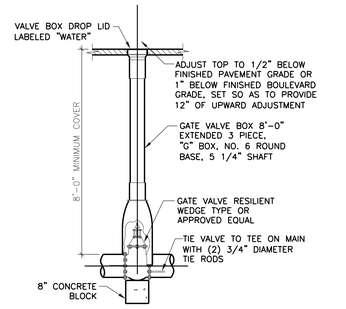
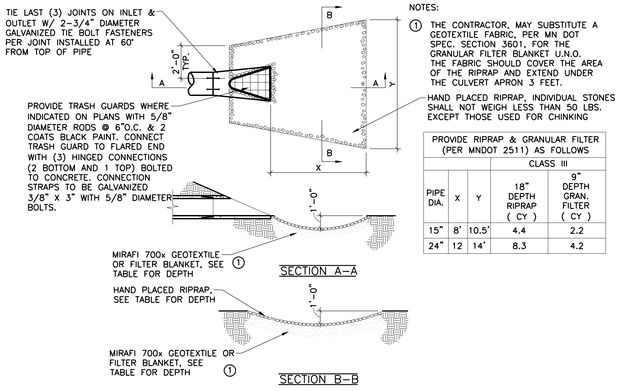
2. ALL STORM SEWER PIPING RUNS SHALL USE RESILIENT RUBBER JOINTS AT PIPE CONNECTIONS TO CATCH BASINS FOR WATERTIGHT CONNECTION PER PLUMBING CODE.

4 C701 SHALLOW CATCH BASIN — NO SCALE



5 C701 GATE VALVE AND BOX — NO SCALE

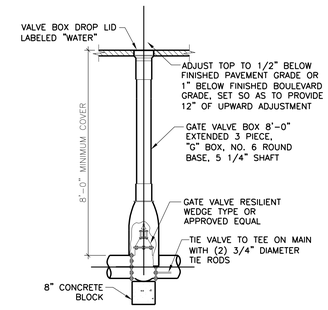


NOTES:
① THE CONTRACTOR, MAY SUBSTITUTE A GEOTEXTILE FABRIC, PER MN DOT SPEC. SECTION 3601, FOR THE GRANULAR FILTER BLANKET U.N.O. THE FABRIC SHOULD COVER THE AREA OF THE RIPRAP AND EXTEND UNDER THE CULVERT APRON 3 FEET.

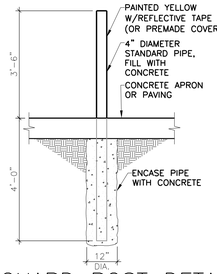
HAND PLACED RIPRAP, INDIVIDUAL STONES SHALL NOT WEIGH LESS THAN 50 LBS. EXCEPT THOSE USED FOR CHINKING

PROVIDE RIPRAP & GRANULAR FILTER (PER MNDOT 2511) AS FOLLOWS				
			CLASS III	
PIPE DIA.	X	Y	18" DEPTH RIPRAP (CY)	9" DEPTH GRAN. FILTER (CY)
15"	8'	10.5'	4.4	2.2
24"	12	14'	8.3	4.2

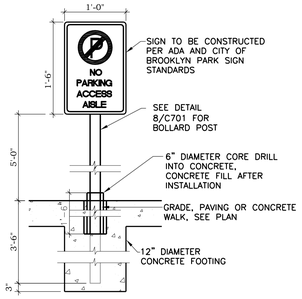
6 C701 RIPRAP AT RCP OUTLET — NO SCALE



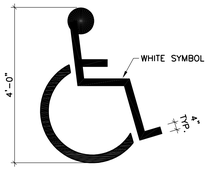
7 C701 GATE VALVE AND BOX — NO SCALE



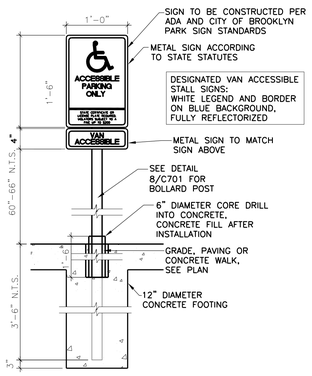
8 C701 GUARD POST DETAIL — NO SCALE



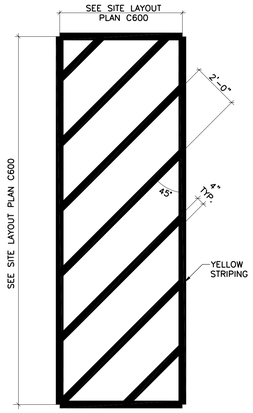
9 C701 ADA ACCESS AISLE SIGN — NO SCALE



10 C701 HC PARKING SYMBOL — NO SCALE



11 C701 ACCESSIBLE PARKING SIGN DETAIL — NO SCALE



12 C701 ACCESS AISLE STRIPING — NO SCALE

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CIVIL DETAILS

SHEET NUMBER
C701
OF SHEETS

TYPICAL PLAN NOTES:

**NOTES REFERENCED ON THE DRAWING ARE INDICATED THUS:

ALL OTHER NOTES REFER TO GENERAL CONDITIONS AND ARE NOT SPECIFICALLY REFERENCED

ALL NOTES NOT REFERENCED ON EVERY FLOOR PLAN

A. DIMENSIONS AT ALL MASONRY WALLS ARE TAKEN TO NOMINAL FACE OF WALL UNLESS NOTED OTHERWISE. SEE STRUCTURAL PLANS FOR ADDITIONAL INTERIOR MASONRY DIMENSIONS.

B. DIMENSIONS AT EXTERIOR WOOD STUD WALLS ARE TAKEN TO EXTERIOR FACE OF SHEATHING UNLESS NOTED OTHERWISE.

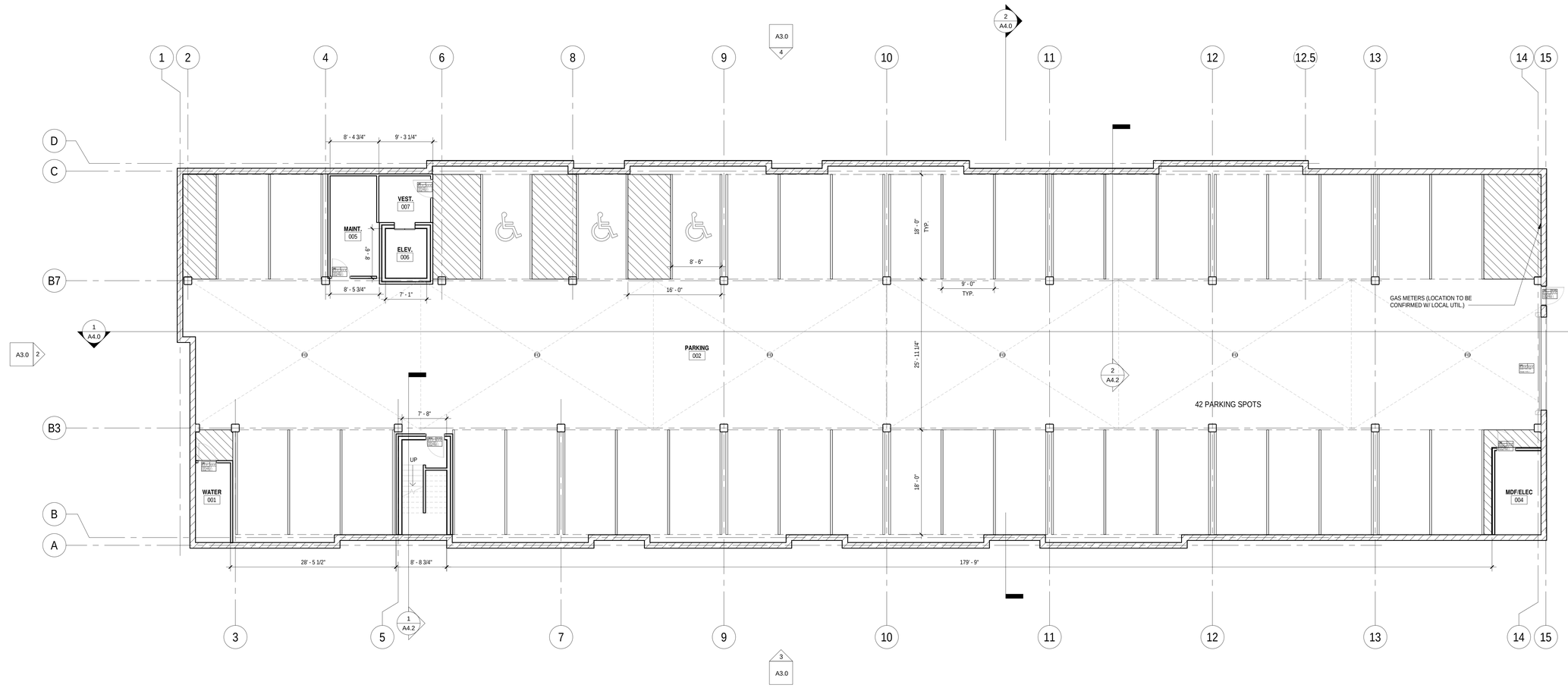
C. DIMENSIONS AT INTERIOR WOOD STUD WALLS ARE TAKEN TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.

D. DIMENSIONS AT EXTERIOR OPENINGS ARE TAKEN TO CENTERLINE OF OPENING, EXCEPT AT ALUMINUM ENTRY DOORS, WHICH ARE DIMENSIONED TO ROUGH OPENING (R.O.).

E. SEE TYPICAL UNIT/ENLARGED PLANS SHEET A1.5 THRU A1.6 FOR ADDITIONAL PLAN INFORMATION.

KEYED PLAN NOTES:

1. RECESS MOUNT FIRE EXTINGUISHER PER MNBC TABLE 906.3(1) - VERIFY FINAL LOCATION W/ LOCAL AUTHORITY HAVING JURISDICTION. G.C. TO PROVIDE RATED RECESS IN WALL OR PROVIDE RATED F.E. CABINET. VERIFY WALL RATINGS W/ CODE PLAN SHEET A0.3. SEE SHEET G0.1 FOR MOUNTING HEIGHT
2. JANITOR'S MOP SINK. SEE MECHANICAL PLANS. 48" HIGH FRP ON ADJACENT WALLS 48" MIN. FROM CORNER AND MOP HOOKS ABOVE
3. TYPICAL DWELLING UNIT DECK - SEE STRUCTURAL PLANS. DECKS ON FLOOR LEVELS TWO AND THREE W/ PREFINISHED ALUM. RAILING/GUARDRAIL SYSTEM SECURED TO DECK SURFACE AND SIDE WALLS - G.C. TO COORDINATE REQ'D BLOCKING. WOODEN DECKS SHALL BE PROTECTED BY A FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13.
4. MECH. AND/OR ELECT. EQUIPMENT - SEE MECH./ELECT. PLANS
5. CONC. STOOP - SEE CIVIL & STRUCTURAL PLANS
6. ELEV. BASIS OF DESIGN: SCHUMACHER 3300 MRL ELEVATORS - (1) 3500lbs 150 fpm RH - (1) @ 3500lbs 100 fpm LH
7. KNOX BOX LOCATION TO BE COORDINATED WITH FIRE MARSHALL
8. LINE OF CANOPY/ROOF/DECK ABOVE - SEE ELEVATIONS
9. WOOD HANDRAIL & METAL WALL BRACKETS - STAIN & VARNISH
10. LOCATION OF UTILITY METER SYSTEMS - SEE MECH./ ELECT. PLANS
11. 6" HIGH CONC. RAMP UP FROM GARAGE FLOOR
12. ACT CEILING IN THIS CORRIDOR / ROOM / AREA
13. FITNESS CENTER EQUIPMENT SUPPLIED & INSTALLED BY OWNER - NOT IN THIS CONTRACT. FINAL QTY. & LAYOUT BY OWNER
14. COMMUNITY ROOM FURNITURE SUPPLIED & INSTALLED BY OWNER - NOT IN THIS CONTRACT. FINAL QTY. & LAYOUT BY OWNER
15. 6" CONC. STEP DOWN INTO GARAGE - SEE STRUCT. PLANS & DETAILS
16. LINE OF GYP. BD. BULKHEAD/ SOFFIT ABOVE
17. TENANT MAIL AND PARCEL BOX SYSTEM: BASIS OF DESIGN IS FLORENCE 4C SUITE: 4C16S-09, QTY: 4 = 36 TOTAL MAIL BOXES
18. THIS ENTRANCE/ EXIT TO BE ACCESSIBLE
19. ADA ACCESSIBLE PLUMBING FIXTURES - SEE MECH. PLANS REFER TO A0.1 FOR TYP. CLEARANCES AND MOUNTING HEIGHTS
20. MAIN FLOOR DWELLING UNIT CONC. PATIO - SEE STRUCT. - SLOPE AWAY FROM BUILDING FOR POSITIVE DRAINAGE
21. SLOPED ROOF AREA AT FLOOR LEVEL BELOW
22. TYPICAL UNIT MAGIC-PAK ON REQ'D PLATFORM: 2x6 FRAMING W/ 3/4" PLYWOOD
23. WALL-MOUNT TV LOCATIONS. G.C. TO COORDINATE INSTALL OF REQUIRED ELECT. OUTLETS AND CABLE CONNECTIONS - TO BE CONCEALED BEHIND TELEVISIONS. PROVIDE BLOCKING
24. ATTIC ACCESS LOCATION - COORDINATE W/ TRUSS SPACING
25. ALUMINUM RAIL SYSTEM TO MEET ALL APPLICABLE CODES - TO BE ATTACHED TO SIDE WALLS AND WALL CAP BELOW
26. A TWO-WAY COMMUNICATION SYSTEM IN COMPLIANCE WITH 2020 MINNESOTA BUILDING CODE SECTIONS 1009.8.1 & 1009.8.2 SHALL BE INSTALLED AT THIS ELEVATOR LOBBY LOCATION.
27. PROVIDE SOUND INSULATION IN WALLS OF PUBLIC RESTROOMS
28. PROVIDE DATA AND ELECTRICAL OUTLETS IN THIS ROOM - COORDINATE W/ G.C. & ELECT. CONTRACTOR
29. SMOKE DETECTORS REQUIRED IN THIS ROOM. TO BE CONNECTED TO THE FIRE ALARM SYSTEM.
30. DIVIDING WALL/PRIVACY WALL - SEE STRUCT. PLANS
31. TERRACE PAVER SYSTEM - BASIS OF DESIGN: ARCHITECTURAL PAVER SYSTEM ON PEDESTAL SYSTEM
32. PRIMARY/OVERFLOW ROOF DRAIN SYSTEM UNDER PAVERS. RUN DRAIN PIPING INTO PIER BOX-OUT BELOW. G.C. TO COORDINATE CONNECTIONS TO STORM WATER OR ON-SITE DAYLIGHT DRAIN



1 A1.0 LEVEL P1 - FLOOR PLAN
1/8" = 1'-0"

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PROJECT TITLE

WODA COOPER SANDGRASS POINTE, BROOKLYN PARK, MN

ISSUE #	DATE	DESCRIPTION
1	05/03/2024	DD SUBMITTAL

PROGRESS SET

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COMMISSION NUMBER	2385.06

SHEET TITLE

BASEMENT LEVEL - APARTMENT BUILDING

SHEET NUMBER

A1.0

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TYPICAL PLAN NOTES:

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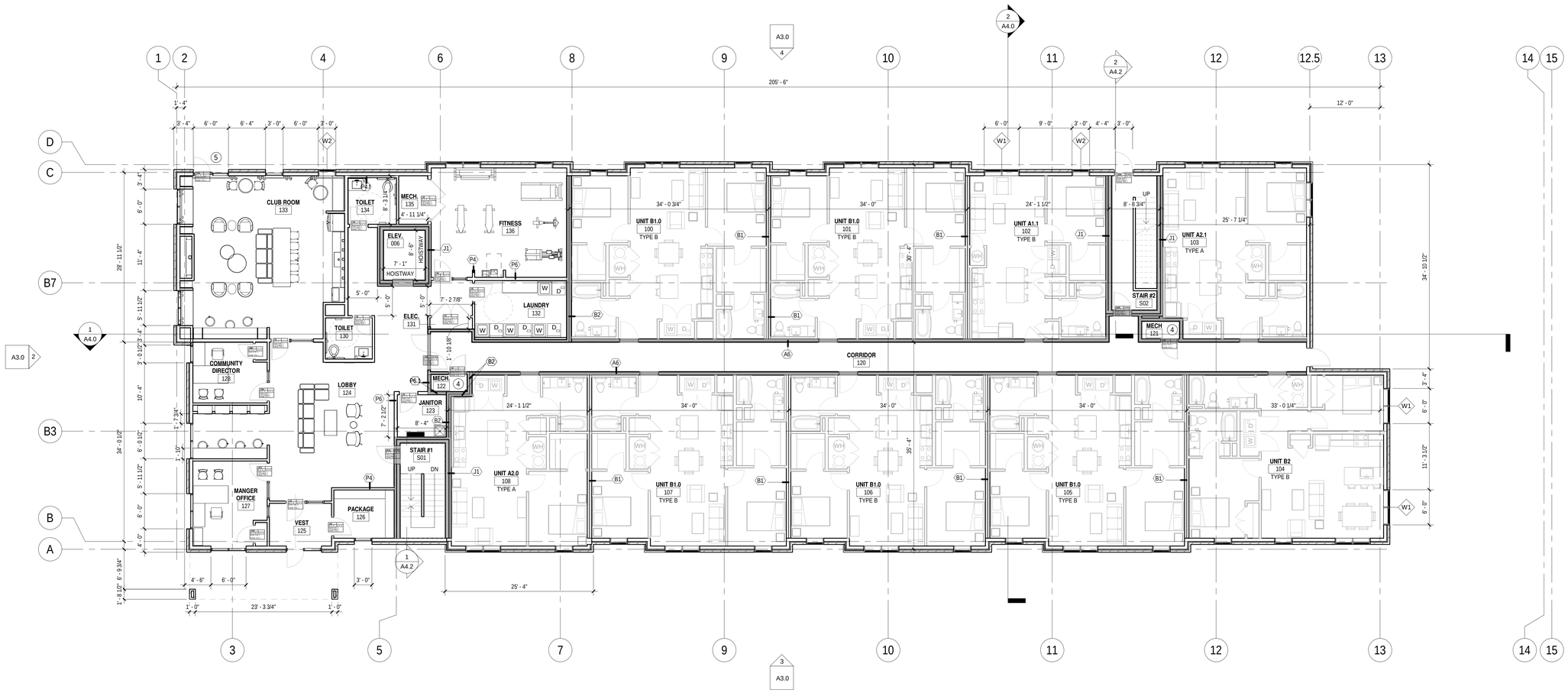

1 A1.1 LEVEL 1 FLOOR PLAN
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SHEET TITLE

FIRST LEVEL PLAN - APARTMENT BUILDING

SHEET NUMBER

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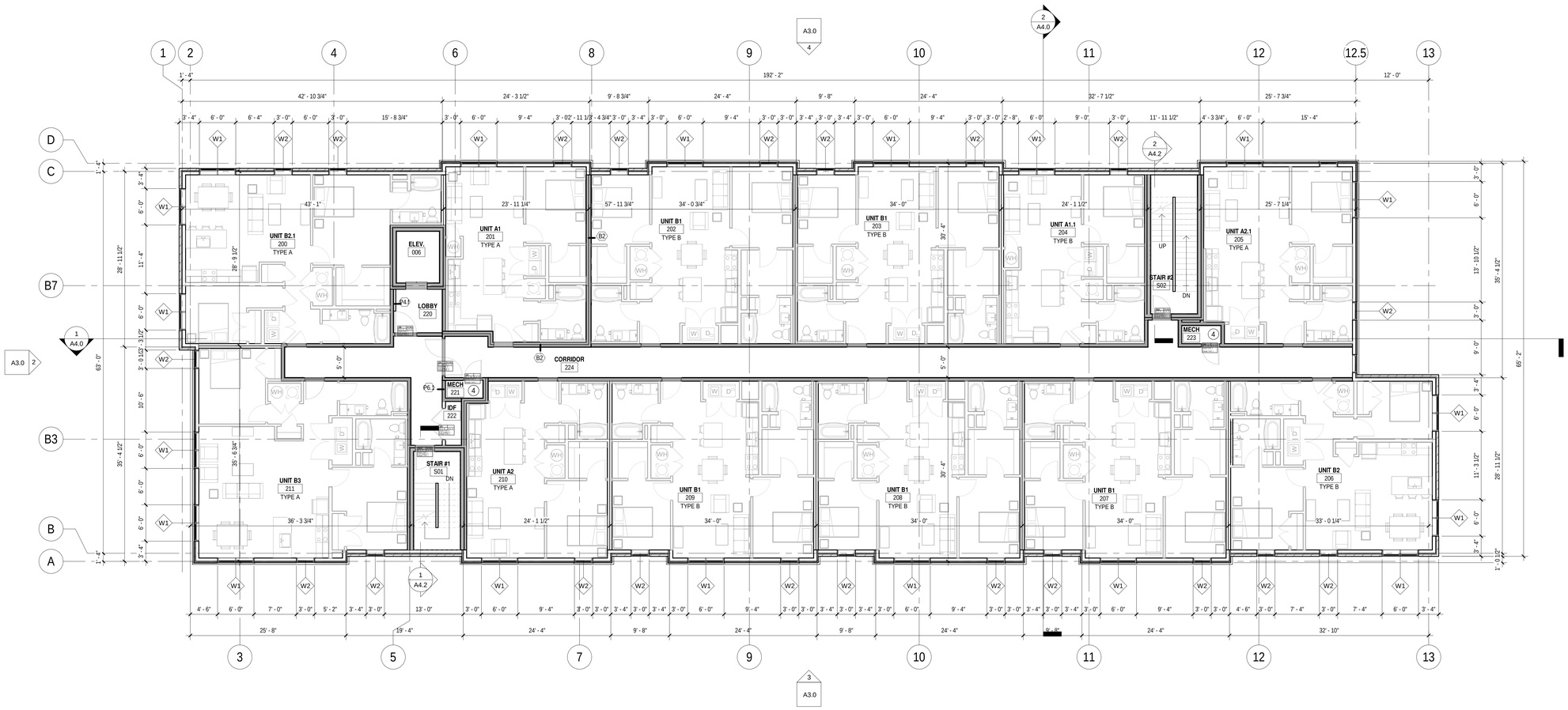

1 A1.2 LEVEL 2 FLOOR PLAN
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SHEET TITLE

SECOND LEVEL PLAN - APARTMENT BUILDING

SHEET NUMBER

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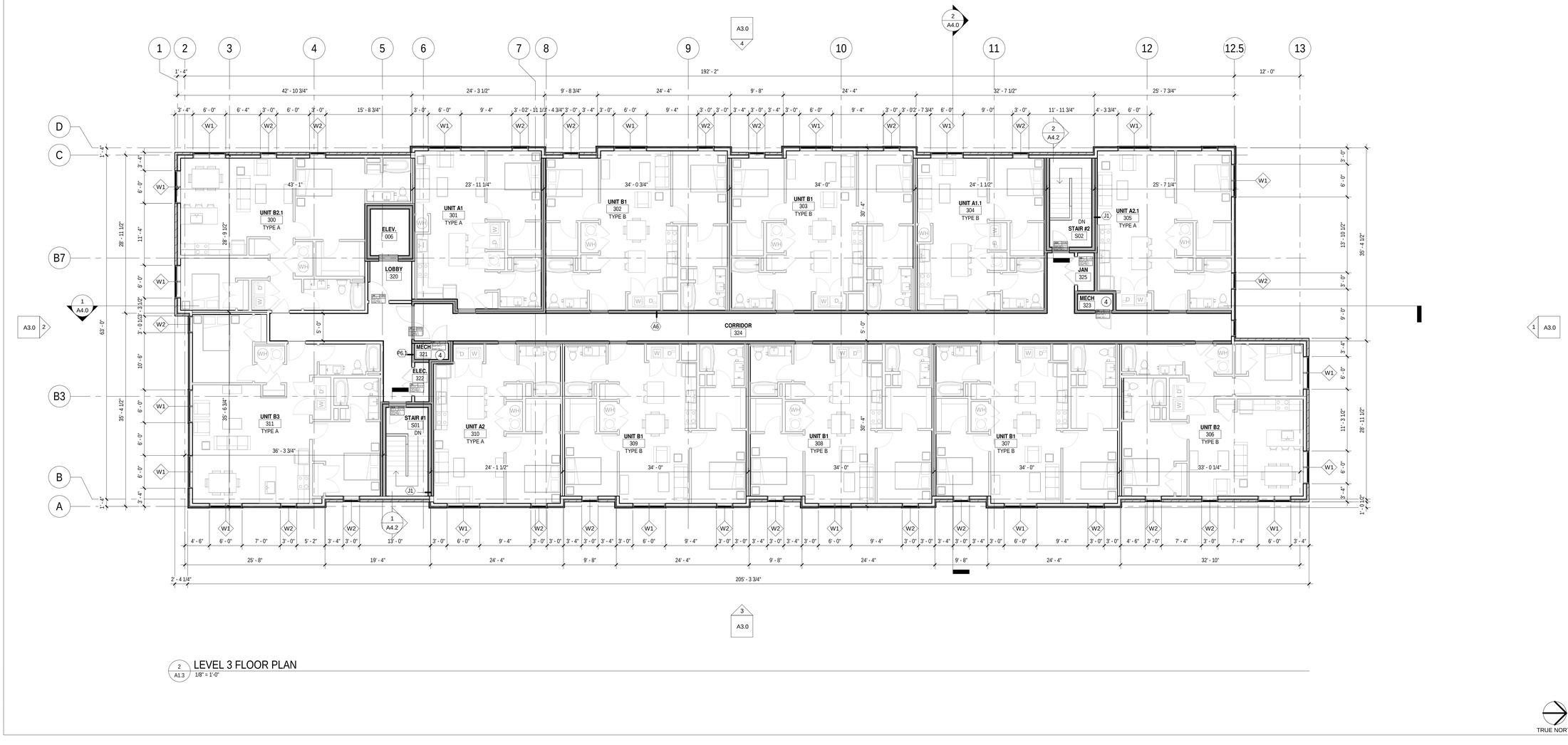

2 A1.3 LEVEL 3 FLOOR PLAN
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SHEET TITLE

THIRD LEVEL PLAN - APARTMENT BUILDING

SHEET NUMBER

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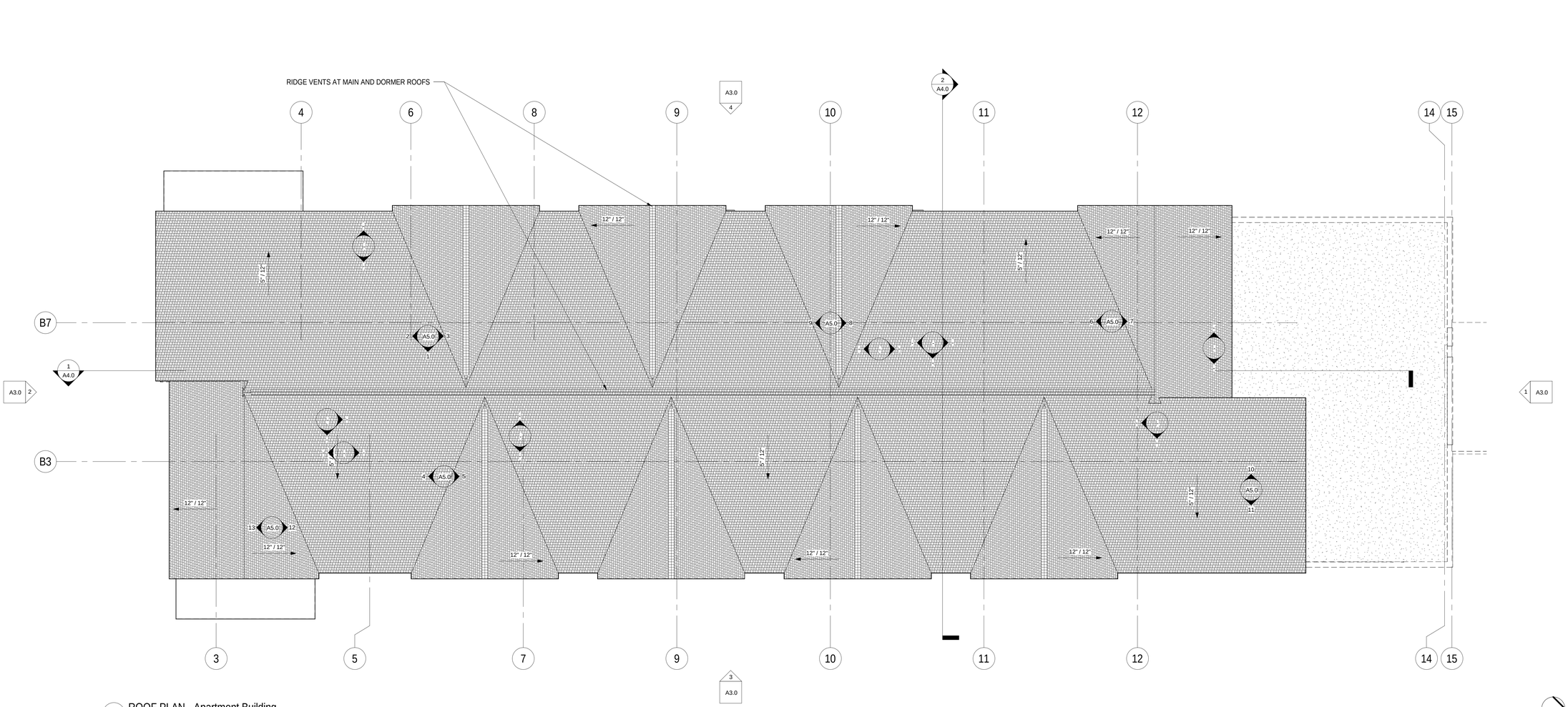

1 A1.4 ROOF PLAN - Apartment Building
1/8" = 1'-0"

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SHEET TITLE

ROOF PLAN - APARTMENT BUILDING

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TO BE REVIEWED, TYP ALL

ARCHITECTURAL KEYNOTES

FLOOR PLAN GENERAL NOTES

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2. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ELEVATIONS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES UPON DISCOVERY.
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4. REFER TO ENLARGED PLANS FOR ADDITIONAL WALL TAGS, DIMENSIONS, AND INFORMATION FOR AMENITY SPACES AND DWELLING UNITS.
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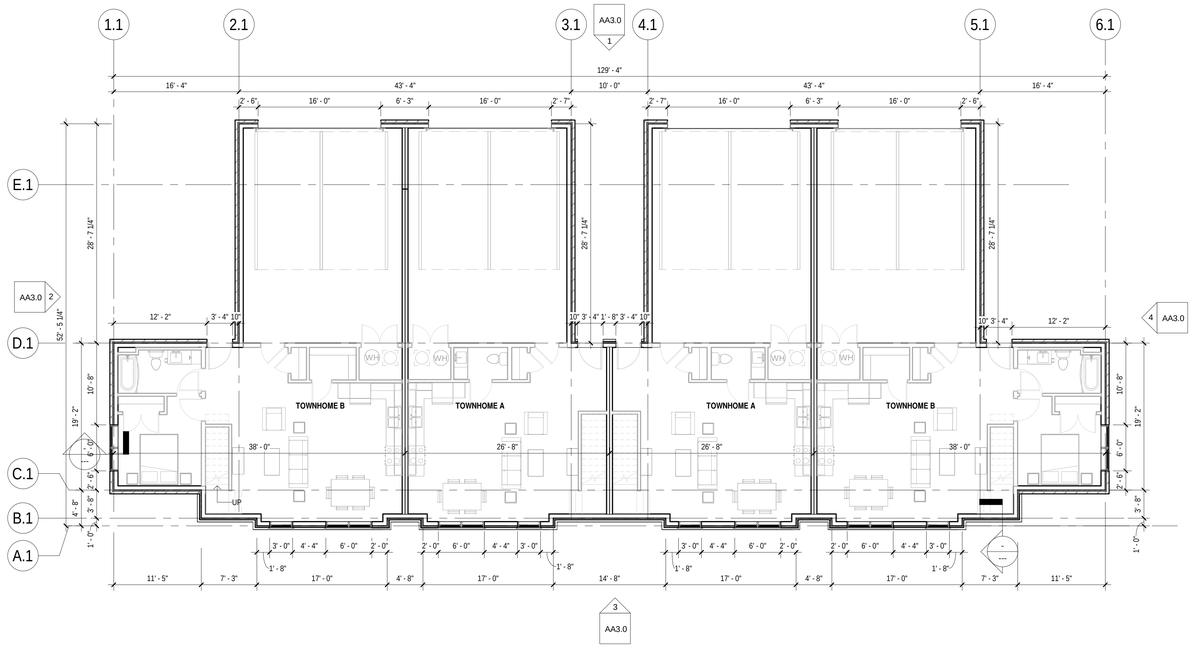
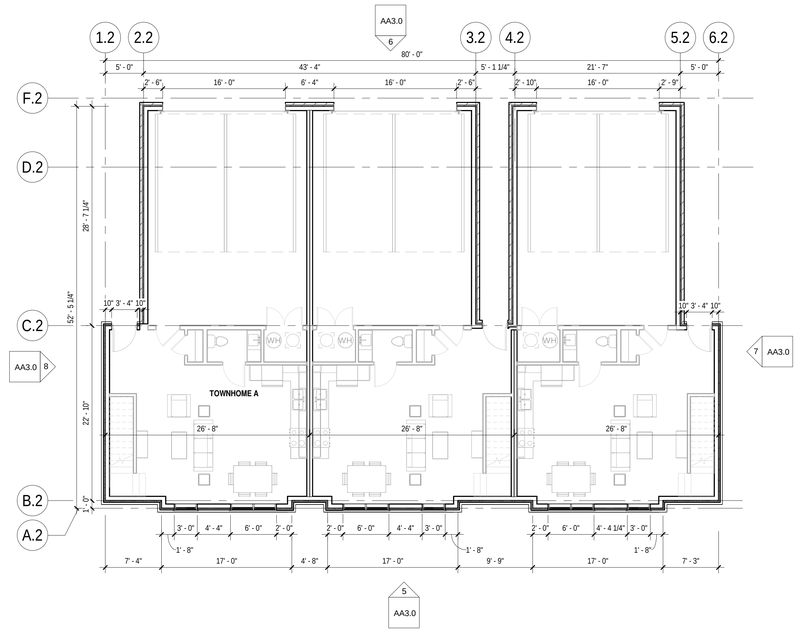
8. REFER TO INTERIOR FURNITURE PLANS FOR FURNITURE/FIXTURE LAYOUT.
9. REFER TO G140 SHEET FOR TYPICAL MOUNTING ELEVATIONS.
10. ARCHITECTURAL FINISHED FLOOR ELEVATIONS ARE TO TOP OF CONCRETE SLAB OR TOPPING.
11. UNLESS NOTED OTHERWISE, ALL NON-RATED INTERIOR WALLS SHALL BE TYPE "9W4". SCRIBE GYPSUM BOARD TO IRREGULARITIES OF DECK ABOVE AND SEAL AROUND ALL PENETRATIONS WITH ACOUSTIC SEALANT.
12. PLAN DIMENSIONS ARE TO FINISHED SURFACE OF MASONRY WALLS, OR CENTERLINE OF STUDS AT WOOD STUD INTERIOR WALLS, UNLESS NOTED OTHERWISE. REFER TO SHEET A602 CONSTRUCTION ASSEMBLY TYPES FOR MORE INFORMATION.
13. COORDINATE ALL LOCATIONS FOR IN-WALL BLOCKING AND/OR WALL BACKING FOR ITEMS SUCH AS TOILET ACCESSORIES, GRAB BARS, CASEWORK, WALL-MOUNTED FIXTURES, MARKER BOARDS, VISUAL DISPLAY BOARDS, AUDIO-VISUAL EQUIPMENT, HANDRAILS, ETC. INSTALL FIRE-RESISTIVE TREATED WOOD BLOCKING OR METAL BACKING PLATES IN METAL STUD PARTITIONS.
14. TRANSITIONS BETWEEN FINISH FLOOR ELEVATION(S) SHALL NOT EXCEED 1/2 INCH, UNLESS NOTED OTHERWISE.



1 AA1.0 LEVEL 1 - TOWNHOME BUILDING 1
1/8" = 1'-0"



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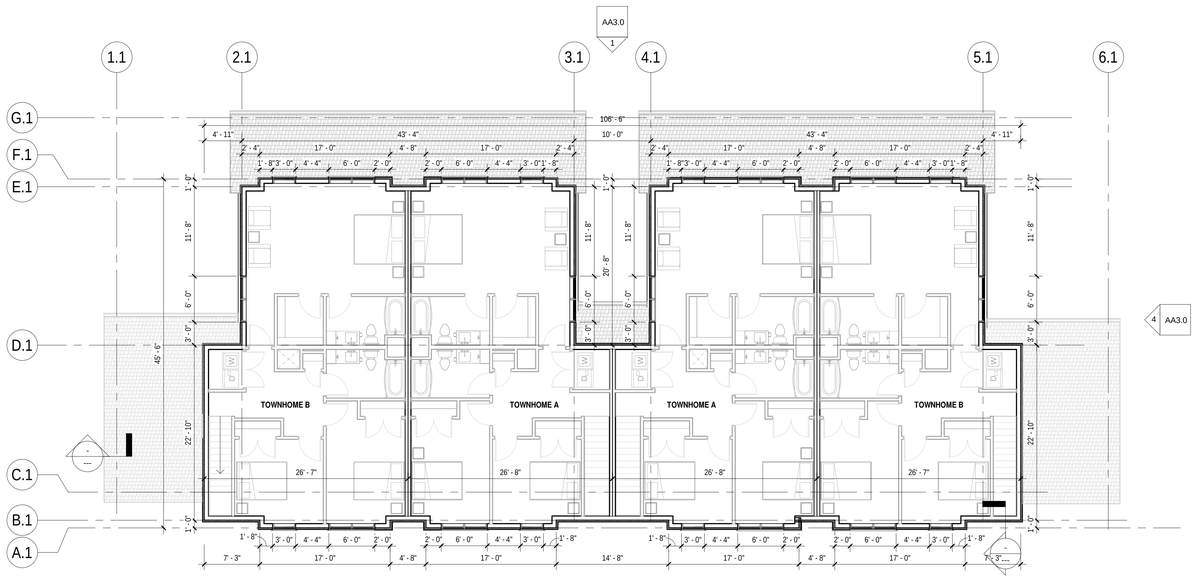

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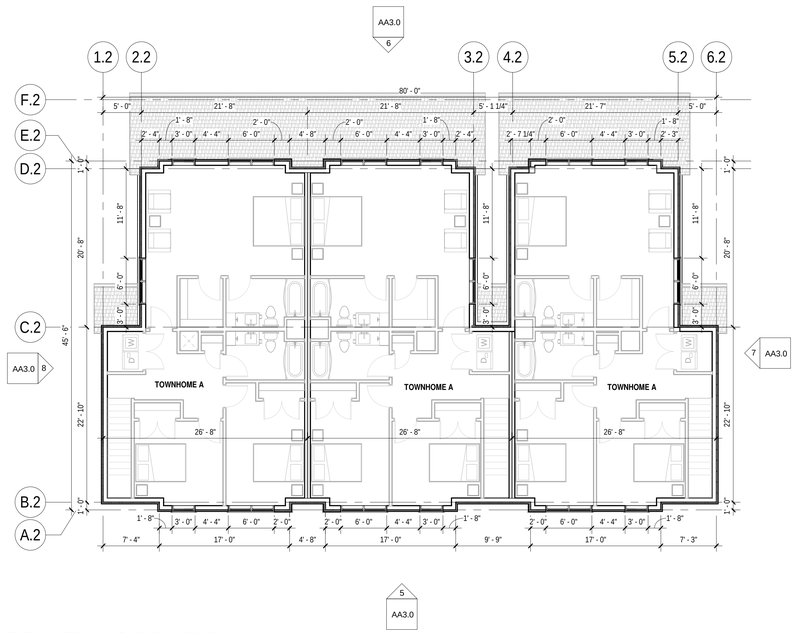

4 AA1.0 LEVEL 2 - TOWNHOME BUILDING 2
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PROJECT TITLE

WODA COOPER SANDGRASS POINTE, BROOKLYN PARK, MN

ISSUE #	DATE	DESCRIPTION
1	05/03/2024	DD SUBMITTAL

PROGRESS SET

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DRAWN BY	Author
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SHEET TITLE

OVERALL FLOOR PLANS - TOWNHOME BUILDINGS 1 & 2

SHEET NUMBER

AA1.0

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TYPICAL PLAN NOTES:

**NOTES REFERENCED ON THE DRAWING ARE INDICATED THUS:

ALL OTHER NOTES REFER TO GENERAL CONDITIONS AND ARE NOT SPECIFICALLY REFERENCED

ALL NOTES NOT REFERENCED ON EVERY FLOOR PLAN

A. DIMENSIONS AT ALL MASONRY WALLS ARE TAKEN TO NOMINAL FACE OF WALL UNLESS NOTED OTHERWISE. SEE STRUCTURAL PLANS FOR ADDITIONAL INTERIOR MASONRY DIMENSIONS.

B. DIMENSIONS AT EXTERIOR WOOD STUD WALLS ARE TAKEN TO EXTERIOR FACE OF SHEATHING UNLESS NOTED OTHERWISE.

C. DIMENSIONS AT INTERIOR WOOD STUD WALLS ARE TAKEN TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.

D. DIMENSIONS AT EXTERIOR OPENINGS ARE TAKEN TO CENTERLINE OF OPENING, EXCEPT AT ALUMINUM ENTRY DOORS, WHICH ARE DIMENSIONED TO ROUGH OPENING (R.O.).

E. SEE TYPICAL UNIT/ENLARGED PLANS SHEET A1.5 THRU A1.6 FOR ADDITIONAL PLAN INFORMATION.

KEYED PLAN NOTES:

1. RECESS MOUNT FIRE EXTINGUISHER PER MNBC TABLE 906.3(1) - VERIFY FINAL LOCATION W/ LOCAL AUTHORITY HAVING JURISDICTION. G.C. TO PROVIDE RATED RECESS IN WALL OR PROVIDE RATED F.E. CABINET. VERIFY WALL RATINGS W/ CODE PLAN SHEET A0.3. SEE SHEET G0.1 FOR MOUNTING HEIGHT
2. JANITOR'S MOP SINK. SEE MECHANICAL PLANS. 48" HIGH FRP ON ADJACENT WALLS 48" MIN. FROM CORNER AND MOP HOOKS ABOVE
3. TYPICAL DWELLING UNIT DECK - SEE STRUCTURAL PLANS. DECKS ON FLOOR LEVELS TWO AND THREE W/ PREFINISHED ALUM. RAILING/GUARDRAIL SYSTEM SECURED TO DECK SURFACE AND SIDE WALLS - G.C. TO COORDINATE REQ'D BLOCKING. WOODEN DECKS SHALL BE PROTECTED BY A FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13.
4. MECH. AND/OR ELECT. EQUIPMENT - SEE MECH./ELECT. PLANS
5. CONC. STOOP - SEE CIVIL & STRUCTURAL PLANS
6. ELEV. BASIS OF DESIGN: SCHUMACHER 3300 MRL ELEVATORS - (1) 3500lbs 150 fpm RH - (1) @ 3500lbs 100 fpm LH
7. KNOX BOX LOCATION TO BE COORDINATED WITH FIRE MARSHALL
8. LINE OF CANOPY/ROOF/DECK ABOVE - SEE ELEVATIONS
9. WOOD HANDRAIL & METAL WALL BRACKETS - STAIN & VARNISH
10. LOCATION OF UTILITY METER SYSTEMS - SEE MECH./ ELECT. PLANS
11. 6" HIGH CONC. RAMP UP FROM GARAGE FLOOR
12. ACT CEILING IN THIS CORRIDOR / ROOM / AREA
13. FITNESS CENTER EQUIPMENT SUPPLIED & INSTALLED BY OWNER - NOT IN THIS CONTRACT. FINAL QTY. & LAYOUT BY OWNER
14. COMMUNITY ROOM FURNITURE SUPPLIED & INSTALLED BY OWNER - NOT IN THIS CONTRACT. FINAL QTY. & LAYOUT BY OWNER
15. 6" CONC. STEP DOWN INTO GARAGE - SEE STRUCT. PLANS & DETAILS
16. LINE OF GYP. BD. BULKHEAD/ SOFFIT ABOVE
17. TENANT MAIL AND PARCEL BOX SYSTEM: BASIS OF DESIGN IS FLORENCE 4C SUITE: 4C16S-09, QTY: 4 = 36 TOTAL MAIL BOXES
18. THIS ENTRANCE/ EXIT TO BE ACCESSIBLE
19. ADA ACCESSIBLE PLUMBING FIXTURES - SEE MECH. PLANS REFER TO A0.1 FOR TYP. CLEARANCES AND MOUNTING HEIGHTS
20. MAIN FLOOR DWELLING UNIT CONC. PATIO - SEE STRUCT. - SLOPE AWAY FROM BUILDING FOR POSITIVE DRAINAGE
21. SLOPED ROOF AREA AT FLOOR LEVEL BELOW
22. TYPICAL UNIT MAGIC-PAK ON REQ'D PLATFORM: 2x6 FRAMING W/ 3/4" PLYWOOD
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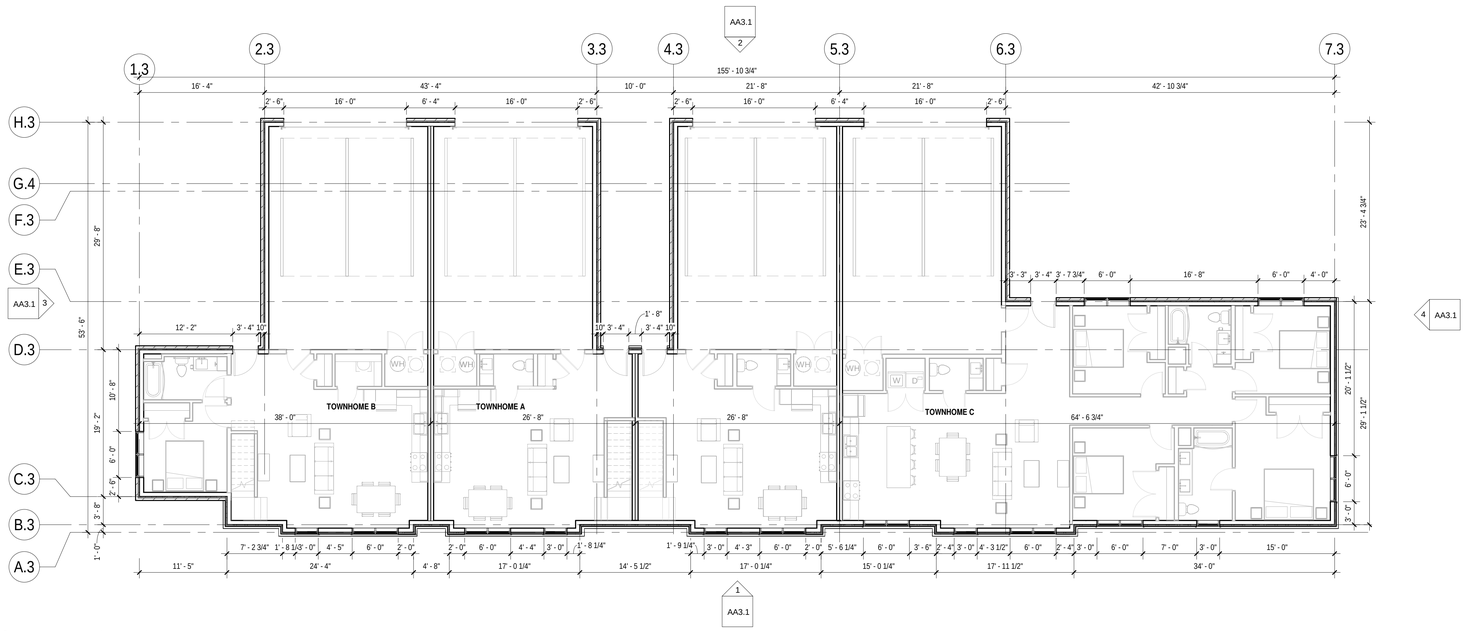
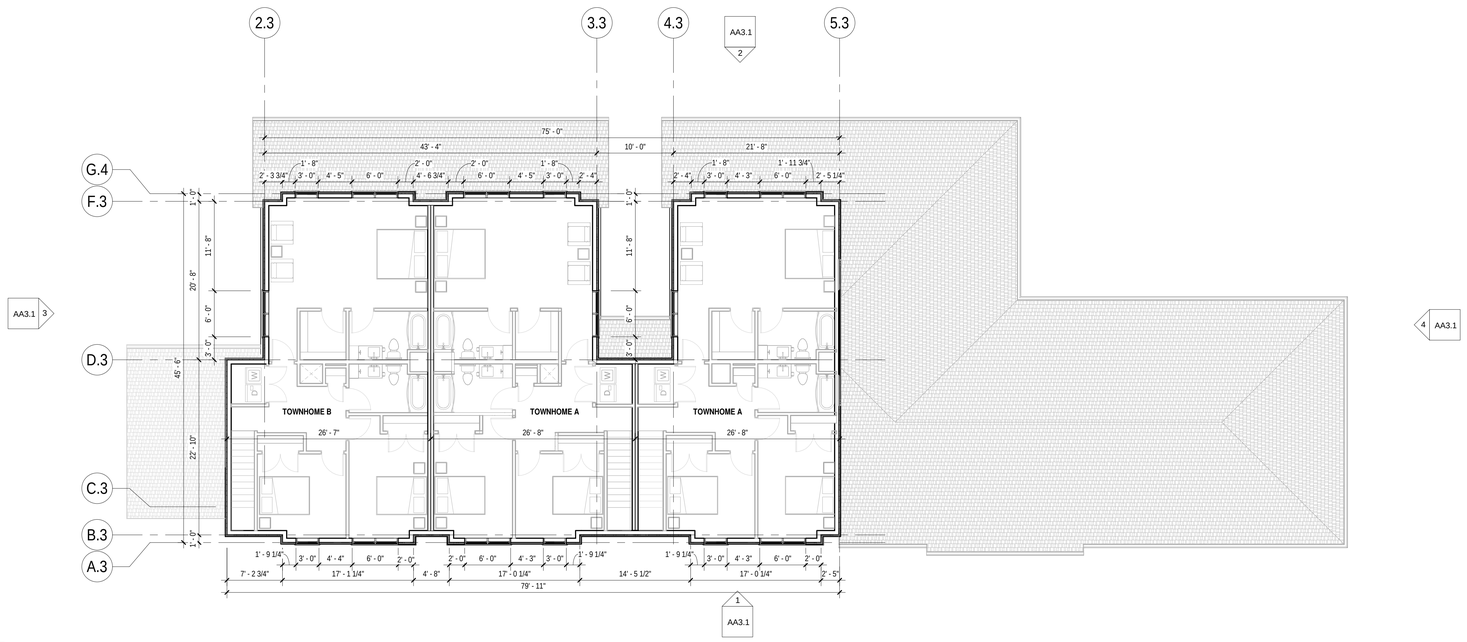


1 AA1.1 LEVEL 1 - TOWNHOME BUILDING 3
1/8" = 1'-0"



2 AA1.1 LEVEL 2 - TOWNHOME BUILDING 3
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OVERALL FLOOR PLAN - TOWNHOME BUILDING 3

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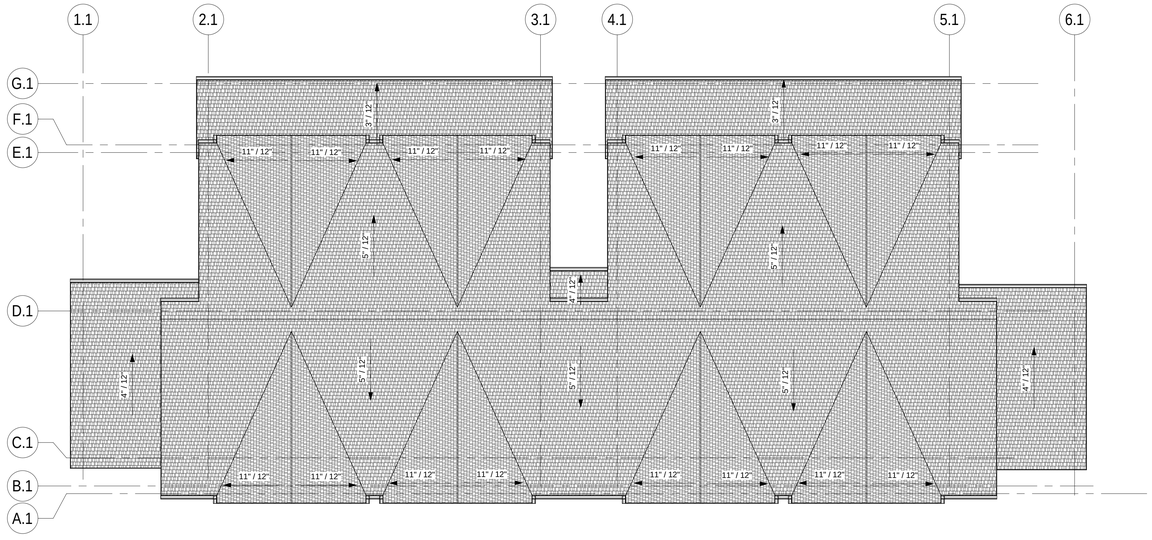
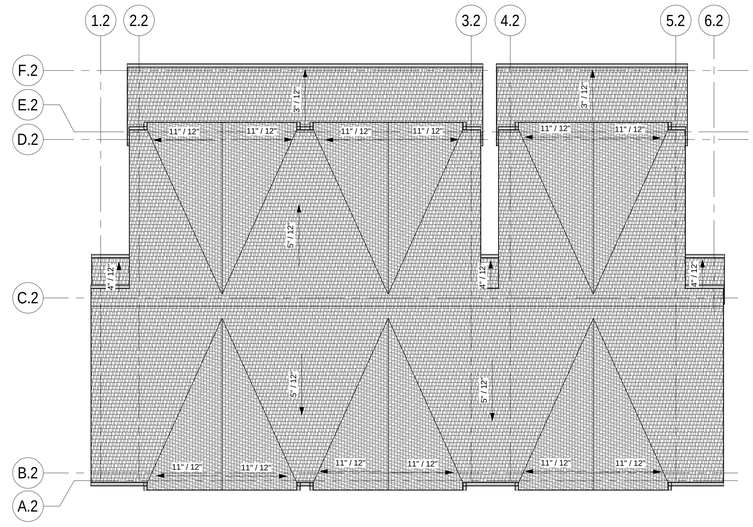
ROOF PLAN NOTES:



1 AA1.3 ROOF PLAN - TOWNHOME 1
1/8" = 1'-0"



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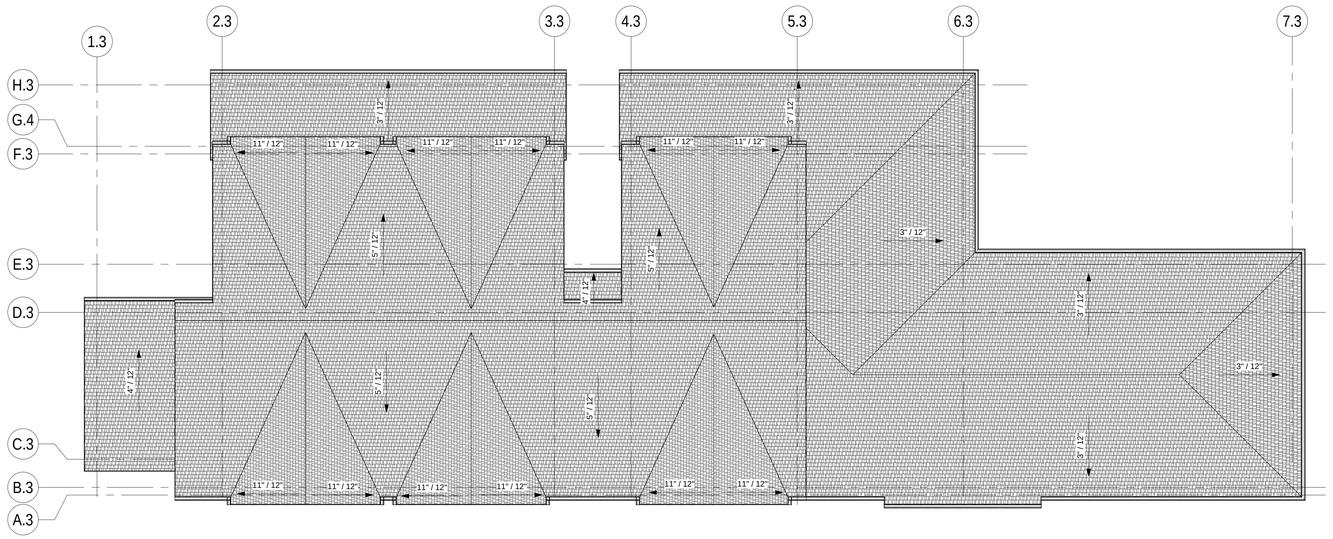

3 AA1.3 ROOF PLAN - TOWNHOME 3
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ROOF PLANS - TOWNHOME BUILDINGS

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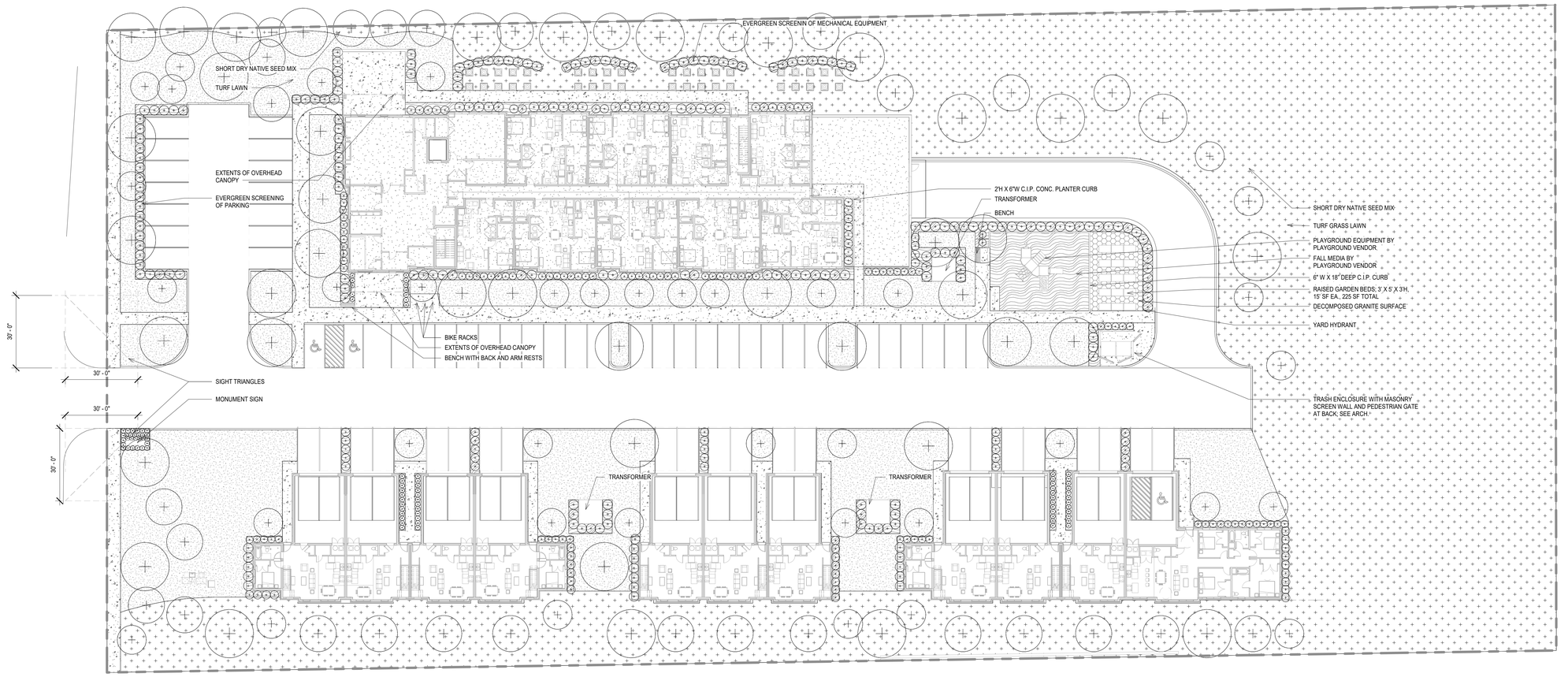

1 LS-100 OVERALL SITE LANDSCAPE REFERENCE PLAN
1" = 20'-0"

0' 10' - 0" 20' - 0" 40' - 0" 80' - 0"

LANDSCAPE REQUIREMENTS:

- LOT AREA: 155,367 SF / 3.57 ACRES
- DWELLING UNITS: 44
- APARTMENT BUILDING GRADE LEVEL FOOTPRINT: 14,805 SF (33 D.U.)
- APARTMENT GROSS SF: 52,103 SF
- TOWNHOMES GRADE LEVEL FOOTPRINT: 14,765 SF(11 D.U.)
- TOWNHOMES GROSS SF: 26,640 SF
- TOTAL GRADE LEVEL FOOTPRINT: 29,570 SF
- TOTAL GROSS SF: 78,743 SF
- TOTAL SITE PERIMETER: 1,706 LF

OVERSTORY TREES REQUIRED (2" CAL.): 2 PER D.U. OR 1/1000 SF OF GRADE LEVEL FLOOR OR 1/40 LF OF PERIMETER
- 44 D.U. X 2 = 88 REQUIRED, (41 PROPOSED)
- 29,570 SF/ 1000 = 29.5 REQUIRED
- 1,706 LF / 40 = 42.65 REQUIRED

CONIFEROUS TREES REQUIRED (6' H): 30% MIN. OF REQUIRED OVERSTORY TREES
- 88 X .3 = 26.4 REQUIRED (27 PROPOSED)

ORNAMENTAL TREES REQUIRED (1.5" CAL.): 2 ORNAMENTALS CAN BE SUBBED FOR 1 OVERSTORY TREE UP TO 50% MAXIMUM
- (40 PROPOSED) EQUIVALENT OF OVERSTORY TREES = (20 PROPOSED EQUIVALENT)

TOTAL TREES PROPOSED 41 + 27 + 20 = 88 PROPOSED OVERSTORY TREE EQUIVALENT

SHRUBS REQUIRED: 1/300 GROSS SQUARE FEET OF BUILDING FOOTPRINT AREA OR 1/30 LINEAR FEET OF SITE PERIMETER
- 29,570 GSF / 300 = 98.6 REQUIRED (100 PROPOSED)
- 1,706 LF / 30 = 56.86 REQUIRED

GRAPHIC LEGEND:

CONCRETE: CAST IN PLACE PLAIN BROOM FINISH

TURFGRASS SOD; IRRIGATED

DECOMPOSED GRANITE

NATIVE SEED MIX; MN, POLLINATOR MIX DRY TO MESIC BY MINNESOTA NATIVE LANDSCAPES; INCLUDE PLUGS AT RATE SPECIFIED IN SPECS.

MASS PLANTING BED; MIN. 12" DEPTH PLANTING SOIL MIN. 3" DEPTH SHREDDED HARDWOOD MULCH, DRIP IRRIGATION, STEEL EDGER EVERYWHERE BEDS ABUT TURFGRASS OR NATIVE SEEDING AREAS

GENERAL NOTES:

1. LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
2. LANDSCAPE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.
3. LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
4. LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
5. LANDSCAPE CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10'-0" CLEARANCE).
6. UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.
7. EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. LANDSCAPE CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
8. ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN THE ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
9. LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
10. LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWING(S) OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.
11. NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
12. SOD AREAS DISTURBED DUE TO GRADING SHALL BE REPLACED, UNLESS NOTED OTHERWISE.
13. WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
14. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
15. PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO 'V' CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE FINISHED GRADE.
16. LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
18. LANDSCAPE CONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEARS FROM THE DATE OF THE OWNER ACCEPTANCE. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
19. PLANTING AREAS (NOT OVER STRUCTURE) RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 12" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS SCREENED COMPOST OR MANURE AND 10 PARTS SAND.
20. ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.
21. SHRUB BED MASSINGS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH FIBER MAT WEED BARRIER.
22. STEEL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS AND ANNUALS WHERE PLANTING BED MEETS SOD UNLESS OTHERWISE NOTED.
23. REFER TO CIVIL FOR SITE DEMOLITION INFORMATION.
24. REFER TO CIVIL FOR ADDITIONAL SITE GRADING AND UTILITY INFORMATION
25. IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS SHOWN IN THE PLANT MATERIALS SCHEDULE AND THE PLANS, THE PLANS SHALL GOVERN.
26. CONTRACTOR SHALL STAKE OUT LOCATION OF ALL PROPOSED TREES FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

TRUE NORTH PLAN NORTH

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Engineering

222 North Second Street
Long & Kees Bldg
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Minneapolis, MN
55401
612.339.3752

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CONSULTANTS

PROJECT TITLE

WODA COOPER SANDGRASS POINTE, BROOKLYN PARK, MN

ISSUE #	DATE	DESCRIPTION
2	07-05-2024	SITE PLAN REVIEW

CERTIFICATION

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 Architect under the laws of the state of Minnesota

Brady Halferson
LA 41727 07-05-2024
License Number Date

DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	2385.06

SHEET TITLE

OVERALL LANDSCAPE SITE PLAN

SHEET NUMBER

LS-100

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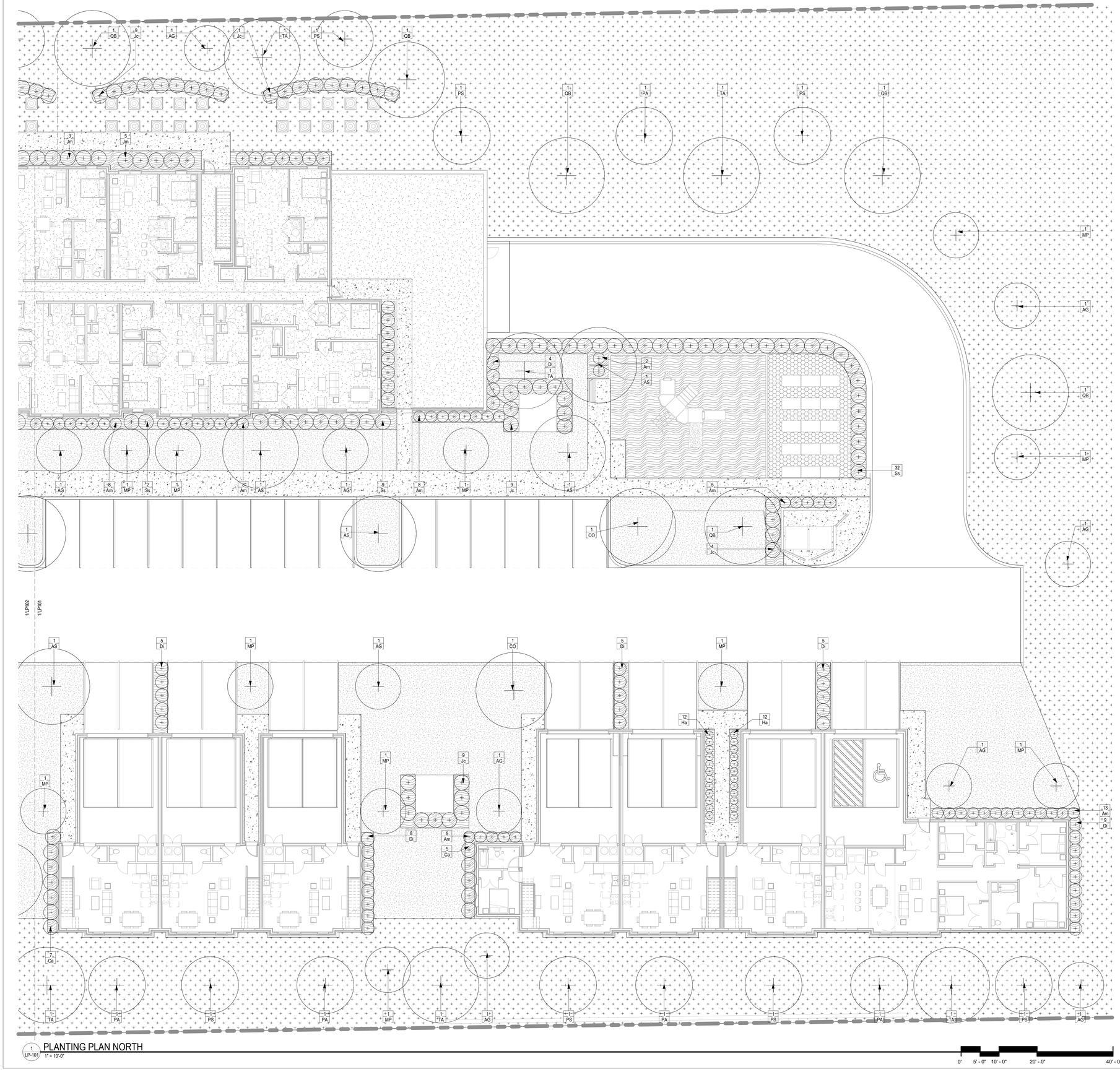

1 LP-101 PLANTING PLAN NORTH
1" = 10'-0"

0' 5' - 0" 10' - 0" 20' - 0" 40' - 0"

IRRIGATION NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DESIGN+BUILD IRRIGATION PLAN AND SPECIFICATIONS SUBMITTAL/SHOP DRAWINGS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
2. SHRUB & PERENNIAL BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. SOD TO BE IRRIGATED WITH SPRAY, ROTORS OR ROTATOR HEADS AS REQUIRED.
3. LANDSCAPE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED BY A STATE LICENSED IRRIGATOR (OR EQUIVALENT LICENSED PROFESSIONAL).
4. LANDSCAPE CONTRACTOR SHALL PROVIDE OWNER WITH AS-BUILT PLANS FOR INSTALLED SYSTEM.
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6. LANDSCAPE CONTRACTOR SHALL INSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS.
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12. CONTRACTOR SHALL CONFIRM MIN. STATIC WATER PRESSURE OF 60psi.

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE	COMMENTS
PERENNIAL/GROUNDCOVERS/GRASSES					
48	Ha	AUGUST MOON HOSTA	Hosta 'August Moon'	#1 CONT.	
10	Hc	STELLA SUPREME DAYLILY	Hemerocallis 'Stella Supreme'	#1 CONT.	
30	sh	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.	
DECIDUOUS SHRUBS					
86	Am	IROQUOIS BEAUTY BLACK CHOKEBERRY	Aronia melanocarpa 'Morton'	#5 CONT.	
46	Ca	RUBY SPICE CLETHRA	Clethra alnifolia 'Ruby Spice'	#5 CONT.	
80	Di	DWARF BUSH HONEYSUCKLE	Diervilla lonicera	#5 CONT.	
47	Ss	SEM FALSE SPIREA	Sorbaria sorbifolia 'Sem'(PP16,336)	#5 CONT.	
DECIDUOUS OVERSTORY TREES					
10	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharinum 'Green Mountain'	2.5" CAL.	
10	CO	COMMON HACKBERRY	Celtis occidentalis	2.5" CAL.	
11	QB	SWAMP WHITE OAK	Quercus bicolor	2.5" CAL.	
10	TA	SENTRY LINDEN	Tilia americana 'McSentry'	2.5" CAL.	
DECIDUOUS ORNAMENTAL TREES					
20	AG	AUTUMN BRILLIANCE SERVICEBERRY	Amelanchir x grandiflora 'Autumn Brilliance'	2" B&B	
20	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1.5" CAL.	
CONIFEROUS TREES					
13	PA	NORWAY SPRUCE	Picea abies	6' B&B	
14	PS	WHITE PINE	Pinus strobus	6' B&B	
CONIFEROUS SHRUBS					
68	Jc	SPARTAN JUNIPER	Juniperus chinensis 'Spartan'	6' tall	
48	Jm	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.	

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LA 41727 07-05-2024
License Number Date

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CHECKED BY	BH
COMMISSION NUMBER	2385.06

SHEET TITLE

PLANTING PLAN - NORTH

SHEET NUMBER

LP-101

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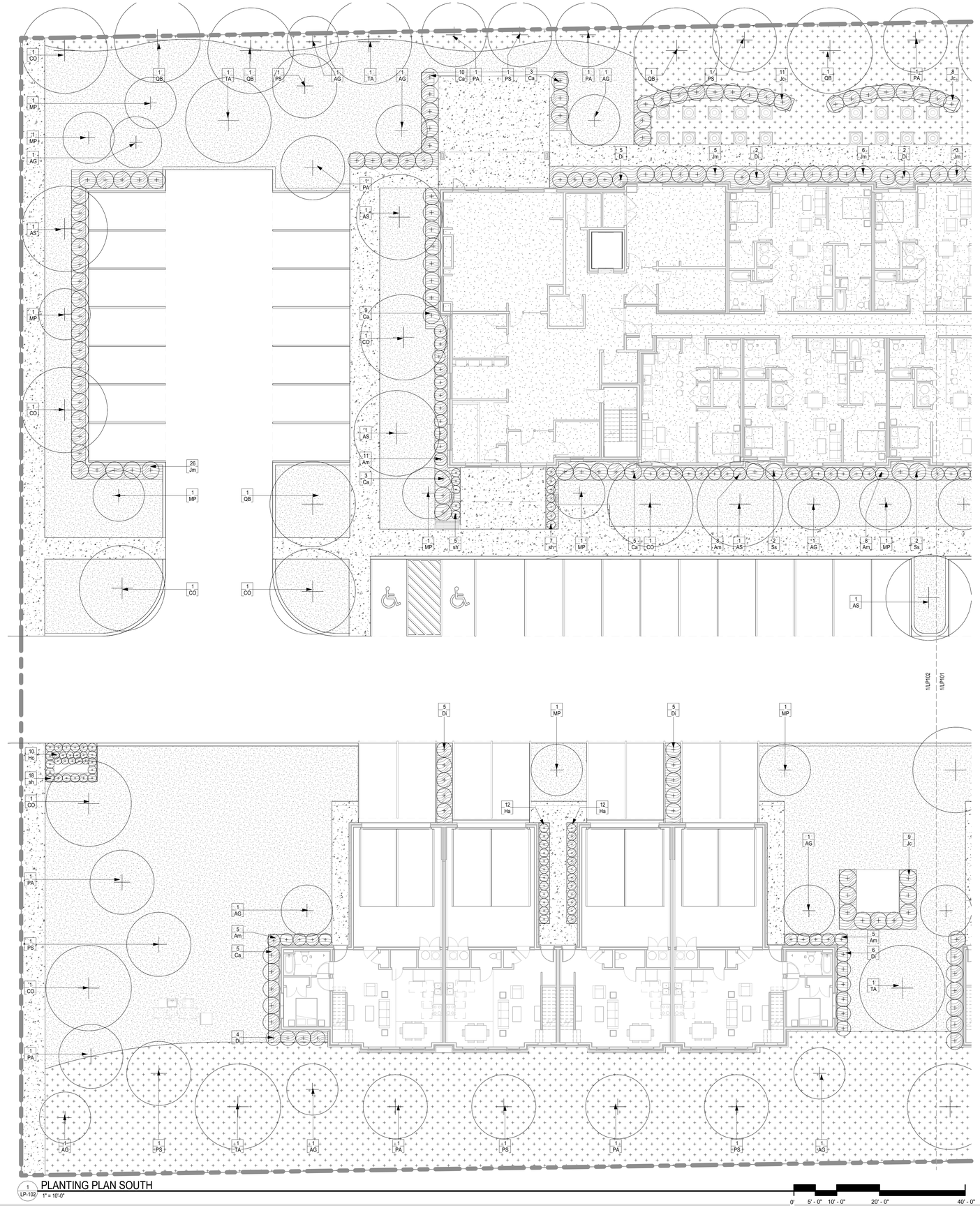

1 LP-102 PLANTING PLAN SOUTH
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0' 5' - 0" 10' - 0" 20' - 0" 40' - 0"

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CONSULTANTS

PROJECT TITLE

WODA COOPER SANDGRASS POINTE, BROOKLYN PARK, MN

ISSUE #	DATE	DESCRIPTION
2	07-05-2024	SITE PLAN REVIEW

CERTIFICATION

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Brady Halverson
LA 41727 07-05-2024
License Number Date

DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	2385.06

SHEET TITLE

PLANTING PLAN - SOUTH

SHEET NUMBER

LP-102

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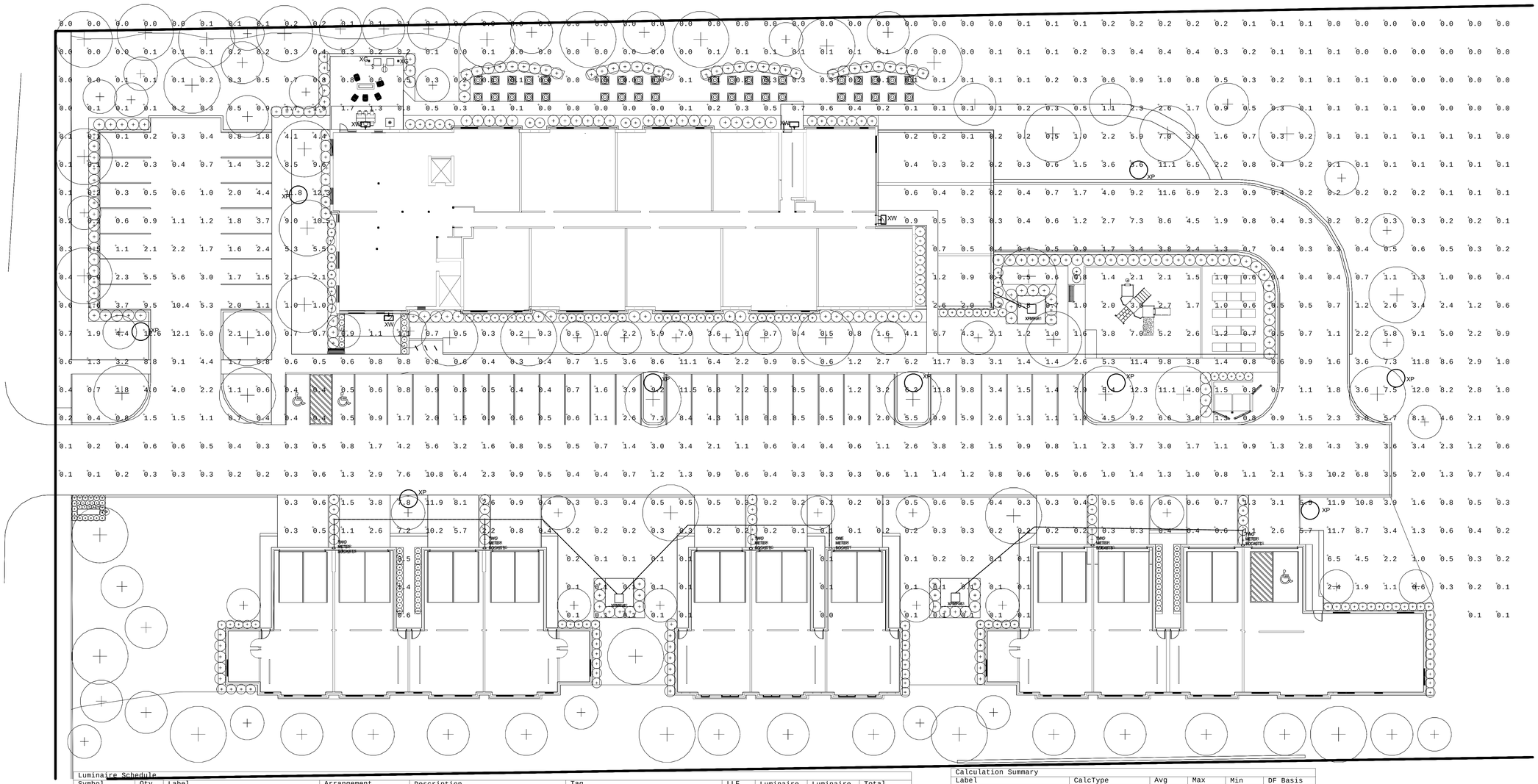

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	9	XP-SL760-40L40T3-MDL016-SV2	Single	SL760-40L40T3-MDL016-SV2	XP	1.000	17631	175.7	1581.3
	4	WX-WDGE2 LED P0 40K 80CRI T3M	Single	WDGE2 LED P0 40K 80CRI T3M	XW	1.000	728	6.8946	27.578

Calculation Summary

Label	CalcType	Avg	Max	Min	DF Basis
CalcPts_Site	Illuminance	1.62	12.6	0.0	N.A.

1 E015 ELECTRICAL SITE PHOTOMETRIC PLAN
1/16" = 1'-0"

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1	05/03/2024	DD SUBMITTAL
2	07/05/2024	SITE PLAN SUBMITTAL

CERTIFICATION

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

Chad Kurdi
42678 — License Number
07/05/2024 — Date

DRAWN BY	MAA
CHECKED BY	CSK
COMMISSION NUMBER	2385-06

SHEET TITLE

SITE PHOTOMETRIC PLAN

SHEET NUMBER

E015

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City of Brooklyn Park
Request for Council Action

Agenda Item:	7.1	**Meeting Date:**	August 26, 2024
Agenda Section:	General Action Items	**Originating Department:**	Police
Resolution:	N/A		
Ordinance:	N/A	**Prepared By:**	Mark Bruley, Police Chief
Attachments:	N/A	**Presented By:**	Mark Bruley, Police Chief
Item:	Presentation of Flock Camera System		

City Manager's Proposed Action:

Discuss with Council the proposal for the police department purchase of a Flock camera system for the City of Brooklyn Park to help reduce violent crime and leverage technology to address public safety needs.

Overview:

This action is to request Council approval to purchase Flock cameras. The initial cost is $28,000 for eight cameras funded through forfeiture funds.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments: N/A