Monday, August 25, 2025
6:00 p.m.

Brooklyn Park Council Chambers
5200 85th Avenue North

REGULAR CITY COUNCIL MEETING – AGENDA #32

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.

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 Acknowledge the Acceptance of a Donation from the Brooklyn Park Rotary Club for BrookLynk and Rec on the Go

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 Award the Bid for the Phase II 2025 Trail Overlay Project to Diversified Paving
- **A.** RESOLUTION
- **B.** MAP OF TRAILS

4.2 DEV25-111 (West River Road Baptist Church) Site Plan Review Application
- **A.** RESOLUTION
- **B.** LOCATION MAP
- **C.** PC MINUTES
- **D.** PLAN SET
- **E.** APPLICANT'S SUBMITTAL

4.3 DEV15-113 Commercial Vehicle Parking Zoning Code Amendment
- **A.** ORDINANCE
- B. PC MINUTES

4.4 Approval of Minutes
- **A.** CITY COUNCIL WORK SESSION MINUTES FEBRUARY 3, 2025
- **B.** REGULAR CITY COUNCIL MEETING MINUTES JUNE 23, 2025
- **C.** REGULAR CITY COUNCIL MEETING MINUTES AUGUST 11, 2025

4.5 BCS African Foods – An application for a Preliminary and Final Plat, Site Plan Review, and Variance for a building addition at Kentucky Ave and Brooklyn Blvd
- **A.** RESOLUTION – PRELIMINARY PLAT
- **B.** RESOLUTION – FINAL PLAT
- **C.** RESLUTION – FINDINGS OF FACT

D. RESOLUTION – SITE PLAN
E. LOCATION MAP
F. PLAN SET
G. PRELMINARY PLAT
H. FINAL PLAT
I. NOTICE OF PUBLIC HEARING

4.6 Approve Resolution Approving Special Legislation Authorizing the Establishment of Certain Redevelopment Tax Increment Financing Districts in the City
A. RESOLUTION
B. RESOLUITON #2024-52 SUPPORTING PROPOSED LEGISLATION

4.7 Set Date for Public Truth-in-Taxation Meeting

4.8 Approve Resolution Approving Subgrantee Agreement with Aeon for $4M Federal Grant for use at Zanewood Teen Center
A. RESOLUTION

4.9 Authorize Contract Extension for the Worker's Compensation and Liability Insurance
A. RESOLUTION

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

5.1 Public Hearing for Approving a Capital Improvement Plan and Providing Preliminary Approval for the Issuance of Bonds for the Years 2025 through 2029
A. RESOLUTION
B. EHLER's CIP DOCUMENT

6. LAND USE ACTIONS

None.

7. GENERAL ACTION ITEMS

7.1 Approve On Street Parking Modifications Along 74th Avenue and Unity Avenue Between Zane Avenue and Brooklyn Boulevard
A. RESOLUTION APPROVING NO PARKING PROHIBITION
B. RESOLUTION RESCINDING RESOLUTION #1975-177
C. RESOLUTION #1975-177
D. LOCATION MAP

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 25, 2025
Agenda Section:	Public Presentations/ Proclamations/Receipt of General Communications	**Originating Department:**	Administration
Resolution:	N/A		
Ordinance:	N/A	**Prepared By:**	Katrina Dosher, Program Assistant
Attachments:	N/A	**Presented By:**	Jay Stroebel, City Manager
Item:	Acknowledge the Acceptance of a Donation from the Brooklyn Park Rotary Club for BrookLynk and Rec on the Go		

City Manager's Proposed Action:

Acknowledging the donation made by the Rotary to the City of Brooklyn Park.

Overview:

We would like to acknowledge and thank the Brooklyn Park Rotary Club for their donation for BrookLynk and Rec On The Go. The Brooklyn Park Rotary Club has been a supporter of many programs and services within Brooklyn Park and is dedicated to providing our young people with opportunities that will have lasting impact on their lives.

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:	4.1	**Meeting Date:**	August 25, 2025
Agenda Section:	Consent	**Originating Department:**	Operations and Maintenance
Resolution:	X		
Ordinance:	N/A	**Prepared By:**	Greg Hoag, Park & Building Maintenance Manager
Attachments:	2	**Presented By:**	Greg Hoag, Park & Building Maintenance Manager
Item:	Award the Bid for the Phase II 2025 Trail Overlay Project to Diversified Paving		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2025-_____ TO AWARD THE BID FOR THE PHASE II 2025 TRAIL OVERLAY PROJECT TO DIVERSIFIED PAVING AND TO AUTHORIZE THE MAYOR AND CITY MANAGER TO EXECUTE THE CONTRACT.

Overview:

The proposed trail overlay project is necessary to extend the useful life of existing trails. The trails recommended for overlay were selected by condition study, review of other related infrastructure items and other relevant input. Approximately 0.61 miles of trail will be overlayed.

Quotes were requested from contractors for the phase II 2025 Trail Overlay Project CIP # 2005-25. Two quotes were received as follows.

Diversified Paving	$78,020.00
Allied Blacktop	$88,323.00

The lowest responsible bid meeting specifications is from Diversified Paving.

Primary Issues/Alternatives to Consider:
This project is necessary to meet the goal to provide continuous infrastructure preservation and improvement.

Operations & Maintenance staff recommend approval as presented.

Budgetary/Fiscal Issues:
The recommended bid proposal cost of $78,020.00 is included in the 2025-2029 Capital Improvement Plan as project 2005-25 Trail and Pedestrian Bridges Program with a budget of $250.000.00. Funding source is the Heritage Infrastructure Fund.

Attachments:

4.1A RESOLUTION
4.1B MAP OF TRAILS

RESOLUTION #2025-

RESOLUTION TO AWARD THE BID FOR THE PHASE II 2025 TRAIL OVERLAY PROJECT TO DIVERSIFIED PAVING, AND TO AUTHORIZE THE MAYOR AND CITY MANAGER TO EXECUTE THE CONTRACT.

WHEREAS, quotes were requested from contractors for the phase II 2025 Trail Overlay Project CIP # 2005-25; and

WHEREAS, on August 15, 2025, two (2) bids were received; and

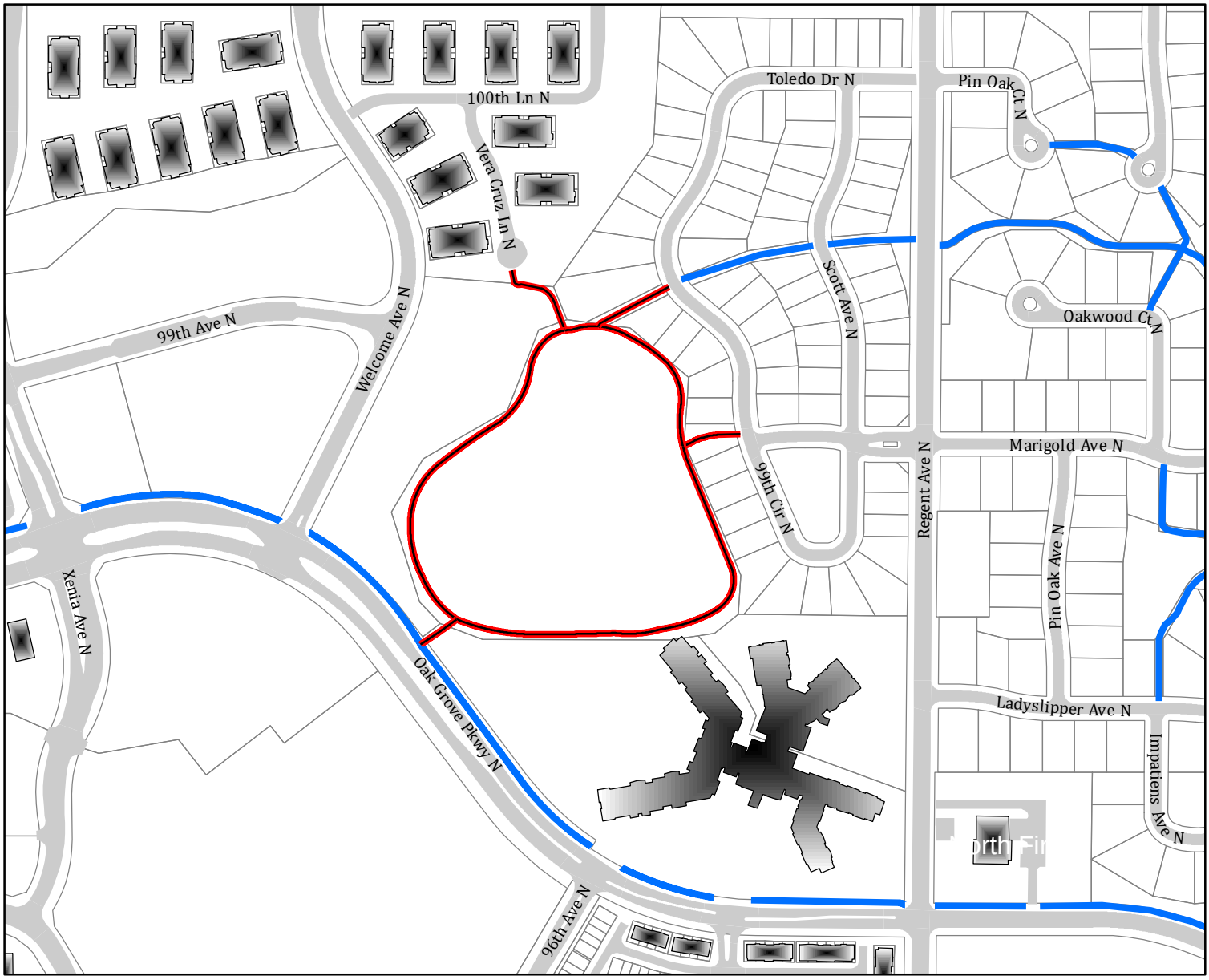
WHEREAS, the lowest responsible bid meeting specifications is from Diversified Paving in the amount of $78,020.00; and

WHEREAS, the trail & pedestrian bridge project, CIP #2005-25, is budgeted for $250,000.00 to be funded by the Heritage Infrastructure Fund; and

WHEREAS, the Trail Overlay Program is necessary to preserve/increase the useful life of existing trails.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park to award the bid for the Phase II 2025 Trail Overlay Project to Diversified Paving in the amount of $78,020.00 and authorize the Mayor and City Manager to execute the contract.

Project Location Map
Oxbow Lake Trail Rehabilitation



Legend

- Trail Rehabilitation (3200 Linear Feet)
- Trail System

N
W E
S

Date: 8/18/2025

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.2	**Meeting Date:**	August 25, 2025
Agenda Section:	Consent	**Originating Department:**	Community Development
Resolution:	X	**Prepared By:**	Matt Hayes-Regan, Associate Planner
Ordinance:	N/A		
Attachments:	5	**Presented By:**	Paul Mogush, Planning Director
Item:	DEV25-111 (West River Road Baptist Church) Site Plan Review Application		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2025-____ APPROVING A SITE PLAN REVIEW FOR A PARKING LOT MODIFICATION AT 8801 WEST RIVER ROAD.

Summary:

West River Road Baptist Church has contracted with Goodmanson Construction to remove and modify a portion of its parking lot. The area will be backfilled with soil and returned to green space. These changes are intended to improve traffic circulation and accessibility to the church facilities.

Future Land Use Plan	Institutional
Current Zoning	Public Institution
Proposed Zoning	No proposed change
Site Area	3.68 acres
Conforms to	
Land Use Plan	Yes
Zoning Code	Yes
Subdivision Ordinance	Yes
Notification	Legal notice was published in the Sun Post, 83 notices were mailed to properties within 500 feet, A Neighborhood email was sent to the River View neighborhood.
60- and 120- Days (§15.99)	August 29, 2025; October 28, 2025

Planning Commission:

The Planning Commission held a public hearing on August 13, 2025 at their regular meeting. Nobody from the public spoke during the hearing. The Planning Commission voted unanimously to recommend approval of the site plan review as presented.

Previous Approvals:

One Conditional Use Permit (CUP) has been granted for this property, and it has been amended three times. CUP #1974-3068 dated March 24, 1975 approved the use of a church and related facilities. Resolution 1983-296 approved an amendment to CUP #1974-3068 and modified it to allow construction of a storage building. Resolution #1983-455 approved an amendment to CUP #1974-3068 and modified an approved site plan to the church and its related facilities. Lastly, Resolution 1992-202 approved an amendment to CUP #1974-3068 and modified approved a site plan for an addition to the church and an expansion of the parking lot.

Land Use/Zoning (and Overlay):

The subject property is located within the Public Institution (PI) zoning district. According to §152.606 of the Zoning Code, the PI district is intended to accommodate public buildings and institutional uses that may not fit well into other zoning districts due to their unique needs and public purposes. Religious institutions are permitted in the PI district by Conditional Use Permit, and the existing CUP on the property allows for such use.

The site is designated “Institutional” in the City’s 2040 Comprehensive Plan. This designation includes civic, educational, religious, and other large-scale public and quasi-public uses. The existing and proposed use of the site as a church is consistent with this designation.

Proposed Development:

The applicant proposes to remove a deteriorated portion of the church’s parking lot and restore it to green space. The project scope includes removing asphalt, grading and backfilling the area with soil, and restoring it with sod and/or seed. Additionally, new curb and gutter will be installed, and the remaining parking lot will be resurfaced and restriped. The goal of the project is to improve on-site circulation, increase accessibility, and enhance the appearance and function of the property.

Site Plan Review:

Site plan reviews must be reviewed against the evaluation criteria detailed in §152.303 Site Plan, of the City’s Zoning Code. Site plan approval is required for the construction of a structure, for the grading or taking any action to prepare a site for development, and for when removing earth, soils, gravel, or other natural material from or place the same on a site.

The Planning Commission and City Council have the review and approval authority to approve a site plan.

The Applicant’s submittal includes the following: 1) property owner letter of consent; 2) applicant letter of request; 3) a proposed site plan (incorporated into the Striping Plan document); 4) Hennepin County property survey; 5) grading plan (incorporated into the Striping Plan document); 6) the placements of parking lots, driveways, and pedestrian connections (incorporated into the Striping Plan and previous approvals); 7) a photometric plan (incorporated into the Striping Plan); and 8) a screening plan that shows the location of the existing waste enclosure (incorporated into the Striping Plan). Also included in the submittal was a bonding and escrow estimate spreadsheet, a site map illustrating the project scope, and a traffic analysis, which the Applicant provided at the request of City Staff.

Grading Plan, including drainage and stormwater management plans.

Engineering Staff reviewing the grading elements that were incorporated into the Applicant’s Striping Plan and confirmed that it provides the required information. The Applicant will need to apply for a grading permit with the City which is separate and apart from the site plan review application.

Utility Plan.

Engineering Staff reviewed the information that the Applicant submitted against the City’s utility requirements. Based off previous approvals, Staff is okay with the scope of work proceeding as proposed.

Landscaping Plan.

The Applicant is aware that a landscaping plan is required prior to a grading permit being issued. A condition of this requirement is listed in the draft resolution.

Placement of buildings, parking lots, driveways, pedestrian connections, drainage areas, and amenities.

Planning Staff reviewed the information the Applicant submitted alongside the previous approved site plan. The placement of existing buildings, pedestrian connections, drainage areas, and amenities remain unchanged with the proposed project work scope. Staff reviewed the placement of what would be the new parking lot and driveway connecting the existing accessory structure and confirmed that the placements meet existing zoning code requirements. It is the Applicant's responsibility to ensure that what would be the newly created driveway is maintained pursuant to Chapter 106: Property Maintenance in the City Code.

Engineering Staff reviewed the existing conditions survey and confirmed that it adequately shows the current conditions of the property.

Public rights-of-way.

Engineering Staff reviewed the information the Applicant submitted. Because the public rights-of-way located on the subject property is not impacted by the scope of work requiring a site plan review, Staff is okay with the scope of proceeding as proposed.

Illustrative architectural designs.

Due to the proposed scope of work, Staff was okay reviewing the Applicant's Striping Plan alongside the site plan that was approved in 1992 concurrently with the CUP #1974-3068 amendment. Staff did not require the Applicant to submit architectural design plans as we do not consider them applicable to this site plan review.

Sign plan. This plan will articulate the location of all monument and directional signage, as well as a calculation of the maximum signage on the proposed structures.

Per the Applicant, existing signage will not change as a result of the site plan review application. For this reason, Staff did not require the Applicant to submit a sign plan as we do not consider it applicable to this site plan review. If the Applicant is proposing changes to their existing signage later, then they will need to apply for a sign permit with the City at that time to ensure they meet the requirements of Chapter 150: Signs in the City Code.

Erosion and Sediment Control Plan.

Engineering Staff reviewed the erosion and sediment control plan and confirmed that it provides the requisite information needed.

Additional information as required by the zoning district in which the development will occur.

Planning Staff also requested the following information to review as part of the site plan review application:

Proposed Site Plan:

Due to the proposed scope of work, Staff was okay reviewing the Applicant's Striping Plan alongside the site plan that was approved in 1992 concurrently with the CUP #1974-3068 amendment.

Lighting Plan.

The Applicant's Striping Plan indicates free standing luminaries that currently exist on the property and will remain after the project scope is completed. The Applicant will need to continue to ensure they meet the lighting standards and regulations in the City Code.

Screening Plan.

The Applicant's Striping Plan indicates where the existing waste enclosure is on the property. The enclosure will remain in the same location after the project scope. The Applicant will need to continue to ensure they meet the waste enclosure requirements in the City Code.

A screening analysis was limited to the project scope area and did not include the principal structure.

Parking Study.

Prior to applying, Planning Staff requested the Applicant prepare a parking study to indicate that the reduced number of parking stalls can adequately serve the proposed use. The parking study found that parking utilization is low; that the banquet hall and auditorium are never used simultaneously; and that the parking proposed accommodates the demand for a maximum capacity. Because the study included one weekend Planning Staff also requested that the Applicant provide year-to-date attendance figures for review. The figures provided also confirmed that the parking lot reduction can adequately serve the proposed use.

Bonding and Escrow Spreadsheet.

The Applicant provided a bonding and escrow spreadsheet that included cost estimates for the project scope. Engineering Staff reviewed the estimates and confirmed that they are reasonable. The required bonding and escrow figures are included in the draft resolution.

Property Photos.

The Applicant provided property photos showing the parking lot area that would be returned to green space.

Staff Recommendation:

Staff recommend approval of the site plan review as presented, subject to the provisions in the draft resolution.

Budgetary/Fiscal Issues: N/A

Alternatives to consider:

1. Approval of the site plan review with modifications.
2. Denial of the site plan review based on certain findings of fact.

Attachments:

4.2A RESOLUTION
4.2B LOCATION MAP
4.2C PC MINUTES
4.2D PLAN SET
4.2E APPLICANT'S SUBMITAL

RESOLUTION #2025-

RESOLUTION APPROVING A SITE PLAN REVIEW FOR A PARKING LOT MODIFICATION AT 8801 WEST RIVER ROAD

Planning Commission File # 25-111

WHEREAS, Cristina Siegert, of Goodmanson Construction and representing West River Road Baptist Church, has made an application for a Site Plan Review under the provisions of Chapter 152 of the Code of Ordinances on property legally described as:

See EXHIBIT A

WHEREAS, the zoning of the property is Public Institution (PI) in which parking lots are an accessory use; 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; and

WHEREAS, the matter has been referred to the Planning Commission public hearing who have given their advice and recommendation to the City Council.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park that the Site Plan Review is hereby granted at 8801 West River Road as legally described in the attached EXHIBIT A, subject to the following conditions:

1.00 DRAWINGS

1.01 Site, utility, and grading plans for this development on file in the City Clerk's office dated July 3, 2025 are approved, subject to the 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 **$23,500.00**, a cash bond in the amount of **$1,200.00**, and a developer's escrow in the amount of **$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.

4.07 A copy of this resolution shall be recorded with the Hennepin County Recorder prior to issuance of a building permit.

5.00 CONDITIONS

5.00 Applicant shall provide a Landscape Plan that meets the requirements in §152.1013 of the City's zoning code.

EXHIBIT A

Lot 4, Block 1, Sonshine Addition, Hennepin County, Minnesota

Site Plan Review
Case #25-111 – West River Road Baptist Church
Area of Request (August 2023 Air Photo)
8801 West River Road Brooklyn Park, MN 55444

Brooklyn Park

5. PUBLIC HEARING

5.1 Planning Case #25-111 – West River Baptist Church – Site Plan

Associate Planner Hayes-Regan introduced the application from West River Baptist Church for a site plan review. He identified the subject property and provided information related to zoning, the currently approved site plan, and the proposed site plan. He identified the portion of the parking lot proposed to be removed and converted to green space. He reviewed key findings and recommended approval of the request as presented.

Commission Chair Cavin opened the public hearing.

Seeing no one approach the podium, Commission Chair Cavin closed the public hearing.

Commissioner Borer referenced the existing green space adjacent to the area proposed for conversion to green space and asked if the area would remain green space or whether this action would allow future development of that area.

Associate Planner Hayes-Regan commented that it does appear there are residential properties behind this property, and therefore, there would be an issue with public access. He stated that the applicant does not intend to subdivide the property.

Commission Chair Cavin referenced the proposed scope of work and asked if the existing curb and gutter would be removed as part of the project.

Scott Trafford, representing the applicant, identified the curb and gutter that would be removed as part of the project, as well as the new curb and gutter that would be installed.

Commission Chair Cavin asked if the parcel would be brought up to the level of the existing grading.

Mr. Trafford replied that is correct.

Commissioner Wako asked for the number of parking stalls that would be removed and how many would remain.

Mr. Trafford replied that there would be 87 parking stalls remaining after the 40 stalls are removed. He noted that the property owner assured them that they do not come close to filling the lot during their services and will still have sufficient parking.

MOTION BORER, SECOND TURNER, TO RECOMMEND APPROVAL OF A RESOLUTION APPROVING A SITE PLAN REVIEW FOR A PARKING LOT MODIFICATION AT 8801 WEST RIVER ROAD.

MOTION CARRIED UNANIMOUSLY.

Planning Director Mogush stated the public hearing item is scheduled to be reviewed at the City Council meeting on AUGUST 25, 2025.

85 Parking Spots
4 Accessible

N

Shed

Garbage Enclosure

Green Space

Surface Drain

Curb Inlet

Curb Inlet

Light Pole

Light Pole

PATH OF TRAVEL

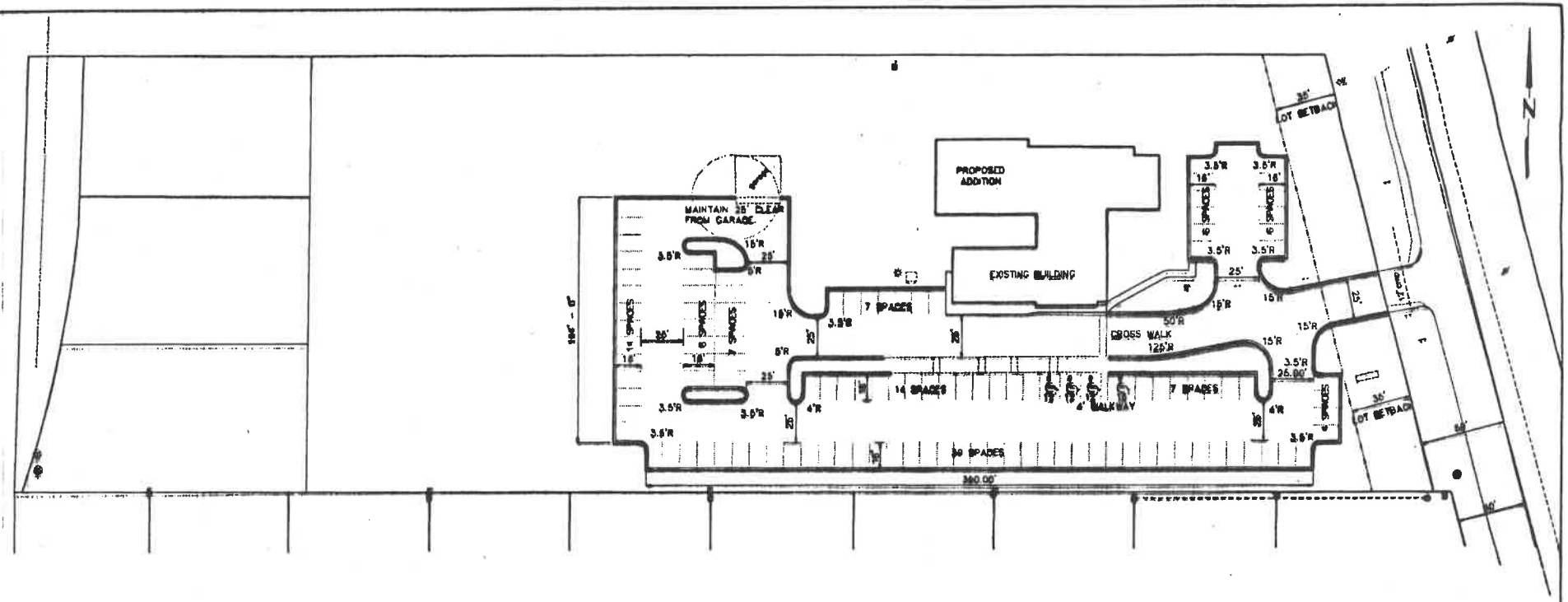
763.535 ft
763.899 ft
763.136 ft
763.281 ft
763.963 ft
763.503 ft
764.096 ft
763.540 ft
763.977 ft
763.979 ft
763.999 ft
764.502 ft
764.890 ft
765.104 ft
762.898 ft
763.743 ft
762.712 ft
763.691 ft
763.532 ft
763.353 ft
763.130 ft
762.846 ft
762.998 ft
762.566 ft
762.405 ft
762.672 ft
762.986 ft
763.425 ft
763.742 ft
764.285 ft
764.491 ft
764.610 ft
764.893 ft
764.100 ft
765.071 ft
764.782 ft
764.738 ft
764.000 ft
764.712 ft
765.068 ft
764.467 ft
764.528 ft
764.215 ft
764.947 ft
764.400 ft
764.739 ft
765.091 ft
765.406 ft
764.074 ft
765.080 ft
765.610 ft
766.059 ft
766.016 ft
765.220 ft
763.921 ft
765.007 ft
765.199 ft
765.200 ft
764.688 ft
764.544 ft
764.461 ft
764.367 ft
764.298 ft
764.548 ft
764.884 ft
765.106 ft
764.999 ft
764.850 ft
764.850 ft
764.800 ft
764.700 ft
764.500 ft
764.400 ft
764.200 ft
765.100 ft
764.611 ft

SCALE 1" = 15'
0 15 30 ft

REVISION	NO.
FOR CONSTRUCTION	0

Striping Plan

Project Name: 2025 West River Baptist Church
Drawn By: Nick Niemela
Date: 6.25.25
Location: Brooklyn Park, MN



NOTE:
ALL DIMENSIONS TO THE FACE OF THE CURB.
SEE DESIGN SECTION FOR B612 CURB FOR STAKING.

PARKING SHOWN = 116 SPACES
- 3 - 12' X 16' REQUIRED HANDICAP
- 1 - 16' X 16' REQUIRED HANDICAP VAN
- 112 - 18' X (VARIES 18' OR 19' DEEP) SPACES

ADDENDUM TO PLANS FOR
ADDITION TO
WEST RIVER ROAD BAPTIST CHURCH

SITE PLAN
SCALE: 1" = 30'
JULY 11, 1992

BY: OWNER WRRSITEP.DWG SHEET 1 OF 4

WEST RIVER ROAD BAPTIST CHURCH

8801 West River Road, Brooklyn Park MN 55444

/ 763-566-2792

/ wrrbc.org

/ churchbiz@q.com

To whom it may concern

The membership at West River Road Baptist Church has contracted with Goodmanson to remove the westernmost part of our parking lot to suit our needs more accurately. The purpose of the project is to have Goodmanson remove our deteriorated parking lot and improve the flow and accessibility to our church facilities.

The plan for the westernmost section of the parking lot is to backfill it with dirt and return the land back to green space. We are currently working with companies to facilitate that phase of the project with the intention of having it complete by the fall of 2025.

Pastor Josh Nicholson

West River Road Baptist Church

8801 West River Rd.

Brooklyn Park MN 55444

GOODMANSON CONSTRUCTION

PROPOSAL

600 KASOTA AVE SE
MINNEAPOLIS, MN 55414
OFFICE: (651) 636-4996

WWW.GOODMANSONCONSTRUCTION.COM

Date: 4.14.25

Proposal Submitted To:
West River Road Baptist Church
Jim Robertson
612-419-7176
nostrebor615@gmail.com

Work To Be Performed At:
Parking Lot
8801 West River Road
Brooklyn Park, MN 55444

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

(Site Diagram)

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

3.5" REMOVE & REPLACE ASPHALT: ***(Up to 20-25 yr Life-Range)***

- **EXCAVATE:** ***dig out up to 10" deep of soils to allow for proper drainage in NE corner of lot.***
- **PARKING LOT REMOVALS:**
  - ✓ Removal of 10,600 SF of asphalt on west end of lot.
  - ✓ Removal of 485 LF of Curb & Gutter
  - ✓ **Dirt, seed or sod done by OTHERS.**
  - ✓ **Goodmanson can dump loads of black dirt in area for landscaper to use for an agreed upon price.**
- **CURB & GUTTER (161 LF):**
  - ✓ Install of B612 & Surmountable Curb and Gutter.
- **CONCRETE SURROUND (2):**
  - ✓ Install 5" thick Concrete Surround around a sewer grate & a curb grate.
  - ✓ 9' x 9' around sewer grate & 6' x 6' around Curb Grate.
  - ✓ ***If an added concrete surround is needed…add $2,550.00.***
- **ASPHALT 3.5" (4,055 SY):**
  - ✓ Mill out or remove entire failing asphalt parking lot.
  - ✓ Install a **3.5" lift** with SPWEB340 asphalt mix or Similar hot asphalt mix with machine paver.
  - ✓ Compact with vibratory rollers.
  - ✓ Final cleaning/sweeping of parking lot.
- ***Goodmanson assumes all concrete flatwork & curb & gutter to remain unless there is damage.***
- **STRIPING** per current layout plan.
  - ✓ Includes applying 2 coats of striping paint.

****Exclusions:**

1. Relocating/Damage to buried obstacles (irrigation, utilities, etc).
2. Irrigation work done by others. Irrigation most likely will be damaged during excavation.
3. Owners responsible for private utilities.
4. Locates for private utilities **(estimated cost: $1,200 - $2,000)**
5. Landscaping, Watering of Seed/Sod. Tree or Stump work.
6. Plumbing, irrigation, any railing or metal work, painting, siding, electrical work, & Sewer work
7. Cost of Permits ***if needed*** (estimated cost: ~$700.00-1,250.00 ***if needed***).
8. Repairs to unforeseen issues during excavation.
9. Normal Work hours (Monday-Friday 7am-6pm) & Winter Conditions (November 1st-April 15th)
10. **Any other work outside the scope described above or change in design.**

DS
PJN

WORK CREW

- **All concrete work to be expertly performed by Goodmanson employees/ACI Certified Finishers.**

LICENSED BONDED AND INSURED

- **MN LIC#: BC627075**
- **$9 million umbrella coverage**

Terms of Proposal

MN License #BC627075 | AA/EEO/Vets/Disability Employer

Length of Proposal:
This proposal may be withdrawn by Goodmanson Construction if not accepted within 7 days.

Permits (if necessary):
Cost of permit(s), if needed, not included in this proposal. Goodmanson Construction will obtain and asked to be reimbursed.

Concrete/Asphalt Removal (if applicable):
Cost includes up to 5½" of existing concrete/asphalt removal. If thicker than 5½", $0.50 per inch of extra thickness per square foot will be charged following discussion and signed change order from owner.

Sub Soil (if applicable)
Cost includes up to 6" of recycled concrete base installation. If additional base is required, $0.50 per inch of base per square foot will be charged following discussion and signed change order from owner.

Railings (if applicable):
Goodmanson does not replace or install railings. We recommend Andrew Laliberte with Dakota Unlimited 651-322-7123.

Irrigation Systems/Electrical/Utilities (if applicable):
Not responsible for damage to irrigation lines and heads/electrical lines/utilities. Gopher One locates requested by Goodmanson are for the safety of our employees only. Public and private utility locates do not guarantee location of utilities nor guarantee Goodmanson can avoid damage. Goodmanson will use the best care possible to prevent any damage and will repair unexposed services at additional charge.

Payment Schedule:
10% deposit required to schedule (new customer), Payments Due as Work Progresses, Balance Due Day of Completion
18% per Year (1.5% month) Late Fee Applies on All Late Payments
CASH & CHECK ACCEPTED OR MASTERCARD & VISA WITH 2 % SERVICE FEE

Concrete has a natural variation in appearance and color similar to marble, granite and wood. Keep in mind that the color samples shown are an approximation of the final concrete color of the finished concrete. The in-place concrete will be affected by the concrete mixture, materials selected, finishing techniques, curing and sealing methods and weather conditions. Final in-place concrete will NOT look exactly like samples.

Any alteration or deviation from specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's Compensation and Public Liability Insurance on above work to be taken out by: Goodmanson Construction, Inc. All concrete cracks. Every measure possible will be taken to control cracks so they cannot be seen.

PRE-LIEN NOTICE: ANY PERSON OR COMPANY SUPPLYING LABOR OR MATERIALS FOR THIS IMPROVEMENT MAY FILE A LIEN AGAINST YOUR PROPERTY IF THAT PERSON OR COMPANY IS NOT PAID FOR THE CONTRIBUTIONS.

UNDER MINNESOTA LAW, YOU HAVE THE RIGHT TO PAY PERSONS WHO SUPPLY LABOR OR MATERIALS FOR THIS IMPROVEMENT DIRECTLY AND DEDUCT THIS AMOUNT FROM OUR CONTRACT PRICE, OR WITHHOLD THE AMOUNTS DUE THEM FROM US UNTIL 120 DAYS AFTER COMPLETION OF THE IMPROVEMENT UNLESS WE GIVE YOU A LIEN WAIVER SIGNED BY PERSONS WHO SUPPLIED ANY LABOR OR MATERIAL FOR THE IMPROVEMENT AND WHO GAVE YOU TIMELY NOTICE.

CUSTOMER'S THREE-DAY RIGHT TO TERMINATE: CUSTOMER IS ADVISED THAT IF THE WORK INVOLVES THE CUSTOMER'S HOMESTEAD, FEDERAL LAW ALLOWS CUSTOMER TO TERMINATE THIS AGGREEMENT FOR ANY REASON WITHIN THREE (3) DAYS AFTER SIGNING IT. CUSTOMER ACKNOWLEDGES THAT THEY HAVE RECEIVED SUCH NOTICE PURSUANT TO THIS SECTION AND PURSUANT TO THE NOTICE OF RESCISSION ATTACHED HERE TO.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. Goodmanson Construction is authorized to do the work as specified. Payment will be made as outlined above.

Signature: DocuSigned by: Pastor Josh Nicholson 1DE1014E2F00459... Date: 4/15/2025 | 12:46 PM PDT

BILLING INFORMATION ***Preferred Billing:*** ☐ ACH ☒ Email ☐ USPS

Company Name: West River Road Baptist Church

DBA (if applicable): n/a

Company Address (bill to): 8801 West River Road

City, State, Zip (bill to): Brooklyn Park, MN 55444

AP Contact Name: Daryl Moreau

AP Contact E-mail: Churchbiz@q.com

AP Contact Phone: 763-566-2792

Project Name: Parking Lot

DOCUMENTS NEEDED:

☐ W-9

☐ Certificate of Insurance

☐ P.O. # _____

☐ Other _____

Submitted by:
Jake Wegscheider
Project Estimator/Designer

Prepared by:
Hennepin County, Minnesota
Resident and Real Estate Services
Survey Division

N1/2 SW1/4 SEC.13 T.119 R.21

BROOKLYN PARK - 48

32

31

SEC.14 T.119 R.21

89TH AVE N

LEONARD HANSON ADDN

HUMBOLDT AVE N

SONSHINE ADDN

GOVT LOT 3

PARKLAND

88TH AVE N

CREEKSIDE

87TH AVE N

EMERSON AVE N

FREMONT AVE N

WEST RIVER RD

AUD SUBD NO 289

R L S NO 422

MISSISSIPPI RIVER

BANFILLS ISLAND

ANOKA COUNTY

GOVT LOT 2
SEC.4 T.030 R.24

MISSISSIPPI

BANFILL CIR N

WOODS

87TH AVE N

RIVERVIEW TERRACE

ISLAND

ANOKA COUN

DOC NO 5843201

704.5 AUD SUBD 289

-X-

-X-

N

This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty express or implied, including fitness for any particular purpose, merchantability, or the accuracy and completeness of the information shown.

0 100 200 300 Feet

COPYRIGHT © HENNEPIN COUNTY 2021

LEGEND

- STORM SEWER DISTRICT BOUNDARY
- SCHOOL DISTRICT BOUNDARY
- WATERSHED DISTRICT BOUNDARY
- TAX INCREMENT DISTRICT BOUNDARY
- MUNICIPAL BOUNDARY

Last Updated: Jun 25, 2021

PROJECT: _____ **CASE #:** _____

	Total Estimate		LOC Developer Bond 95%	Cash Bond 5%	Engineering Escrow/ Developer's Escrow 3%
On-Site	$24,752.00	$24,752.00	$23,514.40	$1,237.60	$742.56
Rounded Amounts		(100%)	***$23,500.00***	***$1,200.00***	***$700.00***
Off-Site	$0.00	$0.00	$0.00	$0.00	$0.00
Rounded Amounts		(150%)	***$0.00***	***$0.00***	***$0.00***
Amount in Contract			***$23,500.00***	***$1,200.00***	***$700.00***
On-Site Reduction		$0.00	**$0.00**		
Off-Site Reduction		$0.00	**$0.00**		

Off-Site Improvement Estimates		**Date: _____ Reduction %**	**New Amount**	**Date: _____ Reduction %**	**New Amount**
			$0.00		
Total	$0.00		$0.00		

On-Site Improvement Estimates		**Date: _____ Reduction %**	**New Amount**	**Date: _____ Reduction %**	**New Amount**
Earthwork	$17,217.00				
Erosion Control	$0.00				
Site Utilities	$0.00				
Curb/Gutter/Walks	$7,535.00				
Paving/Striping	$0.00				
Landscape/Irrigation	$0.00				
Monument	$0.00				
Site Lighting	$0.00				
Total	$24,752.00				

Special Improvements		
	Total	$0.00

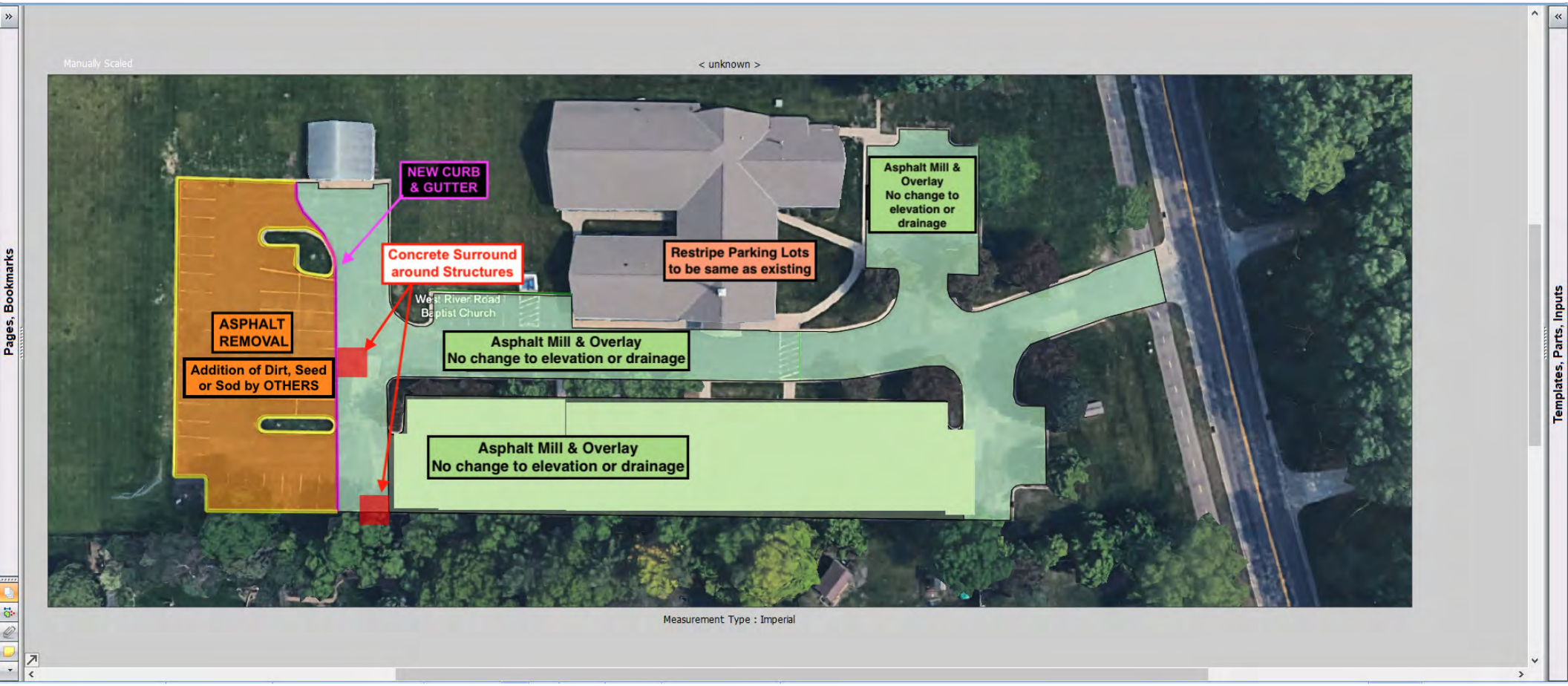
Maintenance Bond required when all improvements have been completed.

Amount of Bond $0.00

Maintenance Bond Received: _____

Craig Runnakko Date

Paul Mogush Date


Manually Scaled
< unknown >
NEW CURB & GUTTER
Concrete Surround around Structures
ASPHALT REMOVAL
Addition of Dirt, Seed or Sod by OTHERS
West River Road Baptist Church
Restripe Parking Lots to be same as existing
Asphalt Mill & Overlay No change to elevation or drainage
Asphalt Mill & Overlay No change to elevation or drainage
Asphalt Mill & Overlay No change to elevation or drainage
Measurement Type : Imperial
Pages, Bookmarks
Templates, Parts, Inputs

DRAFT MEMORANDUM

SRF Project No. 19327

To: Scott Trafford, Project Manager
Goodmanson Construction

From: Brent Clark, PE, Project Manager
Payton Gehloff, Engineer I

Date: June 6, 2025

Subject: West River Road Baptist Church Parking Study, Brooklyn Park, MN

Introduction

SRF has completed a parking study at the West River Road Baptist Church which is located in the northwest quadrant of the West River Road and 88th Avenue intersection in the City of Brooklyn Park, Minnesota (see Figure 1: Project Location). The church is moving forward with a resurfacing project that is expected to reduce the overall number of parking spaces on site. Therefore, the main objectives of the study are to review the existing parking demand on-site, compare it with the proposed parking supply, and determine if the removal of parking spaces due to the resurfacing project will result in a parking deficit. The following information provides the assumptions, analysis, and study findings offered for consideration.

Project Background

As mentioned previously, the West River Road Baptist Church is in the process of resurfacing its existing parking lot. Prior to the project, the parking lot contained approximately 127 parking spaces. The project, which has largely been completed, has removed approximately 40 spaces, resulting in 87 total parking spaces. The removed area is expected to be converted into green space with the intent of improving the church grounds. It should be noted that a traversable curb was included in the redesign to allow vehicles to access the area if overflow parking was ever needed.

Parking Demand Analysis

To assess the current parking demand, parking utilization counts were conducted during the church's peak periods, which occur during Sunday services. These times were identified by the church as having the highest attendance and greatest parking demand. The observations focused on the following service times:

- Sunday Service at 10:45 a.m.
- Sunday Service at 6:00 p.m.

SRF

Project Location

West River Road Baptist Church Parking Study
Brooklyn Park, MN

Figure 1

02519327
June 2025

The counts, which are detailed in Table 1, reflect typical parking conditions at the church. While the church also holds study groups and meetings on Wednesday evenings, attendance at these events is lower than on Sunday services, therefore, they were not evaluated. Based on the counts, the church parking lot was observed to be only 20 to 29 percent utilized during peak periods.

Table 1 Parking Utilization Counts

Lot	Parking Supply	Sun – June 1		Sun – June 1	
		10:45 a.m.		6:00 p.m.	
		Demand	% Utilized	Demand	% Utilized
Church Lot (With Removal of Spaces)	87	25	29%	17	20%

City Code Requirements

A review of the City parking requirements was conducted to determine the minimum required parking spaces for the number of seats in the church. As shown in Table 2, based on the city parking requirements, every 2.5 seats within the church require a parking space. Based on discussions with the church, the auditorium, which is where services occur, can accommodate 175 seats, and the banquet hall can accommodate 201 seats. It should be noted that the two gathering spaces are never utilized simultaneously, and the church's constitution does not allow them to rent out the building for any purpose. Therefore, the banquet hall capacity was utilized to represent a conservative estimate. Despite the removal of 40 parking spaces, the church still meets the city parking code requirements.

Table 2 City Parking Requirements

Land Use	Size	Parking Code	Spaces Required	Parking Supply
Assembly/Banquet	201	1 per 2.5 seats	81	87

Attendance Patterns and Holiday Peaks

Based on discussions with the church, attendance levels at the facility have remained relatively stable over the last decade and little change is anticipated in the future. Based on the parking counts and general attendance data provided by the church, Sunday services typically have an average vehicle occupancy (AVO) of approximately 2.4 people per vehicle. Given this AVO, a full capacity event in the 201-person banquet hall would generate a parking demand of about 84 vehicles. This demand is lower than the available parking supply, indicating that the site can accommodate a maximum-capacity event without exceeding the parking supply.

In the rare event that parking demand temporarily exceeds capacity, additional provisions are in place. The curb along the west side of the property is traversable, allowing for additional overflow parking if needed. Note that if overflow is needed during winter months, snow will need to be cleared in the grass area in advance of the event.

Summary of Key Findings

SRF has completed a parking study at the West River Road Baptist Church. The study evaluated the current parking demand, assessed compliance with City parking requirements, and considered future parking following a resurfacing project that reduced on-site parking from 127 to 87 spaces. Key findings from the parking study are as follows:

- **Parking Utilization is Low:** Parking utilization counts during peak periods (Sunday services at 10:45 a.m. and 6:00 p.m.) revealed that the parking lot was only 20–29% occupied, indicating that there is significant available capacity during the church's highest usage periods.

- **City Code:** The City of Brooklyn Park requires one parking space per 2.5 seats in assembly areas. Based on the 201-seat capacity banquet hall, 81 parking spaces are required, which are fewer than the current parking supply. Note the church also has a 175-seat auditorium, but the two spaces are never used simultaneously.

- **Attendance Patterns & Holiday Peak:** Based on the observed vehicle occupancy, the church is expected to be able to accommodate the parking demand for a maximum capacity event. Based on discussions with the church, attendance levels have been consistent over the past decade, with no significant growth that would increase parking demand. If required, overflow parking can be accommodated via a traversable curb in the newly implemented green space, offering flexibility for holidays or other rare peak demands.

The reduced parking supply at West River Rd Baptist Church is adequate for current and projected needs, and the site remains compliant with city parking requirements. Therefore, no additional parking modifications are needed at this time.

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.3	**Meeting Date:**	August 25, 2025
Agenda Section:	Consent	**Originating Department:**	Community Development
Resolution:	N/A		
Ordinance:	FIRST READING	**Prepared By:**	Matt Hayes-Regan, Associate Planner
Attachments:	2	**Presented By:**	Paul Mogush, Planning Director
Item:	DEV15-113 Commercial Vehicle Parking Zoning Code Amendment		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT ON FIRST READING AN ORDINANCE AMENDING SECTIONS 152.901(F) AND 152.1008 OF THE BROOKLYN PARK CITY CODE PERTAINING TO PARKING OF COMMERCIAL VEHICLES.

Planning Commission:

The Planning Commission held a public hearing on August 13, 2025 at their regular meeting. Nobody from the public spoke during the hearing.

Staff clarified at the Planning Commission meeting that the proposed text amendments are regarding parking standards on residential properties. The amendments are not to the Traffic Code, which enforces parking requirements on public streets.

The Planning Commission voted unanimously to recommend approval of the site plan review as presented.

Overview:

Pursuant to §152.309 of the zoning code, amendments to the text may be initiated by a simple majority vote of either the Planning Commission or City Council. Any zoning code amendment adopted by the City Council becomes effective either 30 calendar days after publication or on a later date specified in the adopting ordinance.

Staff from the Planning and Environmental Health Divisions frequently collaborate on zoning enforcement matters to ensure consistent application of the Zoning Code. Through this ongoing coordination, and in consultation with the City Attorney, it was determined that the existing language in the zoning code regulating the parking of commercial vehicles is inconsistently interpreted, which has created challenges in enforcement. To improve the usability of the code and enhance staff's ability to respond effectively to violations, revisions to this section are proposed.

The proposed amendment does not represent a new policy direction. It reinforces and clarifies the original intent of the zoning code regarding commercial vehicle parking. Inconsistent wording in the existing text has made enforcement challenging and, at times, subject to differing interpretations. By refining the language, the amendment strengthens the code's enforceability.

The following are the applicable Code Sections Staff proposes amending. Please note the ~~text with strikeout is proposed for deletion~~ and the text underlined text is proposed for insertion.

Section	Title	Text
152.901	Accessory residential performance standards	(F) *Outdoor storage and Parking of Commercial Vehicles*. (1) Storage of agricultural equipment may be permitted only on land assessed, used, and zoned as agricultural and must comply with all other applicable sections of the city code. (2) ~~*Commercial vehicles.*~~ Outdoor ~~storage~~ parking of commercial vehicles is limited to one vehicle per dwelling unit. ~~Additional parking of commercial vehicles is permitted in a garage.~~ Parking of commercial vehicles must comply with § 152.1019. Outdoor parking of ~~S~~semi trucks, semi trailers, dump trucks, tow trucks, and commercial vehicles with a registered gross weight over 15,000 pounds or in excess of 30 feet in length ~~are~~ is not permitted except when the vehicle is being used for loading or unloading or for rendering a service on the property.
152.1008	Commercial Vehicle Parking Standards	(A) *Commercial vehicles in nonresidential districts*. Outdoor ~~P~~parking of commercial vehicles is permitted as an accessory use in nonresidential zoning districts subject to the following: (1) Commercial vehicles must either be related to the principal use or the owner/operator of the vehicle must have written permission of the property owner; and (2) Outdoor parking of commercial vehicles is restricted to the following locations: (a) In a parking space in compliance with § 152.1019 provided that no vehicle occupies more than one legal parking space; (b) In a staging area in compliance with § 152.1015; and (~~5~~c) In the Business Park (BP), General Industrial (I), Transit-Oriented Development Employment (TOD-E) Districts, commercial vehicles may be parked on a paved surface behind the front of the building provided that the vehicles do not block drive aisles or public right of way. (B) *Commercial vehicles in residential districts.* Outdoor ~~storage~~ parking of commercial vehicles is limited to one vehicle per dwelling unit. ~~Additional parking of commercial vehicles is permitted in a garage.~~ Parking of commercial vehicles must comply with § 152.1019. Outdoor parking of ~~S~~semi trucks, semi trailers, dump trucks, tow trucks, and commercial vehicles with a registered gross weight over 15,000 pounds or in excess of 30 feet in length ~~are~~ is not permitted except when the vehicle is being used for loading or unloading or for rendering a service on the property.

Explanation of Changes

The proposed zoning text amendments clarify and refine standards related to the outdoor parking of commercial vehicles in both residential and nonresidential zoning districts. These changes are intended to improve code enforceability, ensure consistency across zoning sections, and better align the zoning ordinance with current enforcement practices and land use expectations. The following key revisions are proposed:

- The amended language clearly limits the outdoor parking of commercial vehicles in residential districts to one vehicle per dwelling unit. It also specifies that additional vehicles may only be parked within a fully enclosed garage.

- Duplicative or similar provisions that previously appeared in multiple sections with slight variations have been standardized.

Overall, these amendments aim to promote more effective enforcement, reduce interpretation challenges, and uphold the commercial vehicle standards of residential and commercial areas throughout the city.

Staff Recommendation:

Staff recommends approval of the text amendment as presented, and as reflected in the draft ordinance.

Budgetary/Fiscal Issues: N/A

Alternatives to consider:

1. Approve the amendments with modifications.
2. Decline to approve the amendments.

Attachments:

4.3A ORDINANCE
4.3B PC MINUTES

ORDINANCE #2025-

AN ORDINANCE AMENDING SECTIONS 152.901(F) AND 152.1008 OF THE BROOKLYN PARK CITY CODE PERTAINING TO PARKING OF COMMERCIAL VEHICLES

~~Text with strikeout is proposed for deletion~~
Underlined text is proposed for insertion

The City of Brooklyn Park Does Ordain:

Section 1. Section 152.901(F) of the Brooklyn Park City Code is amended to read as follows:

(F) *Outdoor storage and Parking of Commercial Vehicles.*

(1) Storage of agricultural equipment may be permitted only on land assessed, used, and zoned as agricultural and must comply with all other applicable sections of the city code.

(2) ~~*Commercial vehicles.*~~ Outdoor ~~storage~~ parking of commercial vehicles is limited to one vehicle per dwelling unit. ~~Additional parking of commercial vehicles is permitted in a garage.~~ Parking of commercial vehicles must comply with § 152.1019. Outdoor parking of ~~S~~semi trucks, semi trailers, dump trucks, tow trucks, and commercial vehicles with a registered gross weight over 15,000 pounds or in excess of 30 feet in length ~~are~~ is not permitted except when the vehicle is being used for loading or unloading or for rendering a service on the property.

Sec. 2. Section 152.1008 of the Brooklyn Park City Code is amended to read as follows:

§ 152.1008 COMMERCIAL VEHICLE PARKING STANDARDS.

(A) *Commercial vehicles in nonresidential districts*. Outdoor ~~P~~parking of commercial vehicles is permitted as an accessory use in nonresidential zoning districts subject to the following:

(1) Commercial vehicles must either be related to the principal use or the owner/operator of the vehicle must have written permission of the property owner; and

(2) Outdoor parking of commercial vehicles is restricted to the following locations:

(a) In a parking space in compliance with § 152.1019 provided that no vehicle occupies more than one legal parking space;

(b) In a staging area in compliance with § 152.1015; and

(~~5~~c) In the Business Park (BP), General Industrial (I), Transit-Oriented Development Employment (TOD-E) Districts, commercial vehicles may be parked on a paved surface behind the front of the building provided that the vehicles do not block drive aisles or public right of way.

(B) *Commercial vehicles in residential districts.* Outdoor ~~storage~~ parking of commercial vehicles is limited to one vehicle per dwelling unit. ~~Additional parking of commercial vehicles is permitted in a garage.~~ Parking of commercial vehicles must comply with § 152.1019. Outdoor parking of ~~S~~semi trucks, semi trailers, dump trucks, tow trucks, and commercial vehicles with a registered gross weight over 15,000 pounds or in excess of 30 feet in length ~~are~~ is not permitted except when the vehicle is being used for loading or unloading or for rendering a service on the property.

5 PUBLIC HEARING

5.3 Planning Case #25-113 – Commercial Vehicle Parking Text Amendment

Associate Planner Hayes-Regan presented a Zoning Text Amendment to the commercial vehicle parking requirements. He noted that the current language is inconsistent and provides challenges to enforcement. He reviewed the proposed changes included in the text amendment and recommended approval as presented.

Commission Chair Cavin opened the public hearing.

Seeing no one approach the podium, Commission Chair Cavin closed the public hearing.

Commission Chair Cavin asked the definition of parking. He asked if there would be no commercial vehicles allowed to park within residential areas.

Planning Director Mogush stated that a commercial vehicle would be allowed to load/unload or provide a service to a residential property.

Associate Planner Hayes-Regan confirmed that parking outside of those uses would be prohibited for commercial vehicles over 15,000 pounds.

Commission Chair Cavin asked if a time limit should be added, such as no more than two days.

Planning Director Mogush commented that the Commission could recommend a change to add additional language under the exception to clarify the length of time.

Associate Planner Hayes-Regan commented that this is coming forward because of issues with ambiguity related to how long vehicles can be at a property.

Commission Chair Cavin recognized enforcement issues with an auto-related use, which brought forward these changes, but wanted to ensure that loading and unloading, and exceptions would be allowed.

Commissioner Udomah referenced the exceptions as proposed. He stated that there was a situation that went on for eight months, which was recently resolved, with the reasoning that they were serving a property and agreed there should be a limit on how long that could occur. He asked how that situation could be addressed without limiting or overpermitting parking.

Planning Director Mogush clarified that the zoning code regulates parking on residential property, while another section manages parking on the street. He stated that staff have worked to make those two parts of the Code relatively consistent. He stated that in 2022, the Commission and Council approved extensive changes to the parking of commercial vehicles on residential and commercial property, which allowed people operating their own businesses to park their commercial vehicles on their own residential property. He stated that if a commercial vehicle is parked on the road for eight months, that is clearly a violation. He stated that this amendment would clarify instances on the margins. He stated that if there is a moving truck in the driveway that is clearly providing service to the home, that would be easy to identify. He agreed that it could be helpful to have some clearly defined period of time included on the exception table.

Commission Chair Cavin asked and received confirmation that this amendment would be related to parking on the driveway.

Commissioner Borer asked if service vans would fall into this category.

Associate Planner Hayes-Regan commented that if the van fell below 15,000 pounds, it would not be defined as a commercial vehicle.

Commissioner Arah used the scenario of someone being an over-the-road truck driver and did not believe this Code would allow someone to park their vehicle in a driveway or on the street.

Planning Director Mogush replied that both would be illegal, and this language would prevent someone from parking it on their property.

Commissioner Arah asked where someone would park their vehicle if they were going to be home for a week.

Planning Director Mogush stated that it was a big part of the discussion in 2022. He commented that they had heard comments from people who were over-the-road drivers as well as neighbors who did not want those vehicles parked on the street near their homes. He stated that the changes made it possible for homeowners to park their service vehicles in their driveways and also made it easier for owners of commercial properties to make certain areas of their property available to park their vehicles. He stated that it is now easier for someone to find a commercial area to park their vehicle while keeping those vehicles out of the residential areas.

Councilmember McGarvey asked where transit commercial vehicles are addressed. He noted that within a ten-block area of his home, there are at least three properties that have between six and ten transit vehicles parked on their property.

Planning Director Mogush commented that it would be possible that there would be a violation in that situation if the vehicles exceeded 15,000 pounds.

Councilmember McGarvey asked why the weight is used when the vehicles require commercial operator licensing. He invited staff to visit the area to determine if there are violations.

Associate Planner Hayes-Regan commented that this is a small excerpt of the section of the Code.

Commission Chair Cavin recognized the difference between the aesthetics desired for a neighborhood and the need to balance that with people trying to make a living. He stated that this would prevent people from making a living over aesthetic issues, recognizing that there are also impacts to property values.

Commissioner Wako commented that many people drive trucks regionally and asked if this would address where those semis can park.

Associate Planner Hayes-Regan replied that this language would make it clear that those vehicles should not be parked in residential areas. He commented that there are businesses that fill the gap and need to offer services for parking these vehicles outside of residential areas.

Commissioner Wako asked how the 15,000-pound threshold would be enforced.

Associate Planner Hayes-Regan provided additional details on the correction order process and how it is determined that a vehicle would meet this criterion. He stated that a property owner would be notified

that they have a certain amount of time to resolve the issue, and if that were not done, additional notice would be issued, potentially with fines.

Commissioner Wako asked if these vehicles could be parked on religious institution property.

Associate Planner Hayes-Regan commented that a religious institution would operate under a Conditional Use Permit (CUP), which would address parking. He stated that religious institutions that were developed prior to the requirement for a CUP would fall under the parking requirements under the Code.

Commissioner Turner appreciated the details related to the code enforcement process and asked if the process includes providing information to the resident related to possible parking locations.

Associate Planner Hayes-Regan confirmed that staff would share that information with the resident.

MOTION UDOMAH, SECOND GAYE-BAI, TO RECOMMEND APPROVAL OF AN ORDINANCE AMENDING SECTIONS 152.901(F) AND 152.1008 OF THE BROOKLYN PARK CITY CODE PERTAINING TO PARKING OF COMMERCIAL VEHICLES.

MOTION CARRIED UNANIMOUSLY.

Associate Planner Hayes-Regan stated the public hearing item is scheduled to be reviewed at the City Council meetings on August 25, 2025, and September 8, 2025.

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.4	**Meeting Date:**	August 25, 2025
Agenda Section:	Consent	**Originating Department:**	Administration
Resolution:	N/A		
Ordinance:	N/A	**Prepared By:**	Devin Montero, City Clerk
Attachments:	3	**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 WORK SESSION OF FEBRUARY 3, 2025, AS PRESENTED BY THE CITY CLERK.

MOTION _____, SECOND _____, TO APPROVE THE MINUTES OF THE BROOKLYN PARK CITY COUNCIL MEETING OF JUNE 23, 2025, AS PRESENTED BY THE CITY CLERK.

MOTION _____, SECOND _____, TO APPROVE THE MINUTES OF THE BROOKLYN PARK CITY COUNCIL MEETING OF AUGUST 11, 2025, AS PRESENTED BY THE CITY CLERK.

Overview: N/A

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments:

4.4A CITY COUNCIL WORK SESSION MINUTES FEBRUARY 3, 2025
4.4B REGULAR CITY COUNCIL MEETING MINUTES JUNE 23, 2025
4.4C REGULAR CITY COUNCIL MEETING MINUTES AUGUST 11, 2025

REGULAR BROOKLYN PARK CITY COUNCIL WORK SESSION

Monday, February 3, 2025
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 Christian Eriksen, Shelle Page, Tony McGarvey, Maria Tran; Amand Cheng Xiong, Nichole Klonowski; City Manager Jay Stroebel; Dr. Angel Smith, Assistant City Manager; Finance Director LaTonia Green; Community Development Director Tim Gladhill; Operations and Maintenance Director Greg Hoag; Police Chief Mark Bruley; Assistant to the City Manager Zach Kramka and City Clerk Devin Montero

ABSENT: None.

PARTICIPATING BY INTERACTIVE TECHNOLOGY: Council Member Tony McGarvey.

Mayor Winston read a statement regarding Council members participating via interactive technology.

B. GENERAL INFORMATION-None.

C. DISCUSSION ITEMS/GENERAL ACTION ITEMS:

Mayor Winston stated the order of agenda items would be changed to C4, C2, C1 and C3.

C.4 Immigration Discussion Update (3:02:00)

City Manager Stroebel stated in response to the conversation last week regarding immigration, tonight would be an update and any potential Council actions would be brought forward next Monday.

He stated the HR Director had been doing some research on an ordinance outlining city employee's responsibility related to immigration enforcement and would provide an update.

He stated the police and fire chief had been looking at revised language relative to their police and fire specific policies. He stated the two departments maintained specific policy handbooks for their employees and the city had an overarching employee handbook for all city staff but those two departments had specific policies.

He stated the Communications Manager would provide an update on what she and her team had been doing.

He stated Dr. Smith would provide an update on outreach. He stated they would then provide an update on what the school partners were doing.

HR Director Kraabel stated last Friday, the ordinance for Minneapolis and St. Paul were sent electronically to the Council members and provided hard copies to the Council tonight. She stated the ordinances were 20 years old and in place for quite some time. She stated they were called separation ordinances where it defined the responsibility of city employees relative to

three topics, general city services, public safety services, and complaints against employees or grievance or discipline process should an employee not comply with the ordinance. She stated based on her review of the two city websites; it did not appear that either city had a policy that correlated to the ordinance. She stated the ordinance gave directions to the employees as to what was expected of them in their behavior on the topic. She stated it was likely that individual departments might have their own operating policies as to how to address the topic. She stated there weren't employee personnel policies across the organization that spoke on the topic. She stated she reached out to her HR contacts and asked about the immigration ordinance and the general theme was no. She stated the ordinances they had from Minneapolis and St. Paul were the only existing documents that they could refer to and were similar.

She stated for the HR function, when a new employee was hired in any organization, they required a completed I-9 documentation. She stated that document proved or verified the new employee was eligible to work in the United States. She stated they were legally required to ask for that proof of work status and were lists of the appropriate documentation that could be used to demonstrate that eligibility. She stated early in February they were given the authority to handle it on more of a virtual nature. She stated they now photocopy it or the person could upload the information.

She stated that once they had that information, if someone were to subpoena or data request it, they needed to provide that information. She stated that was another question, did they continue to ask for the information and make a photocopy or store it digitally or should they decide to purge that information once they received it.

She stated if they enacted an ordinance or policy, there were other processes in other departments where they were asking for proof of residence, proof of address, proof of participation in a program. She stated if they should be asking for it and if the answer was yes that was fine if there was a legal requirement. If the answer was no, they shouldn't be asking for it, then there might need to be a change to their practices on their forms. She stated those were the few things to think about, asking for it, were they requiring it; and were they maintaining it, when considering an ordinance or policy.

Council Member Klonowski stated some documents were required to be kept for seven years and asked if any of those applied to the I-9.

HR Director Kraabel stated that on the I-9, was required to maintain it for as long as they remained an employee and then was a record retention piece as to how long to maintain it after that point.

Mayor Winston stated what would help was the different processes they had internally. He stated a lot of the Council were visual, for example, for an employee that was the general process, the information was required, needed it for "X" number of years after it was required or that information was not required; or if they had it, the kept it for an "X" number of years. He thought when they made the final policy determination, it was easier to say, if the information was required by law, they had to do what they had to do because he didn't think anyone wanted to controvert the federal law. He stated he didn't want to keep information, whether it was immigration or in general didn't like people's information in hands that didn't need to be. He thought a general map of where they were with the different processes made sense so they could apply a general policy across that once they saw the information.

HR Director Kraabel stated that on the first page of the Minneapolis ordinance, under general city services paragraph two, was a good summary piece of information. “City employees, only solicit immigration information or inquire about immigration status when required to do so by law or program guidelines as evidence of a person’s identity and may ask to see personal identifying documents only when specifically authorized and required to do so by the employee’s work.” She stated there were very narrow circumstances when an employer or a service provider would ask for that information. She stated it was a good summary statement.

Mayor Winston stated he liked that general approach and also liked saying where they wouldn’t inquire into the immigration status of any person requesting documents. He liked some of the language in Section 44.02. He stated he had a lot of people calling him asking him about partners, when he spoke to the public or when it was put into policy, to have what was required and was not required so that he could get an organized fashion. To tell people that was what they needed to be certain about, what they didn’t need to be concerned about, that was what the law said, and that was how the city was staying withing the law.

HR Director Kraabel stated she could speak to the human resources function but couldn’t speak to the inspections and licensing and other functions in other city departments. She stated that it was the body of work the department directors and managers would have to spend time looking into what they were or were not doing and ensuring it complied with the circumstances that were identified.

Mayor Winston stated he knew they were trying to have something next week because of the timing and asked how long they thought they could do a deep dive into those particular processes in terms of the touch points on the immigration issues or where they could have a general policy or ordinance next week. He knew there had to be two readings, in the meantime, work on those particular deep dives and process where the Council could get involved in those issues.

HR Director Kraabel stated she met with the city attorney and employment attorney Mike Freske about whether it was moving ahead as an ordinance or as a policy. She stated the Council could direct the departments to undertake that work as the outcome.

City Attorney Thomson stated he looked at the I-9 form to see what it exactly said. He stated the employer was signing and saying, “I reviewed this documentation.” He asked if the current practice was to keep the documentation or give it back to the employee and sign the form that said they had seen the documentation or physically kept whatever documents that were given.

HR Director Kraabel stated the common practice in Brooklyn Park and for many employers was an image of the documentation was uploaded to their online orientation and onboarding system. She thought the documentation remained in the system and had not proactively purged that information from the system. She stated they were required to view it and not required to keep a copy of it.

City Attorney Thomson stated once they kept the documentation, it was data under the Government data practice and the Council’s policy was not to keep it. He stated they could look into it and make sure the records retention was another statute that said how long to keep the documents. He stated they would check if there was a requirement to keep it for thirty days or something. He stated on the ordinance discussion they had; Minneapolis and St. Paul adopted an ordinance because they had a different form of government. He stated they had different roles of the mayor and different roles of the city Council. He stated for the Council to enforce

things, at least in St. Paul, needed an ordinance. He stated that was why they did an ordinance in St. Paul, the Council wanted to have the ability to be able to enforce it and whatever they needed to do.

He stated he was discussing it with HR Attorney Mike Freske and Rachel Tierney, Kennedy and Graven, and she was for a while with the city of St. Paul as deputy city attorney and was familiar with the policy. He stated they didn't think it was necessary to put it in an ordinance and could put it in the policy. He stated if it was worded properly and did what the Council wanted to accomplish; it had the same enforcement mechanism and could discipline an employee for it. He stated he saw an advantage of the Council publicly proclaiming or wanting to go on record to say they were doing that. He stated they could do that with a resolution to approve the policy and could get it before the Council as a formal action to take so they could go on record publicly of doing it if that was the goal.

City Manager Stroebel asked if the Council wanted to direct staff to establish the policy, that could happen next week if timing was a factor. If the Council wanted to have a final version of a policy to bring back, it would probably take more time to get.

City Attorney Thomson stated if the Minneapolis or St. Paul ordinance the Council was thinking about, it wouldn't take time to get something to work with. He stated it would be too tight to get the actual one to the Council next week and a formal motion by the Council to do that would be a public proclamation and when they came back to the Council with the actual document, they could just do a motion. He stated if the Council preferred to have a resolution, the difference was a resolution was memorialized in a written document and a motion was just in the minutes of the Council meeting and whatever the goal of the Council was, they could accommodate it.

Council Member Klonowski asked if they didn't have an ordinance and there was a policy change, and was at the discretion of the city manager, could he change it without notifying the Council. She asked if an ordinance protected it from that or a resolution.

City Attorney Thomson stated a resolution would protect it from that and there were some policies with the police department and fire department, that were operational in nature. He stated those were adopted at the department level and didn't go to the Council. He stated the policy they were discussing was enough and would want it to go to the Council. He stated if the Council adopted a resolution, staff couldn't change the resolution, it would have to be amended later by the Council if they wanted to change it.

Mayor Winston stated a resolution would be on the record and was trying to look at it from a resident's perspective. He asked what the difference was between a resolution and an ordinance for that particular purpose.

City Attorney Thomson stated they were two different things. He stated in state law there was something that had to be done by ordinance. For the ordinance, the Council would have to do a second reading, and it was published in the newspaper. The resolution just got adopted and the city clerk kept it in the resolution file, but it was a permanent record of direction by the Council to do something. He stated in this case, if the Council wanted to prosecute someone for something, they needed an ordinance and gave an example, to not speed and would need an ordinance and couldn't do it by resolution.

He stated if the Council was talking about the enforcement mechanism, being disciplined or administrative action by city staff or the Council, they didn't need an ordinance for that. He

stated that other than publishing the ordinance in the newspaper and the city clerk filing it, didn't see much difference between a resolution and an ordinance in this case.

Mayor Winston stated he was comfortable with a resolution because of the timing of it. If they did an ordinance, it had two readings and made it a public record. He wanted the policies in place that protected the residents, and the staff was respecting that policy.

Council Member Page stated she was concerned about what the message was going to be when talking about I-9s for the staff. She didn't think the public was thinking about the I-9s. She stated they were having an HR type conversation when that wasn't what the residents were asking for. She stated if it was a resolution, then it should be clear what the Council's intentions were. She wanted to make sure the residents knew the goal was to make sure they knew they could call and not put themselves in harm's way because they were concerned about documentation.

Council Member Klonowski thought the HR issue was valid because it was another layer of complexity they were not thinking about but could come into play. She stated the city had a large immigrant base and some of them were employed with the city and what that could mean in the future. She stated that was something to look into and at the same time the resolution should happen sooner than later because of the level of protection. She agreed there were a lot of residents' concerns that needed immediate addressing while they worked on the nuance and complexity.

Mayor Winston stated at the next meeting recommended some type of policy being put in place as a stop gap. He stated there needed to be language of the different touch points for the different departments. He stated it would be nice to know where staff interacted, the potential for different issues and that it could be part of the longer-range policy or resolution the Council put in place. He stated if it was ready next week based upon St. Paul and Minneapolis and get that in front of the Council sooner than later.

Police Chief Bruley handed out the Police Department's immigration policy, 4.13. He stated a month ago when he reviewed the policy, before it all started, he had some concerns that it wasn't as precise or concise as it should be for the staff and for the community. He stated they spent some time looking for better language and thought they found one and tomorrow night it was going before the CMAT, which was the advisory committee of community members that he met each month. He stated a majority of them were immigrants and interested in it and they were part of writing the first version of the policy but also agreed when he brought it to them last time to have a specific and concise policy and thought that was the language change, they were going to see. He stated the section that gave him consternation was section 413.4, Detentions, and could see the edits what he wanted to be taken out and additions. He stated the language that was most important to him and to the community was: "*The Brooklyn Park Police Department works properly with all federal agencies but does not conduct department operations for the sole purpose of enforcing federal immigration laws. The Brooklyn Park Police Department employees shall not initiate actions to determine, verify, or detect a person's immigration status. Including but not limited to, questioning any person about their immigration status except as listed below."*

- *Enforcing laws and conducting investigations related to human trafficking and smuggling.*
- *Enforcing laws and conducting investigations related to controlled substance trafficking.*

- *Required by state law to verify eligibility for work benefits, service employment, or license condition verification of certain status.*

He stated that was what the HR Director was talking about in the ordinance. He talked about the gun permits and other things the police department issued where they might have a driver's license but might not be here legally and couldn't issue a gun permit. He stated the language was less wordy, short and concise and was good for the employees to be clear and for the community to understand where the police stood on the topic. He stated he had been doing a lot of interaction with the community groups, podcasts and the community was talking about it and concerned.

Mayor Winston stated a lot of people were concerned with what the police department was doing and made sense to move in that direction. He stated it was important at the next meeting they were touching on immigration and the other policies they were talking about so people knew where the Council was with it.

Chief Bruley stated he got a lot of questions from both sides of the spectrum, from the immigrant community who were concerned about their status and how they interacted with the police department and other people that thought the police department should be partnering with immigration officers because people were in the city illegally. He stated he did a video shoot, today with the Communications Manager and got some good questions. He stated it was important to stay strong and get the city's voice out there on a couple of things. He wanted to talk about community members asking questions like why the police chief was worried about the immigrant community being able to report crimes. He stated as the public safety director, his job was to provide public safety and not just law enforcement, law enforcement was part of public safety. He stated they also did crime prevention where they made targets hard and the targets weren't just buildings with good locks and lighting. It was about making sure they didn't have vulnerable groups of people in the community that couldn't report crimes because they were fearful of their immigration status. He stated that it was ripe for wrongdoers to go after them, seek them out for trafficking and worse. He stated that it was a group that would be victimized repeatedly and drove crime up in the community and it was important the community could report crimes without worrying about their immigration status.

Mayor Winston stated the other piece was the city had limited resources. He stated when federal policy came down, it didn't mean that all the city's resources had to go toward supporting them. He thought they needed to use the resources as a city where they were going to provide the most bang for the buck or impact and didn't think it was necessarily helping with the federal level immigration question. He thought what they were seeing was violence interruption, to be fully funded, police alternative response teams and thought crime was going down.

He stated one of the things they saw with Huntington Place and with other apartments, when the police department started establishing a better relationship with Huntington Place, they found out more about domestic violence and other underlying issues. He stated that it was going to translate to learning more about one of the worst things out there, domestic violence. He stated it was going to help them understand some of the other crimes, beginning crimes or crime rings that were trying to form.

He stated if the city instilled fear in the communities, there was no way to get intel and things built up and then three years after the fact, would be saying, how that even got there and that particular community turned inward, didn't trust the city and couldn't control certain things and

that was what happened. He thought they had to look out for city interests and city safety first and needed to focus on their internal priorities.

Fire Chief Conway stated when calling 911, either there was a fire or emergency medical situation, and their focus was fixing the problem and not seeking personal identified information. He stated the Council had their standard policy 501 and nowhere in the documentation asked for immigration status. He stated in Section 511.3, Documentation, *"those responsible for patient care at the scene should complete the patient care report. Contact with individuals who did not qualify as patients should be recorded in the incident reporting*." He stated that referred to people who called 911 but did not have an emergency, that they needed support. "to document the offer of assistance or its declamation. He stated the reporting requirements for personal identification information included name; age, date of birth, and sex should be requested." He stated that information was synonymous with hospitals.

He stated they had some of that same information that carried over to the fire side when investigating arson investigations, damage to property, or post fires. He stated that information got transferred to the hospitals for medical records and HIPAA information. He stated they added a statement, "at no point shall responder request information pertaining to a patient's immigration status." He stated that it didn't assist in their emergency care.

Mayor Winston stated he pictured a situation where there was a hit and run or someone got hit crossing the street and laying in the street. Someone would come to help and might not have documented status but wanted to call it in and sit with that person until first responders arrived. He stated he wanted to create an environment where the city continued to take care of one another and people felt they could continue to access resources.

Fire Chief Conway stated they wanted to encourage the community to take care of them and a lot of times the witnesses saw things that could assist in how the fire department cared for someone. He stated a lot of the contact information they obtained or took care of someone who was unable to speak, a minor and they didn't have that information, through implied consent, they were going to take care of them. He stated they would pass that information to advanced life support provider or whatever the disposition of the patient was. He stated if someone knew someone or could get them in contact with someone, example, might have allergies to medication that needed to look out for. He stated that contact information was to ensure they were doing the best job possible to care for that patient.

Communications Manager Risikat Adesaogun gave an update. She stated everything they were seeing coming out of DC was rapid and everyday there was something new. She stated it was important they did everything they could to keep residents informed and dispelling any misinformation they saw. She stated it was important people understood what it meant for the city and what the city was doing.

She stated GovDelivery had a news release on the city statement sent out to all subscribers and had 15,000 residents subscribed to GovDelivery. She stated they also shared it across all the city's social media channels and had a robust web page with frequently asked questions and just got it translated today with Spanish, Hmong, Vietnamese and Somali for now. She stated they also had done some direct outreach to cultural media outlets and happy to partner with the Liberian News, Hmong News and Spanish news outlets. She stated they also had a community resources tool online that was launched in 2023 and until a week ago, it didn't have immigration resources and adjusted the tool and filled it with resources, things like the volunteer lawyer network, information on DOPA, and delegation of parental authority. She stated they were

sharing resources they became aware of through the Community Experience and Engagement Manager, Cindy Devonish and Racial Equity, Diversity and Inclusion Manager Marcellus Davis.

She stated the Communications Division also supported everything they did, such as, hosting a meeting or if they decided to do something it was up to communications to make sure people knew about it. She stated they had been working on videos, how the city was engaging on immigration issues for residents and a personal message from the mayor. She stated they also had been coordinating with Brooklyn Center as they had a high population of immigrants. She stated they also had received a lot of interest from the media and had been a concerted effort to draw comparisons with the city and some larger cities across the metro.

Mayor Winston stated if the Council got inquiries to get them to Communications Manager Adesaogun so they could have a coordinated response. He stated it was not a good look if people were looking at the city and they felt like the city was on a different page in terms of addressing it. He stated Brooklyn Park was going to solve the issues from a Brooklyn Park perspective and could take notes of what other cities were doing but was going to solve the issues from the city's perspective.

Dr. Angel Smith, Assistant City Manager, briefed the Council on behalf of the engagement team. She stated when they were going out in the community, they were proactively trying to make sure they were providing education, support services and building trust among the individuals they were connecting with. She stated over the past few days they reached out to 18 community partners and five had responded with plans of having an engagement event and wanting the city to be involved.

She stated the month of February was booked with events but proposed February 19 for a community led event. She stated the events would be hosted by the Human Rights Commission and trying to determine what March 20 would look like. She stated February 19, from 6:00 p.m. to 8:00 p.m., would be an educational session and would prepare their agenda based on requests by the Council they thought was relative to the virtual event. She stated March 20 6:00 p.m. to 8:00 p.m. was also a virtual event.

She stated they had ongoing co-partner events and collaborating with organizations within the community, such as faith based, schools or other cultural groups. She stated the expectation was for the mayor, police chief and someone from the Council to be present. She stated OLM was hosting an event on February 16, from 5:00 p.m. to 7:00 p.m. and CAPI on February 24. She stated other cultural groups had contacted them and would host something but didn't know the date, time and location. She stated there were other individuals who were interested in partnering with the city on something but didn't know what it would be. She stated there were others waiting to see what happened at Monday's Council meeting to make a decision as an organization on how they would move forward. She stated they also had been updating their partnership list with the schools.

She stated for their virtual events, the team was door knocking, going to apartment complexes, going to restaurants, and grocery stores, and making sure the information got out there. She stated they had been in communications with the schools and would also have flyers in multiple languages, Somali, Hmong, Vietnamese, and Spanish to make sure they were available at the schools, city hall, community buildings and high traffic locations within the city. She stated they were receiving emails and updates from community partners and would pass it on to the communications team to determine if it would go on the website and if it would be a good event for the engagement team to table at that event.

She stated they were putting those events on the shared calendars to make sure someone was present and asked if those dates, February 19 and March 20 would be okay and would start brainstorming agendas and getting the communications out. She stated the co-partnered events were more educational, making sure the particular community was well informed and what was going on, with current laws and city policies.

Council Member Page stated she spoke to District 279 board members, and they had a blanket statement of no broad communications and were going to reach out to the families directly. She asked if that had changed as they were resistant when she had the conversation.

REDI Manager Marcellus Davis stated City Manager Stroebel contacted the three school districts, Anoka Hennepin, Robbinsdale, Osseo and heard from Robbinsdale. He stated it was not because they didn't believe it was important, but because what was in front of them was real. He stated that it was families, staff that were concerned, emails from community members and believed they were going to get back to the city. He stated in conversations about how they were going to contact the school districts, they decided they were not going to try to go to individual buildings because they probably were told by counsel not to respond to anything like that. He stated they were going to send the email from City Manager Stroebel to the Superintendents to respond to it.

City Manager Stroebel stated Robbinsdale sent out a letter to the families in multiple languages affirming their support of immigration related concerns and had a link to a family resource guide for immigrant families. He stated they also sent out communications to their staff regarding protocols and how to respond if ICE were to appear at their school and their own resource guide for staff. He stated one of the questions they asked the schools, if they were interested in an ongoing partnership, communication and coordination, and Robbinsdale was interested in that.

REDI Manager Davis stated they were also in conversations with North Hennepin Community College and still trying to contact Hennepin Technical College. He stated North Hennepin Community College was also interested in being part of the consortium and to align the messaging and understand what was going on from all of the entities and anything else that came out of it. He stated the conversations had to be at the highest level through the consortium.

Mayor Winston asked about the charter schools, i.e., Excell Academy and had Hmong charter schools and where they fell, in terms of school boards and their responsibility. He asked if the city needed to reach out to them separately.

REDI Manager Davis stated the city would have to contact them separately and identify who they had as a contact.

Mayor Winston stated it was important for Athlos, Excel and Prairie Seeds to be contacted and if there were others to make sure they got the information they needed to handle that too. He stated he went to the Angels Daycare, and they had some connection to the immigrant community and thought reaching out to those daycares like that went along with the education because he didn't know how the immigration issue was going to go down the pipeline. He stated they didn't need to have a meeting but the FAQ documentation they were creating needed to make sure to get it in the daycare lobby. He stated it was making sure families had the resources they needed.

REDI Manager Davis stated part of the communication outreach plan, daycare centers were the highest level of concern as well as cultural restaurants and supermarkets. He stated it would help communicate things to the community and gather information from the community members to know what was happening. He stated they decided to do their things in a virtual setting, so it didn't compromise anyone. He stated they were also working on offering it in multiple languages.

Council Member Page stated she had spoken to educators at Woodland, Birch Grove and Monroe and they were very concerned and worried about those children and stressed about it.

REDI Manager Davis stated he had spoken to the school districts, from Brooklyn Center and their message was consistent and what they were hearing.

Mayor Winston thought their voices needed to be heard because the Council had to deal with everything as a city. He stated if they were continuing to hear silence in terms of getting information out to some of the residents, thought as Council had to determine how to address it. He stated all residents needed to understand the resources that were at their disposal and the policies that existed.

REDI Manager Davis stated Robbinsdale and Osseo School districts had sent something out to the families and Anoka Hennepin had not. He stated it didn't mean they had sent out something internally.

City Manager Stroebel stated the Anoka Hennepin Superintendent had sent a staff communication. He stated in terms of the next steps he would work with the city attorney. He stated they might not get a resolution together by next week but if the Council wanted to give staff directions to bring back a resolution in two weeks, then they could provide a high-level update next Monday and come back with a resolution with a broad expectation.

Mayor Winston stated the Council agreed with that approach and in the broad direction, having some of the language with general outlines from what they looked at other cities and the police and fire and principles they were thinking to put in place. He stated the second item was what the process looked like within the departments in a timeline, with touch points, and what data they should collect or not collect in the process.

At 7:24 p.m. City Attorney Thomson departed.

Council Member McGarvey stated he didn't know if a draft was sent out of the future goals or the goals moving forward after they completed the 2025 goals. He stated while knocking this year, litter was a frequent concern of the residents and a concern to him. He stated it varied across different parts of the city where it was more or less visible and an impact. He stated he had been thinking about litter and believed litter was an indicator of a lack of respect and a lack of self-respect. He stated he didn't know how the language should or shouldn't work but presented the Council with an opportunity for community building, and personal development for citizens. He stated they didn't have to reinvent the wheel as there was the Lion's Club, Rotary Club, etc., who knew how to get people to volunteer to do things. He thought it provided an opportunity if they were to make it rewarding for young people to sign up and help clean up their neighborhood or any number of things. He stated he didn't think it was wise for the city to pay someone to pick up after people when they had an opportunity to help people see that.

Mayor Winston stated the Council had discussed that earlier in Council meetings and work sessions. He stated the city manager assigned Recycling Manager Tim Pratt to come back with some solutions for addressing the litter. He stated they had the Mayor's Prayer Breakfast recently and put out a challenge to the spiritual community and bring volunteers to help with litter and some other things in the community. He stated the Lions Club and Rotary Club thought they wanted to be involved. He stated that when people took pride in the community, they were less likely to litter. He stated in terms of the community goals it fit very well within beautiful places in the overall strategic goals of the city.

City Manager Stroebel stated within the new goal language worked well with that; "the city pursues strategic partnerships with community members and organizations, and the city fosters meaningful engagement opportunities for community members." He stated it could be an addition. He stated the mayor highlighted, "Beautiful places, Brooklyn Park has attractive neighborhoods, corridors, and commercial destinations." He thought the language related to what Council Member McGarvey was alluding to.

At 7:32 p.m. Council Member McGarvey departed the meeting.

Mayor Winston moved on to Item C.1 Blue Line Extension Anti-Displacement Update.

C.1 Blue Line Extension (BLE) Anti-Displacement Update

Planning Director Paul Mogush introduced Cara Donovan, Senior Planner and she updated the Council on the Blue Line Extension (BLE) Anti-Displacement. She briefed on the following: Background, Blue Line Extension Proposed Project, Why Anti-displacement, BLE Background, Anti-displacement work to date, ACPP Funding, Programs and policies Needing Council Direction, and Affordable Housing.

Mayor Winston asked how much was available within the NOAH housing funding for property managers.

Senior Planner Donovan stated $10 million was available from the program and for all four cities, park board, and anyone along the extension.

Council Member Xiong asked if the city didn't match it, meant they wouldn't get part of that $10 million.

Senior Planner Donovan stated that a match was required for applications.

Planning Director Mogush stated there was an idea under consideration by the Board to make that better, which would be a two-step application process, pre-application process that didn't require all the details and match commitment. He stated the Board would do some match making and align groups who might have similar ideas and marry those resources together. He stated that it would lead to a formal application that would be sorted out and hadn't been decided.

Council Member Xiong asked if there was discussion in terms of a minimum of how much each city would be able to get.

Senior Planner Donovan stated they were working through the details of the application now and not heard that come up. She stated they thought about limiting the amount that could be

allocated by buckets. She stated there were four buckets, and only a certain amount available for affordable housing as an example.

Planning Director Mogush stated there was an acknowledgement that $10 million in the scope of the $3 billion infrastructure investment across four cities was not very much. He stated the idea was the Board was going to focus on showing the impact of that kind of work to the broader world and try to make as much of a difference as possible with the $10 million to make the case for more in the future.

Mayor Winston gave an example, where the city program spent $400,000 a year and asked if they could put the application toward saying they did the Brooklynk work and spent $400,000 a year on it already to match that so they could build it out. He asked if they could leverage it in that fashion.

Senior Planner Donavan stated that she believed it could be done. She continued briefing the Council on Affordable Housing, Programs and Policies.

Mayor Winston stated he understood the first three and stated Rent Stabilization and Rent Control had not been the policy as a Council. He stated there were some untended consequences that could backfire.

Council Member Klonowski stated she couldn’t speak enough about how horrible it would be in preserving and producing affordable housing. She stated it had been detrimental to the state of Minnesota and what St. Paul did with rent control caused a lot of disinvestments. She stated the developer might have a great idea they wanted to do work in the state, but because of the rent control in St. Paul and the consideration in Minneapolis, had caused the lending community who didn’t like the risk to look at Dallas, Denver and North Carolina. She stated the city was not getting the housing it needed because of that.

Senior Planner Donavan continued briefing the Council on Small Business Support, Job Training and Placement, Community Ownership and Commercial Development, Public Realm Enhancement, and Next Steps.

Council Member Page asked about the workforce programs and $50,000 relating to the trades program being part of the conversations for the workforce programs.

Director Gladhill stated that was for the Finishing Trades Institute and potentially could be a match, programs like that. He stated they had a different program that spun into a pipeline for publics work program. He stated they could use those dollars to target that and bring the original programming back, but it did expire and was in a different form but doing it as a finishing trade and could expand it.

Council Member Page asked about the commercial land trust and said it was for businesses, and it also talked about foreclosure housing. She asked how that was related.

Senior Planner Donavan stated the Council had a list of other options and could ask which ones they like to be explored. She stated the Land Trust tended to work on housing specifically. She stated PIP CLT worked on commercial properties.

Council Member Klonowski asked if PIP CLT bought commercial properties because the Land Trust bought the land and held on to them. She asked how they functioned.

Director Gladhill stated his understanding was that the land trust that owned it, the stakeholders were the businesses, tenants and had some ownership stake instead of having to pay rent to a landlord. He stated the tenants had ownership in the land trust and helped self-control its destiny.

Council Member Klonowski thought it would be interesting for the Council to learn more about the group.

Mayor Winston stated when they talked about the Brooklyn Boulevard corridor and some of the enhancements there, knew it was a priority because as they built the biotech, they couldn't have one area that was getting built out. He stated some of the workforce items were happening and maybe that was a way to leverage some of those dollars. He stated things being done on the corridor and looking at the high-level pieces that would help to be a sustainable city down the road. He stated some of the questions asked tonight would help the Council hone in on what the things they should focus on addressing. He stated he would need some time to go through them again.

Council Member Xiong stated the discussion about Huntington at the corner of that one-mile radius. She stated she heard, it was initially one mile but thought it was changed to 1.5 miles in Minneapolis to include the Harrison neighborhood.

Senior Planner Donavan stated there was a caveat in state statute that said the current alignment or the previous alignment and that was where the Harrison and Heritage neighborhoods came in. She stated their neighborhood value increased, and property taxes jumped quite a bit. She asked if the Prosperity Board would oversee it because that pointed again more funds toward Minneapolis as opposed to the other corridor cities.

Planning Director Mogush stated it was in the statute and the board had to operate within it and would require an act of the legislature to change the eligibility.

Council Member Xiong asked about the forgivable loans, during the time of the Green Line, if it was available after the completion of construction. She asked if that included forgivable loans toward small businesses that were legitimately displaced through the construction or just to those that withstood the construction.

Senior Planner Donavan stated she would follow up on that question.

Council Member Xiong asked about the matches if it was something within the city's jurisdiction to potentially push the Target Corporation to do the match because the last station was on the corner of the Target Corporation. She stated she heard they did have a decision in where the route had gone. She stated if they thought about it, there wasn't anything over there and the last station could have ended at North Hennepin or the library.

Council Member Page asked how they could tie the new businesses with biotech, etc. with the revitalization.

Council Member Tran asked about the limited investor purchasing.

Senior Planner Donavan stated limited investor purchasing was not something that had been done in the state of Minnesota. She stated, as she understood it, it would be a contentious issue and didn't know if the Council would like to discuss what was happening eventually.

Council Member Tran stated they didn't protect the renters because it was addressed by other recommended policies. She stated they couldn't make a policy to protect the renter and seen enough abuse and scams from the landlords.

Planning Director Mogush went to the housing recommendations slide. He stated some of the policies on the right got direct help and protection for the tenants. He stated it was a different strategy from limiting investor purchases and had some barriers to actually doing it. He stated the other ones like mandatory relocation assistance and tenant screening reform and first come first served. He stated those were about protecting individual tenants from those predatory practices.

Council Member Klonowski asked about NOAH, on the preservation or the money that could be put into revitalization for some of the NOAH. She stated it was intriguing because they talked before about the money the state had allocated for NOAH, but it came with strings attached that some owners weren't as likely to use the money with those strings. She asked what the strings were with that pot of money.

Director Gladhill stated when they looked at their NOAH program, it was successful. He stated they built it off of that and more targeted to that mile radius. He stated there was a lot of different funding sources for affordable housing or event market rate. He stated there was a metro wide sales tax which was new to them and some of the EDA funds they used for programs like that to revolved in loan funds.

He stated what it was about was what they typically saw in what preserving that portable housing, they were going to put public dollars toward capping that rent for a period of 30 years. He stated it was about preserving that affordability and put that restrictive covenant on it so it was protected usually for a period of 30 years.

Council Member Klonowski thought it was MPHA funding that had a cap of 30 years, which was causing people to not want to tap into the resource because of the 30 years. She thought it was something to explore if 30 years was too long because the ideas were to get reinvested in and was safer, better for people living there versus just tying the hands of the owner.

Council Member Xiong asked about the mandatory relocation assistance. She asked if that price was determined upon the landlord or was it upon the city if they chose to turn it into a policy. She asked how that worked.

Senior Planner Donavan stated Portland, Oregon was the one people pointed to and thought the city would look at them as a model on how they would work on that.

Council Member Klonowski asked if that already existed.

Director Gladhill stated the city had a version of it. He stated they had the tenant notification ordinance within 30 days of the sale the buyer had to notify the residents. If they were displaced within 90 days, they were required to do relocation benefits. He stated Minneapolis just did a recent ordinance that if people got evicted for no fault or however it was phrased, that would kick in required relocation benefits and the landlord had to pay and not the city.

Council Member Xiong asked what was included within that benefit package, a check or cash.

Director Gladhill stated it was the cost to relocate to a new housing development and would be cash. He stated engineering and other major transportation agencies dealt with that all the time with transportation improvements. He stated the city could determine what that amount was, $2,000 or $3,000, and could set it as a flat rate. He stated there were a lot of different ways they could address that if that was something they wanted to continue to explore. He stated what they did took three to four dozen ideas, got it down to a dozen and tried to figure out what they would be doing deep dives on.

Council Member Klonowski stated that before they moved forward with any tenant screening reforms, she wanted to make sure they had talked with the police department. She stated the city had areas of high crime and didn't know certain relaxing things served the people that currently lived in those properties that were experiencing concerns.

Mayor Winston asked if they had the input in terms of some understanding of the priorities and how they would use it.

Planning Director Mogush stated that was the feedback they were looking for.

C.2 Community Goals Discussion

Zach Kramka, Asst to the City Manager briefed the Council on the Community Goals. He briefed on the agenda, partners, project timeline, Community Engagement Phase one; Community Engagement Activities Phase one; Community Engagement Phase one Themes.

Council Member Page stated she didn't see anything about long-term resident and business retention. She asked if it was somewhere within the goals because that was what she heard a lot about through employment through everything and retention was key.

Mr. Kramka asked if she suggested adding that to the goal language.

Council Member Page stated if it was not in the goals, suggested it was added to the goal language.

Mr. Kramka stated they didn't ask in the demographics of the survey how long they lived in the city and couldn't tell based on the survey responses. He stated they did ask that in the resident survey but didn't know what the typical longevity of a resident was.

Council Member Page asked if they had data to support a long-term resident felt engaged with the city to maintain retention. She stated residents living in the city for 30 plus years and the kids growing up and leaving the city, thought retention of long-term residents and businesses were key.

Mr. Kramka stated he couldn't say if it came up as theme going through the data.

City Manager Stroebel stated next year's goals, the thought was to identify goals that could serve as roadmap for next the 5 to 10 years. Then each year the Council and staff leadership would come together and decide on what they wanted to focus on for the next 12-18 months. He stated those goals were meant to be longer term broader, but in shorter term increments and look at what they wanted to focus on within those goals.

Council Member Page asked if they were quantifying the results from 2022, 2023, and 2024 by comparing the results.

Mr. Kramka stated they engaged with the steering committee on the front end because it was important. He talked about an online story map which was a way to bridge a bunch of different mediums into one location and narrative based successes. He stated that it would be something he could send to Council Member Page.

He stated the way they were written in the past and how they were written today in the draft was a big picture. He stated that the operational piece was the next step in the process which they did on an annual basis, both internally with staff and the Council. He stated they wanted to make sure in that process it was aligned with what was seen in the goals.

He gave an example of littering. He stated that it was a great initiative to have and thought it could be aligned somewhere in the goal language but was not called littering specifically. He stated on a yearly basis would come up with annual plans and projects deep into it and on the back end, there was the measurement piece.

Mayor Winston stated as they talked about smart goals, the specific measurables and achievables, they started to get to the level on long term goals and short-term goals they were measuring. He thought it was going to be key in terms of the next steps in terms of accountability but, would be times when they didn't hit the goal but at least they were measuring it and could course correct them.

Council Member Xiong asked how they would measure those goals throughout the five years. She asked about "inclusive and engaged community, unified with a strong reputation across the region" and how that was measured without it sounding like an opinion. She stated when speaking to residents, they had personal stories and specific goals, such as more code enforcement, less garbage, etc. She asked how they could measure the work they had done to achieve those goals and how they could prove it to the residents at the end of it all. She understood the draft was pointing toward qualitative goals but then also asked how they had the quantitative data to back it up.

City Manager Stroebel suggested that when they came back to the Council for adoption of the goals, they share what was shared with the steering committee in terms of the accomplishments relative to the initial Brooklyn Park 2025. He stated they would get a sense of the quantitative and qualitative ways they tracked them. He stated that the departments were asked to have department annual plans and performance measures in each of those goals as well.

Council Member Tran stated she wanted to see more residents do the survey and to give them more time to do the survey. She stated it had to be more widespread and not just focused in a few areas.

Council Member Page asked how many people the survey went to. She stated it was online and in person and at community events but wasn't a lot of engagement but was location-based initiatives.

Mr. Kramka stated they did a large email blast to thousands of people

Council Member Tran stated the email was in English but in the city a lot of people spoke a second language. She stated they needed other languages in Spanish, Hmong, Somali, African tribes and Vietnamese.

Mr. Kramka stated it was standard on their communications to include at the bottom of the language block that gave people an option to have it translated if there was a request that came in. He stated that was listed in English, Hmong and Spanish and if they were reading it, they could see the language block in their language. He stated the vast majority of responses were in English and a few Hmong responses and one Spanish response.

Council Member Tran suggested the survey forms be available at the town hall meetings to give to people and the Council members could give out to people in their neighborhoods to get more responses.

Council Member Pages stated the surveys were available in three different languages and when she was door knocking, she picked them up from city hall and handed them out.

Mayor Winston stated a small percentage of residents showed up to meetings as the average resident would be doing their things, such as with family, kids, jobs and had real lives. He stated they were not trying to track everything the Council did as a city. He stated when the city sent out emails and presented materials, he tended not to look at residents as victims they the city was overlooking them. He stated if they wanted to get involved, they had to get involved and the city would give them an opportunity and didn't feel the city should meet them 90% of the way.

He thought it was 50/50 and let residents know when something was coming up, there would be material available and the other 50% were residents. He didn't think the Council should be saying it was invalid if the Council was not going out of their way 90% and they just had to exist and make it easy for residents. He thought the survey results were a good sample size and there was credit to be given to the city. He stated he didn't know how much more the city could be proactive because at some point, residents started saying they didn't answer the door because they didn't want to answer the door. He thought the staff did what they were supposed to do in terms of outreach, and it was the same for the survey in terms of statistics needed to be viable.

Mr. Kramka continued briefing the Council on the Community Goals. He briefed on *Goal #1, Inclusive and Engaged Community.*

Council Member Klonowski stated that one of the challenges they had was under "A" was that people didn't really know the Council. She stated one of the city's taglines was "undiscovered" and for almost 90,000 people that was kind of a silly thing to say. She stated that working on Brooklyn Park having a strong reputation across the region, was an important goal because people compared the city with Brooklyn Center all the time and didn't know about the city. She stated sometimes people who didn't live in the north metro equated the city with a lot of negative things because the city tended to be in the news for dumb things instead of all the good things the city did or crime statistics versus the amazing community gatherings the city had. She stated that was important and hoped they could find some solutions to that.

Mayor Winston asked how they were going to measure those things with Robbinsdale, Crystal and New Hope or other people. He stated they needed to start measuring those things to figure out if they were moving in the right direction or not. He thought overall the goals were good and

the measurement piece was going to be key. He asked how that would be measured from a resident's perspective and what it would look like.

Mr. Kramka briefed on *Goal #2, Safe Community*.

Council Member Page suggested using the word transparency, specifically under "c", "d" or "e". She thought transparency was a word that people were using and responding to that.

Mayor Winston stated that one metric was going to be the police department making headway with driving down crime in certain areas. He stated some of that was data they had and then picked the ones to focus on. He thought domestic violence needed to be part of it and people said no tolerance and a lot of violent crime was embedded in domestic violence.

He thought "safe community" should be attached to it and also for the fire department, whether pushing down response times or could pick one thing that was coming from that department level.

He stated some of the other statements, thought they were statements of values and didn't know how they would measure them. He stated they would need some hard data, so people knew the innovative things the city was doing, were working. He stated that on the innovative things, it could be an alternative response team with mental health, for the first time, the mental health calls were going down. He stated that would be a measure of innovation working and that went to the police department being able to move around and do other things.

Council Member Page asked if the Council would be working together on adding to the goals, if the Council would look at the goals and the Council would look at ways to do those goals.

City Manager Stroebel gave an example, the police department would take, "c-The city is a leader in innovative public safety approaches" and identify what some specific activities or actions they could do to do it.

Council Member Page asked if the Council would then go back, look at the goals and wanted to make sure they were equipped to respond with all types of emergencies.

Mayor Winston clarified the goals would go back to the departments and the departments would confirm their goals and the work that was being done for it and provide metrics. He thought the Council needed to respond to some top-line metrics to the public and be transparent to the public to show the dashboards with percentages.

Council Member Tran disagreed with "f- The city engages all residents to contribute to public safety." She stated the reason was one of the residents that used to be at the Council meetings many years ago, Colonel Chao, who was from the Lao community and lived many years in the city and recently could not attend Council meetings because of health problems and could not move around anymore. She stated he shared with her many years ago that his grandson, now in the Army, when he was in school in Brooklyn Park was anti-Asian to his grandson. Colonel Chao went to the school and educated the kids about the Asians that came from Vietnam and served in the Vietnam War.

She stated two years ago when she became a Council member, there was a Vietnamese community, and they came to her to report about incidents in the city that Vietnamese people coming to America, sponsored by a family and didn't speak English, got violence from their

neighbors. She didn't think the city contributed to public safety and believed there were communities left out and needed to work more on that.

Council Member Xiong stated they were goals and why it should be up there because they needed to work on it. She thought it was a personal story to promote it even further why it should be on the goals.

Mayor Winston stated that the innovation was trying into some message were they were seeing something come out of the ART and within community intervention and the top line goals for the police and fire departments.

Mr. Kramka briefed on *Goal #3, Equitable Outcomes.*

Mayor Winston stated there were some opportunities for metrics there in terms of the Biotech District. He stated there were a lot of business opportunities, more with the light rail and what it would look like for some of the properties that were going to be funded by the city or have TIF implications. He asked how they could have policies that made sure smaller businesses or vendors of color could get into it that had not had those options. He stated when they talked about Brooklynk, it was a prime opportunity when submerging the workforce to obtain the training. He stated it could be tracked but also tracking as they created the biotech, how they were getting residents, and whether it was youth, or people that lived in the city. He stated he knew they couldn't get all of them from the city and it was not how the economy worked, but how successful they were getting people into the area or connecting them with particular jobs.

He thought community members had access to quality food, employment, health care, housing and education to overcome their challenges. He stated the police chief and city manager had to work with LaTreasure Dickson around that one. He stated as they started mapping, talking to different youth, or different areas that were struggling, they could say there were hundreds of places that were struggling, a complex that was struggling or a group that was struggling with food insecurity. He stated they could start by saying how many people did they think would be using the resources. He stated the city didn't need to be responsible for following through, as the city provided the information to get access to those resources to deal with some of the underlying issues.

Council Member Klonowski stated it felt like the racial equity part, should not be there and part of "d" should be at the top where "a" was. She stated there was one in there that wasn't about racial equity, the aging adults. She stated it was just more about accessibility equity for seniors. She stated the racial parts were important but thought when putting that at the very top in bold, it was saying that everything underneath would be under that.

Mayor Winston clarified, putting "d" on top would make more sense.

Council Member Klonowski stated for the highlighted part, remove just the racial, just the equity, because there were other things in there that was not about racial equity and then move the racial equity "d" to "a'" because it was important and that was the lens they looked through but not everything. She stated "b" was not about senior citizens and seemed confusing.

Mr. Kramka briefed on *Goal #4, Beautiful Places.*

Mayor Winston thought the litter piece needed to be included and didn't know how that would be measured. He stated there were areas, like at the wooded area at Walgreens off of Zane

Avenue and was bad after the winter and many places where there was a lot of litter. He stated he didn't want to measure how much waste was picked up because it should be going down over a period of time. He thought there should be some way to measure the impact once they started deploying resources to those areas and it was having an impact.

He thought that was going to be an important piece because he had heard a lot about litter but felt the Council had been working on other priorities and now getting to it.

City Manager Stroebel asked if the Council wanted the word "litter" in the goal or subgoal language or did they want to make sure they tracked the progress relative to that action in terms of addressing litter in the community.

Mayor Winston stated he knew they wanted to have positive things but thought sometimes they needed to call out the things they were scared of and address it. He thought there needed to be some language about how they were dealing with litter, so residents and people knew it was top-minded and was being addressed and there needed to be a metric that was tied to it and that the Council was addressing it.

Council Member Klonowski stated one of the things the community engagement team was discussing was infusing art into what they were doing with the community. She asked if that could have something in there about art, community, expression and where dance had all sorts of creative output there.

Mayor Winston stated it was not just around the dance and the music but thought over time if they started having public art in certain places what would help tie the city together in terms of understanding who the city was, Hmong, Vietnamese, African American, Nigerian, Swedish and German. He stated being able to showcase it would help tie it together so when people were driving into Brooklyn Park, on Brooklyn Boulevard, they were saying they were entering Brooklyn Park and it had a look and had a view. He thought that was one simpler way to brand the city. If the city had the art and people immediately noticed when they came in and the city was cleaner. He stated people were always confused with Brooklyn Center and Brooklyn Park.

Council Member Page stated she always said hashtag jewel of the north.

Mr. Kramkra asked if that was what they wanted for a name.

Council Member Page stated she had been selling that tag before it was an account, jewel of the north.

Mr. Kramka briefed on *Goal #5, Thriving Community.*

Mayor Winston stated it was making sure the metrics were in place when they talked about the biotech district that applied there, the art piece and beautiful places also applied. He stated some of the bigger cities had art and they took that for granted and thought the city could do some of it in a cost-effective way.

Council Member Page stated they had the conversation about the retention of residents, that businesses and organizations of all types, sizes and specialties, the start, stay and grow aligned with her in her work life and personal life, as she lived, worked and played in the city. She stated when they talked about the litter, it was there in "e – well maintained." She stated "c" was

generally biotechnology and what was going with that. She stated “a”, “b”, “d” and “e” address all the things they had talked about tonight.

Mayor Winston stated that as businesses were starting and other businesses thought of ways to track it. How they were tracking it, how they were growing and how many were staying. He thought the areas they saw issues with and should be tracking businesses in that area a little more if they were nervous about getting ahead of the game and saying for the next 10 years what that was going to look like in terms of incentives and making sure those businesses were staying there and what they needed.

Mr. Kramka stated he had seen metrics at the city level and appreciated the point about even more localized within the community on the business piece and that was interesting.

Council Member Tran asked what the expectancy of the goals were.

City Manager Stroebel stated it was a five-to-ten-year time frame but was up to the Council how long. He stated Brooklyn Park 2025 was adopted in 2017 and that was a seven-to-eight-year time frame. He stated they could tell at the end of the seven or eight years they needed to be refreshed because so much had happened. He stated he would say somewhere five to ten years but knew things could be kind of a spending process

Mayor Winston stated he leaned toward five years but knew things could be about the spending process as well.

Mr. Kramka briefed on *Goal #6, Innovative and Responsive Government.*

Mayor Winstons stated staff was going to be measuring that goal. He thought they were making strides in terms of diversity within the staff but thought there were some creative tools that were coming out that could help. He stated he knew there was an attack on DEI and thought people misunderstood what DEI meant. He stated in terms of those types of initiatives, to have staff, reflect the city, there were some new tools out there. He thought about the various groups and how they felt about the environment within the city and thought they had made some big strides with it. He stated the city was moving faster than many other cities but thought keeping honest with that was going to be key.

He stated the other piece was just for everyone. How they measured customer service experience when people came into the city and what they dealt with. He stated they could poll some of it but not a lot. He stated that government processes were not fortune 500 processes. He stated that in terms of costs, how customers felt how they were being treated when they were walking in might be good to have some top-level metrics for that so they could see how people felt.

He stated that knowing there were things like a city, it wouldn’t get high marks but thought it was important they were tracking it so that the things they did control they could continuously work on those pieces.

Mr. Kramka stated that in “6a”, if they looked at the current goal that was in BP 2025, it was almost the same, except they added in “values”. He stated it reflected the diversity and the values because it was not enough just to look like the community if the output of the organization were problematic.

He stated what happened last month was that the language they went through was posted online and they did not do a full engagement, like they did in the summer and fall. He stated it was a temperature check. It was in the park pages and social media. He summarized the takeaways and stated they were similar to what the Council was getting at tonight as far as how they measured it, what the next steps were, and how they operationalized it. He stated part of the survey was to give an opportunity for people to submit name ideas. Some were: Thriving Brooklyn Park, We Are Brooklyn Park Thriving Together, Brooklyn Park Thrive, Transforming Brooklyn Park, and Brooklyn Park 2030 and Jewel of the North.

Mayor Winston suggested going with Jewel of the North and Council members agreed. He thought they needed to have something bold that said Brooklyn Park was willing to take the lead on things. He stated there were some coalitions they were putting together, and Brooklyn Park was taking the lead on some difficult issues. He stated the police department supported a number of folks in time of need and the fire department did as well when some unrest occurred. He stated it was the same thing as Zanewood and other places. He felt they should say Jewel of the North and keep it moving.

Mr. Kramka thanked the Council for their feedback. He stated it sounded like the Council was comfortable where they were at with the engagement part and had a name for the goals. He asked the Council when they would like to adopt the plan. He stated there weren't a lot of changes and suggested later in the month.

City Manager Stroebel suggested February 24, 2025.

Mayor Winston stated if there were metrics tied to them and if it gave time to pull some metrics that the Council could get behind and get around on, then he would be fine with it.

Council Member Xiong also asked for data from the different departments in case they needed to measure. She felt it was a qualitative time capsule for the city.

C.3 Discuss Proposed Changes to Animal Ordinance (3:14:05)

Police Chief Bruley gave a recap to the Council on the animal ordinance. He stated he was looking for feedback from the Council regarding a change to the animal ordinance. He stated the PUPS facility was over capacity, and it was a facility in partnership with multiple cities, Maple Grove, New Hope, Crystal, Austin, Robbinsdale and Champlin. He stated Brooklyn Park was the biggest user of the facility. He stated it was owned by Maple Grove and had an agreement and paid for the use of the facility and using the majority of the facility. He briefed on the dangerous dogs and recent dog bites. He stated at the board level, they were deciding on an evaluation study on how big of a facility they had to add. He stated the city was on for the majority of it and was in the range of one million or $1.2 million to come up with to add on that facility to make it adequate.

Inspector Weinbeck briefed on: Domestic Animal, Animal Related Cases, Animal Related Citations, Animal At Large, Dangerous Dogs, Ordinance Change Recommendations, Redemption, Limit of Animals on One Premise, Identification and Vaccinations.

Council Member Klonowski asked if they knew why the city was the biggest user of the PUPS facility.

Inspector Weinbeck stated the city had the largest population; Plymouth was a close second, Brooklyn Center was second and they had half the population as the Brooklyn Park. She thought it had do with a lot of the transient population, and a lot of people getting animals for free or choosing to have animals and realizing they were over their heads. She thought they had to move somewhere and couldn't have an animal with them and the animals would get released in the community or left in the apartments.

Chief Bruley stated it was substantial and 68% of all animals that went to PUPS were from Brooklyn Park. He stated Brooklyn Park was one city and if they took all the other cities, they were substantially larger and was an absolute disparity. He stated some of the strategies they were up to were going to help curb it and already had. He stated the goal was to try to avoid having to come up with a million dollars to help buy the facility or build it onto the facility. He stated the dogs at large were consuming the facilities time, with dogs just running up and down the streets and not being cared for. He thought the ordinance changes were smart and great recommendations by Inspector Weinbeck.

Council Member Klonowski asked what happened to the dog if no one came for it and if it was euthanized.

Inspector Weinbeck stated PUPS attempted to be a no kill facility and worked specifically with rescue organizations. She stated they had specific ones they would reach out to and asked if they wanted those animals. She stated that as long as those rescue organizations had someone to get them, they would get them. She stated they tried not to euthanize animals. She stated there were five days based on ownership, meaning, they reached out to the owner, had five days to get there to get the animal. She stated that didn't mean the animal was removed from the facility within the five days. She stated the five days started the process with the rescue organization from there.

Council Member Klonowski asked if the microchipping had a significant cost.

Inspector Weinbeck stated PUPS was charging $50 per microchip and they understood the residents might have difficulty affording their animal to get out. She stated PUPS goal was to return the animal to the owner and if that meant making some accommodations financially, they would do that as well.

Chief Bruley asked about the programs they had with microchipping events in the city.

Inspector Weinbeck stated they had worked through Midwest Animal Rescue, on free to low-cost microchipping events and opened that up to the residents of the city. She stated they were also working with them with the Recreation and Parks Department to do education related to animal behavior, proper animal ownership to put them in a better position of dealing with the animals.

Council Member Tran asked about surety bonds for the dangerous animals.

Inspector Weinbeck stated it was up to the homeowner's insurance company as they had different requirements for dangerous dogs.

Council Member Tran asked about obedience classes for the dogs.

Inspector Weinbeck stated it depended where they went. They could go to PetSmart or to a private agency and there could be differences based upon what they did. She stated it could be a few hundred dollars and depended on how many sessions they bought in packages.

Council Member Tran asked how long the obedience training was.

Inspector Weinbeck stated it depended on agency and had a minimum of six weeks up to ten weeks depending on the type and the obedience level.

Chief Bruley asked if the Council felt good about the recommended changes. He stated they would bring it forward on February 10 or the next meeting as it had to have two readings because it was a change to the city ordinance.

Mayor Winston stated it made sense, and the changes looked like they would work.

D. ADJOURNMENT

ADJOURNMENT – With consensus of the Council, Mayor Winston adjourned the meeting at 9:41 p.m.

_____
HOLLIES WINSTON, MAYOR

_____
DEVIN MONTERO, CITY CLERK

REGULAR BROOKLYN PARK CITY COUNCIL MEETING

Monday, June 23, 2025
6:00 p.m.

Brooklyn Park Council Chambers
5200 85th Avenue North

CALL TO ORDER - Mayor Hollies Winston

PRESENT Mayor Hollies Winston; Council Members Christian Eriksen, Amanda Cheng Xiong,, Nicole Klonowski, Shelle Page, Tony McGarvey and Maria Tran; City Manager Jay Stroebel; City Attorney Jim Thomson; Community Development Director Tim Gladhill; Finance Director LaTonia Green; Acting Operations and Maintenance Director Greg Hoag; Recreation and Parks Director Brad Tullberg; Police Chief Mark Bruley and City Clerk Devin Montero.

ABSENT: None.

Mayor Winston opened the meeting with the Pledge of Allegiance.

Mayor Winston read a statement regarding a Council member attending via interactive technology.

ATTENDING VIA INTERACTIVE TECHNOLOGY: Council Member Maria Tran.

2A RESPONSE TO PRIOR PUBLIC COMMENT

City Manager Stroebel stated there was one public comment at the last Council meeting from Ms. Guyotte Hempel. Raising concerns with Osseo Area school district and providing equal opportunities within the district to youth in Brooklyn Park. During the Council meeting, the mayor talked about identifying some of the folks he would reach out to related to that request.

Mayor Winston stated he would ask for a grace period of a week or two to reach out to those individuals. He stated they had busy schedules, and the Council had been going through a bit as a city last week.

2B PUBLIC COMMENT

1. Sean Fautsch, 9115 Irving Avenue North. He thanked all law enforcement, especially Chief Mark Bruley and the entire Brooklyn Park police department for the actions, bravery and hard work when fear reared its ugly head in the city on the morning of June 14, 2025. He stated for 43 straight hours, the chief and officers courageously did whatever it took to apprehend the monster who was responsible for the horrific attack, all the while keeping the rest of the city safe. He stated as a resident he could not be prouder of the department and had known the chief for a long time and he probably would pass on the credit to his team because that was the type of guy the chief was. He stated a team was only as good as its leader and in his opinion the city had a good leader. He wanted to personally thank Chief Bruley and the entire police department.

3A. MOTION WINSTON, SECOND KLONOWSKI TO APPROVE THE AGENDA AS SUBMITTED BY THE CITY CLERK WITH REMOVAL OF ITEM 4.7 AND ADDING ITEM 3B.0 RESOLUTION RECOGNIZING SPEAKER MELISSA HORTMAN.

Mayor Winston called for a roll call vote.

3A. THE MOTION PASSED UNANIMOUSLY ON A ROLL CALL VOTE AS FOLLOWS: YES-ERIKSEN, XIONG, KLONOWSKI, PAGE, MCGARVEY, TRAN, WINSTON; NO-NONE.

3B PUBLIC PRESENTATIONS/PROCLAMATIONS/RECEIPT OF GENERAL COMMUNICATIONS

3B.0 (ADDED) Resolution in Recognition of Service by Speaker Emerita Melissa Hortman to the City of Brooklyn Park, Minnesota.

Mayor Winston read the resolution recognizing service by Speaker Emerita Melissa Hortman to the city of Brooklyn Park, Minnesota.

3B.0 MOTION MCGARVEY, SECOND KLONOWSKI TO READ AND ADOPT RESOLUTION #2025-101 IN RECOGNITION OF SERVICE TO THE CITY OF BROOKLYN PARK BY SPEAKER EMERITA MELISSA HORTMAN.

Mayor Winston called for a roll call vote.

3B.0 THE MOTION PASSED UNANIMOUSLY ON A ROLL CALL VOTE AS FOLLOWS: YES-XIONG, KLONOWSKI, PAGE, MCGARVEY, TRAN, ERIKSEN, WINSTON; NO-NONE.

3B.1 Applicant Interviews for Brooklyn Park Development Corporation Board of Directors Selection.

The Mayor and Council interviewed applicants to fill vacancies on the Brooklyn Park Development Corporation Board of Directors.

3B.2 Charter Commission’s Recommendation on Council Compensation.

Charter Commission Vice Chair Barbara Bor briefed the Council on the Charter Commission’s recommendation related to the Council’s compensation.

City Manager Stroebel briefed the Council on the recommendation by the charter commission on the supplemental compensation.

3B.3 Proclamation Proclaiming August 9, 2025, as “Omenala-Igbo Day”.

Mayor Winston read a proclamation proclaiming August 9, 2025 to be observed as “Omenala-Igbo Day” in the City of Brooklyn Park.

3B.4 Proclamation Proclaiming July 1, 2025, as Women of Today Founders Day in the City of Brooklyn Park.

Mayor Winston read a proclamation proclaiming July 1, 2025, as Women of Today Founders Day in the City of Brooklyn Park.

4.0 MOTION KLONOWSKI, SECOND MCGARVEY TO APPROVE THE FOLLOWING ADMINISTRATIVE CONSENT ITEM:

> 4.1 TO WAIVE THE READING AND ADOPT RESOLUTION #2025-102 TO APPROVE THE REPLACEMENT OF MUNICIPAL WELL #22 TO KEY’S WELL DRILLING

COMPANY AND TO AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT.

4.2 TO WAIVE THE READING AND ADOPT RESOLUTION #2025-103 TO ACCEPT 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 AND TO AUTHORIZE THE MAYOR AND CITY MANAGER TO EXECUTE THE AGREEMENT.

4.3 TO WAIVE THE READING AND ADOPT RESOLUTION #2025-104 TO APPROVE PROPOSAL FROM BOLTON AND MENK FOR BIDDING AND CONSTRUCTION SERVICES FOR THE WINNETKA AVENUE / RUSH CREEK REGIONAL TRAIL UNDERPASS PROJECT.

4.4 TO WAIVE THE READING AND ADOPT RESOLUTION #2025-105 TO APPROVE AMENDMENT TO SUPPLEMENTAL LETTER OF AGREEMENT #12 WITH BOLTON AND MENK, INC., TO PREPARE PLANS AND SPECIFICATIONS FOR THE WINNETKA AVENUE / RUSH CREEK REGIONAL TRAIL UNDERPASS PROJECT.

4.5 TO WAIVE THE READING AND ADOPT RESOLUTION #2025-106 TO APPROVE CHANGE ORDER #1 TO THE 2025 STREET OVERLAY PROJECT 4001-25

4.6 TO APPROVE A TEMPORARY ON-SALE LIQUOR LICENSE FOR ST. GERARD'S CHURCH FOR THEIR CORN FEST TO BE HELD AUGUST 8-9, 2025, AT 9600 REGENT AVENUE NORTH

4.8 TO WAIVE THE READING AND ADOPT RESOLUTION #2025-108 APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A RELIGIOUS INSTITUTION LOCATED AT 8700 WYOMING AVE N, BROOKLYN PARK, MN 55445.

4.8 TO WAIVE THE READING AND ADOPT RESOLUTION #2025-109 APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A RECTORY FOR A RELIGIOUS INSTITUTION LOCATED AT 8700 WYOMING AVE N, BROOKLYN PARK, MN 55445.

4.9 TO WAIVE THE READING AND ADOPT RESOLUTION #2025-110 TO AUTHORIZE FURNITURE PURCHASE FOR ZANEWOOD RECREATION CENTER FROM FLUID INTERIORS IN THE AMOUNT OF $79,879.27.

Mayor Winston called for a roll call vote.

4.0 THE MOTION PASSED UNANIMOUSLY ON A ROLL CALL VOTE AS FOLLOWS: YES-KLONOWSKI, PAGE, MCGARVEY, TRAN, ERIKSEN, XIONG, WINSTON; NO-NONE.

4.7 Donation to the Liberian National Police

Police Chief briefed the Council on the donation to the Liberian National Police.

Council Member Tran asked what the estimated value of the gifts was sent to Liberia and how much was the charge to ship and taxes to paid.

Chief Brule stated they did not pay shipping costs or taxes. He stated representatives from Liberia would come and pick up the items and load them in the shipping container and the Liberian Police Chief would pay for shipping it to Liberia.

Council Member Tran suggested asking for donations of clothes and shoes to be sent at the same time.

Chief Bruley stated it was a good idea, but Liberian Police Chief Coleman was looking for police equipment specifically.

Council Member Page stated there were multiple organizations that did that cause, and would help and contribute to it.

Chief Bruley acknowledged Peggy Larkin who was instrumental in getting the equipment to Liberia.

4.7 MOTION KLONOWSKI, SECOND XIONG TO WAIVE THE READING AND ADOPT RESOLUTION #2025-107 AUTHORIZING THE DONATION OF USED AND OUTDATED EQUIPMENT TO THE LIBERIAN NATIONAL POLICE.

Mayor Winston called for a roll call vote.

4.7 THE MOTION PASSED UNANIMOUSLY ON A ROLL CALL VOTE AS FOLLOWS: YES-PAGE, MCGARVEY, TRAN, ERIKSEN, XIONG, KLONOWSKI, WINSTON; NO-NONE.

5. PUBLIC HEARINGS

5.1 Public Hearing for Host Approval for the Issuance of Lease Revenue Bonds for Athlos Leadership Academy.

Finance Director LaTonia Green briefed the Council on the Issuance of Lease Revenue Bonds for Athlos Leadership Academy.

Mayor Winston opened the public hearing to consider the Issuance of Lease Revenue Bonds for Athlos Leadership Academy.

The following individuals addressed the Council – None.

Mayor Winston closed the public hearing and returned the item back to the table for consideration.

5.1 MOTION WINSTON, SECOND KLONOWSKI TO WAIVE THE READING AND ADOPT RESOLUTION #2025-111 GIVING HOST APPROVAL FOR THE ISSUANCE OF CONDUIT CHARTER SCHOOL LEASE REVENUE BONDS UNDER MINNESOTA STATUES, SECTIONS 469.152 THROUGH 469.1655 (ATHLOS LEADERSHIP ACADEMY PROJECT – BROOKLYN PARK).

Mayor Winston called for a roll call vote.
5.1 THE MOTION PASSED UNANIMOUSLY ON A ROLL CALL VOTE AS FOLLOWS: YES-MCGARVEY, TRAN, ERIKSEN, XIONG, KLONOWSKI, PAGE, WINSTON; NO-NONE.

5.2 Approve an On-Sale Wine License and 3.2 Malt Liquor License for Si Senor Kitchen LLC Inc. dba Si Senor Kitchen, Located at 8582 Edinburgh Centre Drive North.

Keith Jullie, Rental and Business Licensing Manager, briefed the Council on the On-Sale Wine License and 3.2 Malt Liquor License for Si Senor Kitchen LLC Inc. dba Si Senor Kitchen, Located at 8582 Edinburgh Centre Drive North.

Mayor Winston opened the public hearing to consider the Issuance of Lease Revenue Bonds for Athlos Leadership Academy.

The following individuals addressed the Council – None.

Mayor Winston closed the public hearing and returned the item back to the table for consideration.

5.2 MOTION KLONOWSKI, SECOND ERIKSEN TO APPROVE AN ON-SALE WINE LICENSE AND 3.2 MALT LIQUOR LICENSE FOR SI SENOR KITCHEN LLC DBA SI SENOR KITCHEN, LOCATED AT 8582 EDINBURGH CENTRE DRIVE NORTH.

Mayor Winston called for a roll call vote.

5.2 THE MOTION PASSED UNANIMOUSLY ON A ROLL CALL VOTE AS FOLLOWS: YES-TRAN, ERIKSEN, XIONG, KLONOWSKI, PAGE, MCGARVEY, WINSTON; NO-NONE.

6. LAND USE ACTIONS-None.

7. GENERAL ACTION ITEMS.

7.1 FIRST READING of an Ordinance Amending the Brooklyn Park City Code Pertaining to Residency Restrictions for Predatory Offenders.

Chief Mark Bruley, Police, introduced Inspector Matt Rabbe and he briefed the Council on the ordinance amending the Brooklyn Park City Code pertaining to Residency Restrictions for Predatory Offenders.

7.1 MOTION WINSTON, SECOND XIONG TO WAIVE THE READING AND ADOPT ON FIRST READING AN ORDINANCE AMENDING THE BROOKLYN PARK CITY CODE BY ADDING CHAPTER 137 PERTAINING TO RESIDENCY RESTRICTIONS FOR PREDATORY OFFENDERS.

Mayor Winston called for a roll call vote.

7.1 THE MOTION PASSED UNANIMOUSLY ON A ROLL CALL VOTE AS FOLLOWS: YES-ERIKSEN, XIONG, KLONOWSKI, PAGE, MCGARVEY, TRAN, WINSTON; NO-NONE.

7.2 Second Reading of an Ordinance To Consider the Recommendation of the Brooklyn Park Charter Commission to Amend Chapter 2, Section 2.06 and Chapter 4, Section 4.03 of the Home Rule City Charter.

Charter Commission Vice Chair Barbara Bor briefed the Council on the amendments to Chapter 2, Section 2.06 and Chapter 4, Section 4.03 of the Home Rule City Charter. She also

acknowledged Commissioners in attendance: Commissioners Sunday Alabi, Peggy Larkin and Paula Weakly.

7.2 MOTION XIONG, SECOND MCGARVEY TO WAIVE THE READING AND ADOPT ON SECOND READING, ORDINANCE #2025-1314 AMENDING CHAPTER 2, SECTION 2.06 AND CHAPTER 4, SECTION 4.03, OF THE HOME RULE CITY CHARTER.

Mayor Winston called for a roll call vote.

7.1 THE MOTION PASSED UNANIMOUSLY ON A ROLL CALL VOTE AS FOLLOWS: YES-XIONG, KLONOWSKI, PAGE, MCGARVEY, TRAN, ERIKSEN, WINSTON; NO-NONE.

8. DISUCSSION ITEMS

8.1 Discussion of Changes to the Elected Officials Rules of Procedures and Code of Conduct Regarding Attendance by Interactive Technology.

City Manager Stroebel briefed the Council on the changes to the Elected Officials Rules of Procedures and Code of Conduct Regarding Attendance by Interactive Technology.

Council Member Xiong asked why it did not apply if advised by a health care professional.

City Attorney Thomsons stated state law was amended to remove some of the requirements to participate remotely. In order for the policy to be consistent with state law they amended the policy, so it didn't contain the requirements state law deleted.

Council Member Klonowski stated the state set their rules and asked if the Council was able to have its own rules that were separate. She stated it still required a notice where a person was and putting a limit on how many a person could have.

City Attorney Thomson stated the policy still contained the limitation on the number of times. He stated that it was not changed or affected by the state, and it had been a discussion by city attorneys in his office. He stated they believed, and he believed that because statute now had taken those requirements out, it would be difficult for the city to adopt those same requirements which would conflict with state law. He stated it would be difficult to enforce the requirement the statute was deleted.

Council Member Klonowski asked if the statute had any limits on how many remote meetings a person could have.

City Attorney Thomson stated the statute did not address that topic and was still in the policy. He stated the statute was silent on the number of times a Council member could be allowed to participate remotely.

Council Member Klonowski stated the Council as a body was able to produce their own ordinance with a requirement that was not in the ordinance the state had established. She asked if the Council could require notice on the location because they had the authority to create their own ordinance.

City Attorney Thomson stated he would be concerned if the Council was considering putting it back in. He stated the requirement was in statute at one time and was deleted. He stated he

would like more time to give the Council an opinion on that because it was a new statute and there were some questions about it.

Council Member Klonowski stated the statute was they didn't have to be in public place anymore and asked if the state also said, they did not have to provide a notice of where they were.

City Attorney Thomsons stated the state still required that notice be given that a Council member was going to participate remotely and that still needed to be done 3 days before the Council meeting.

Council Member Klonowski asked if the Council could remove the requirement for the 3-day notice. She stated it didn't make sense why there was a three-day notice. She stated the purpose of that was for people to go to the location where the Council member was at because it was posted and it was public. She stated she didn't understand the point of the 3-day notice. She asked if they didn't have to say where they were and could be at home as Council Member Tran was tonight, what was the point of a 3-day notice, 3 days to know what.

City Attorney Thomson stated the concern he would have was that statute did require a 3-day notice for posting a regular Council meeting. He stated the city provided a 3-day notice of all Council meetings. He stated he would be concerned about changing that 3-day notice and understood, it seemed illogical but would be concerned about deleting that requirement. He stated it was easy to do; it just went out with the agenda packet and was not administratively burdensome.

Council Member Eriksen stated that on page 5 of the Council packet document where it said: "each Council member may attend 6 meetings by interactive technology per year, not more than 3 per quarter." He stated they removed military duty, removed health care professional guidance and asked if that was because #5 basically granted them the authority to waive it for any reason.

City Attorney Thomson stated before the statute was amended the open meeting law said if they were going to participate remotely, they had to be at a place that was open and accessible to the public. He stated it had exceptions and those were the exceptions they had: if a Council member was serving in the military and required to be at a drill or the Council member had been advised by a health care professional against being in a public place, those were the exceptions to the requirement that they had to be in a public place because it was no longer a statutory requirement to be in a public place. He stated those exceptions themselves no longer applied.

Council Member Eriksen clarified if a Council member had health concerns that prevented them from being present for a period of time for more than 3 meetings per quarter, they could still waive that under Sections #4 or #5.

City Attorney Thomson stated that was correct.

Council Member McGarvey asked why they still had that restriction, 3 per quarter and 6 per year. He stated that it did not seem to fit within any of that anymore.

City Attorney Thomson stated that it was a policy decision for the Council. He stated when they adopted the limitation on the number of times, there were some questions about some exceptions, and they put those exceptions in and gave them some flexibility. He stated if a

Council member was concerned about their personal safety and didn't want to attend a Council meeting, they gave that ability to loosen the restrictions on the number of times.

Council Member McGarvey stated he remembered, the purpose for doing that was to encourage a Council member to attend meetings and that Council member no longer attended meetings in person. He asked if they needed that restriction any longer for the rest of the Council.

Council Member Eriksen stated he would be in favor of keeping that policy as general rule. He thought there was merit to them being there together as much as possible and whenever possible. He stated it had been obvious with the remote attendance; they lost something in terms of attention span and following along with the meetings.

Council Member Page stated when she looked at it, the residents deserved the Council to be engaged and working with one another. She stated she was seeing so many exclusions to it and wondering if it made sense to move it to a discussion item. She stated it seemed there was more to it that they could have conversations about. She stated if they looked at the exclusions, they could come up with just about any reason why not to show up to a Council meeting. She stated one was vague and wondering for accountability and being a voice for the residents, if they could have further discussion about it.

Mayor Winston stated the discussion came about because the Council felt unsafe and were continuously revisiting the policy. He stated because of that it did have an effect on people tracking the information and in terms of how quickly they could move along with discussions. He stated it was not a good look for residents as the residents liked to see the Council in attendance. He stated the Council continuously had discussions because they had been trying to be accommodating regardless of that. He stated at one point, the Council said, although it was not a good look, it affected how quickly to move the meetings along and affected the ability to accommodate people's wishes. He thought at that time they said all of that was outweighed by trying to accommodate that particular concern. He thought they could revisit it and could always revisit it. He thought part of that was giving what Council Member Klonowski had asked. He stated they could also ask staff to look into those concerns as well.

City Attorney Thomson stated he had an answer to Council Member Klonowski's question about the 3-day notice, and understand the rationale, the statute still said, although the notice was different, it said the notice was a Council member may participate remotely. The statute still said the timing of that was the same and the timing was 3 days. He stated the statue required 3 days' notice even though the notice said something different now than it did before the statute was amended.

Mayor Winston thought further discussions were needed. He stated initially they made some changes, in addition to Council members stating they felt unsafe. He thought it needed to be part of a work session and needed to talk through it. He thought it was time to revisit the safety portion and was in the best interest of the residents in terms of seeing the Council in the council chambers at the same time, which he believed was possible. He stated the city manager could come up with a work session plan to walk through those items.

9A COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

Mayor Winston stated there had been quite a bit "thank you" to the public safety department and wanted to make it clear that although the law enforcement carried a heavy load, the Fire

Department, Recreation and Parks Department and other people got involved. He gave a shoutout to all the staff and the Communications team who were extremely involved with coordinating numerous inquiries, and information between departments. He stated it was also between the Governor's staff and others and was a ton of work. He wanted to thank all the staff for being all hands-on deck when it was necessary, thanked the residents for hanging in there and respecting the shelter in place. He thanked the residents across Minnesota for all their well wishes and those across the country.

He stated the city had a successful Juneteenth event and a wonderful turnout. He stated they did it in conjunction with Brookly Center this year and beginning to work on that because there was a lot of African heritage there. He gave a background of the holiday and the emancipation proclamation. He stated Juneteenth was an important holiday because it extended freedoms to many and it allowed when talking about the contributions that African American community, his community was made. He stated it had allowed it to blossom in many ways in terms, whether it was inventions, civil rights leaders or whether it was just contributing to the community. He stated it was an important holiday and not known, 20 or 30 years ago but it was known now. He stated if anyone saw people in the future celebrating Juneteenth like they celebrated July 4, to be grateful for the extra holiday and realized that's when their families got full freedom. He stated it was another holiday they could support. America extending freedoms to everyone. He thanked the partnership with Brooklyn Center for making it happen and thanked Cindy Hill and others who helped put it together. He also thanked city staff, Dr. Davis and others who were involved with the event and many others.

9B CITY MANAGER REPORTS AND ANNOUNCEMENTS

City Manager Stroebel stated the city was starting their summer proactive neighborhood sweeps around code enforcement and wanted to give the community a heads up on it. He stated part of the environmental health program was around working to keep the neighborhoods clean, maintained and made sure the city had livable neighborhoods. He stated it was done in a combination of ways: some were complaints based on where the complaints came in and staff responded to those, neighborhood sweeps where they proactively picked various neighborhoods and sent staff to identify if there were any code violations or environmental health issues. He stated they always tried to start with education and if anyone saw a door hanger on their property it was to get folks in compliance but felt free to ask questions. He stated they were finishing up the Sunny Lane, River Park neighborhoods and the new neighborhoods this year were Birch Grove, Bass Creek, Candlewood, Central, Hartkopf, Monroe, Willowstone and Shingle Creek. He encouraged everyone if they had questions to ask staff, and they would leave contact information on the door if there were issues.

He stated there was a Central district clean up event scheduled for the weekend and there was potentially a conflict with that and it might be rescheduled.

10. WORK SESSION – Recess to Room A203.

Mayor Winston stated the Council would be moving to Room A203 for the work session item.

At 7:50 p.m. Mayor Winston called for a recess and moved to Room A203.

At 8:00 p.m. Mayor Winston reconvened the meeting.
10.1 Discussion of Pets Under Police Security (PUPS) Facility.

Chief Mark Bruley and Inspector Toni Weinbeck briefed the Council on the reinvestment into the PUPS facility and possible alternatives. They briefed on Current Animal Control Facility, Central Fire Station, Central Fire station Options #1/#2, Estimated Costs for Option #1/#2, Central Fire Station Option #3, Estimated Costs for Option #3, Pros and Cons of Central Fire.

Recreation and Parks Director Brad Tullberg briefed on using Central Fire Station history, background, and park bond referendum.

Inspector Weinbeck continued the briefing to the Council on: Village Creek Police Station, Estimated Costs Village Creek Police station, Pros and Cons of Village Creek Police Station, Former Royalton Site (4120 85th Ave N), Current Property Overview 4120 85th Ave N, Former Royalton Site (4120 85th Ave N) with changes Shelter, Estimated Costs Former Royalton Site (4120 85th Ave N), Pros and Cons of Former Royalton Site (4120 85th Ave N).

Community Development Director Tim Gladhill briefed the Council on the former Royalton Site (4120 85th Ave)

Inspector Weinbeck continued the briefing to the Council on Next Steps.

Council Member Klonowski asked about the senior center option at the central fire on the timeline of central fire vacating that property.

Recreation and Parks Director Tullberg stated it was at the end of 2026.

Council Member Klonowski asked if it would solve the PUPS issue.

Inspector Weinbeck stated they would do a short-term solution with PUPS with the JPAs and going to be a certain amount of time but the city was not going to buy into the expansion.

Police Chief Bruley stated their construction wouldn't start until the summer of 2026.

Council Member Klonowski asked if they used the fire station, would they potentially have partners from other cities at that location.

Police Chief Bruley stated he didn't know about MARS as they did not discuss that because the operational costs were another concern. He stated the operational costs were doubling and $200,000 would add to the investment of $2.3 million. He stated it was $200,000 a year to help their staff take care of the city's dogs and got expensive fast. He stated MARS needed space and the city could lease it to them and meanwhile they could take care of the dogs, and it was another big thing that cost a lot of money and effort. He believed they could run it with the cadets, but people didn't come and get their dogs and didn't want to get in the business of euthanizing dogs. He stated they would have to rescue them out which took a lot of effort, the work to make sure the dog was in the right temperament and MARS did that already on a big level. He stated, to lease the building to them, take care of the city's dogs and rescue the dogs out they brought in was a win, win situation and Brooklyn Center would want in that model.

Council Member Klonowski asked if they used the fire station, would they have enough space to accommodate MARS.

Inspector Weinbeck stated based on the amount what they were recommending would have enough space to allocate to them. She stated they would have to figure out what the agreement

was with them. She stated they also said they didn't usually have a lot of overnights and tended to get them into homes very quickly but if there was a need they could give them a couple of kennels.

Council Member Klonowski stated the Royalton site had to be off the table. She stated they bought it for specific ideas of highest and best use; its proximity to the golf course and the desire of a lot of people to see rejuvenation along parts of 85th Avenue and was a main connecting section to highway 252. She stated they saw a lot of potential to redevelop along there but there were currently a lot of blighted properties, but she had developers reach out for those sites and there was interest in those. She thought it was a lot of land-to-land lock with one property like that and was curious about other sites. She asked about the CVS by the small business center. She stated the city didn't own the building but owned land. She asked if they could lease that property or didn't know if it was big enough. She stated it was sitting there vacant and centrally located.

Community Development Director Gladhill stated he could ask and had reached out to the broker all the time. He stated their main concern was leasing it out to competitors and that was where a lot of their inquiries were or passed on inquiries that didn't like the CVS because of the obstructed view. He stated they could look at that and they do a site search, on what the city buildings were for sale, price range and was not a lot out there. He stated it was something the could look at and didn't know if the police department wanted to lease because they were putting in a big capital investment that was based off a lease. He stated maybe for the right price CVS would be open but had not asked for that site specifically.

Council Member Klonowski asked about an addition to the police station but didn't know if there was room or if it had been considered rather than the renovation and addition to fire station.

Police Bruley stated he didn't know if there was room or the way it was laid out. He stated CVS was good as an option too. He stated they tried to look at city owned buildings because of buying the building and then rehabbing it. He stated CVS would get expensive fast and had a short time frame to make a decision. He stated he didn't know about adding on to the police department and was nervous about what the cost would be. He stated it seemed like whenever they had brick and mortar add ons, it was just expensive. He stated rehabbing was reasonable and the fire stations were more palatable at $3 million plus. He stated brick and mortar got expensive fast and depended on what direction the Council of the kind of investment they wanted to make. He stated what they had on the table, Maple Grove was asking the Council to invest $3.2 million in their building plus $200,000 a year for their employees and they could kick Brooklyn Park out in 30 days. He stated Brooklyn Park's usage would go down as they get smarter and more effective at how they were microchipping and how they were now reading the microchips and not using the facility. He stated the city was getting caught in a moment when the investment was at 44% and would never be that high again. He stated would be that they were paying for a facility that in years to come there would be other uses that were just as high or higher than them taking up a facility.

Council Member Klonowski stated when she heard they were close to full utilization of the police department space; an addition would be too big of can of worms. She stated she was more in favor of the fire station than the other options unless CVS was magically available and fit the need. She also wondered if there would be opportunities for volunteers or engagement with some of the seniors with the animals as safety would permit.

Recreation and Parks Director Tullberg stated it would depend on how the seniors would be

able to handle dangerous animals.

Police Chief Bruley stated the dangerous animals would be locked up and in quarantine and not be handled by the volunteers.

Recreation and Parks Director Tullberg stated if they were to go with option 3 where they took all of the bay space, the rest of the senior center space was okay but did not serve a real need. He stated they would be looking at having to create that space somewhere else, potentially adding on to the CAC but as mentioned, the cost of brick and mortar would be exponentially higher than renovation. He stated that was why recreation and parks typically operated in that world of trying to figure out what options worked for the budget they had of $2 million and why the renovation of the existing central fire station worked.

Council Member Klonowski asked if Director Tullberg would vote for the partial bay and addition.

Director Tullbert stated he would not vote for either. He stated the message it sent to the residents was that dogs were more important than the seniors that had been waiting and thought it was strong. He stated from what he heard from the senior population that it had been 7 years and where the senior center was. He stated now the senior center was going to be reduced. He stated if it had to be, that would be the option but potentially add more space and the sound abatement would be critical. He stated it was the scale of what had been promised to seniors over the years that continued to go down and down. He stated that was his frustration and concern.

Mayor Winston stated because of that he aimed toward the village creek option. He didn't think the option of 85th Avenue would work because of the point of increasing the taxbase. He stated it would directly take away from that. He stated to Director Tullberg's point they had made promises to the seniors and would like to invest to their ability and respect it. He stated that was why he leaned toward Village creek. He stated they had a biotech district of 700 acres of undeveloped land and just the bio district alone would be 3,000 to 5,000 units of housing, 10,000 employees and decent amount of growth. He stated whether that demographic would be dog oriented, he didn't know but to keep that in mind. He thought they should focus on the assets they owned and was not interested in taking that amount of money and building an asset in another city and would rather build that in the city and use partnership the city had.

City Manager Stroebel stated that the Council should be aware it was not budgeted at all. He stated the $3.2 million originally that estimate was at $1 million. He stated he and the police chief were working with Finance Director Green on a strategy of maybe some leftover in the 2024 budget rolled over. He stated that it was not on their radar for capital improvements and whether talking about $3.2 million at a minimum and went up from there. He stated they would have to come back to the Council on options or options they wanted to consider and for staff to zoom in more or they would have to come back with different budget options and on top of the other big capital items that were out there.

Council Member Eriksen stated there was a piece of property along 85th Avenue on the south side that he thought the city bought anticipating the east fire station moving because of Highway 252. He stated if it didn't need to be a fancy building, brick and mortar, and could be a basic building which would actually match the other buildings south of 85th Avenue.

Community Development Director Gladhill stated he was not seeing it on the list of EDA owned properties.

Police Chief Bruley stated they needed to think about the office space, kitchen, area for employees to work out of if they did add onto the police department, they had those things. He stated they had a kitchen, employees were ready, had the office space and owned the infrastructure. He stated what they would be adding to the current building would be the bays, actual brick and mortar of kennels. He stated if it could be built on and where it would go he had no idea.

Council Member Page stated she liked the idea of the MARS partnership because a lot of people on MARS had been in the community for a long time. She asked about the couple of cities but only mentioned Brooklyn Center and if it was Brooklyn Center and Brooklyn Park.

Inspector Weinbeck stated they never had had full conversations but knew there was another city that was also considering not staying with Maple Grove and learned that this morning. She stated they would need further conversations and there might be another city that might join in.

Council Member Page asked about the spaces they presented if there were operating costs per year because they were looking at the costs for Maple Grove and operating expenses under $200,000. She asked if they had the operating expenses costs for the different choice they had given.

Police Chief Bruley stated the Council approved that they could have up to 17 cadets and they hadn't got there, but that had been how they had been staffing the police department. He stated they were getting slowly but surely in a better place with their hiring had not been adding those big numbers to cadets. He stated the thought process was some of those employees moved over to be great, but heard the public and brought up numerous times was more of an animal control model. He stated they didn't have animal control and didn't go on to tranquilize dogs. He stated it had been tasked now, with all the dog bites, now had robust protocols in place, about dangerous dogs, checking on them, like the predatory offenders. He stated they would send them letters and if they didn't respond, they were charging them criminally. He stated there would be strong arguments about why they should have more of an animal control model. He stated they had dedicated employees that just manage dogs and cats in our community.

Council Member Page asked how that worked with the Council on ordinances because that was people leaving their pets and would pick up their pets, like the frequent flyers and multiple offenders. She asked if they had the ability to have fees associated with that.

Inspector Weinbeck stated as it stood now, the way they worked with PUPS, there was an impound fee, daily fees along with it and then they also issued citations based upon any violations that might be occurring.

She stated they had historically been much more lenient with the residents to try to get animals back to them because it was much more cost effective to try to give them either a break in some of the pricing or work with them to try to get their animals back. She stated it was more cost effective for the city to do that because of the expense. She stated that it might change, they were a little bit sturdier if they had not claimed it in five days, they were not putting the effort into it. She stated their animal was going to rescue if they were deciding not to pick up, they animal, because they needed to turn it over more quickly and they needed to impact that more quickly.

Council Member Page asked who paid taxes on the EDA owned buildings if someone was using it.

Director Gladhill stated if the EDA bought the property, they could hold it for 9 years for economic development purposes before starting to pay property taxes. He stated if it was the Royalton, it would be a city parcel, and the use would be tax exempt and would lose tax revenue. If they leased it to a for-profit entity and gave an example of a warehouse user, it would now be taxable. He stated they would work it out in the lease that the tenant would pay the property taxes.

Council Member Eriksen asked if the city would have to buy that building from the EDA.

Director Gladhill stated the city would have to buy that building from EDA. He stated there was no precedence for pro rata share and might be a pathway to get there but would mean transferring $1.8 million from the city to EDA and maybe split it and the EDA bought the remainder back. He stated there was hesitation from the financial advisor and city attorney to commit to that part right now. He estimated site acquisition costs, $500,000; the building had value of $350,000 to $400,000 and the land, whatever minimal amount they carved there would have to assign a value to it, otherwise they could get into trouble with state auditor for TIF purposes. He stated they supported the need, and it could be a solution. He stated they wanted to find those pathways, and it gets challenging, they wanted to know if they found that pathway would the Council still even do it, putting that building in the middle and renting the other parcels on the other side.

Police Chief Bruley stated that was why he disclosed it would be sooner than later. He stated it would effectively build out the small section they had left to house employees coming out of the south and going back to the north. He stated they would be at maximum capacity and the city was still growing, and now the BioDistrict. He stated they were leveraging in technology to be more effective with less and why they had not added cops in a long time when most communities continued to add more officers. He thought they were doing it smarter with technology especially with the Axon investment. He stated somewhere down the future the city was going to get big enough and would have to think about adding additional staff and nowhere to put them. He stated he was not hearing anyone say to back to Maple Grove, for $3.2 million and $200,000 a year and asked if there was any interest in that.

Police Chief Bruley stated they were eager for the city to do that. He stated their investment was not much and were getting a nice building for little investment of Maple Grove citizen’s money. He stated they were eager on what was going on with the Brooklyn Park conversation and the police chief called him and asked about it. He stated he had been honest with him through the process that his position was that he had a hard time telling the Council to invest Brooklyn Park tax dollars with Maple Grove infrastructure and felt wrong. He stated it was on the table but had not heard anyone talk about it.

Mayor Winston stated there was no appetite to invest in another city that way.

Council Member Xiong asked if they had conversations with Brooklyn Center and if they had a location there the city could go half and half, but Brooklyn Park had facilities, especially if there were tight on space and asked what other cities had.

Chief Bruley stated they had not had conversations and would have consternation going in with business with Brooklyn Center in that capacity. He stated he had no problems leasing the property to house their dogs and get their money. He stated he needed complete control of what went on in that facility and was confident in their policies, their culture, and regulations of staff.

City Manager Stroebel stated there were a few options. He stated the next Council meeting was July 14, because they typically didn't meet the week after July 4. Next Monday was the fifth Monday and didn't have a meeting. He stated the next meeting was July 14 and there was an EDA meeting on July 21. He stated they had six options: three at the fire station, the one at Royalton, the one at South Precinct, and then going back to Maple Grove. He asked the Council for two options they wanted staff to explore between now and when they came back.

He stated they also had to figure out the timing because he thought there were two more steps that they needed with the Council. One was to bring back further detailed information and would like to know which ones the Council wanted staff to drill in and explore. He stated the other piece was which meetings they wanted to do that at. He asked if they wanted it done at the July 14 meeting and then have a special meeting on the July 21 after the EDA meeting. He also asked if they wanted to meet on July 7, which they were not currently meeting, to have a further work session, although it was going to be hard, pulling information together in the next two weeks because next week was a big holiday week.

Council Member Klonowski asked city manager Stroebel what he would suggest.

City Manager Stroebel stated that was the issue he probably had been lobbied at more than any other from directors and they all shared individually their perspectives.

He stated the cost of construction, whether it was renovation, especially new construction, was going up significantly. He stated as the Council thought about all those other priorities, he was concerned about the cost of it because they had a budget for it. He also thought the initial $2,000,000 for the senior center project that they budgeted back in 2018 was not going to go as far as they would hope to do. He stated if they were to just renovate the current central fire station just for a senior center, they might have been able to do that a few years ago but asked if they could renovate that whole space for $2,000,000 today and wasn't sure.

He stated that it was one other element that he would put up there. He stated he would take half the bays, and he would fully explore that option. He thought they needed to figure out two things. One, how they would utilize it for senior space and what would they be giving up by doing that because if they went to the fire station, it was not just a matter of could the pups fit there, it was what were they giving up if they were to go there. He thought Director Tullberg brought valid points of what were the pros and cons of that from both sides of that equation. He also thought the current facility was 4,500 square feet and some of those scenarios got up to 5,500 to 6,000 square feet. He stated if they only occupied 44% of the current shelter, and it was 4,500 square feet, asked why they needed a 6,000 square foot or 6,500 square foot facility. He thought they had some work to do with the architect as well.

Police Chief Bruley stated he didn't think they needed it that big, but the building in Maple Grove was dilapidated and it did not serve the workers there at all. He stated there's hardly a kitchen, there's no office space and a big portion of that was creating a much better work environment, which Maple Grove was a strong interest to do and made a lot of sense. He stated if they were going to be fiscally responsible, if it was not your money, like, Maple Grove was not much of their money, it was other people's money and build a nice, very conducive workspace.

He stated if they truly talked about the kennels that they needed, wondered if there was an opportunity to add to the current North Building because everything that they needed for office space, kitchen, staff, it was all in place. He suggested adding onto the North Building bays for

dogs, enough to where they could house Brooklyn Centers and charge them.

He stated he didn't know if they had land available to do it but if they did, didn't know that it had to be that big. He thought maybe they were only talking 3,000 feet of bays.

Inspector Weinbeck stated that was exactly why the 6,500 was because they had been falling on the employee space.

She stated the addition of employee space was the big contributor where the 4,500 was now going to be a kind of animal space. She stated they came back to them with around 15 kennels was what they needed for dogs and somewhere 20 to 30 for the cats, which were a couple feet by a couple feet and was something that could be in a small room together as well. She stated they would need a couple thousand square feet for kennel space and knew the best models out there was some level of an outdoor space, a green space what they talk about.

Mayor Winston suggested going around and asking Council members what they were comfortable with and their questions and then from there, they could see where most of the Council were landing or had a particular question.

He thought they should have a meeting on July 14 and then a special meeting on July 21.

City Attorney Thomson suggested if there was one of those the Council could eliminate. He stated he was hearing maybe there was one they could eliminate and didn't have to have staff look into that anymore and they could use the records to look to the other one.

Chief Bruley asked about the CVS building. He stated they would be losing $500,00 a year in revenue and what would they pay for the building.

Director Gladhill stated that best case scenario, $300,000 to $400,000 for the building if it was listed as a lease. He stated they would try to get some comps and could still work that data easily behind the scenes in case it came back up in the future.

City Manager Stroebel stated he mentioned one option and thought of the second one and that would be exploring how they could add onto the North Precinct and just the dog bays.

Council Member Klonowski stated she was in favor of dropping Royalton and didn't think that was a good use of the space. She stated she loved the idea of just having dog bays because that was a good idea. If not, she would look at small dog bays for the fire station because she assumed there was going to be some level of staff space built into the senior center.

Mayor Winston stated Village Creek or adding on to the North Site. He stated Royalton didn't think it should be considered because they would be giving up future academic opportunities and supported dropping Royalton.

Council Member Page states she also supported dropping Royalton. She stated she supported the seniors that had been waiting for so long. She stated she liked the synergy between it being added on to their building where the cadets would then move on to full-time positions.

Council Member Eriksen agreed to drop Royalton, and his next choice was adding on to the North. He asked if they could put the seventh bay back on the fire station and turn it into a dog storage because they only took off a million dollars from across the fire station.

Council Member McGarvey stated he liked if it was possible to add on to the police station or fire station and agreed with Royalton that it needed to be used better relative to the space.

Chief Bruley asked what if they couldn't build on to the north building and were told there was no land, couldn't do it and ran into a brick wall. He stated he was hoping he could walk away tonight with two hardcore options that they could go after and come back on July 14.

Council Member McGarvey stated he didn't want to disappoint or disrespect the seniors. He stated he knew Joe, at MARS and wondered if he could come up with some kind of dog therapy type thing if there was an opportunity there if it was small enough, the space they would need for dogs. He stated if that was not a possibility he would be for the Village Creek.

Chief Bruley stated he was interested in the new central fire. He stated the construction costs would be embedded in the current costs and would increase. He stated they already had the equipment, had the architects, and the plans. He stated they were coming to open up the dirt, adding on to a facility to an existing field and already owned the land. He stated they could pull in100 feet of wire one way versus another 110 feet and didn't cost that much more. He felt that financially adding bay and embedding that in the current plans seemed it was out of the box way of doing it.

Council Member Xiong stated she liked Council Member Eriksen's idea, and it aligned with the construction time and that would be her first preference, if not hopefully there were other facilities. She stated she was a no for Royalton.

Council Member Tran stated she supported something for senior elderly.

Mayor Winston stated it sounded like Village Creek, adding to the police department or the suggestion of adding on to the seventh bay of the fire station.

Chief Bruley stated that they already had the Village Creek essentially done, the inspector had done that work and had a range of what it would cost. He stated they could keep that as a third option. He stated what he was hearing in the room, some people still like that and then they came back on the July 14 with the feasibility of adding on to the main police department building, just the bays, and then what it looked like to talk to the fire department about recreating the bay and building it into their current project.

Mayor Winston stated he was thinking when they had the information was a side-by-side comparison of the three options, and that was what they would go into that meeting with and then they could make a final decision from there. He suggested looking at the pros and the cons and the cost of each one.

Council Member Klonowski stated there were three for the Royalton and two for the senior center.

City Manager Stroebel stated on the costs, thought it was right about adding the additional bay at the central fire station was $1 million. He stated if they would also have to build out that space and similarly in police would have to build out a lobby for people to get their dogs.

Chief Bruley stated he envisioned that would be done through their current lobby that was already open. He stated the cadets would bring their dog or cat. He stated how they were going

to save money by using the current infrastructure. He stated the lobby was already staffed, the kitchen was already built, the offices that they already had and it sat at one end of the building, and might have to be a workstation there.

He stated if they could get down to building a limited workstation and bays for animals, then use the rest of the north building infrastructure. He stated they could walk into the police department to get their dog, which was where people came continuously looking for their dog.

Mayor Winston clarified to Council Member Tran that it appeared from the different options that were offered that there was not a desire to go into the space where the senior programming would most likely be.

Chief Bruley stated the partnership with MARS would be more difficult because their building was very secure and there was no way that they would be able to work in their space like that. He stated it didn't mean they couldn't have a relationship with them rescuing out the dogs, it was just that they were not going to be able to lease and be in the building.

Council Member Page stated she was looking at it would be in a different location. If they were doing one of the other locations, she thought that was a good idea. She stated if they were at the main police building, it seemed like a good idea to see how they could have the joint partnership with some of the other cities.

Chief Bruley thought they should build big enough that they could include other cities and collect revenue.

Mayor Winston stated that it looked like they had a plan, bring it back on July 14, and they would make the final decision on July 21.

ADJOURNMENT - With consensus of the Council, Mayor Winston adjourned the meeting at 9:15 p.m.

_____
HOLLIES WINSTON, MAYOR

_____
DEVIN MONTERO, CITY CLERK

REGULAR BROOKLYN PARK CITY COUNCIL MEETING

Monday, August 11, 2025
6:04 p.m.

Brooklyn Park Council Chambers
5200 85th Avenue North

CALL TO ORDER - Mayor Pro Tem Christian Eriksen

PRESENT Mayor Hollies Winston (arrived at 6:20 p.m.); Council Members Christian Eriksen, Amanda Cheng Xiong, Shelle Page, Tony McGarvey and Maria Tran; City Manager Jay Stroebel; City Attorney Jim Thomson; Community Development Director Tim Gladhill; Finance Director LaTonia Green; Acting Operations and Maintenance Director Greg Hoag; Police Chief Mark Bruley and City Clerk Devin Montero.

ABSENT: Council Member Nichole Klonowski (excused)

Mayor Pro Tem Eriksen read a statement relating to council members participating via interactive technology.

PARTICIPATING VIA INTERACTIVE TECHNOLOGY: Council Members Shelle Page and Maria Tran.

Mayor Pro Tem Eriksen opened the meeting with the Pledge of Allegiance.

2A RESPONSE TO PRIOR PUBLIC COMMENT

City Manager Stroebel stated there was one public comment at the last council meeting from a resident thanking the Parks and Recreation staff for the numerous recreation and various other events they put on during the weekends and was an acknowledgement of that work.

2B PUBLIC COMMENT

Mayor Pro Tem Eriksen stated one public comment was submitted in writing earlier and was placed on the dais for each council member.

3A. MOTION MCGARVEY, SECOND XIONG TO APPROVE THE AGENDA AS SUBMITTED BY THE CITY CLERK. MOTION PASSED UNANIMOUSLY.

Mayor Pro Tem Eriksen called for a roll call vote.

3A. THE MOTION PASSED UNANIMOUSLY ON A ROLL CALL VOTE AS FOLLOWS: YES-XIONG, PAGE, MCGARVEY, TRAN, ERIKSEN; NO-NONE.

3B PUBLIC PRESENTATIONS/PROCLAMATIONS/RECEIPT OF GENERAL COMMUNICATIONS – None.

4.0 MOTION PAGE, SECOND MCGARVEY TO APPROVE THE FOLLOWING ADMINISTRATIVE CONSENT ITEM:

> 4.1 TO APPROVE A TEMPORARY ON-SALE LIQUOR LICENSE FOR PALMER LAKE VFW FOR THEIR FALL FREEDOM FESTIVAL TO BE HELD ON SEPTEMBER 13, 2025, FROM 2PM TO 9PM AT 2817 BROOKDALE DRIVE N

4.2 TO WAIVE THE READING AND ADOPT RESOLUTION #2025-126 TO ACCEPT A MINNESOTA DEPARTMENT OF PUBLIC SAFETY AUTO THEFT PREVENTION PROGRAM GRANT

4.3 TO APPROVE A TOBACCO LICENSE FOR FAMILY DOLLAR INC. DBA FAMILY DOLLAR STORE #26419, LOCATED AT 7638 BROOKLYN BOULEVARD NORTH, BROOKLYN PARK, MN 55443

4.4 TO WAIVE THE READING AND ADOPT RESOLUTION #2025-127 TO ACCEPT A GRANT FROM HENNEPIN COUNTY FOR THE 2025-2026 HEALTHY TREE CANOPY GRANT PROGRAM, AND AUTHORIZE THE CITY MANAGER TO ENTER INTO AN AGREEMENT.

4.5 TO SET A PUBLIC HEARING ON AUGUST 25, 2025 AT 6 PM FOR THE CITY'S INTENT TO ISSUE UP TO $49 MILLION IN GENERAL OBLIGATION BONDS FOR THE CONSTRUCTION AND ALL COSTS ASSOCIATED WITH THE CENTRAL FIRE STATION AND RELATED SITE IMPROVEMENTS, SUBJECT TO THE REVERSE REFERENDUM PROCESS.

Mayor Pro Tem Eriksen called for a roll call vote.

4.0. THE MOTION PASSED UNANIMOUSLY ON A ROLL CALL VOTE AS FOLLOWS: YES-XIONG, PAGE, MCGARVEY, TRAN, ERIKSEN; NO-NONE.

5. PUBLIC HEARINGS-None.

6. LAND USE ACTIONS-None.

7. GENERAL ACTION ITEMS.

7.1 Increase Fire Department Staffing.

Fire Chief Conway briefed the council on the increase of Fire Department staff. He briefed on Staff Model 2024, Current Leaves, Assessment-Hiring and Onboarding Timeline and 2025 Recommendations.

Council Member McGarvey stated he asked at the last meeting if overtime affected workers compensation and Chief Conway stated it affected the pension and wondered how much they could offset the cost of new employees by deducting whatever went into the pension based on all the excessive hours.

Chief Conway stated they were still working through that process. He stated the data mining for each firefighter was different based on their experience and what they were going to offer them in pay. He stated the PERA pension was percentage based and would be different for each firefighter. He stated they would be giving the council a percentage range.

Council Member Tran thanked the firefighter's service. She stated last year she had a chance to ride with the firefighters and saw how hard working they were in the city. She stated the team was usually a 5-person team but now only 2 and worked very hard.

At 6:20 p.m. Mayor Winston entered the chambers.

Council Member Eriksen stated he would be supporting the action. He stated for the benefit of the public because the fire department was often too humble to bring it up. He stated event with the additional 4 staff members; it represented a staffing level far below industry standards and many peer cities and other states. He stated it was a step in the right direction the city did need to reckon with the long-term sustainability of the fire department in terms of staffing. He stated there were real risks of increased injuries and burnout due to overtime and encouraged the council members to take that into consideration during the next few budget cycles.

Mayor Winston stated at the last meeting they discussed it and he supported it and seconded what Council Member Eriksen said. He stated as the invested where they needed to invest in people, they were going to have to begin to say, where did they slow growth within the budget or stop or make some difficult decisions. He stated he was fully in support of investing and making sure the employees had a reasonable workload and able to do the work effectively of the city. He stated he supported it but they were going to look at the budget and make some difficult decisions this year and next year on behalf of the taxpayers and residents.

7.1 MOTION XIONG, SECOND MCGARVEY TO WAIVE THE READING AND ADOPT RESOLUTION #2025-128 RESOLUTION TO AUTHORIZE THE RECOMMENDATION OF THE IMMEDIATE HIRING OF FOUR FIREFIGHTERS AND INCREASING THE FIRE DEPARTMENT GENERAL FUND BUDGET AND DECREASING GENERAL FUND CONTINGENCY, FUND BALANCE, OR BUDGET YEAR SAVINGS.

Mayor Winston called for a roll call vote.

7.1 THE MOTION PASSED UNANIMOUSLY ON A ROLL CALL VOTE AS FOLLOWS: YES-PAGE, MCGARVEY, TRAN, ERIKSEN, XIONG, WINSTON; NO-NONE.

7.2 Recommendation for Operations and Maintenance Director.

City Manager Stroebel briefed the council on the recommendation for Operations and Maintenance Director.

7.2 MOTION XIONG, SECOND ERIKSEN TO APPROVE THE CITY MANAGER'S APPOINTMENT OF MARCUS CULVER AS OPERATIONS AND MAINTENANCE DEPARTMENT DIRECTOR WITH AN ANNUAL SALARY OF $195,749 EFFECTIVE AUGUST 12, 2025.

Mayor Winston called for a roll call vote.

7.2. THE MOTION PASSED UNANIMOUSLY ON A ROLL CALL VOTE AS FOLLOWS: YES-PAGE, MCGARVEY, TRAN, ERIKSEN, XIONG, WINSTON; NO-NONE.

8. DISCUSSION ITEMS

8.1 Legal Contract Discussion.

City Manager Stroebel briefed the council on the legal contract. He gave a background of the legal services. Chief Bruley gave an overview of how the prosecution worked.

City Manager Stroebel stated they were asking the council to extend the current contracts for

legal services for next year; and giving staff direction to do that as well as the direction to provide an analysis of the pros and cons of considering moving some or all of those services in house. He stated other communities of the size of the city had different models providing legal services. He stated they would come back with a longer-term recommendation in the spring.

Council Member Tran asked why they needed a legal service contract.

City Manager Strobel stated there were a number of matters the city dealt with, development matters, city code matters or other matters that came before the council where they needed legal guidance with regard to making decisions. On the prosecution side, they needed attorneys to prosecute the crimes Chief Bruley highlighted. He stated to conduct the business of the city had a requirement of needing legal guidance to help them in many of the decisions they made.

Council Member Tran asked if there had to be two separate services and asked if one agency could provide both services.

City manager Stroebel stated he was not sure of a law firm that provided city services for both civil side of legal guidance and advice as well as the prosecution. He stated it was something that would be looked at as part of the analysis they would do.

Council Member McGarvey stated in the staff report, said that each firm was paid for retainer, in addition to hourly billing, and once certain thresholds of hours are reached during each billing cycle. He stated that for EDA projects, the billing costs were passed through to the developers while EDA recovered retainer costs. He asked if they were significant enough to outweigh the advantage of having in-house counsel or something they could work out or not much of a factor.

City Manager Stroebel stated there were some attorneys that could provide both traditional civil attorney legal advice guidance and could also serve as guidance around development matters. He stated that it wouldn't be atypical of an attorney having both skill sets. He stated if they were to bring someone in house, thought it would be a good combination to have someone to have that generic general background in municipal matters but also have someone who had a background with development matters as well.

Director Gladhill stated the analysis would figure that out. He stated most of the EDA matters except for when the EDA attorney was there, at the meeting was passed on to the developer. He stated they would provide the financials when they were done with the analysis, and the EDA impact was far less than the city's contract with the city attorney.

Mayor Winston stated he was satisfied with the legal counsel the city had, and the only considerations would be budgetary and see those numbers. He stated he had been satisfied with the advice that had been given to the council. He stated he would only be looking at if there were any type of savings, but those savings might not outweigh the quality of service they were getting. He stated when they talk more about the misdemeanor portion, there might be some real cost savings and maybe look more into that piece.

Chief Bruley stated they had been under a contract that had been very financially beneficial to the city. He stated they were getting very effective and cheap services and that contract was running out. He stated to for them to extend the contract to next year until they do the research would be increased to $70,000 for that current provider to keep the service. He stated if they went out for bid, they would pay substantially more. He stated they were getting to the point now to look at bringing someone in-house and look at what that cost would be. He stated there were

a lot of advantages to have the prosecutorial services in the police department. He stated the current prosecutor were in a different building and used several attorneys. Those attorneys were trying to call the officers to get additional information, trying to get the officers in court to testify and there was a gap when they were in a different building. He stated many other cities had prosecutorial attorneys in their buildings, it was very effective and efficient. He stated it also have an enhanced level of service like ERPOS, emergency restraining orders for people who should not have guns and guns taken away; those attorneys were in inhouse to help craft complex search warrants, they could help giving legal advice to the officers a phone call away, whether they were on the street or trying to follow up on an investigative case. He stated having attorney access in the building also enhances certain aspects of the law enforcement capacity. He stated they were asking financially what it looked like, what impact they believed to have better enhanced services and bringing that information back to the council. He stated doing their do diligence on having the contracts because they were up, would help on what best served them in the future.

Mayor Winston stated that having the in-house attorney on the law enforcement side might have some synergies. He stated that sometimes when working with a contractor outside, we had less control or had more control in terms of the aggressiveness to pursue particular decisions. He stated his concern was, if they brought someone in house, were they going to have the same impact or the same input, gave an example, we need these to be charged in a particular way; or this is where we are going to focus. He stated it would seem obvious when they brought someone in they were going to do that. But that was not always the case. If they didn't, then there was a whole process they had to go through. He stated he would want to know more about that piece, because if they had a contractor that was very receptive or sensitive to what they were asking and moving forward on it quickly. That was the piece they needed be cognizant of and if they brought someone in-house they needed to be able to ensure they were bringing someone in-house that had that same sensitivity to what they were asking for as a city. He stated he had seen lack of sensitivity by prosecutors in other areas outside the city and wanted to make sure they were taking that into account when bringing someone in-house.

8.2 Council Chambers Audio-Visual Replacement Discussion.

IT Manager Keith Ehrilichman briefed the council on the Council Chambers Audio-Visual Replacement. He provided an update on the design in the chambers and asked for input from the council on the design and options. He gave an overview of the current equipment in the chambers, design highlights, cost estimates, options to consider.

Council Member McGarvey asked if it would clear up some of the space at the dais to give the council members room to set their things down on the dais. He asked if it was part of the replacement.

Manager Ehrlichman stated there had been discussions about doing some work on the back counters at the dais but was not part of the project. He stated there would be a device similar to what they had now, and the monitors would be the same size.

Council Member McGarvey stated the button to speak had speakers on the side and had to either move his label writing machine, or box of Kleenex or the telephone.

Manager Ehrlichman stated the new device would have a speaker on it and would get better audio coming back from the device in front of them than the ones they currently had.
Mayor Winston asked about the funding source for the project.

Manager Erlichman stated the funding source would be coming from the franchise fees through CCX and got that funding every year and had been accumulating the funding to do the project.

Council Member Eriksen asked about the additional items if they would be above the franchise fee allotment.

Manager Ehrlichman stated if the council decided to do any of those options; once they got the actual pricing on it because they were just estimates. He would come back to the council again to see the actual pricing and have more conversation on it and make a decision if they would be included in the work of the bid. He stated if they were, they would also be covered by the franchise fees.

Council Member Tran asked if the upstairs conference rooms were used for the work session, if they could be videotaped if they changed from audio to video. She stated residents wanted to see the work session in video.

Manager Ehrlichman stated they currently didn't have any cameras in those rooms upstairs except for the Teams meetings. He stated if the work session were done through Teams, those could be recorded with video. If the council decided to do it, it could be done.

Council Member Tran asked if the system being replaced was only for the chambers and not the upstairs rooms.

Manager Ehrlichman stated there wouldn't be new equipment upstairs. He stated the only thing it would have was the ability to have the overflow broadcast the council meetings in those conference rooms.

Council Member Tran stated a lot of residents requested to make the change in the future and wanted to see the work session in video and not audio.

Mayor Winston stated as they moved forward with the project to help people understand that it was paid for and not asking for funding for the equipment and it was important for people to understand going forward.

9A COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

Council Member Page thanked Mr. Hoag, O&M, for stepping up during a difficult time, appreciated the onboarding and giving her help and suggestions.

She also gave a big thanks to those who worked on Gus Macker basketball tournament. She stated it was a great weekend; weather was perfect. She thanked Lisa, Katie, and Peggy for inviting her to help and thanked everyone who was involved and volunteered.

Council Member Train stated the national night out event was awesome. She stated it was a good chance to listen to people; meeting people who didn't have time to come to the city or council meeting. She thanked everyone for sharing their stories and telling her she was doing better at her job. She stated it was a very good day for national night out this year.

9B CITY MANAGER REPORTS AND ANNOUNCEMENTS

City Manager Stroebel thanked all the staff, community and council members who were part of national night out. He stated it was always a big celebration for the city and kudos to Ms Czapar

and the police department in organizing it and the Fire Department, Operations and Maintenance. He stated it was a great night to celebrate with the neighbors.

ADJOURNMENT - With consensus of the Council, Mayor Winston adjourned the meeting at 7:07 p.m.

_____
HOLLIES WINSTON, MAYOR

_____
DEVIN MONTERO, CITY CLERK

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.5	**Meeting Date:**	August 25, 2025
Agenda Section:	Consent	**Originating Department:**	Community Development
Resolution:	XXXX		
Ordinance:	N/A	**Prepared By:**	Cara Donovan, Senior Planner
Attachments:	9	**Presented By:**	Paul Mogush, Planning Director
Item:	BCS African Foods – An Application for a Preliminary and Final Plat, Site Plan Review, and Variance for a Building Addition at Kentucky Ave and Brooklyn Blvd		

City Manager's Proposed Action:

MOTION_____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2025____ TO APPROVE A PRELIMINARY PLAT FOR "BCS DEVELOPMENT" AT 7916 BROOKLYN BLVD.

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2025____ TO APPROVE A FINAL PLAT FOR "BCS DEVELOPMENT" AT 7916 BROOKLYN BLVD.

MOTION _____, SECOND _____, TO A WAIVE THE READING AND ADOPT RESOLUTION #2025____ TO ADOPT FINDINGS OF FACT FOR THE APPROVAL OF A VARIANCE REQUEST FOR A STAGING AREA VISIBLE FROM BROOKLYN BLVD, KENTUCKY AVE N, AND KENTUCKY CIRCLE N AT 7916 BROOKLYN BLVD, A DEVIATION WHERE A STAGING AREAS IS LOCATED BETWEEN THE PRINCIPAL BUILDING AND THE PUBLIC RIGHTS-OF-WAY, SUBJECT TO THE CONDITIONS IN THE RESOLUTION.

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2025____ TO APPROVE A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A BUILDING ADDITION AT 7916 BROOKLYN BLVD SUBJECT TO CONDITIONS IN THE RESOLUTION.

Overview:

This request is for a 3,171 square foot building addition at 7916 Brooklyn Blvd. Three land use applications are included with this application: a preliminary and final plat, a variance, and a site plan.

The property is currently an outlot and the property is required to be platted prior to additional work on site.

The site plan proposes a 3,171 square foot building addition on the north side of the existing multi-tenant building. The 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 variance request for this project is related to the proposed staging area and overhead door. §152.1015(C) notes that staging areas must not be located between the principal building and a public right-of-way. This property is bordered on three sides by public right-of-way which has led to the property owner seeking a variance. The applicant has provided findings of fact as part of the submittal for this application. These variance findings of fact are described below.

Current Conditions:

The subject property is 1.02 acres. There is an existing 5,968 square foot building and parking lot on the property. The site is bounded on the west by a commercial property, to the north by Kentucky Circle N, to the east by Kentucky Ave, and the south by Brooklyn Blvd.

Future Land Use Plan	Community Commercial, LRT Station Area
Current Zoning	Transit Oriented Development Center District
Proposed Zoning	Transit Oriented Development Center District
Neighborhood	Shingle Creek
Site Area	1.02 Acres
Conforms to:	
Land Use Plan	Yes
Zoning Code	Yes
Notification	Legal notice was published in the Sun Post, 47 Notices were mailed to properties within 500 feet, A Neighborhood email was sent to the Shingle Creek neighborhood.
Timeline (MN §15.99) 60-day 120-day	 July 1, 2025 August 30, 2025

Land Use/Zoning and Overlay:

The site is zoned Transit Oriented Development Center District (TOD-C) and is in the Shingle Creek Neighborhood. The future land use for the property is Community Commercial and the property is located in a Light Rail Station Area. The adjacent property to the west is zoned TOD-C. The property abuts Kentucky Circle North with properties zoned Detached Single-Family Estate District (R-1) to the north. The property abuts Kentucky Ave North with properties zoned TOD-C to the east. The property abuts Brooklyn Blvd with properties zoned TOD-C to the south.

Preliminary and Final Plat:

The preliminary plat and final plat meet requirements in City Code Chapter 151 and Chapter 152. There is no minimum lot area or lot width for properties zoned TOD-C.

On May 8, 2025 the preliminary and final plats were submitted to Hennepin County Transportation for plat review. Hennepin County Transportation provided a comment letter on June 3, 2025. The applicant shall consider comments as they relate to this application, including but not limited to the following:

- County staff recommend consideration of an accessible connection to the existing sidewalk along Brooklyn Boulevard given the proximity to the future METRO Blue Line Extension light rail transit station planned at the West Broadway Avenue/Brooklyn Boulevard intersection.

Site Plan:

The applicant proposes a 46-foot by 75.5-foot square food building addition to the existing commercial building. The building addition is proposed for dry storage for the existing BCS African Foods market. The east face of the proposed addition will have two windows and an overhead door for deliveries. The north face of the building will have six windows and two doors.

A trash enclosure is proposed at the northeast corner of the building addition.

Vehicular Access and Circulation:

Vehicle circulation is not proposed to change with this site plan application. There is an existing vehicle access point and stop sign on Kentucky Ave N.

Loading Docks and Staging Areas:

One staging area adjacent to an overhead door is proposed on the east face of the building addition. §152.1015(C) notes that staging areas must not be located between the principal building and a public right-of-way. Staging areas must be screened from the public right-of-way and residential areas (§152.1015(C) and §152.1024(A)). The applicant has provided findings of fact for a variance as part of the submittal for this application. These variance findings of fact are described below.

The applicant has indicated vegetative screening will be provided along Kentucky Circle N and Kentucky Ave N north of the access point on Kentucky Ave N. The applicant must provide a landscape plan that meets screening requirements outlined in §152.1024(B).

Off-Street Parking:

The applicant proposes removing 11 existing parking stalls. The site plan indicates 20 parking stalls will remain on the property, including one ADA parking stall. The proposed parking is allowed as properties zoned TOD-C are exempt from minimum and maximum parking requirements §152.1020(L)(5).

Pedestrian Connections:

There are no proposed pedestrian connections included in this application. A direct and continuous pedestrian network is already provided to connect the parking lot to building entrances (§152.1021(D)). At staff's recommendation the applicant is providing a pedestrian connections= from the proposed doors on the north face of the building addition to the parking lot and customer building entrance.

Architecture:

The building addition is proposed to be approximately 17-feet to match the existing building height. As allowed by §152.1005(C)(6) building materials will be similar to the existing building (e.g. ribbed concrete block, aluminum storefronts, and metal coping). The proposed exterior meets the glazing requirements of 30% for the TOD-C district (Table 152.706.1).

Lighting:

A photometric plan was provided. A new photometric plan will need to be submitted for approval with calculations for review against §152.1014.

Landscaping:

A landscape plan was submitted. A code analysis is required to ensure the landscaping plant meets the following requirements: §152.1012(D), §152.1020(J), and §152.1024.

Approximately 31% of the existing site is open space. This meets the minimum open space requirement for the TOD-C district (Table 152.1012.1).

Screening:

All loading docks and staging areas visible from public rights-of-way must be screened (§152.1024). Landscaping is proposed to screen the northern and northeastern property boundaries adjacent to Kentucky Circle N and Kentucky Ave N. The landscaping plan is required to be updated with a plant schedule that meets screening requirements for the staging area (§152.1015 and §152.1024).

The applicant has proposed a waste enclosure that meets §152.1028.

Any future rooftop equipment must be screened (§152.1024(A)).

Impervious Surface:

The maximum impervious surface coverage in the TOD-C district is 100% (Table 152.706.1). The site plan proposes impervious surface coverage of 68%.

Grading and Drainage:

There are minor proposed changes to grading on the site and no proposed changes to stormwater management for the property.

Utilities:

The existing structure is already serviced by utilities, and the expansion of this building can be supported.

Variance:

Minnesota Statute requires all variance requests be evaluated and be found to meet all conditions of the three-factor test for practical difficulties (§ 462.357, subd. 6). The findings of fact are summarized below:

The first factor, a test of reasonableness, means that the landowner would like to use the property in a practical way but cannot do so under the rules of the ordinance. It does not mean that the land cannot be put to any practical use whatsoever without the variance. For example, if the variance application is for a building too close to a lot line or does not meet the required setback, the focus of the first factor is whether the request to place the building there is reasonable. *In this case*:

Applicant Submission: The applicant states the property owner proposes to use the property in a reasonable manner, not permitted by the zoning ordinance. The use of this new addition will function in the exact same way as it does now. Loading will be done facing east, instead of facing the residential area as it does now.

Staff response: The proposed staging area is reasonable to support the existing business. The applicant also proposes screening for the staging area to attempt to reduce visibility from the public rights-of-way.

The second factor is that the landowner's problem is due to circumstances unique to the property and not caused by the landowner. The uniqueness generally relates to the physical characteristics of the particular piece of property, to the land and not personal characteristics or preferences of the landowner. When considering the variance for a building to encroach into a setback, the focus of this factor is whether there is anything physically unique about the particular piece of property, such as sloping topography or other natural features like wetlands or trees. *In this case*:

Applicant Submission: The plight of the landowner is due to circumstances unique to the property not created by the landowner. The existing building faces the public way on 2 sides. The landowner has not created this hardship.

Staff response: This property is uniquely bordered by streets on three sides. The existing building is situated along the western edge of the property limiting the opportunity to add a staging area for the existing business. Given the requirement that staging areas may not be visible for public rights-of-way this necessitates the property owner to seek a variance.

The third factor is that a variance would not alter the essential character of the neighborhood. This factor is used to consider whether the resulting structure will be out of scale, out of place, or otherwise inconsistent with the surrounding area. For example, when thinking about the variance for an encroachment into a setback, the focus is how the particular building will look closer to the lot line and if that fits in with the character of the area. *In this case*:

Applicant Submission: The variance, if granted, will not alter the essential character of the locality. This addition is designed to incorporate into the existing building, as if it has always been there, e.g. windows, exterior materials.

Staff response: The approval of this application would not alter the character of the neighborhood. The building addition will not exceed the height of the existing structure and architectural materials will match the existing building. The request is compatible with the intent prescribed in the comprehensive plan and zoning ordinance.

The required findings of §152.307 have been addressed and Staff recommends approval of the variance request.

Staff Recommendation

Staff recommends approval of the preliminary and final plat, variance, and site plan with the conditions listed in the attached draft resolutions.

Alternatives to Consider:

1. Approve the preliminary and final plat, variance request, and site plan as presented.
2. Approve the preliminary and final plat, variance request, and site plan with modifications.
3. Deny the preliminary and final plat, variance request, and site plan based on certain findings.

Budgetary/Fiscal Issues:

$8,160.00 in park dedication fees for "BCS DEVELOPMENT” will be required with the final plat approval.

Attachments:

4.5A RESOLUTION – PRELIMINARY PLAT
4.5B RESOLUTION – FINAL PLAT
4.5C RESLUTION – FINDINGS OF FACT
4.5D RESOLUTION – SITE PLAN
4.5E LOCATION MAP
4.5F PLAN SET
4.5G PRELMINARY PLAT
4.5H FINAL PLAT
4.5I NOTICE OF PUBLIC HEARING

RESOLUTION #2025-

RESOLUTION TO APPROVE A PRELIMINARY PLAT FOR “BCS DEVELOPMENT” AT 7916 BROOKLYN BLVD.

Planning Commission File #24-116

WHEREAS, the plat of “BCS DEVELOPMENT” (legal description Exhibit A attached) has been submitted in the manner required for platting of land under the Brooklyn Park Codes and under Chapter 462 of the Minnesota Statutes and all proceedings have been duly had thereunder, and

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.

WHEREAS, the granting of this plat will not be detrimental to the public welfare nor injurious to the other property in the neighborhood, and

WHEREAS, the granting of this plat will not have an adverse effect upon traffic and traffic safety or pedestrians and pedestrian safety, and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park, Preliminary Plat Request #24-116 “BCS DEVELOPMENT” shall be approved subject to the following conditions:

1. Title review by the City Attorney and all conditions therein.
2. Easement review and approval by the City Engineer and all conditions therein.
3. Submission of a CAD copy of the plat.
4. All comments provided by Hennepin County must be addressed prior to recordation of the final plat with Hennepin County.
5. $8,160.00 in park dedication fees for “BCS DEVELOPMENT” will be required with the final plat approval prior to receiving a permit.

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 sub divider 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.

EXHIBIT A

LOT 1, BLOCK 1, BCS DEVELOPMENT, HENNEPIN COUNTY, MINNESOTA.

RESOLUTION #2025-

RESOLUTION TO APPROVE A FINAL PLAT FOR “BCS DEVELOPMENT” AT 7916 BROOKLYN BLVD.

Planning Commission File #24-116

WHEREAS, the plat of “BCS DEVELOPMENT” (legal description Exhibit A attached) has been submitted in the manner required for platting of land under the Brooklyn Park Codes and under Chapter 462 of the Minnesota Statutes and all proceedings have been duly had thereunder, and

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.

WHEREAS, the granting of this plat will not be detrimental to the public welfare nor injurious to the other property in the neighborhood, and

WHEREAS, the granting of this plat will not have an adverse effect upon traffic and traffic safety or pedestrians and pedestrian safety, and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park, Final Plat Request #24-116 “BCS DEVELOPMENT” shall be approved subject to the following conditions:

1. Title review by the City Attorney and all conditions therein.
2. Easement review and approval by the City Engineer and all conditions therein.
3. Submission of a CAD copy of the plat.
4. All comments provided by Hennepin County must be addressed prior to recordation of the final plat with Hennepin County.
5. $8,160.00 in park dedication fees for “BCS DEVELOPMENT” will be required with the final plat approval prior to receiving a permit.

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 sub divider 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.

EXHIBIT A

LOT 1, BLOCK 1, BCS DEVELOPMENT, HENNEPIN COUNTY, MINNESOTA.

RESOLUTION #2025-

RESOLUTION TO ADOPT FINDINGS OF FACT FOR THE APPROVAL OF A VARIANCE REQUEST FOR A STAGING AREA VISIBLE FROM BROOKLYN BLVD, KENTUCKY AVE N, AND KENTUCKY CIRCLE N AT 7916 BROOKLYN BLVD, A DEVIATION WHERE A STAGING AREAS IS LOCATED BETWEEN THE PRINCIPAL BUILDING AND THE PUBLIC RIGHTS-OF-WAY, SUBJECT TO THE CONDITIONS IN THE DRAFT RESOLUTION.

Planning Commission File #24-116

WHEREAS, JDA Design Architects, Inc., on behalf of BCS African Foods, has made application for a Variance under the provisions of Chapter 152 of the City Code at 7916 Brooklyn Blvd (legal description Exhibit A attached).

WHEREAS, the matter has been referred to the Planning Commission who have given their advice and recommendation to the City Council; and

WHEREAS, the variance request for a staging area located between the principal building and the public rights-of-way would require a deviation from City Code Chapter 152, Section 152.1015(C); and

WHEREAS, the Planning Commission held a public hearing on June 11, 2025; and

WHEREAS, Minnesota Statute Section 462.357, subd. 6 provides:

1. Variances shall only be permitted (a) when in harmony with the general purposes and intent of the ordinance, and (b) when the variances are consistent with the comprehensive plan.
2. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. “Practical difficulties”, as used in connection with the granting of a variance, means that (a) the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; (b) the plight of the landowner is due to circumstances unique to the property not created by the landowner; and (c) the variance, if granted, will not alter the essential character of the locality.

WHEREAS, the effect of the proposed use upon the health, safety and welfare of surrounding lands and existing and anticipated effects on the neighborhood have been considered; and

WHEREAS, the Planning Commission has reviewed the variance request for a staging area located between the principal building and public rights-of-way, and finds the request:

1. Is not in conflict with the purposes and intent of the ordinance and comprehensive plan.
2. The proposed staging area is reasonable to support the existing business. The applicant also proposes screening for the staging area to attempt to reduce visibility from the public rights-of-way.
3. This property is uniquely bordered by streets on three sides limiting the opportunity to add a staging area for the existing business. Given the requirement that staging areas

may not be visible for public rights-of-way this necessitates the property owner to seek a variance.

4. The approval of this application would not alter the character of the neighborhood.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BROOKLYN PARK, MINNESOTA that:

The application to issue a variance for the construction of a staging area located between the principal building and public rights-of-way would require a deviation from City Code Chapter 152, Section 152.1015(C), is hereby approved.

The petitioner shall be required to record a copy of this resolution with the Hennepin County Recorder and to pay all fees for said recording. Proof of said recording shall be filed promptly with the City.

EXHIBIT A

LOT 1, BLOCK 1, BCS DEVELOPMENT, HENNEPIN COUNTY, MINNESOTA.

RESOLUTION #2025-

RESOLUTION APPROVING A SITE PLAN REVIEW FOR THE CONSTRUCTION OF ONE BUILDING ADDITION AT 7916 BROOKLYN BLVD, SUBJECT TO CONDITIONS CONTAINED IN THE DRAFT RESOLUTION.

Planning Commission File #24-116

WHEREAS, an application has been made by JDA Design Architects, Inc., on behalf of BCS African Foods, for a Site Plan Review under the provisions of the City Code on subject property (legal description Exhibit A attached).

WHEREAS, the zoning of the property is Transit Oriented Development Center District–in which general sales are a permitted uses; 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; and

WHEREAS, the matter has been referred to the Planning Commission who held the public hearing on June 1192025.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park:

The Site Plan Review for expansion of the existing structure is hereby approved with the following conditions:

1.00 DRAWINGS

1.01 Site, utility, landscaping, and grading plans on file in the City Clerk's office dated May 19, 2025 and June 3, 2025 are approved, subject to conditions listed below.

1.02 Building elevations for the building addition dated May 2, 2025 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 **$73,400.00**, a cash bond in the amount of **$3,800.00**, and a developer's escrow in the amount of **$2,300.00** 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.

2.02 Park dedication fees as required by the preliminary plat.

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.

3.02 Stormwater management must be approved by the City Engineer.

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 Preliminary plat “BCS DEVELOPMENT must be approved prior to Site Plan approval.

5.01 Final plat must be recorded with Hennepin County before issuance of permits.

5.02 The variance request application must be approved prior to Site Plan approval.

5.03 All pedestrian routes on the property must maintain a pedestrian access route of at least 4-feet and all ramps and crossings must meet the American Disabilities Act (ADA) requirements.

5.04 Any future rooftop equipment must be screened (§152.1024(A)).

5.05 Revise photometric plan to meet requirements in §152.1014.

5.06 Revise landscape plan that meets screening requirements for the staging area outlined in §152.1024(B), §152.1015 and §152.1024.

5.07 Revise landscaping plan with a plant schedule that meets the following requirements: §152.1012(D), §152.1020(J), and §152.1024.

EXHIBIT A

LOT 1, BLOCK 1, BCS DEVELOPMENT, HENNEPIN COUNTY, MINNESOTA.

Site Plan Review, Preliminary and Final Plat, and Variance

Case #24-116 – BCS African Foods

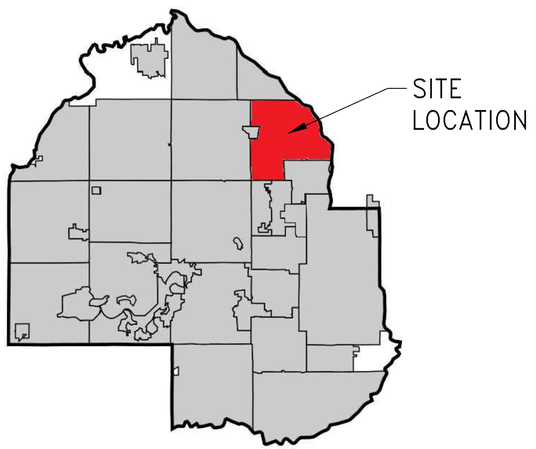
Area of Request (August 2023 Air Photo)

7916 Brooklyn Blvd, Brooklyn Park, MN 55445

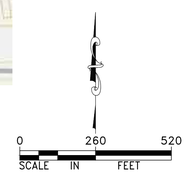
Brooklyn Park

SITE DEVELOPMENT PLANS
FOR
BCS AFRICAN FOODS
7916 BROOKLYN BLVD
BROOKLYN PARK, MINNESOTA

HENNEPIN COUNTY, MINNESOTA



CITY OF BROOKLYN PARK, HENNEPIN COUNTY



SHEET INDEX
THIS PLAN CONTAINS 7 SHEETS

SHEET NO.	DESCRIPTION
C1	TITLE SHEET
C2	DETAILS
C3	EXISTING CONDITIONS & REMOVALS
C4	SITE PLAN
C5	GRADING, EROSION, & UTILITY PLAN
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS

CALL BEFORE YOU DIG!
Gopher State One Call
Twin City Area:651-454-0002
Toll Free: 1-800-252-1166

THE SUBSURFACE UTILITY INFORMATION DEPICTED IN THESE PLANS ARE SHOWN ACCORDING TO CI/ASCE 38-02, "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA," LEVEL D STANDARDS.

BENCHMARK: MNDOT MONUMENT 2721 W.
ELEVATION = 881.16 FEET (NAVD 83)

DESIGNED BY: JAP
DRAWN BY: ABL
CHECKED BY: GRP

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.

JEFFREY A. PRASCH, P.E.
DATE: 04.08.25 LIC. NO.: 52706

	REVISIONS
04.22.25	CLIENT COMMENTS
04.23.25	CLIENT COMMENTS
07.11.25	TREES AND SHRUBS
08.11.25	CITY COMMENTS
08.13.25	CITY COMMENTS

DEMARC
LAND SURVEYING & ENGINEERING
7601 73RD AVENUE N, BROOKLYN PARK, MN 55428
PHONE: 763.560.3093 FAX: 763.560.3522
www.DemarcInc.com

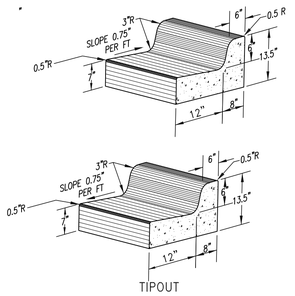
SHINON LINDBERG
7916 BROOKLYN BLVD
BROOKLYN PARK, MINNESOTA 55445

BCS AFRICAN FOODS
7916 BROOKLYN BLVD
BROOKLYN PARK, MINNESOTA

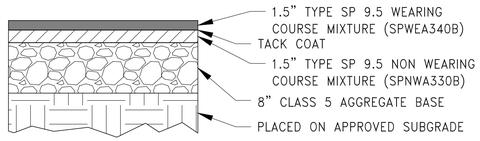
TITLE SHEET

PROJECT: 90985
SHEET NO. C1 OF C5

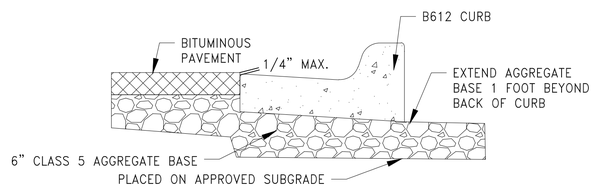
f:\survey\park meadows - hennepin\outlot a park meadows\02 engineering - 90985\01 CAD\05 Sheet Files\01 Title Sheet.dwg



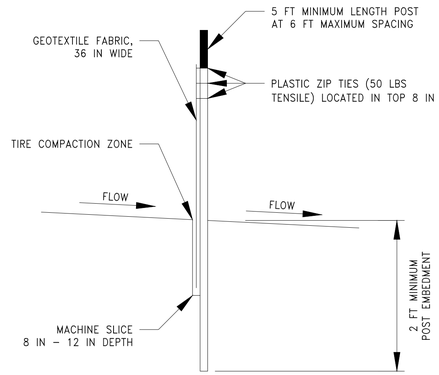
1 / C2 B612 CURB AND GUTTER
NOT TO SCALE



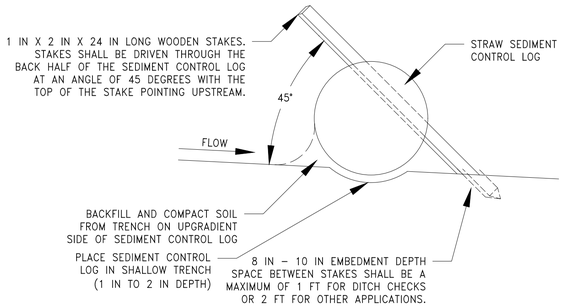
2 / C2 BITUMINOUS PAVEMENT SECTION
NOT TO SCALE



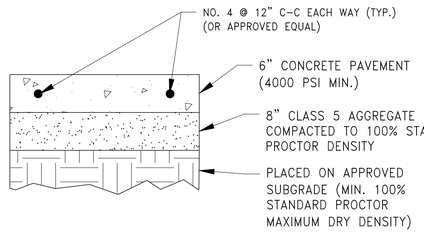
3 / C2 BITUMINOUS PAVEMENT
NOT TO SCALE



4 / C2 SILT FENCE (MACHINE SLICED)
NOT TO SCALE

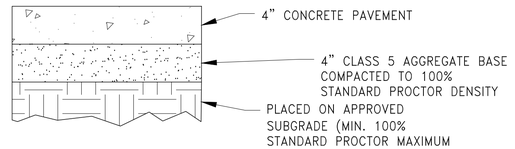


5 / C2 BIOROLLS
NOT TO SCALE



NOTE: CONCRETE COMPRESSIVE STRENGTH SHALL COMPLY WITH ASTM STANDARD C94. MINIMUM 28–DAY STRENGTH = 4,000 PSI

6 / C2 CONCRETE PAVEMENT
NOT TO SCALE



7 / C2 CONCRETE SIDEWALK
NOT TO SCALE

GENERAL CONSTRUCTION AND SOILS NOTES:

1. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES, LAWS AND ORDINANCES.
2. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR FOLLOWING ALL APPLICABLE OSHA STANDARDS.
3. IF UTILITY RELOCATION IS NECESSARY, THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES.
4. MATERIAL UNSUITABLE FOR CONSTRUCTION (E.G. TOPSOIL, SILTS, ORGANIC MATERIALS, PEATS, DEBRIS, ETC.) ENCOUNTERED DURING EXCAVATION WITHIN THE PARKING LOT AND BUILDING PAD AREAS SHALL BE REMOVED AND PROPERLY DISCARDED.
7. GRADING SHALL BE CONSTRUCTED WITH SUITABLE MATERIAL AND IN LOOSE LIFTS NO THICKER THAN TWELVE (12) INCHES. COMPACTION WITHIN THE PARKING LOT AND BUILDING PADS SHALL BE COMPACTED TO 100% OF THE MAXIMUM STANDARD PROCTOR DENSITY.
8. TOPSOIL SHALL BE SALVAGED AND STOCKPILED FOR USE AS TOPSOIL IN GREEN SPACES DISTURBED DUE TO CONSTRUCTION.
9. THE CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF BITUMINOUS AND CONCRETE MATERIALS DISTURBED BY CONSTRUCTION IN ACCORDANCE WITH MNDOT SPEC 2104.3.
10. ANY EXCESS MATERIAL SHALL BE DISPOSED OF OFF–SITE IN A MANNER ACCEPTABLE TO THE OWNER AND ALL GOVERNING REGULATIONS.
11. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND CALL GOPHER STATE ONE CALL 48 HOURS PRIOR TO CONSTRUCTION WORK. EXISTING UTILITIES SHOWN ON THESE PLANS ARE ONLY APPROXIMATE AND MAY NOT BE RELIED UPON AS EXACT OR COMPLETE.

DESIGNED BY: JAP DRAWN BY: ABL CHECKED BY: GRP	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. JEFFREY A. PRASCH, P.E. DATE: 04.08.25 LIC. NO.: 52706	08.13.25	REVISIONS CITY COMMENTS	DEMARC LAND SURVEYING & ENGINEERING 7601 73RD AVENUE N, BROOKLYN PARK, MN 55428 PHONE: 763.560.3093 FAX: 763.560.3522 www.Demarcinc.com	SHINON LINDBERG 7916 BROOKLYN BLVD BROOKLYN PARK, MINNESOTA 55445	BCS AFRICAN FOODS 7916 BROOKLYN BLVD BROOKLYN PARK, MINNESOTA	DETAILS	PROJECT: 90985 SHEET NO. C2 OF C5

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PARK MEADOWS
BLOCK 4
LOT 7

BLOCK 5
LOT 7

KENTUCKY CIRCLE N

CLEAR AND GRUB TREES

REFERENCE NOTES:
1. SAWCUT CURB
2. SAWCUT BITUMINOUS PAVEMENT
3. REMOVE CURB
4. REMOVE BITUMINOUS PAVEMENT
5. REMOVE TRASH ENCLOSURE

(S89°21'47"E-Plat)
S89°52'00"E
N1°8'52"

Drainage and Utility Easement per PARK MEADOWS

Existing fence lies West of line

PARK MEADOWS

OUTLOT A

Trash Enclosure

75'7 1/2"

East line of the West 400.00 feet of Outlot A, PARK MEADOWS

(N00°02'46"W-Plat)
N00°33'39"W
228.07

811'1 1/5"

Existing Building
FFE = 875.0

7'14 4/8"

16'9 3/4"

8 2/5"

50'0"

12'7 1/8"

SHRUB

OUTLOT A

(S25°38'04"E-Plat)
S26°10'55"E
84.00

S0°50'59"E
58.69

KENTUCKY AVE N

Δ = 26°13'09"
R = 326.64
149.47

N13°50'01"W

Drainage and Utility Easement per PARK MEADOWS

Ingress and Egress Easement per Doc. No. 4803421

CIC NO. 595

N43°32'59"E
40.00

S89°27'01"E
125.18

Drainage and Utility Easement per PARK MEADOWS

Ingress and Egress Easement per Doc. No. 4803421

South line of Outlot A PARK MEADOWS

Drainage and Utility Easement as reserved by Doc. No. 4803420

Vacated State Highway No. 152 per Doc. No. 4803420

Not Tangent
R = 10.00
N00°32'59"E

Bushes

Bushes

217.16
N89°27'01"W

BROOKLYN BLVD.
(COUNTY ROAD NO. 152)
(F.K.A. STATE HIGHWAY NO. 152)

LEGEND

- EXISTING CONTOUR
- EXISTING BUILDING
- EXISTING CURB & GUTTER
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING CONCRETE PAVEMENT
- EXISTING BITUMINOUS PAVEMENT
- EXISTING FENCE
- EXISTING SIGN
- EXISTING HYDRANT
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FES
- EXISTING CATCH BASIN
- REMOVE CURB & GUTTER
- REMOVE FENCE
- REMOVE BOLLARD
- REMOVE BITUMINOUS PAVEMENT
- REMOVE CONCRETE PAVEMENT
- REMOVE TREE (VERIFY WITH TREE PRESERVATION PLAN)
- SAWCUT PAVEMENT

SURVEY INFORMATION COMPLETED
BY NORTHWIND LAND SURVEYING, LLC DATED 10/22/24.

0 20 40
SCALE IN FEET

DESIGNED BY:	JAP
DRAWN BY:	ABL
CHECKED BY:	GRP

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JEFFREY A. PRASCH, P.E.
DATE: 04.08.25 LIC. NO.: 52706

	REVISIONS
04.22.25	CLIENT COMMENTS
04.23.25	CLIENT COMMENTS
08.11.25	CLIENT COMMENTS

DEMARC
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BROOKLYN PARK, MINNESOTA 55445

BCS AFRICAN FOODS
7916 BROOKLYN BLVD
BROOKLYN PARK, MINNESOTA

EXISTING CONDITIONS & REMOVALS

PROJECT: 90985
SHEET NO. C3 OF C5

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PARK MEADOWS
BLOCK 4
LOT 7

BLOCK 5
LOT 7

KENTUCKY CIRCLE N

7 LF B612 CURB AND GUTTER

9 LF B612 CURB AND GUTTER

(S89°21'27"E-Plat)
S89°52'40"E
148.92

Drainage and Utility Easement per PARK MEADOWS

SEE ENTRANCE DETAIL 1/C4

Proposed Building Addition
FFE = 875.0
(MATCH EXISTING)

Existing Building
FFE = 875.0

(S25°38'04"E-Plat)
S26°09'57"E
84.08

R19.8

R5.3

R20.3

KENTUCKY AVE N

CIC NO. 595

East line of the West 400.00 feet of Outlot A, PARK MEADOWS

(N00°02'46"W-Plat)
N00°33'39"W
228.07

OUTLOT A

PARK MEADOWS

88.3

75'7 1/2"

81'1 1/5"

71'4 4/5"

127 1/5"

50'0"

16'9 3/4"

24.6

N32°10'59"E
38.95

29.73

23.4

Drainage and Utility Easement per PARK MEADOWS

Ingress and Egress Easement per Doc. No. 4803421

Δ = 26°13'09"
R = 326.64
149.47

SHRUB

N43°32'59"E
40.05

S89°27'01"E
125.18

25.0

Sign

Drainage and Utility Easement per PARK MEADOWS

Ingress and Egress Easement per Doc. No. 4803421

South line of Outlot A, PARK MEADOWS

Drainage and Utility Easement as reserved by Doc. No. 4803420

Vacated State Highway No. 152 per Doc. No. 4803420

Not Tangent
10.00
N00°32'59"E

217.16
N89°27'01"W

BROOKLYN BLVD.
(COUNTY ROAD NO. 152)
(F.K.A. STATE HIGHWAY NO. 152)

REFERENCE NOTES:

1. PROPOSED BUILDING ADDITION (VERIFY WITH ARCHITECTURAL PLANS)
2. TRASH ENCLOSURE (DESIGN BY OTHERS)
3. BITUMINOUS PAVEMENT PER DETAILS 2/C2 AND 3/C2
4. B612 CURB AND GUTTER
5. ZERO HEIGHT CURB
6. CONCRETE SIDEWALK

SITE DATA:

LOT AREA = 1.02 ACRES
DISTURBED AREA = 0.15 ACRES
EXISTING IMPERVIOUS AREA = 0.70 ACRES
EXISTING PERVIOUS AREA = 0.32 ACRES
PROPOSED IMPERVIOUS AREA = 0.69 ACRES
PROPOSED PERVIOUS AREA = 0.33 ACRES
PROPOSED PARKING STALLS = 20 (1 HANDICAP STALL)

LEGEND

- EXISTING BUILDING
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED TIPOUT CURB & GUTTER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING CONCRETE
- EXISTING BITUMINOUS PAVEMENT
- PROPOSED BITUMINOUS PAVEMENT
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING SIGN
- PROPOSED PARKING STRIPE
- (10) NUMBER OF PARKING STALLS

SCALE IN FEET: 0 20 40

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DESIGNED BY:	JAP
DRAWN BY:	ABL
CHECKED BY:	GRP

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JEFFREY A. PRASCH, P.E.
DATE: 04.08.25 LIC. NO.: 52706

REVISIONS	
04.22.25	CLIENT COMMENTS
04.23.25	CLIENT COMMENTS
08.11.25	CITY COMMENTS
08.13.25	CITY COMMENTS

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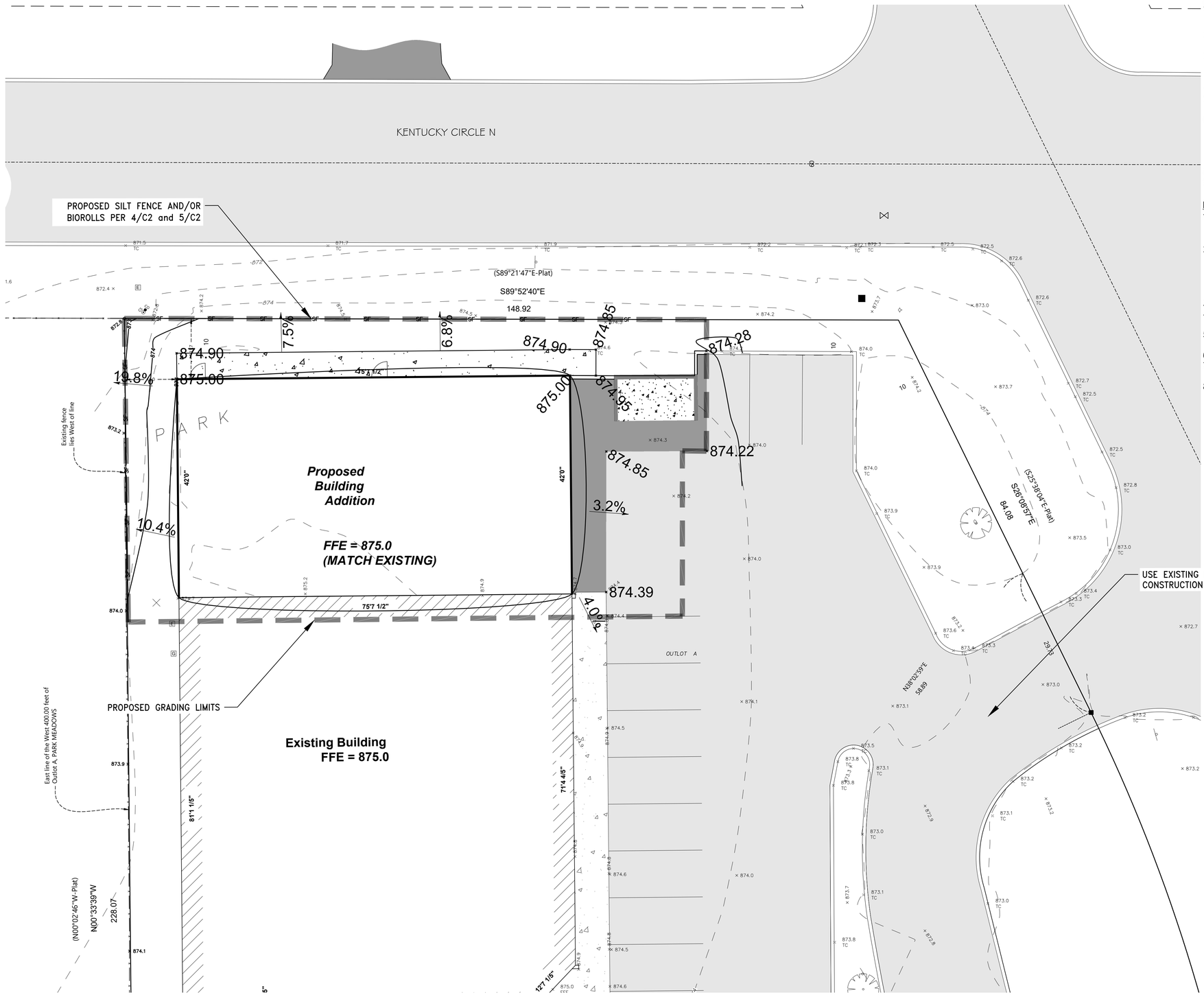
BROOKLYN PARK, MINNESOTA

SITE PLAN

PROJECT: 90985
SHEET NO. C4 OF C5



GENERAL GRADING NOTES:

1. THE STANDARD SPECIFICATIONS FOR THE CITY OF BROOKLYN PARK SHALL APPLY EXCEPT WHERE MODIFIED BY THESE DOCUMENTS.
2. "GOPHER STATE ONE CALL" (1-800-252-1166) SHALL BE NOTIFIED BY THE CONTRACTOR 48 HOURS PRIOR TO ANY EXCAVATION.
3. PRIOR TO ANY CONSTRUCTION, THE GRADING CONTRACTOR SHALL FIELD VERIFY ALL LOCATIONS AND ELEVATIONS OF UNDERGROUND UTILITIES WITH UTILITY COMPANIES. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY WITH ANY CONFLICTS.
4. THE GRADING CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE ON THE SITE AT ALL TIMES.
5. EXISTING TOPSOIL SHALL BE SALVAGED TO PROVIDE 4" TOPSOIL COVERAGE OVER ALL DISTURBED AREAS TO BE REVEGETATED.
6. THE BUILDING PAD MUST BE PROVIDED WITH POSITIVE DRAINAGE. THIS WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
7. AFTER THE SILT FENCE HAS BEEN REMOVED REMAINING SEDIMENT SHALL BE SMOOTHED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED OR SODDED AS DIRECTED BY THE CITY ENGINEER.
8. NO FINISHED SLOPE SHALL EXCEED 4H : 1V UNLESS OTHERWISE NOTED.
9. PERMITEE MUST MINIMIZE SOIL COMPACTION. METHODS OF MINIMIZING SOIL COMPACTION INCLUDE THE USE OF TRACKED EQUIPMENT.

EROSION CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL BMP'S (I.E. SILT FENCE, BIO-ROLLS, ROCK CONSTRUCTION EXIT, INLET PROTECTION, ETC.) SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.
2. INLET PROTECTION SHALL BE INSTALLED AT ANY INLET THAT MAY RECEIVE RUNOFF FROM THE DISTURBED AREAS OF THE PROJECT. INLET PROTECTION MAY BE REMOVED FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (FLOODING / FREEZING) HAS BEEN IDENTIFIED. THE PERMITTED MUST RECEIVE WRITTEN CORRESPONDENCE FROM THE CITY ENGINEER VERIFYING THE NEED FOR REMOVAL.
3. INSTALL SEDIMENT CONTROL BMP'S, SUCH AS SILT FENCE, AROUND ALL STOCKPILES.
4. REMOVE ALL SOILS AND SEDIMENTS TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC PAVEMENT AREAS ON A DAILY BASIS OR AS NEEDED.
5. NO CONCRETE WASHOUT ALLOWED ON SITE, TRUCK BASED SELF CONTAINMENT WASHOUT DEVICES REQUIRED.
6. ALL HAZARDOUS WASTE SHALL BE STORED CLEANED UP AND DISPOSED OF PER EPA STANDARDS.
7. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
8. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE REMOVED FROM THE SITE AFTER PERMANENT STABILIZATION HAS BEEN ESTABLISHED.

LEGEND

- 830 EXISTING CONTOUR
- 830 PROPOSED CONTOUR
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED TIPOUT CURB & GUTTER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATERMAIN
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED GRADING LIMITS
- 2.00% PROPOSED SLOPE
- HP 910.00 PROPOSED HIGH POINT
- MP 910.00 PROPOSED MATCH POINT
- LP 910.00 PROPOSED LOW POINT
- TS 910.00 PROPOSED TOP OF SLAB
- 910.00 PROPOSED GUTTER LINE OR FINISHED GROUND ELEVATION

0 10 20
SCALE IN FEET

DESIGNED BY:	JAP	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.	
DRAWN BY:	ABL		
CHECKED BY:	GRP	JEFFREY A. PRASCH, P.E.	
		DATE: 04.08.25 LIC. NO.: 52706	

REVISIONS	
04.22.25	CLIENT COMMENTS
04.23.25	CLIENT COMMENTS
08.11.25	CITY COMMENTS
08.13.25	CITY COMMENTS

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BROOKLYN PARK, MINNESOTA

GRADING, EROSION, & UTILITY PLAN

PROJECT: 90985

SHEET NO.
C5 OF C5

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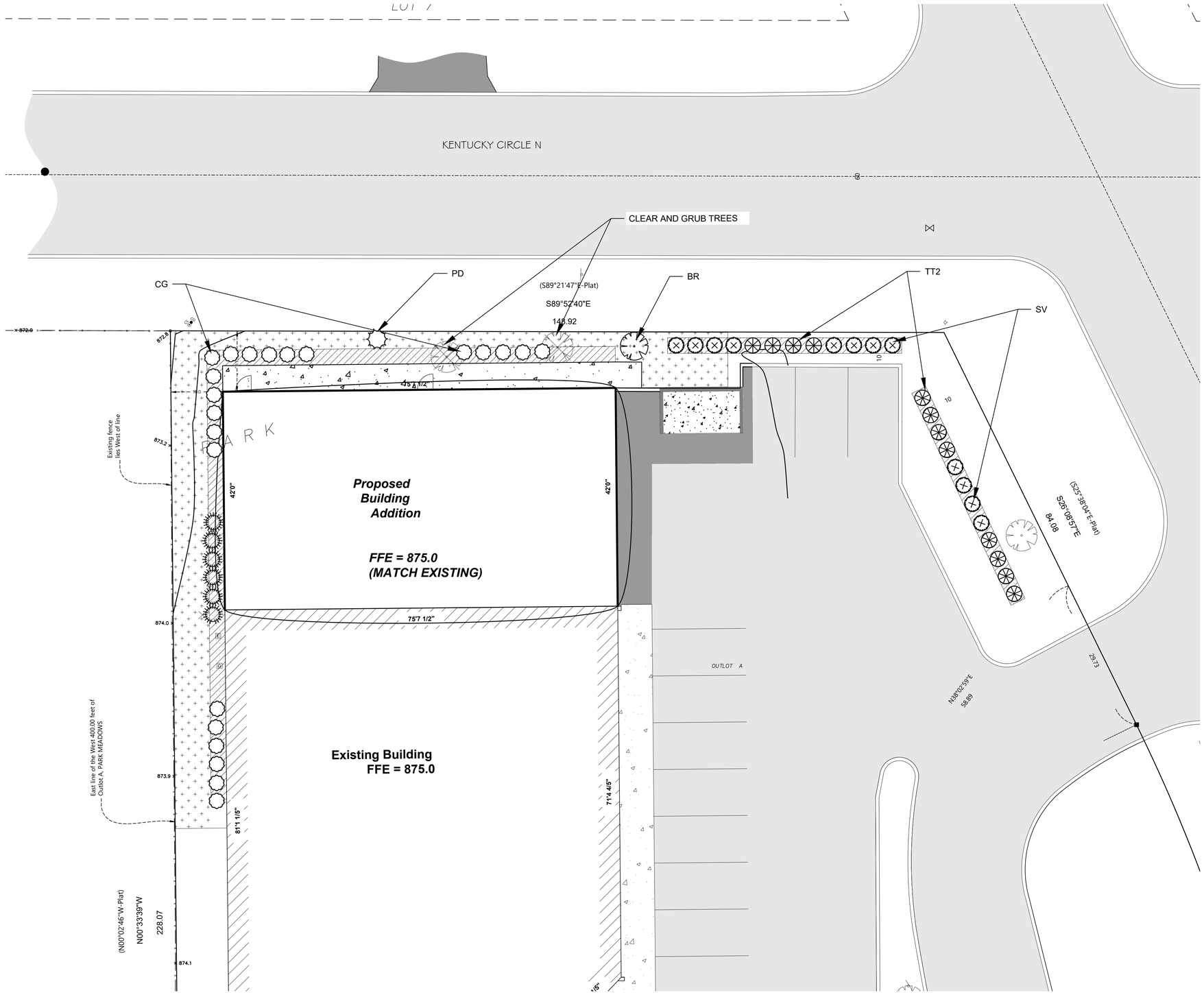

PLANT SCHEDULE

OVERSTORY TREE	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	BR	BETULA NIGRA	RIVER BIRCH	2" CAL.	B&B	1
EVERGREEN TREE	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**
	PD	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	6' HGT.	B&B	1
SHRUBS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**
	CG	CORNUS RACEMOSA	GRAY DOGWOOD	5" GAL. (MIN. 24" HGT.)	POT	16
	TT2	THUJA OCCIDENTALIS 'TECHNY GLOBE'	TECHNY GLOBE ARBORVITAE	5" GAL. (MIN. 18" HGT.)	POT	12
	SV	SYRINGA VULGARIS	COMMON LILAC	5" GAL.	POT	12
GRASS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**
	CX2	CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER	FEATHER REED GRASS	5" GAL.	POT	20

PROPOSED SOD

PROPOSED ROCK MAINTENANCE STRIP

DESIGNED BY: JAP
DRAWN BY: ABL
CHECKED BY: GRP

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JEFFREY A. PRASCH, P.E.
DATE: 04.08.25 LIC. NO.: 52706

	REVISIONS
04.22.25	CLIENT COMMENTS
04.23.25	CLIENT COMMENTS
07.11.25	TREES AND SHRUBS
08.11.25	CITY COMMENTS
08.13.25	CITY COMMENTS

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LANDSCAPE PLAN

PROJECT: 90985

SHEET NO.
L1 OF L2

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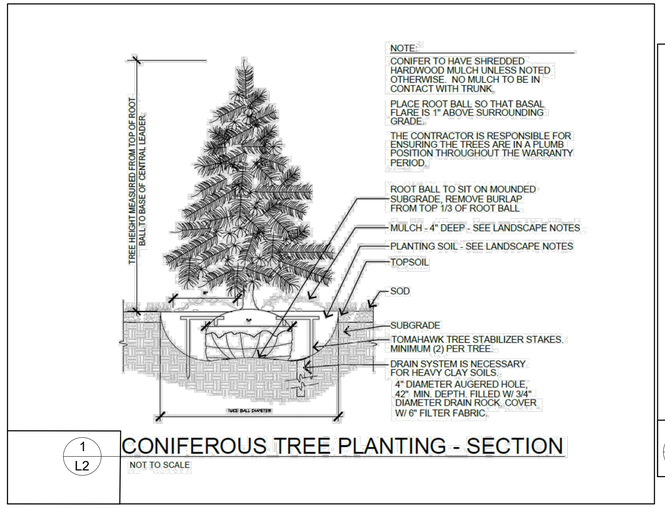
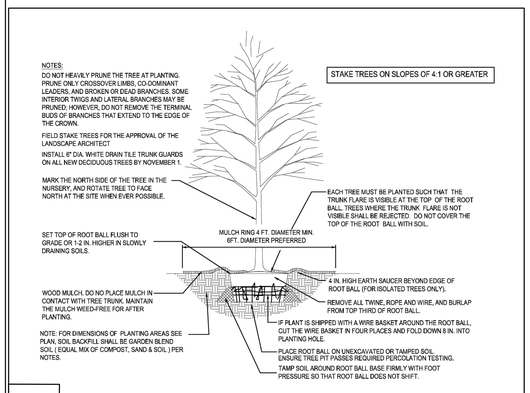
LANDSCAPE NOTES:

1. TREE SAUCER MULCH TO BE FOUR INCHES (4") DEPTH SINGLE-SHRED HARDWOOD MULCH FOR TREES OUTSIDE OF A PLANT BED, INSTALL PER TREE PLANTING DETAIL.
2. REFER TO CIVIL PLAN SHEETS FOR GRADING, DRAINAGE, SITE DIMENSIONS, SURVEY, TREE REMOVAL, PROPOSED UTILITIES & EROSION CONTROL.
3. ALL PLANT MATERIAL SHALL COMPLY WITH THE LASTEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN, UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED SHRUB HEIGHT, PLANT MATERIAL SHALL BE DELIVERED AS SPECIFIED. ALL DECIDUOUS TREES ARE MEASURED AT 48" FROM FINISHED GRADED TO DETERMINE TREE DIAMETER (DBH). ALL CONIFEROUS TREES ARE MEASURED FROM FINISHED GRADE TO THE TOP OF THE CENTRAL LEADER. IF NO CENTRAL LEADER IS PRESENT ON CONIFEROUS TREES, THAT PLANT IS REJECTED AND MUST BE REPLACED IMMEDIATELY.
4. PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST.
5. ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN.
6. ADJUSTMENT IN LOCATION OF PROPOSED PLANT MATERIAL MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE REQUIRED, THE CLIENT WILL PROVIDE FIELD APPROVAL. SIGNIFICANT CHANGES MAY REQUIRE CITY REVIEW AND APPROVAL.
7. THE PROJECT LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR WATERING AND PROPERLY HANDLING ALL PLANT MATERIALS BROUGHT ON THE SITE BOTH BEFORE AND AFTER INSTALLATION. SCHEDULE PLANT DELIVERIES TO COINCIDE WITH EXPECTED INSTALLATION TIME WITHIN 36 HOURS.
8. ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION AS SPECIFIED.
9. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.
10. IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS, DRAINAGE OR ANY OTHER SITE CONDITION THAT MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT , SURVIVAL OR GUARANTEE, THEY MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT & CLIENT PRIOR TO BUILDING SUBMISSION.
11. CONTRACTOR SHALL ESTABLISH TO HIS/HER SATISFACTION THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.
12. CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIAL FOR THE DURATION OF THE PLANT WARRANTY. WITH THE EXCEPTION OF TURF SOD, WHICH SHALL BE MAINTAINED FOR 30 DAYS AFTER INSTALLATION OR UNTIL THE FIRST MOWING, WHCIHEVER COMES FIRST. CONTRACTOR MUST BAG CLIPPINGS FROM INITIAL MOWING AND REMOVE FROM THE JOB SITE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO WARRANTY START SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE THE OWNER WITH O&M INFORMATION, INCLUDING (BUT NOT LIMITED TO), WRITTEN INSTRUCTIONS ON PROPER LAWN MOWING HEIGHT, YEARLY LAWN MAINTENANCE RECOMMENDATIONS, PROPER PLANT PRUNING INFORMATION, PLANT & LAWN FERTILIZATION SCHEDULE, AND DISEASE/PEST CONTROL..
13. THE CONTRACTOR SHALL GUARANTEE NEWLY PLANTED MATERIAL (INCLUDING SEEDING) THROUGH ONE CALENDAR YEAR FROM THE DATE OF WRITTEN OWNER ACCEPTANCE. PLANTS THAT EXHIBIT MORE THAN 15% DIE-BACK DAMAGE SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL ALSO PROVIDE ADEQUATE TREE WRAP AND DEER/RODENT PROTECTION MEASURES FOR THE PLANTINGS DURING THE WARRANTY PERIOD.
14. THIS LAYOUT PLAN CONSTITUTES OUR UNDERSTANDING OF THE LANDSCAPE REQUIREMENTS LISTED IN THE ORDINANCE. CHANGES AND MODIFICATIONS MAY BE REQUESTED BY THE CITY BASED ON APPLICANT INFORMATION, PUBLIC INPUT, COUNCIL DECISIONS, ETC.
15. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS AND COORDINATING INSPECTIONS AS REQUIRED THROUGHOUT THE WORK PROCESS.
16. PLANT SIZE & SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING PRIOR TO ACCEPTANCE IN THE FIELD.
17. REPLACEMENT AND REPAIRS REQUESTED BY THE OWNER DURING THE WARRANTY PERIOD MUST BE MADE WITHIN 14 BUSINESS DAYS OF THE REQUEST.
18. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH THE GENERAL CONTRACTOR, TO PROTECT THE NEW IMPROVEMENTS ON AND OFF-SITE DURING LANDSCAPE WORK ACTIVITIES. REPORT ANY DAMAGE TO THE GENERAL CONTRACTOR IMMEDIATELY.
19. TURF SOD ACTIVITY SHALL CONFORM TO ALL RULES AND REGULATIONS AS ESTABLISHED IN THE MNDOT SEEDING MANUAL 2014 EDITION, FOR TURF BED PREPARATION, INSTALLATION, MAINTENANCE, ACCEPTABILITY, AND WARRANTY. SOD INSTALLER IS TO PLACE (2) METAL SOD STAPLES PER ROLL OF SOD REGARDLESS OF SLOPE. ON SLOPES 6:1 OR GREATER, INSTALL (4) METAL SOD STAPLES PER ROLL OF SOD.
20. THE LANDSCAPE CONTRACTOR SHALL FURNISH SAMPLES OF ALL LANDSCAPE MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
21. THE LANDSCAPE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL NO LESS THAN 48 HOURS BEFORE DIGGING FOR FIELD UTILITY LOCATIONS.
22. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ERISION CONTROL MEASURES ONCE VEGETATION HAS BEEN ESTABLISHED TO THE SATISFACTION OF THE MUNICIPAL STAFF. THIS INCLUDES SILT CURTAIN FENCING AND SEDIMENT LOGS PLACED IN THE LANDSCAPE.
23. THE LANDSCAPE CONTRACTOR SHALL ESTABLISH TO HIS/HER SATISFACTION THAT THE EARTHWORK IS COMPLETE, TOPSOIL SPREAD TO CORRECT DEPTH, AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE. NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY IF SOIL CONDITIONS LEFT BY THE EARTHWORK SUB-CONTRACTOR ARE NOT SATISFACTORY. NO ADDITIONAL COMPENSATION WILL BE PAID FOR DISCREPANCIES DUE TO THE EARTHWORK ONCE THE LANDSCAPE CONTRACTOR BEGINS PLANT MATERIAL INSTALLATION.
24. TOPSOIL REQUIREMENTS: ALL GRADED AREAS OF THE SITE THAT ARE DESIGNATED ON THE PLAN SET FOR TURF SHALL HAVE NO LESS THAN 6" OF IMPORTED TOP SOIL, AREAS DESIGNATED FOR SHRUBS, TREES, AND PERENNIALS SHALL HAVE NO LESS THAN 12" OF IMPORTED TOP SOIL, MEETING MNDOT CLASSIFICATIONS FOR PLANTING SOIL FOR TREES, SHRUBS, AND TURF. SLOPE AWAY FROM BUILDING.
25. LANDSCAPE CONTRACTOR MUST PROVE THE OPEN SUB-GRADE OF ALL PLANTING AREAS AFTER THEIR EXCAVATION IS CAPABLE OF INFILTRATING A MINIMUM REQUIREMENT OF 1/4 -INCH OF WATER PER HOUR PRIOR TO INSTALLATION OF PLANT MATERIALS, TOPSOIL, IRRIGATION, WEED MAT, AND MULCH. PLANTING AREAS NOT CAPABLE OF MEETING THIS REQUIREMENT SHALL HAVE 4" DIAMETER X 48" DEPTH HOLES AUGURED EVERY 36" ON-CENTER AND FILLED WITH MNDOT FREE-DRAINING COARSE FILTER AGGREGATE. RE-TEST SUBGRADE PERCOLATION FOR COMPLIANCE TO INFILTRATION MINIMUM REQUIREMENT.
26. LANDSCAPE CONTRACTOR TO PROVIDE NURSERY PULL LIST (BILL OF LADING) INCLUDING PLANT SPECIES AND SIZES SHIPPED TO THE SITE. ADDITIONALLY, THE LANDSCAPE CONTRACTOR SHALL PROVIDE NURSERY STOCK TRACEABILITY, PROVIDING NONE OF THE MATERIALS PROVIDED CONTAIN OR ARE GENETIC STRAINS OF THE NEONICOTINOID FAMILY INCLUDING ACETAMIPRID, CLOTHIANIDIN, IMIDACLOPRID, NITENPYRAM, NITHIAZINE, THIACLOPRID AND THIAMETHOXAM.
27. ALL EDGER SHALL BE PROFESSIONAL GRADE BLACK STEEL PERFORATED EDGER. ANCHOR EVERY 18" ON-CENTER (MINIMUM). SUBMIT SAMPLE.
28. UNLESS OTHERWISE NOTED, MULCH SHALL BE 1" DIA. WASHED RIVER ROCK OVER FREE-DRAINING WEED BARRIER. TREES OUTSIDE PLANT BEDS TO RECEIVE WOOD MULCH, AS NOTED.



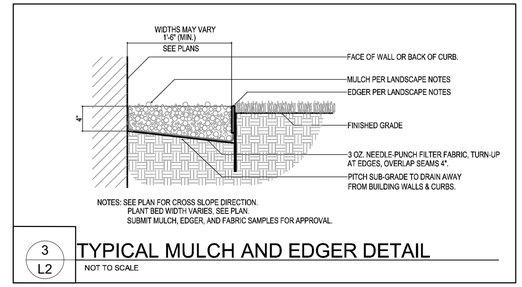
1 / L2 CONIFEROUS TREE PLANTING - SECTION
NOT TO SCALE



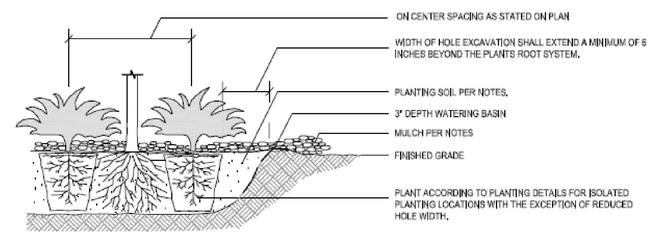
2 / L2 DECIDUOUS TREE PLANTING - SECTION
NOT TO SCALE

Irrigation Notes:

The landscape contractor shall furnish an Irrigation Layout Plan for head-to-head coverage of all tree and turf planting areas. Use commercial grade irrigation equipment and provide cut-sheets and provide (3) copies of the proposed layout plan to the Architect for review and approval prior to installation. Coordinate irrigation connection point, controller, back-flow and valve locations with the architect and general contractor. Irrigation contractor to furnish a city standard water meter to be used for for irrigation SAC deduction and include in bid. Include (1) fall shut-down and (1) spring start-up in bid. Tree Water Bags: Landscape Contractor is required to furnish and install (2) tree watering bags per tree, located outside the irrigation coverage limits. Fill with water upon installation & instruct Owner on re-fill timeline.



3 / L2 TYPICAL MULCH AND EDGER DETAIL
NOT TO SCALE



4 / L2 TYPICAL SHRUB PLANTING - SECTION
NOT TO SCALE

f:\survey\park meadows - hennepin\outlot a park meadows\02 engineering - 90985\01 CAD\05 Sheet Files\08 Landscape Plan.dwg

DESIGNED BY:	JAP
DRAWN BY:	ABL
CHECKED BY:	GRP
DATE:	07.11.25

	REVISIONS

DEMARC
LAND SURVEYING & ENGINEERING
7601 73RD AVENUE N, BROOKLYN PARK, MN 55428
PHONE: 763.560.3093 FAX: 763.560.3522
www.Demarcinc.com

SHINON LINDBERG
7916 BROOKLYN BLVD
BROOKLYN PARK, MINNESOTA 55445

BCS AFRICAN FOODS
7916 BROOKLYN BLVD
BROOKLYN PARK, MINNESOTA

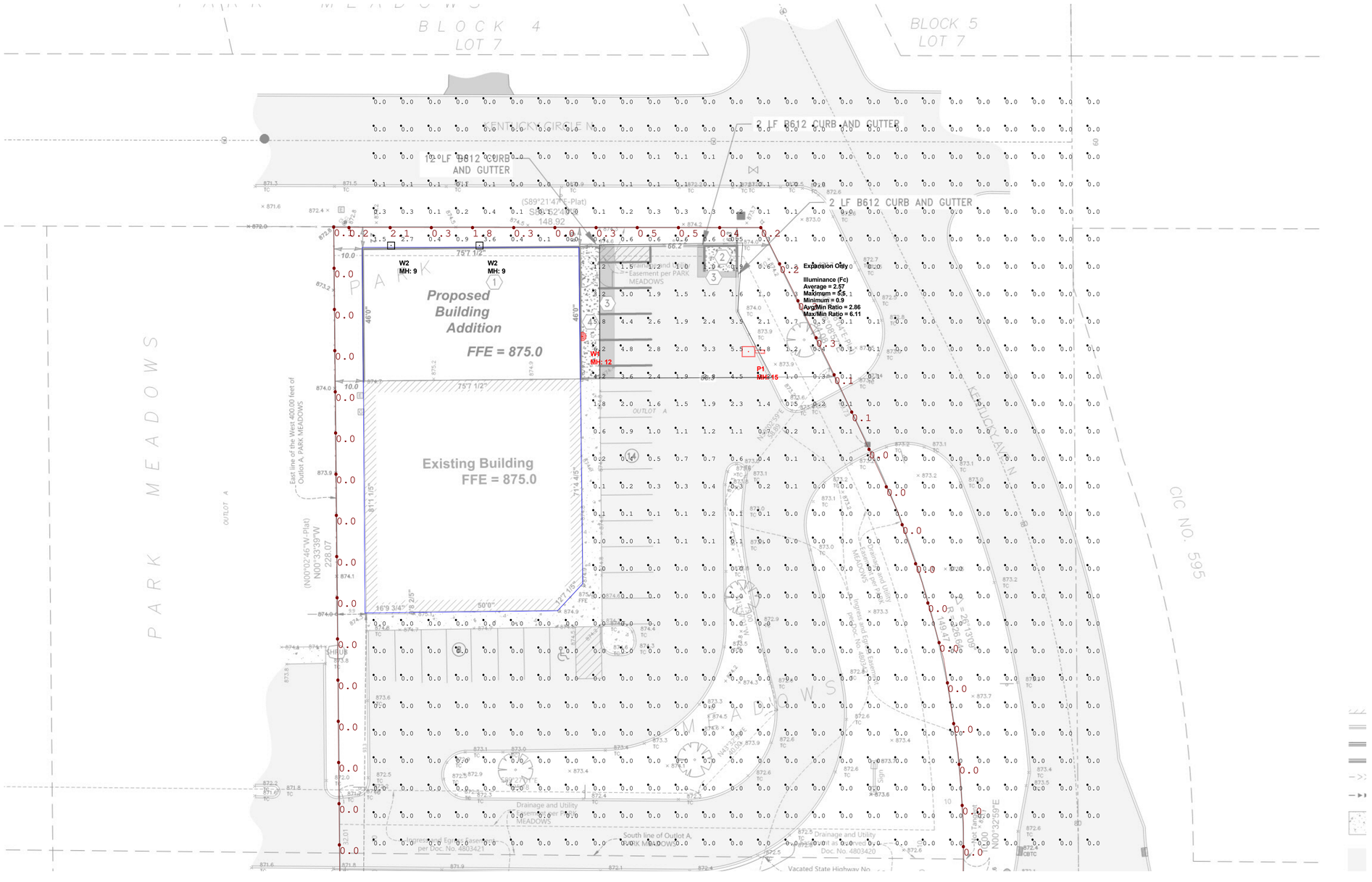
LANDSCAPE DETAILS

PROJECT: 90985

SHEET NO.
L2 OF L2

Luminaire Schedule								
Symbol	Qty	Type	Mounting Height	Lum. Watts	Luminaire Lumens	LLF	Description	[MANUFAC]
	1	P1	15	54.129	9048	0.900	OPF-S-A02-740-T4W	SIGNIFY CANADA LTD
	1	W1	12	47	8045	0.900	PWS-P-A04-740-4	Gardco by Signify
	2	W2	9	19.8	1214	0.900	OWM-S-201-LED-1200L-DIMTR-MVOLT-40K-BZ	ELITE

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Overall Site	Fc	0.22	6.2	0.0	N.A.	N.A.
Property Line	Fc	0.13	2.1	0.0	N.A.	N.A.
Expansion Only	Fc	2.57	5.5	0.9	2.86	6.11



DISCLAIMER: Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in LEDs and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping or any other architectural elements unless noted.

Fixture nomenclature to be finalized by engineer and/or architect. This drawings is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Illuminated Design Service

PULSE never ordinary

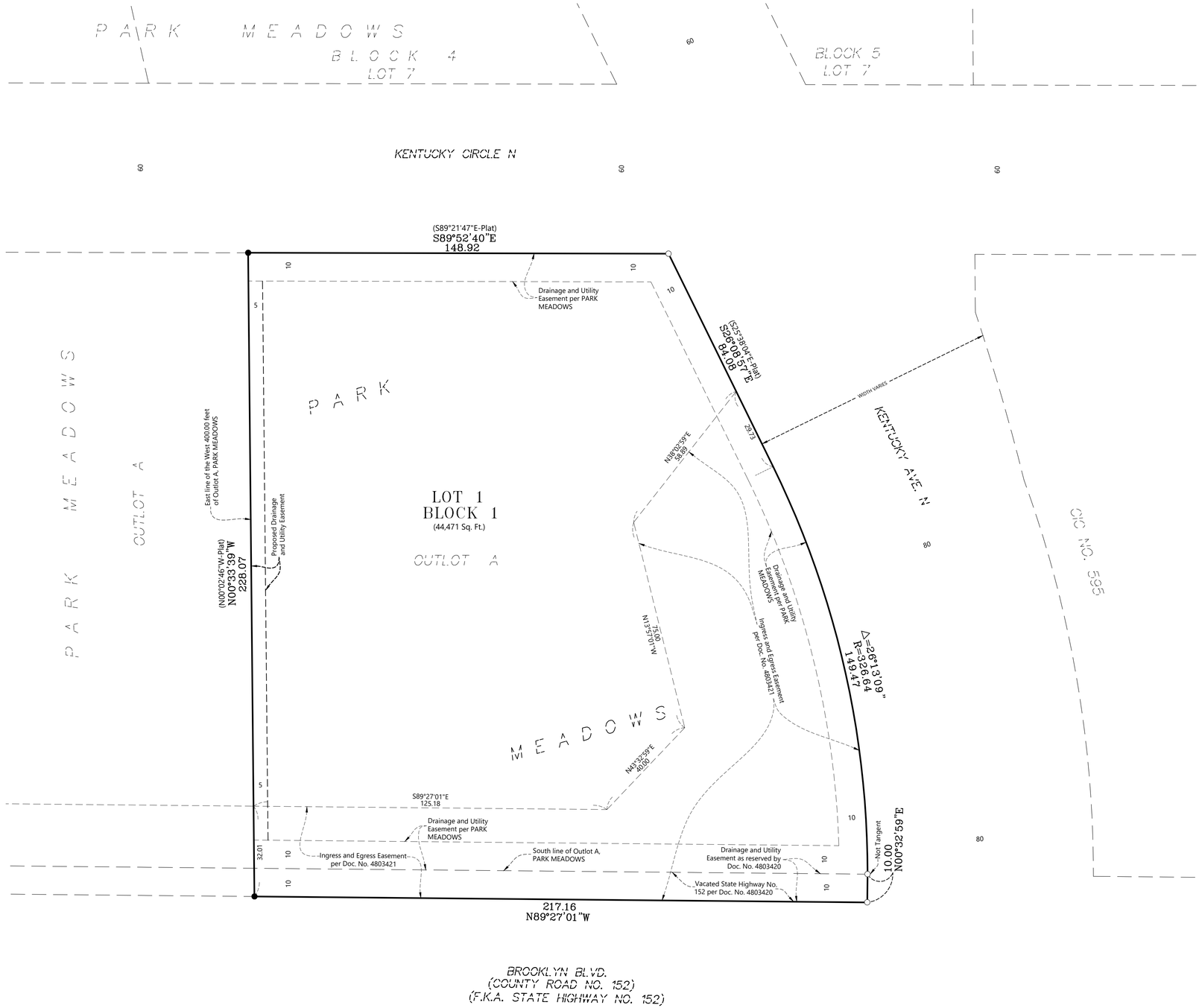
Designed By: K. Tomczak
Checked By: Mike Nesdill
Date:8/18/2025
Scale: 1" = 20'

BCS AFRICAN FOODS

PRELIMINARY PLAT OF:

BCS DEVELOPMENT

FOR: BCS AFRICAN WHOLESALE FOOD SUPPLY LLC
OF: 7916 BROOKLYN BLVD.,
BROOKLYN PARK, MINNESOTA



PARCEL DESCRIPTION:

(Per Warranty Deed filed 10/21/2013 as Document No. A10020340)

All that part of Outlot A, lying East of the West 400 feet thereof, Park Meadows, Hennepin County, Minnesota,

and

That part of the North ten feet of State Highway No 152 dedicated in the plat of Park Meadows adjacent thereto as vacated by Document No. 4803420.

NOTES:

1. The fieldwork was completed by Northwind Land Surveying, LLC on 7/29/2024.
2. Parcel Identification No.: 20-119-21-34-0076
3. Bearings shown hereon are in reference to the Hennepin County Coordinate System.
4. The surveyed parcel contains 44,471 sq.ft. (±1.02 acres).
5. This survey was prepared based on the information contained in Title Commitment No. 702912, Revision Number 1, dated September 27, 2024, prepared by Land Title, Inc., as issuing agent for First American Title Insurance Company. The plottable survey related items per Schedule B Part II therein are shown hereon.
6. Per the above listed Title Commitment, the title of the surveyed parcel is vested in M & M Business Ventures LLC, a Minnesota limited liability company.
7. No zoning endorsement letter was provided to the surveyor at the time of the survey, however, a search of the current zoning map for the City of Brooklyn Park indicates the surveyed property is zoned TOD-C (Transit Oriented Development Center District). For information regarding zoning requirements and setbacks, contact the Planning and Zoning Department of the City of Brooklyn Park at 763-493-8056.
8. Underground utilities were not considered or located as part of this survey. Prior to any excavation, contact Gopher State One Call at (651) 454-0002 for an onsite utility locate. Visible above ground utilities were field located as shown.

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.

Signed: Northwind Land Surveying, LLC
By: Kevin C. McCain
Kevin C. McCain, RLS No. 58542
Date: 10/22/2024

LEGEND

- ● Denotes Found Iron Monument
- ○ Denotes Set Rebar, Marked RLS #58542
- □ Denotes Set PK Nail

GRAPHIC SCALE
0 10 20 40
(IN FEET)

NORTHWIND LAND SURVEYING, LLC
11876 EVERGREEN CIRCLE NW
COON RAPIDS, MN 55448
TEL 612-718-1698
WWW.NORTHWINDLS.COM

Job # 240716	Date: 10/22/2024	Drawn By: KCM
Date	Revision	By
10/28/24	Proposed Plat Name	KCM

BCS DEVELOPMENT

C.R. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That M & M Business Ventures LLC, a Minnesota limited liabilty company, owner of the following described property:

All that part of OUTLOT A, lying East of the West 400 feet thereof, PARK MEADOWS

and

That part of the North ten feet of State Highway No. 152 dedicated in the plat of PARK MEADOWS adjacent thereto as vacated by Document No. 4803420.

Has caused the same to be surveyed and platted as BCS DEVELOPMENT and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said M & M Business Ventures LLC, a Minnesota limited liabilty company, has caused these presents to be signed by its proper officer this _____ day of _____, 20___.

Signed: M & M Business Ventures LLC

_____
Michael Aderinkomi, President

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Michael Aderinkomi, President of M & M Business Ventures LLC, a Minnesota limited liabilty company, on behalf of the company.

_____ (Signed)
_____ (Printed)
Notary Public, _____
My commission expires _____

I Kevin C. McCain do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

_____
Kevin C. McCain, Licensed Land Surveyor
Minnesota License No. 58542

STATE OF _____
COUNTY OF _____
This instrument was acknowledged before me on _____ by Kevin C. McCain.

_____ (Signed)
_____ (Printed)
Notary Public, _____
My commission expires _____

CITY COUNCIL, CITY OF BROOKLYN PARK, MINNESOTA

This plat of BCS DEVELOPMENT was approved and accepted by the City Council of the City of Brooklyn Park, Minnesota, at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By:_____, Mayor By:_____, Manager

COUNTY AUDITOR, Hennepin County, Minnesota

I hereby certify that taxes payable in 20_____ and prior years have been paid for land described on this plat, dated this ____ day of _____, 20___.

By:_____ By:_____, Deputy
Daniel Rogan, County Auditor

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Minnesota Statutes, Section 383B.565 (1969), this plat has been approved this ____ day of _____, 20____.

By:_____ By:_____
Chris F. Mavis, County Surveyor

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of BCS DEVELOPMENT was recorded in this office this _____ day of _____, 20____, at _____ o'clock ____.M.

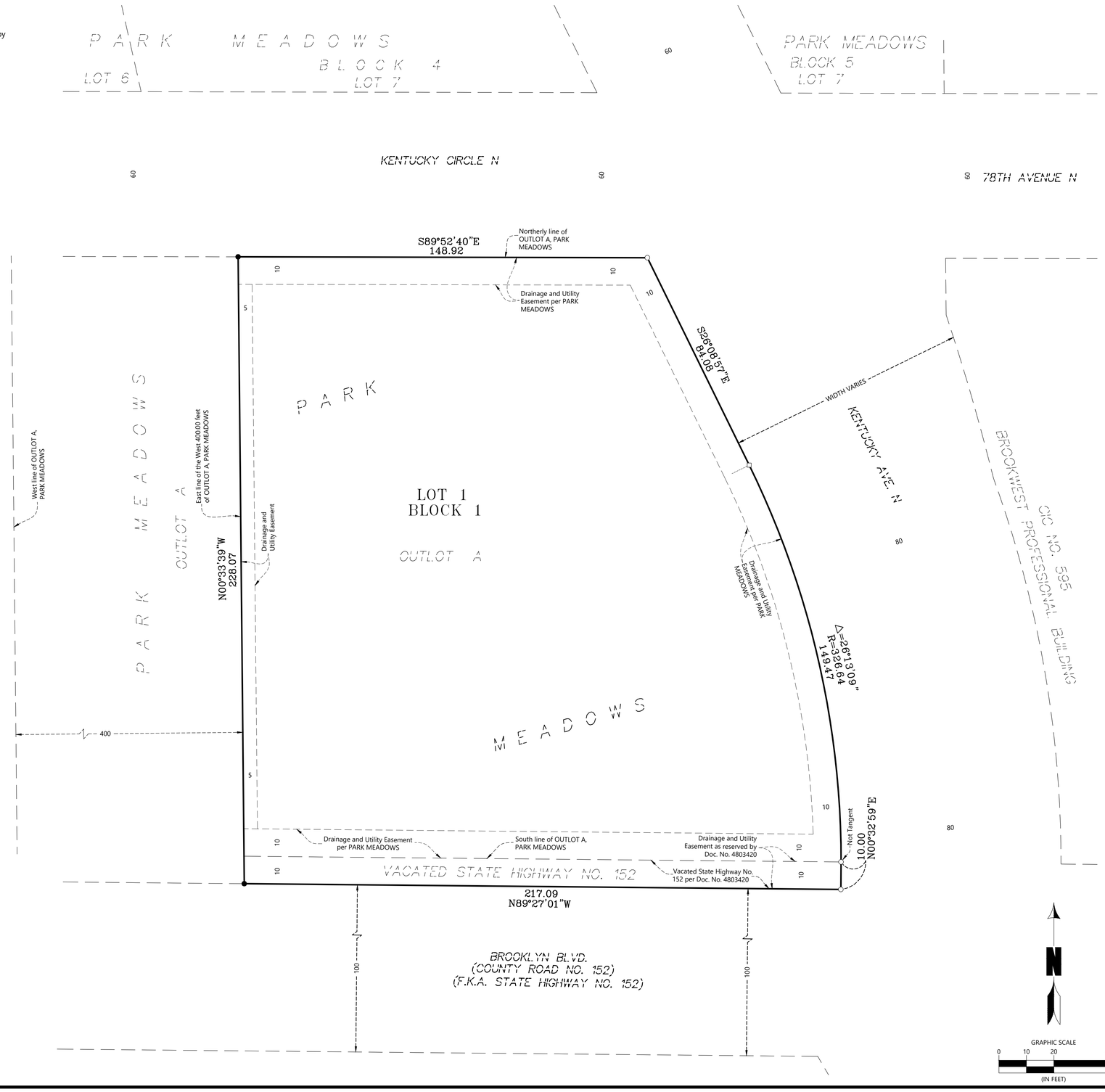
By:_____ By:_____, Deputy
Amber Bougie, County Recorder

NORTHWIND LAND SURVEYING, LLC

For the purposes of this plat, the northerly line of OUTLOT A, PARK MEADOWS is assumed to have a bearing of South 89 degrees 52 minutes 40 seconds East.

LEGEND

- ● Denotes Found 1/2 Inch Open Iron Pipe Monument
- ○ Denotes Set 5/8 Inch by 14 Inch Rebar, Marked RLS No. 58542
- □ Denotes Set PK Nail



NOTICE OF PUBLIC HEARING
City of Brooklyn Park, Minnesota

NOTICE IS HEREBY GIVEN that the Brooklyn Park City Council will hold a public hearing in the Council Chambers of City Hall located at 5200-85th Avenue North on Monday, August 25th, 2025 at 6:00 p.m. to consider the City's intent to issue up to $49 million in general obligation bonds for the construction and all cost associated with the central fire station, subject to the reverse referendum process.

All persons are invited to attend. The City Clerk prior to the hearing will receive written comments.

_____
DEVIN MONTERO, CITY CLERK

Published in the Brooklyn Park Sun Post on August XX, 2025.

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.6	**Meeting Date:**	August 25. 2025
Agenda Section:	Consent	**Originating Department:**	Community Development
Resolution:	X	**Prepared By:**	Malcolm Hicks, Economic Development & Housing Director
Ordinance:	N/A		
Attachments:	2	**Presented By:**	Jay Stroebel, City Manager
Item:	Approve Resolution Approving Special Legislation Authorizing the Establishment of Certain Redevelopment Tax Increment Financing Districts in the City		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION 2025-____ APPROVING SPECIAL LEGISLATION RELATED TO BROOKLYN PARK TAX INCREMENT FINANCING AUTHORITY.

Overview:

On March 25, 2024, the City Council passed Resolution 2024-52 supporting two pieces of legislation being proposed at the 2024 Minnesota Legislative Session. The two proposed bills were known as the following: 1) The Brooklyn Park Biotech Innovation District bill, and 2) the Tax Increment Financing (TIF) and Value Capture bill. While the first of these bills was passed in the 2024 regular session, provisions from the Tax Increment Financing bill were not.

In the 2025 special session, the Minnesota legislature passed portions of the Tax Increment Financing bill and granted special legislative authority for the City or the Economic Development Authority of the City to establish up to two redevelopment tax increment financing (TIF) districts in three different areas within Brooklyn Park.

This special legislation granting the City TIF authority is not effective until compliance with Minnesota Statute, Section 645.021. This state law requires that the City follows certain procedural steps before the legislation can take effect. This includes the City Council approve the special legislation by adopting a resolution passed by a majority vote and requires the chief clerical officer of the City to comply with certain filing and procedural requirements before the first day of the next regular session of the legislature.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments:

4.6A RESOLUTION
4.6B RESOLUTION #2024-52 SUPPORTING PROPOSED LEGISLATION

RESOLUTION #2025-

RESOLUTION APPROVING SPECIAL LEGISLATION RELATED TO
BROOKLYN PARK TAX INCREMENT FINANCING AUTHORITY

WHEREAS, the Minnesota legislature, in 1st Special Session, 2025 Minn. Laws, Chapter 13, Article 5, Section 8, approved special legislation which provides authority to the Economic Development Authority of the City of Brooklyn Park ("EDA") or the City of Brooklyn Park ("City") to establish up to two redevelopment tax increment financing ("TIF") districts before 2032 on specified parcels within the 610/Zane area of the City;

WHEREAS, the Minnesota legislature, in 1st Special Session, 2025 Minn. Laws, Chapter 13, Article 5, Section 9, approved special legislation which provides authority to the EDA or the City to establish up to two redevelopment TIF districts before 2032 on specified parcels within the Biotech area of the City;

WHEREAS, the Minnesota legislature, in 1st Special Session, 2025 Minn. Laws, Chapter 13, Article 5, Section 10, approved special legislation which provides authority to the EDA or the City to establish up to two redevelopment TIF districts before 2032 on specified parcels within the Brooklyn Boulevard/West Broadway area of the City;

WHEREAS, all three of the aforementioned Sections provide that the TIF districts established under this authority would be exempt from the requirements of Minnesota Statutes, section 469.176, subdivision 4j, which requires that 90 percent of their increment be spent on correcting blight and similar type conditions;

WHEREAS, all three of the aforementioned Sections provide that each section is not effective until the local governing body of the City of Brookyln Park and its chief clerical officer complies with Minn. Stat., section 645.021, subds. 2 and 3;

WHEREAS, under Minn. Stat., section 645.021, subds. 2 and 3, the City must approve the special legislation by resolution and the chief clerical officer must comply with certain filing and procedural requirements to demonstrate valid approval of the special legislation before the first day of the next regular session of the legislature.

NOW, THEREFORE, BE IT RESOLVED by the city council of the City of Brooklyn Park, Minnesota, as follows:

1. Approval of special law. The City of Brooklyn Park hereby approves the provisions of 1st Special Session, 2025 Minn. Laws, Chapter 13, Article 5, Sections 8, 9 and 10.

2. Actions Required. The city clerk and staff are authorized and directed to file with the Minnesota Secretary of State a certificate stating the essential facts necessary to validate approval and to take all other actions necessary and appropriate to implement the terms of the special legislation.

RESOLUTION #2024-52

RESOLUTION SUPPORTING PROPOSED LEGISLATION THAT ESTABLISHES A BIOTECH INNOVATION DISTRICT AND VALUE CAPTURE AND TAX INCREMENT FINANCE DISTRICTS

WHEREAS, the City of Brooklyn Park seeks to secure resources and economic development tools to create jobs, grow our tax base, increase wealth building opportunities for residents, and expand workforce development efforts.

WHEREAS, the Brooklyn Park Biotech Innovation District bill would allow special authority to the City of Brooklyn Park to establish a biotech innovation district and secure additional funding to support the district and related workforce development initiatives; and

WHEREAS, the Tax Increment Financing (TIF) and Value Capture bill would allow the City of Brooklyn Park EDA and/or city of Brooklyn Park to make modifications to new and existing TIF districts as well as a value capture district aligned with the expected Blue Line light rail project. The bill would also provide sales tax exemption for construction materials for certain projects in the city of Brooklyn Park; and

WHEREAS, the City of Brooklyn Park has been requested to provide a resolution of support for bills being introduced at the 2023-24 Legislative Session.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park to support the proposed legislation before the Minnesota Legislature to establish a Biotech Innovation District and Tax Increment Finance and Value Capture Districts in the City of Brooklyn Park.

The foregoing resolution was introduced by Council Member Klonowski and duly seconded by Council Member McGarvey.
The following voted in favor of the resolution: McGarvey, Tran, Klonowski, Lee, Eriksen, and Morson.
The following voted against: None.
The following were absent: Winston.
Where upon the resolution was adopted.

ADOPTED: March 25, 2024

XP LEE, MAYOR PRO TEM

CERTIFICATE

STATE OF MINNESOTA
COUNTY OF HENNEPIN
CITY OF BROOKLYN PARK

I, the undersigned, being the duly qualified City Clerk of the City of Brooklyn Park, Minnesota, hereby certify that the above resolution is a true and correct copy of the resolution as adopted by the City Council of the City of Brooklyn Park on March 25, 2024.

WITNESS my hand officially as such Clerk and the corporate seal of the city this 26th day of March 2024.

SEAL

DEVIN MONTERO, CITY CLERK

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.10	**Meeting Date:**	August 20, 2025
Agenda Section:	Consent	**Originating Department:**	Finance
Resolution:	N/A	**Prepared By:**	Chris Kuecker, Accountant, Financial Analyst
Ordinance:	N/A		
Attachments:	N/A	**Presented By:**	LaTonia Green, CFO/Finance Director
Item:	Set Date for Public Truth-in-Taxation Meeting		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO SET THE PUBLIC TRUTH-IN-TAXATION MEETING AS MONDAY, DECEMBER 1, 2025, AT 6:00 P.M.

Overview:

The State "Truth-in-Taxation" law requires local governments with a population over 500 to schedule and hold a Property Tax Levy meeting to be held in late November or December. For the 2026 Property Tax Levy, the Council is required to set the meeting after November 24, 2025, and is required to notify the County Auditor of the date of the public meeting. The date, time and place of the hearing are printed on the individual property tax statements for the proposed property tax for 2026. The County must receive this information on or before September 30, 2025.

Primary issues/alternatives to consider:

The Council must set the date for a public meeting 2026 Property Tax Levy.

Budgetary/Fiscal Issues:

The final budget and tax levy can be legally adopted after the Truth-in-Taxation hearing has taken place. The final budget and tax levy adoption are planned for the December 8, 2025, City Council Meeting.

Attachments: N/A

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.8	**Meeting Date:**	August 25. 2025
Agenda Section:	Consent	**Originating Department:**	Community Development
Resolution:	1		
Ordinance:	N/A	**Prepared By:**	Tim Gladhill, Community Development Director
Attachments:	1	**Presented By:**	Tim Gladhill, Community Development Director
Item:	Approve Resolution Approving Subgrantee Agreement with Aeon for $4M Federal Grant for use at Zanewood Teen Center		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION 2025-_____ APPROVING SUBGRANTEE AGREEMENT WITH AEON FOR $4M FEDERAL GRANT FOR USE AT ZANEWOOD TEEN CENTER.

Overview:

As the City Council is aware, the Economic Development Authority approved a request to forgive an EDA Loan, contingent upon successfully securing an existing $4M Federal Grant awarded to Aeon for purposes of "transforming and revitalizing Huntington Place". The Housing and Urban Development Department (HUD) recently approved the request to use those funds towards Zanewood Teen Center Expansion, which will have a positive impact on transforming and revitalizing Huntington Place, located directly adjacent to Zanewood.

The structure of this Grant is such that Aeon must continue to be the Primary Grantee. The City then becomes a Subgrantee, hence this current agreement. Finally, since Zanewood Teen Center is a City Recreational Facility, the EDA cannot be the subgrantee.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments:

4.8A RESOLUTION

RESOLUTION #2025 -

RESOLUTION AUTHORIZING AND APPROVING EXECUTION OF SUBGRANT AGREEMENT FOR HUD FUNDS TO FACILITATE EDA LOAN FORGIVENESS

WHEREAS, on April 21, 2025, the Brooklyn Park Economic Development Authority approved Resolution 2025-__ Resolution Forgiving Certain Loan With Aeon BP, LLC (Huntington Place Apartments) Contingent Upon Receipt Of $450,000, Entitlement To Certain HUD Funds, And Confirmation Of Continuation Of Affordability Requirements", which provides for the forgiveness of a loan provided by the EDA to Aeon BP, LLC contingent on certain events occurring prior to forgiveness; and

WHEREAS, the HUD Funds referred to in the EDA resolution consists of $4,000,000 awarded to Aeon BP, LLC as part of a FY2023 Community Project Funding Award, administered by the Department of Housing and Urban Development ("HUD") for revitalization and transformation of the Huntington Place Apartments; and

WHEREAS, one of the conditions for EDA loan forgiveness was that "[t]he forgiveness of the Loan is further contingent on the EDA and Borrower executing an agreement that provides the EDA or the City of Brooklyn Park with an enforceable contractual entitlement for the use of the HUD Funds at the Zanewood Community Center and the actual receipt of those HUD Funds by the EDA or the City, in a manner acceptable to the EDA Executive Director and EDA Legal Counsel"; and

WHEREAS, the subgrant agreement presented to the City Council on August 25, 2025 provides the City of Brooklyn Park with an enforceable contractual entitlement for the use of HUD funds at the Zanewood Community Center; and

WHEREAS, the City Council desires to approve the subgrant agreement and to authorize the execution of the subgrant agreement to facilitate the receipt of the HUD funds and the EDA's loan forgiveness.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park as follows:

1. The subgrant agreement is approved and the City Manager and Mayor are authorized to execute and deliver a subgrant agreement in substantially the same form as the enclosed subgrant agreement with additional changes as approved by the City Manager and City Attorney.

2. The City Manager, City staff, and City consultants are hereby authorized and directed to take any and all additional steps and actions necessary or convenient in order to accomplish the intent of this resolution.

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.9	**Meeting Date:**	August 25, 2025
Agenda Section:	Consent	**Originating Department:**	Finance Department
Resolution:	X		
Ordinance:	N/A	**Prepared By:**	LaTonia Green, CFO/Finance Director
Attachments:	2	**Presented By:**	LaTonia Green, CFO/Finance Director
Item:	Authorize Contract Extension for the Worker's Compensation and Liability Insurance		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2025-_____ TO AUTHORIZE STAFF TO EXTEND THE CONTRACT WITH THE LEAGUE OF MINNESOTA CITIES INSURANCE TRUST FOR UP TO 120 DAYS.

Overview:

The City's current Workers' Compensation and Liability insurance policies with the League of Minnesota Cities Insurance Trust are set to expire on **August 31, 2025**. Staff is in the process of reviewing potential options for coverage to ensure the City receives the most competitive rates and comprehensive coverage. Additional time is needed to complete this review and finalize renewal or transition arrangements.

Primary Issues/Alternatives to Consider:

Approving an extension of up to 120 days will allow staff the necessary flexibility to:

- Complete the review of available insurance options.
- Receive and evaluate competitive proposals from the market, if applicable.
- Ensure there is no lapse in coverage during the transition or renewal period.

The extension will not exceed 120 days beyond the current policy expiration date.

Staff recommends approval of the extension for up to 120 days for the City's Workers' Compensation and Liability insurance policies with the League of Minnesota Cities Insurance Trust.

Budgetary/Fiscal Issues:

Premiums for the extension period will be prorated based on the existing policy terms and rates. Final costs will be reported to Council once the extension is finalized.

Attachments:

4.9A RESOLUTION

RESOLUTION #2025-

RESOLUTION APPROVING AND AUTHORIZING STAFF TO EXTEND THE CONTRACT WITH THE LEAGUE OF MINNESOTA CITIES INSURANCE TRUST FOR UP TO 120 DAYS.

WHEREAS, the City of Brooklyn Park currently holds Workers' Compensation and Liability insurance policies with the League of Minnesota Cities Insurance Trust (LMCIT); and

WHEREAS, the current insurance policies are set to expire on August 31, 2025; and

WHEREAS, City staff are conducting a review of insurance coverage options to ensure the most competitive and comprehensive coverage is secured for the City; and

WHEREAS, additional time is needed to complete this review and finalize renewal or transition arrangements; and

WHEREAS, the City desires to ensure continuous insurance coverage during this period without lapse;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park that the City hereby authorizes an extension up to one hundred twenty (120) days for the Worker's Compensation and Liability insurance policies with the League of Minnesota Cities Insurance Trust beyond the August 31, 2025, expiration date.

City of Brooklyn Park
Request for Council Action

Agenda Item:	5.1	**Meeting Date:**	August 25, 2025
Agenda Section:	Public Hearings	**Originating Department:**	Finance
Resolution:	X		
Ordinance:	N/A	**Prepared By:**	Molly Lopez, Assistant Finance Director
Attachments:	1	**Presented By:**	LaTonia Green, CFO/Finance Director
Item:	Public Hearing for Approving a Capital Improvement Plan and Providing Preliminary Approval for the Issuance of Bonds for the Years 2025 through 2029		

City Manager's Proposed Action:

MOTION_____ SECOND _____ TO WAIVE THE READING AND ADOPT RESOLUTION #2025____, APPROVING A CAPITAL IMPROVEMENT PLAN AND PROVIDING PRELIMINARY APPROVAL FOR THE ISSUANCE OF BONDS THEREUNDER FOR THE YEARS 2025 THROUGH 2029.

Overview:

The City Council previously identified the need to replace the existing Central Fire Station to address operational deficiencies and meet long-term public safety needs. Staff is recommending the City initiate the process to issue up to $49 million in general obligation bonds to finance the construction of a new Central Fire Station.

The goal is to not exceed the original fire station and site work budget of $45 million. The final proposed costs won't be known until constructions bids have been received.

Furthermore, under Minnesota Statutes, the City may issue bonds for certain capital improvements following a published notice and a 30-day reverse referendum period. If within this period a petition is filed by 5% of the voters from the last general election, the bond issuance would be subject to a public vote. If no petition is received, the City may proceed with the bond sale.

Pursuant to Minnesota Statutes, cities are authorized to adopt a capital improvement plan and carry out programs for the financing of capital improvements. The City of Brooklyn Park has prepared a five-year capital improvement plan for the years 2025 through 2029 and the issuance of general obligation capital improvement plan bonds.

Primary Issues/Alternatives to Consider:

The City intends to use existing resources to the extent feasible but will require bond financing to fully fund the project. The total project cost is estimated to be up to $49 million. The public hearing does not commit the City to issuing bonds but preserves the ability to move forward, pending the outcome of the reverse referendum process. Timing is important to meet construction schedules and secure favorable financing terms.

Budgetary/Fiscal Issues: N/A

Attachments:

5.1A RESOLUTION
5.1B EHLER'S CIP DOCUMENT

RESOLUTION #2025-

RESOLUTION APPROVING A CAPITAL IMPROVEMENT PLAN AND PROVIDING PRELIMINARY APPROVAL FOR THE ISSUANCE OF BONDS THEREUNDER FOR THE YEARS 2025 THROUGH 2029

WHEREAS, pursuant to Minnesota Statutes, Section 475.521, as amended (the "Act"), cities are authorized to adopt a capital improvement plan and carry out programs for the financing of capital improvements; and

WHEREAS, the City of Brooklyn Park, Minnesota (the "City"), has prepared a five-year capital improvement plan for the years 2025 through 2029 (the "Capital Improvement Plan") and the issuance of general obligation capital improvement plan bonds thereunder; and

WHEREAS, on the date hereof, the City Council of the City (the "Council") conducted a public hearing regarding adoption of the Capital Improvement Plan pursuant to the requirements of the Act and the issuance of general obligation bonds thereunder in an aggregate principal amount not to exceed $49,000,000 (the "Bonds"), in order to finance a portion of the capital improvements identified in the Capital Improvement Plan, including without limitation the acquisition, construction, betterment and equipping of a new fire station in the City (the "Project"), after publication in the City's official newspaper of a notice of public hearing at least 10 days but not more than 28 days before the date of the hearing; and

WHEREAS, in considering the Capital Improvement Plan, the Council has considered for each project and for the overall Capital Improvement Plan:

1. the condition of the City's existing infrastructure, including the projected need for repair and replacement;
2. the likely demand for the improvement;
3. the estimated cost of the improvement;
4. the available public resources;
5. the level of overlapping debt in the City;
6. the relative benefits and costs of alternative uses of the funds;
7. operating costs of the proposed improvements; and
8. alternatives for providing services more efficiently through shared facilities with other municipalities or local government units.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park, Minnesota, as follows:

1. The Capital Improvement Plan is hereby approved.

2. The City is authorized to issue the Bonds in an aggregate principal amount not to exceed $49,000,000, in order to finance the Project described in the Capital Improvement Plan, provided that if a petition requesting a vote on issuance of the Bonds, signed by voters equal to at least five percent (5%) of the votes cast in the last municipal general election, is filed with City Clerk within 30 days after the date of the public hearing (i.e., by September 24, 2025), the City may issue the Bonds only after obtaining approval of a majority of voters voting on the question at an election. The authorization to issue the Bonds is subject to expiration of the 30-day period without the City's receipt of a qualified petition under the Act, or if a qualified petition is filed, only after obtaining the approval of a majority of the voters voting on the question of issuing the Bonds. City staff, its municipal advisor, and its legal counsel are authorized to take all actions needed to call for the sale of the Bonds, subject to the contingency described in this paragraph.

3. City staff are authorized and directed to take all other actions necessary to carry out the intent of this resolution.

4. This resolution shall be in full force and effect from and after its passage.

August 25, 2025

FIVE – YEAR CAPITAL IMPROVEMENT PLAN FOR
ISSUANCE OF GENERAL OBLIGATION CIP BONDS:

City of Brooklyn Park, Minnesota

2025 - 2029

EHLERS
PUBLIC FINANCE ADVISORS

Prepared by:

Ehlers
3060 Centre Pointe Drive
Roseville, Minnesota 55113

BUILDING COMMUNITIES. IT'S WHAT WE DO.

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I. INTRODUCTION

In 2003, the Minnesota State Legislature adopted a Statute (Section 475.521, referred to herein as the "CIP Act") that allows cities to issue municipal bonds under a capital improvement plan without a referendum requirement (except for the so-called "reverse referendum" petition provision described below). The CIP Act applies to specific capital improvements for the purposes of city halls, public works, and public safety facilities. The 2005 Legislature added towns to the meaning of a municipality, as well as libraries and town halls to the meaning of a capital improvement under the CIP Act.

Throughout this plan, the term "Capital Improvement" refers only to those improvements identified in the CIP Act, as summarized above. Capital expenditures for other public improvements in the City of Brooklyn Park (the "City") will be funded through other means identified in the City's regular capital improvement planning and budgeting processes and are not governed by this plan.

II. PURPOSE

A Capital Improvement as defined in the CIP Act is a major expenditure of municipal funds for the acquisition or betterment to public lands, buildings, or other improvements used as a city hall, town hall, library, public safety, or public works facility, any of which have a useful life of 5 years or more. For the purposes of the CIP Act, Capital Improvements do not include light rail transit or related activities, parks, road/bridges, administrative buildings other than a city or town hall, or land for those facilities. A Capital Improvement Plan ("CIP"), as identified by the CIP Act is a document designed to anticipate Capital Improvement expenditures over a five-year period so that they may be acquired, constructed and/or installed in a cost-effective and efficient manner. The CIP must set forth the estimated schedule, timing, and details of specific Capital Improvements by year, together with the estimated cost, need for improvement, and sources of revenue to pay for the improvement.

The City believes the capital improvement process is an important element of responsible fiscal management and engages in adoption of a comprehensive capital improvement plan for city-wide capital

expenditures annually as part of its budgeting process. That annual capital planning process is related to but distinct from this document which is the CIP as referenced in the CIP Act described above.

As potential expenditures are reviewed, the municipality considers the benefits, costs, alternatives and impact on operating expenditures. This coordination of capital expenditures is important to the City in achieving its goals of adequate physical assets and sound fiscal management. To offset financially difficult times, good planning is essential for the wise use of limited financial resources.

III. PLANNING PROCESS

The City Council annually reviews its capital expenditures according to their priority, fiscal impact, and available funding as part of its budgeting process. The City assembles the specific capital expenditures to be undertaken within the next five years, and prepares a plan based on project priorities and available funding sources. In subsequent years, the process is repeated as expenditures are completed and new needs arise.

If the plan calls for general obligation bonds to finance certain Capital Improvements (referred to herein as "CIP Bonds"), the City Council must follow an additional set of procedures. The City may adopt a CIP specifically for those Capital Improvements and address various factors identified within the CIP Act. This CIP, therefore, supplements the City's established capital planning process.

The Council must hold a public hearing regarding issuance of the CIP Bonds to obtain public comment on the matter. Notice of such hearing must be published in the official newspaper of the municipality at least 10, but not more than 28 days prior to the date of the public hearing. In addition, the notice may be posted on the City's official web site.

The Council must approve the sale of CIP Bonds by a 3/5ths vote of its membership. However, issuance of CIP Bonds is also subject to reverse referendum: if a valid petition is signed by voters equal to at least five percent of the votes cast in the City in last general election and is filed with the City Clerk within 30 days after the public hearing regarding the CIP Bonds, the CIP Bonds may not be issued under the CIP Act unless

approved by a majority of voters voting on the question of issuing the obligations.

Further, the maximum debt service in any year on all City CIP Bonds outstanding and proposed to be issued is an amount equal to 0.16% of the estimated market value of property in the city, using the market value for the taxes-payable year in which the bonds are issued.

After the CIP has been approved and general obligation bonds have been authorized, the City works with its municipal advisor to prepare a bond sale and repayment schedule. Assuming no petition for a referendum is filed, the bonds are sold, and when proceeds from the sale of the bonds (and any other identified revenue sources) become available, prior qualifying expenditures for specified Capital Improvements can be reimbursed and new expenditures made.

IV. PROJECT SUMMARY

The Capital Improvements to be undertaken with this CIP for the years 2025 to 2029 are limited to the expenditures listed below. All other foreseeable capital expenditures within the City government will be funded through other means as identified within the City's annual budgeting process.

2025 Expenditures

Construction of a new Fire Station within the City. The City proposes to finance the construction of the Fire Station through issuance Capital Improvement Plan Bonds (referred to as "CIP Bonds") under the CIP Act and this CIP. The CIP Bonds are anticipated to be issued in 2025, in a principal amount not to exceed $49,000,000.

2026 Expenditures

None contemplated at this time.

2027 Expenditures

None contemplated at this time.

2028 Expenditures

None contemplated at this time.

2029 Expenditures

None contemplated at this time.

V. FACTORS OF CONSIDERATION

The CIP Act requires the City Council to consider eight factors in preparing the CIP and authorizing general obligation bonds to finance Capital Improvements thereunder:

1. Condition of the City's existing infrastructure, including projected need for repair or replacement.
2. Likely demand for the improvement.
3. Estimated cost of the improvement.
4. Available public resources.
5. Level of overlapping debt in the City.
6. Relative benefits and costs of alternative uses of funds.
7. Operating costs of the proposed improvement.
8. Alternatives for providing services most efficiently through shared facilities with other cities or local governments.

The City has considered the eight points as they relate to the aforementioned capital improvement and the issuance of CIP Bonds. The findings are as follows:

Conditions of City Infrastructure and Need for the Project

The City continues to experience significant growth, and the fire department continues to grow proportionally based on service needs and response times. This necessitates a larger and more functional facility. A facilities study was conducted which showed the need for a new fire facility. The new facility will replace an existing station that does not meet the demands of modern fire and EMS systems. Current deficiencies include lack of space to accommodate vehicles exiting the site, poor ventilation, outdated contamination separation, cramped workspaces, poor living quarters and generally poor building conditions requiring costly maintenance.

The study concludes it is economically and operationally more feasible to build a new station on a new site than to remodel and expand the existing building. The proposed facility would meet the current needs of the department and allow for future expansion.

Demand for the Project

The City continues to experience growth through both new development as well as redevelopment. Population growth models forecast the City will continue to grow and is projected to have a population of 85,000 in 2030. Due to the growth and the resulting increased demand for services, the City Council has determined a need for the new fire facility.

As the City continues to grow and more demands for services are required, the City has a responsibility to deliver these services for the safety, health, and welfare of the community. The Capital Improvements identified in this CIP are required to adequately provide services to residents and businesses over the next 15-20 years.

Estimated Cost of the Projects

The cost of capital improvement projects is estimated to be approximately $49 million inclusive of hard and soft costs for construction. At the time of preparation of this CIP, the City is in the process of advertising for bids for construction of the proposed facility.

Availability of Public Resources

The City intends to finance the Capital Improvement through issuance of General Obligation CIP Bonds in an aggregate principal amount of up to $49,000,000. *Note: the anticipated bond amount includes estimates for cost of issuance, capitalized interest, and underwriter discount.* Given the estimated costs of the fire facility, debt is necessary to finance the costs and preserve necessary operating resources. The City may consider leveraging reserves to reduce the amount of debt for the Capital Improvements.

Level of Overlapping Debt

OVERLAPPING DEBT[1]

Taxing District	2024/25 Adjusted Taxable Net Tax Capacity	% In City	Total G.O. Debt[2]	City's Proportionate Share
Hennepin County	$2,835,449,560	4.7079%	$1,211,355,000[3]	$57,029,382
I.S.D. No. 11 (Anoka-Hennepin)	415,039,402	6.1199%	223,625,000[4]	13,685,626
I.S.D. No. 279 (Osseo Area Schools)	304,897,242	33.4300%	358,685,000[4]	119,908,396
I.S.D. No. 281 (Robbinsdale Area Schools)	165,630,794	3.7203%	194,150,000[4]	7,222,962
Metropolitan Council	6,330,160,332	2.1088%	235,750,000[5]	4,971,496
Three Rivers Park District	2,073,090,874	6.4391%	49,625,000	3,195,403
City's Share of Total Overlapping Debt				$206,013,266

1 Overlapping debt is as of August 25, 2025. Only those taxing jurisdictions with general obligation debt outstanding are included in this section. It does ***not*** include non-general obligation debt, self-supporting general obligation revenue debt, short-term general obligation debt, or general obligation tax/aid anticipation certificates of indebtedness.

2 Outstanding debt is based on information in Official Statements obtained on EMMA and the Municipal Advisor's records.

3 Hennepin County also has General Obligation Sales Tax Revenue Bonds (Ballpark Project) outstanding which are payable entirely from the proceeds of a dedicated 0.15% county-wide sales tax; and General Obligation Sales Tax Revenue Bonds (Transportation Sales Tax) which are expected to be paid from a 0.50% sales and use tax and a $20 per vehicle excise taxes. These issues have not been included in the overlapping debt calculations.

4 Minnesota School Districts may qualify for aid from the State of Minnesota through the Debt Service Equalization Formula, School Building Bond Agricultural Credit and Long Term Facilities Maintenance Revenue programs. While some of the districts listed may receive these aids, Ehlers has not attempted to estimate the portion of debt service payments that would be financed by state aids.

5 The above debt includes all outstanding general obligation debt supported by taxes of the Metropolitan Council. The Council also has general obligation wastewater revenue, grant anticipation notes and certificates of participation outstanding all of which are supported entirely by revenues and have not been included in the overlapping debt calculations.

Relative Costs and Benefits of Alternative Uses of the Funds

The current space limitations, functional obsolescence, and inadequate layout for fire services necessitate capital investments by the City over the next 5 years. There are no significant alternative uses of funds that would provide the same long-term solution for the capital improvement project designated in this CIP.

Operating Costs of the Proposed Improvements

The annual operating costs for the proposed capital improvement project will increase in 2026 when the fire facility becomes operational but will remain relatively stable thereafter. All other operating costs have been accounted for and considered within the City's operating budget.

Options for Shared Facilities with Other Cities or Local Government

The City determined that utilizing shared facilities with adjacent cities was not a viable alternative to the City's plans to expand and bolster fire services.

VI. FINANCING

The aggregate principal amount of CIP Bonds to be issued under this CIP, in one or more series, at one time or from time to time, shall not exceed $49,000,000. Principal and interest on the CIP Bonds will be paid through a tax levy over the term of the CIP Bonds, further shown in Appendix A.

In financing the CIP, two significant statutory limitations apply. First, under Chapter 475, cities cannot incur debt that is to be repaid solely with property taxes in an aggregate amount exceeding 3% of the assessor's estimated market value (EMV) of the municipality. Since the EMV for Pay 2025 is $11,111,468,700, the total amount of outstanding debt cannot exceed $315,109,061. As of August 25, 2025, the City has $18,235,000 subject to the statutory debt limit. Adding an additional $49,000,000 of CIP Bonds will leave the City with approximately $266 million of unused statutory debt capacity.

Second, the CIP Act specifies that the total amount of principal and interest payable in any single calendar year on all CIP Bonds issued by the City cannot exceed 0.16% of the City's total estimated market value. Using the EMV above, the City's maximum CIP Bond debt service is $17,778,350.

The highest cumulative annual amount of debt service payments on the City's existing CIP Bonds plus the proposed new CIP Bonds will not exceed the maximum annual limit under the CIP Act.

VII. PLAN CONTINUATION

The City should review and update this CIP as needed, using the process outlined in this document.

APPENDIX A

Sources & Uses

Dated 11/20/2025 | Delivered 11/20/2025

Sources Of Funds

Par Amount of Bonds	$49,000,000.00
Total Sources	**$49,000,000.00**

Uses Of Funds

Total Underwriter's Discount (0.700%)	343,000.00
Costs of Issuance	159,000.00
Deposit to Project Fund	48,498,000.00
Total Uses	**$49,000,000.00**

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	105% Overlevy
02/01/2026					

City of Brooklyn Park
Request for Council Action

Agenda Item:	7.1	**Meeting Date:**	August 25, 2025
Agenda Section:	Consent	**Originating Department:**	Operations and Maintenance
Resolution:	XX		
Ordinance:	N/A	**Prepared By:**	Jeff Holstein, City Transportation Engineer
Attachments:	4	**Presented By:**	Marc Culver, Public Work Director
Item:	Approve On Street Parking Modifications Along 74th Avenue and Unity Avenue Between Zane Avenue and Brooklyn Boulevard		

City Manager's Proposed Action:

MOTION _____, SECOND_____,TO WAIVE THE READING AND ADOPT RESOLUTION #2025-____APPROVING NO PARKING PROHIBITION ALONG THE NORTH SIDE OF 74TH AVENUE / UNITY AVENUE FROM 50 FEET WEST OF UNITY LANE TO 50 FEET EAST OF VILLAGE CREEK PARKWAY AND ALONG THE SOUTH SIDE OF 74TH AVENUE / UNITY AVENUE FROM 50 FEET WEST OF UNITY LANE TO BROOKLYN BOULEVARD.

MOTION _____, SECOND_____,TO WAIVE THE READING AND ADOPT RESOLUTION #2025-____ RESCINDING RESOLUTION #1975-177

Overview:

Project CIP 4001-25 includes a mill and overlay on 74TH Avenue / Unity Avenue between Zane Ave and Brooklyn Boulevard. The City's Pedestrian and Bike Plan recommends installing on street bike lanes along this segment of 74th Avenue / Unity Avenue to connect into the existing trail along Zane Avenue, the existing trails along Shingle Creek and the existing sidewalks and future trails along Brooklyn Boulevard. Staff is proposing to install the on-street bike lanes and narrow the vehicular travel lanes to reduce speeds as part of the current roadway project.

The current signing and striping along 74th Avenue / Unity Avenue allows on street parking along both sides except for the portion between Zane Avenue and approximately Unity Lane. There are currently no parking restrictions near the two pedestrian crosswalks on either side of Shingle Creek where 74th Avenue turns to align with Unity Avenue. This results in poor sight distance and safety issues for crossing pedestrians. The vehicular travel lanes in each direction are wide and inviting, resulting in some speeding issues. Staff has recently observed on street parking along 74th Avenue / Unity Avenue and the demand is low with most on street parking occurring on the north side adjacent to the Westgate Professional Building and some parking near the pedestrian crosswalks.

The City Council prohibited on street parking along both sides of 74th Avenue between Zane Avenue and the Westgate Building back in 1975 (Resolution 1975-177). The purpose of this prohibition was to reduce safety and operational issues associated with the old bowling alley located in the northeast corner of Zane Avenue / 74th Avenue. These issues went away with the old bowling alley as part of the Village Creek redevelopment project which occurred in the 1995-2010 time period. The Council has historically allowed on street parking where the roadway width allows as long as there are no safety issues. Staff does not envision any safety issues with allowing parking along 74th Avenue from 50 feet east of Zane Avenue to 50 feet west of Unity Lane. However, staff and our project consultant (Bolton and Menk, Inc.) do recommend restricting parking along the south (east) side of Unity Avenue near the gas station and restaurant to limit exiting visibility issues near the driveways to these businesses. Note that Resolution #1975-177 also included a parking prohibition along a segment of Zane Avenue, but this segment prohibition was subsequently also covered by the no

parking resolution executed as part of the Shingle Creek redevelopment project.

The staff proposal would install the on street bike lanes according to the City's Pedestrian and Bicycle Plan, narrow the vehicular travel lanes to attempt to reduce speeds, implement no parking restrictions along the portions of 74th Avenue / Unity Avenue near the pedestrian crosswalks and adjacent to the gas station and restaurant on the south (east) side of Unity Avenue and remove the old parking prohibition along 74th Avenue.

The Communications Division has sent a notice to the residents and businesses along 74th Avenue / Unity Avenue informing them of the proposed signing and striping changes and the city council meeting where the decision will be made. If approved, the modifications would be implemented immediately.

Based on the information above, City Engineering staff recommend the City Council approve the no parking modifications along 74th Avenue / Unity Avenue between Zane Avenue and Brooklyn Boulevard.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments:

7.1A RESOLUTION APPROVING NO PARKING PROHIBITION
7.1B RESOLUTION RESCINDING RESOLUTION #1975-177
7.1C RESOLUTION #1975-177
7.1D LOCATION MAP

RESOLUTION #2025-

RESOLUTION APPROVING NO PARKING PROHIBITION ALONG NORTH SIDE OF 74TH AVENUE / UNITY AVENUE FROM 50 FEET WEST OF UNITY LANE TO 50 FEET EAST OF SHINGLE CREEK PARKWAY AND ALONG THE SOUTH SIDE OF 74TH AVENUE / UNITY AVENUE FROM 50 FEET WEST OF UNITY LANE TO BROOKLYN BOULEVARD

WHEREAS, CIP 4001-25 calls for a mill and overlay of 74th Avenue / Unity Avenue from Zane Avenue to Brooklyn Boulevard; and

WHEREAS, the City's Pedestrian and Bike Plan calls for on street bike lanes along this segment; and

WHEREAS, there are existing bike paths along both sides of Shingle Creek and pedestrian crosswalks across 74th Avenue where 74th Avenue turns to align with Unity Avenue where sight distance is restricted by on street parked vehicles resulting in unsafe conditions for crossing pedestrians; and

WHEREAS, field observations have shown little to no demand for on street parking along; and

WHEREAS, the City Engineering Division has reviewed and recommends approval of said prohibition.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park that the City approve the prohibition of on street parking of motor vehicles at all times along the north side of 74th Avenue / Unity Avenue from 50 feet west of Unity Lane to 50 feet east of Shingle Creek Parkway and along the south side of 74th Avenue / Unity Avenue from 50 feet west of Unity Lane to Brooklyn Boulevard and agrees to provide enforcement for the ban of on-street parking.

RESOLUTION #2025-

RESOLUTION RESCINDING CITY COUNCIL RESOLUTION #1975-177

WHEREAS, a bowling alley was previously located in the northeast corner of Zane Avenue / 74th Avenue from the 1970's to the 1990's; and

WHEREAS, the City Council prohibited parking along 74th Avenue between Zane Avenue and the eastern property boundary of the bowling alley for safety reasons in 1975 by approving Resolution #1975-177; and

WHEREAS, the aforementioned bowling alley was removed around the Year 1998 with the Shingle Creek Redevelopment Project but the parking prohibition remains; and

WHEREAS, the city typically allows on street parking if there are no safety implications and Engineering staff do not envision safety issues if on street parking in the previously restricted area is now allowed; and

WHEREAS, Resolution #1975-177 also includes a parking restriction along Zane Avenue but this restriction was subsequently included in the overall Zane Avenue on street parking prohibition thus a complete rescinding of Resolution #1975-177 will not remove the Zane Avenue parking prohibition; and

WHEREAS, the City Engineering Division has reviewed and recommends rescinding the previous prohibition.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park that the City rescind Resolution #1975-177.

RESOLUTION #1975 -177

RESOLUTION FOR CREATION OF
NO PARKING ZONES

WHEREAS, both Zane and 74th Avenues are heavily traveled streets and

WHEREAS, the opening of the bowling alley in the vicinity of 74th and Zane Avenues present an attractive place to park on-street rather than off-street for convenience of bowling alley clients and

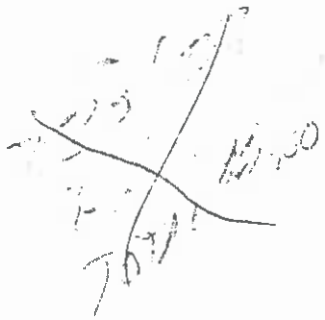
WHEREAS, such on-street parking would endanger the health, safety and welfare of both vehicular and pedestrian traffic if allowed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BROOKLYN PARK:

1. Parking be prohibited adjacent to said bowling alley.

2. The Street Department is hereby directed to install no parking signs on both sides of Zane Avenue from 74th Avenue to Shingle Creek and on both sides of 74th Avenue from Zane Avenue to the easterly property line of said bowling alley.

~~Eng. Prune for Eng. (attached)~~
~~Resolution only~~



Proposed Mill and Overlay and Full-Depth Reclamation Area

0 200 400 Feet

Village Creek Area Pavement and Sidewalk Improvements

Brooklyn Park
Unique. United. Undiscovered.