

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 STATUTES, 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 statute 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 in 100 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