

AGENDA
MAPLEWOOD CITY COUNCIL
7:00 P.M. Monday, November 14, 2022
City Hall, Council Chambers
Meeting No. 23-22

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. APPROVAL OF AGENDA

E. APPROVAL OF MINUTES

1. October 24, 2022 City Council Workshop Meeting Minutes
2. October 24, 2022 City Council Meeting Minutes

F. APPOINTMENTS AND PRESENTATIONS

1. Administrative Presentations
 - a. Council Calendar Update
2. Council Presentations
3. Resolution of Appreciation for Ann Palzer, Environmental and Natural Resources Commission

G. CONSENT AGENDA – *Items on the Consent Agenda are considered routine and non-controversial and are approved by one motion of the council. If a councilmember requests additional information or wants to make a comment regarding an item, the vote should be held until the questions or comments are made then the single vote should be taken. If a councilmember objects to an item it should be removed and acted upon as a separate item.*

1. Approval of Claims
2. Approval of Transfers
3. 6th Amended Joint Powers Agreement of the Ramsey County Violent Crime Enforcement Team (RCVCET)
4. Agreement with City of St. Paul and Acceptance of Department of Public Safety Grant Money for 2023 “Toward Zero Deaths (TZD) Enforcement”
5. Resolution to Accept Donations for Youth Scholarship Fund
6. Conditional Use Permit Review, Unison Restaurant and Banquet Hall, 1800 White Bear Avenue North
7. Conditional Use Permit Review, Menards, 2280 Maplewood Drive

H. PUBLIC HEARINGS – *If you are here for a Public Hearing please familiarize yourself with the Rules of Civility printed on the back of the agenda. Sign in with the City Clerk before addressing the council. At the podium please state your name and address clearly for the record. All comments/questions shall be posed to the Mayor and Council. The Mayor will then direct staff, as appropriate, to answer questions or respond to comments.*

1. Multifamily Residential Project, 1136/1160 Frost Avenue East
 - a. Public Hearing Regarding the Public Vacation Requests
 - b. Public Vacations Resolution (Requires 4 Council Votes)
 - c. Comprehensive Plan Amendment Resolution (Requires 4 Council Votes)
 - d. Conditional Use Permit Resolution
 - e. Design Review Resolution

I. UNFINISHED BUSINESS

None

J. NEW BUSINESS

1. Resolution Canvassing the Municipal Results of the November 8, 2022 General Election
2. Conditional Use Permit and Setback Variance Resolution, Advanced Vehicle Solutions, Inc., 47 Century Avenue North
3. Resolution Approving First Amendment to the Purchase Agreement, 1375 Frost Avenue East and 1900 Clarence Avenue North
4. Resolution Approving First Amendment to the Purchase Agreement, 1160 Frost Avenue East

K. AWARD OF BIDS

None

L. ADJOURNMENT

Sign language interpreters for hearing impaired persons are available for public hearings upon request. The request for this must be made at least 96 hours in advance. Please call the City Clerk's Office at 651.249.2000 to make arrangements. Assisted Listening Devices are also available. Please check with the City Clerk for availability.

RULES OF CIVILITY FOR THE CITY COUNCIL, BOARDS, COMMISSIONS AND OUR COMMUNITY

Following are rules of civility the City of Maplewood expects of everyone appearing at Council Meetings - elected officials, staff and citizens. It is hoped that by following these simple rules, everyone's opinions can be heard and understood in a reasonable manner. We appreciate the fact that when appearing at Council meetings, it is understood that everyone will follow these principles:

Speak only for yourself, not for other council members or citizens - unless specifically tasked by your colleagues to speak for the group or for citizens in the form of a petition.

Show respect during comments and/or discussions, listen actively and do not interrupt or talk amongst each other.

Be respectful of the process, keeping order and decorum. Do not be critical of council members, staff or others in public.

Be respectful of each other's time keeping remarks brief, to the point and non-repetitive.

MINUTES
MAPLEWOOD CITY COUNCIL
MANAGER WORKSHOP
6:45 P.M. Monday, October 24, 2022
City Hall, Council Chambers

A. CALL TO ORDER

A meeting of the City Council was held in the City Hall Council Chambers and was called to order at 6:45 p.m. by Mayor Abrams.

B. ROLL CALL

Marylee Abrams, Mayor	Present
Rebecca Cave, Councilmember	Present
Kathleen Juenemann, Councilmember	Present
William Knutson, Councilmember	Present
Nikki Villavicencio, Councilmember	Present

C. APPROVAL OF AGENDA

Councilmember Cave moved to approve the agenda as submitted.

Seconded by Councilmember Juenemann Ayes – All

The motion passed.

D. UNFINISHED BUSINESS

None

E. NEW BUSINESS

1. Commissioner Interview

Councilmembers each chose a question to ask.

The following candidate was interviewed for commission appointment:

Laura Koski

F. ADJOURNMENT

Mayor Abrams adjourned the meeting at 6:56 p.m.

MINUTES
MAPLEWOOD CITY COUNCIL
7:00 P.M. Monday, October 24, 2022
City Hall, Council Chambers
Meeting No. 22-22

A. CALL TO ORDER

A meeting of the City Council was held in the City Hall Council Chambers and was called to order at 7:02 p.m. by Mayor Abrams.

Mayor Abrams commended our Public Safety Department for treating, transporting and investigating the case involving a 17-month-old girl in Maplewood. Mayor Abrams requested staff compile a list of domestic abuse resources to be displayed on our website and asked anyone who is affected by domestic abuse to please reach out.

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

Marylee Abrams, Mayor	Present
Rebecca Cave, Councilmember	Present
Kathleen Juenemann, Councilmember	Present
William Knutson, Councilmember	Present
Nikki Villavicencio, Councilmember	Present

D. APPROVAL OF AGENDA

The following were added to council presentations:

Article in the Maplewood Living
Councilmember Juenemann Receiving an Award

Councilmember Cave moved to approve the agenda as amended.

Seconded by Councilmember Juenemann Ayes – All

The motion passed.

E. APPROVAL OF MINUTES

1. October 10, 2022 City Council Workshop Meeting Minutes

Councilmember Juenemann moved to approve the October 10, 2022 City Council Workshop Meeting Minutes as submitted.

Seconded by Councilmember Juenemann	Ayes – Mayor Abrams Councilmember Cave Councilmember Juenemann Councilmember Villavicencio
	Abstain – Councilmember Knutson

The motion passed.

2. October 10, 2022 City Council Meeting Minutes

Councilmember Cave moved to approve the October 10, 2022 City Council Meeting Minutes as submitted.

Seconded by Councilmember Juenemann

Ayes – Mayor Abrams
Councilmember Cave
Councilmember Juenemann
Councilmember Villavicencio
Abstain – Councilmember Knutson

The motion passed.

F. APPOINTMENTS AND PRESENTATIONS

1. Administrative Presentations

a. Council Calendar Update

City Manager Coleman gave an update to the council calendar and reviewed other topics of concern or interest requested by councilmembers.

2. Council Presentations

Article in the Maplewood Living

Councilmember Juenemann called attention to page 5 of the October Maplewood Living highlighting the Parks & Natural Resources programs offered at the Nature Center through their partnership with 4-H.

Councilmember Juenemann Receiving an Award

Mayor Abrams announced that Councilmember Juenemann will be receiving an award. Councilmember Juenemann explained the recognition is an environmental advocacy award through the Ramsey-Washington Metro Watershed District for her contributions to conservation and the environment.

3. Resolution for Commissioner Appointment

City Manager Coleman gave the staff report and shared the results of the interview.

Councilmember Juenemann moved to approve the resolution to appoint Laura Koski to the Heritage Preservation Commission.

Resolution 22-10-2134
RESOLUTION

BE IT RESOLVED THAT THE CITY COUNCIL OF MAPLEWOOD, MINNESOTA:

Hereby appoints the following individuals, who the Maplewood City Council has reviewed, to be appointed to the following commission or board:

Heritage Preservation Commission (one opening)

Laura Koski term expires April 30, 2025

Seconded by Councilmember Villavicencio Ayes – All

The motion passed.

4. League of Women Voters Presentation on American Disabilities Act Study

Ann Cleland from the League of Women Voters gave the presentation.

No Action Required.

5. Baker Tilly Presentation on Compensation Study Results

Assistant City Manager/HR Director Darrow introduced the item. Jada Kent, CCP with Baker Tilly, gave the presentation.

Councilmember Knutson moved to accept the Baker Tilly Compensation Study report.

Seconded by Councilmember Juenemann Ayes – All

The motion passed.

G. CONSENT AGENDA – *Items on the Consent Agenda are considered routine and non-controversial and are approved by one motion of the council. If a councilmember requests additional information or wants to make a comment regarding an item, the vote should be held until the questions or comments are made then the single vote should be taken. If a councilmember objects to an item it should be removed and acted upon as a separate item.*

Councilmember Cave moved to approve agenda items G1-G5.

Seconded by Councilmember Juenemann Ayes – All

The motion passed.

1. Approval of Claims

Councilmember Cave moved to approve the approval of claims.

ACCOUNTS PAYABLE:

\$ 1,258,145.75 Checks # 109757 thru # 109786 dated 10/11/22

\$ 1,853,589.47 Checks # 109787 thru # 109819 dated 10/18/22

\$	828,432.95	Disbursements via debits to checking account dated 10/03/22 thru 10/16/22
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\$	3,940,168.17	Total Accounts Payable
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PAYROLL

\$	634,751.64	Payroll Checks and Direct Deposits dated 10/14/22
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\$	634,751.64	Total Payroll
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\$	4,574,919.81	GRAND TOTAL
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Seconded by Councilmember Juenemann Ayes – All

The motion passed.

2. Financial Report for the Month Ended September 30, 2022

No Action Required.

3. 2023 SCORE Funding Grant Application

Councilmember Cave moved to approve the 2023 SCORE Grant Application.

Seconded by Councilmember Juenemann Ayes – All

The motion passed.

4. Purchase of New Ambulances

Councilmember Cave moved to approve the purchase of two 2022 ambulances.

Seconded by Councilmember Juenemann Ayes – All

The motion passed.

5. Contract for Purchase of Gas and Diesel Fuel with the State of Minnesota Fixed Price Fuel Program for 2023

Councilmember Cave moved to direct the Mayor and City Manager to enter into a contract with the State of Minnesota Fixed Price Fuel Program for 2023 fuel purchases.

Seconded by Councilmember Juenemann Ayes – All

The motion passed.

- H. PUBLIC HEARINGS** – *If you are here for a Public Hearing please familiarize yourself with the Rules of Civility printed on the back of the agenda. Sign in with the City Clerk before addressing the council. At the podium please state your name and address clearly for the*

record. All comments/questions shall be posed to the Mayor and Council. The Mayor will then direct staff, as appropriate, to answer questions or respond to comments.

None

I. UNFINISHED BUSINESS

1. Award of 2023 Charitable Gambling Funds

City Manager Coleman gave the staff report.

Councilmember Juenemann moved to approve the proposed award amounts.

Organization	Amount Requested	Recommended Award
Breakthrough Twin Cities	\$5,000.00	\$ 3,600.00
District 622 Community Education - Youth Programs	\$2,500.00	\$ 4,050.00
Justice Alan Page Elementary	\$6,000.00	\$ 3,700.00
Maplewood Area Historical Society	\$8,400.00	\$ 5,500.00
Maplewood Parks & Natural Resources - Scholarship Program	\$1,500.00	\$ 2,300.00
Maplewood Parks & Natural Resources / Maplewood Public Safety Community Events	\$9,000.00	\$ 8,400.00
North High School Bands	\$2,500.00	\$ 2,400.00
North High School Robotics Team	\$4,000.00	\$ 1,500.00
Presentation of Mary School (Equipment for Sports Clinics)	\$5,000.00	\$ 3,300.00
Presentation of the Blessed Virgin Mary (Community Events)	\$5,000.00	\$ 2,200.00
Tubman	\$10,000.00	\$ 9,000.00
Weaver Elementary School	\$3,000.00	\$ 4,050.00
		\$50,000.00

Seconded by Councilmember Cave

Ayes – All

The motion passed.

J. NEW BUSINESS

1. Resolution Regarding Purple Line

Mayor Abrams explained how the public comment process takes place then provided the background and purpose of mass transit and the Purple Line. City Council discussed the topic.

Mayor Abrams opened up the meeting for public comment. The following people spoke:

Kathy Sidles - 1380 Winchell Street, St Paul

David Nelson - 2574 4th Avenue E, North St Paul

Pete Boulay - 1100 East County Road C

Glen Yakel - 2949 Frank Street

Jane Koliass - 2221 Ide Court

Tim David - 5294 Bald Eagle Boulevard E, White Bear Township

Barbara Schendel-Kent - 1641 Demont Avenue

Kevin Schmidt – 1800 Phalen Place
 Diana Longrie – 1778 Desoto
 Steve Samuelson – 2747 Hazelwood
 Darrell Paulsen – 1681 County Road C
 Caleb Olsen – 2727 Hazelwood
 Kim Schmidt – 1800 Phalen Place
 Torin Gustafson – 1773 White Bear Avenue N
 Peter Fischer – 2443 Standridge Avenue
 Terri Mallet – 2231 Ide Court
 Pat Vaughan – 1856 Phalen Place
 Barb Vaughan – 1856 Phalen Place
 Paul Anderson – 2105 Duluth Street
 Lee Benson – 2000 Dieter Street

Councilmembers discussed the topic again. City Manager Coleman provided additional information.

Councilmember Cave moved to approve the resolution amending the last paragraph of the resolution by striking “recommends that the modification study be suspended to create an engagement plan to evaluate future transit options/routes that works effectively for all” and replacing with “withdraw support for the Purple Line bus rapid transit project within the City of Maplewood.”

Mayor Abrams moved a friendly amendment to reinsert “and recommends that the modification study be suspended to create an engagement plan to evaluate future transit options/routes that works effectively for all” after the new proposed language.

Motion failed for lack of a second.

Councilmember Villavicencio moved to approve the resolution amending language by striking the words “be suspended” in the last paragraph of the resolution and replacing with “timeline be expanded”.

Mayor Abrams moved a friendly amendment to modify the resolution title by replacing “Re-Evaluating” with “Withdrawing”.

Councilmember Juenemann moved a second friendly amendment to add “As It Currently Exists” to the resolution title.

Resolution 22-10-2135

**RESOLUTION WITHDRAWING SUPPORT FOR THE PURPLE LINE BUS
 RAPID TRANSIT PROJECT AS IT CURRENTLY EXISTS WITHIN THE
 CITY OF MAPLEWOOD**

WHEREAS, Ramsey County is leading the design of the Purple Line Bus Rapid Transit Project (“Project”); in partnership with the Minnesota Department of Transportation (MnDOT), the Metropolitan Council and its Metro Transit division (Metropolitan Council), Saint Paul, Maplewood, Vadnais Heights, Gem Lake, and White Bear Township (“Municipalities”); and

WHEREAS, the Maplewood City Council supports and understands the need for mass transit in the East Metro; and

WHEREAS, the Maplewood City Council values an engagement process that is inclusive, sustainable and works for residents and stakeholders; and

WHEREAS, the Maplewood City Council wishes to work collaboratively with MnDOT, Ramsey County, Metropolitan Council, and the Municipalities to identify the best options for transit given declining ridership, necessity for route changes, cost and sustainability of such transit system; and

WHEREAS, the City of Maplewood desires that Ramsey County, MnDOT, Metropolitan Council and the other Municipalities to work collaboratively to address these issues with the Maplewood City Council, to address issues and work with City of Maplewood staff to satisfactorily resolve issues that have arisen or could arise and to establish a working framework to develop new plans that include transparency, inclusion and communication with the residents and the business community.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Maplewood, Minnesota that the City of Maplewood recommends that the modification study timeline be expanded to create an engagement plan to evaluate future transit options/routes that works effectively for all.

Seconded by Councilmember Knutson Ayes – All

The motion passed.

K. AWARD OF BIDS
None

L. ADJOURNMENT

Mayor Abrams adjourned the meeting at 9:56 p.m.

CITY COUNCIL STAFF REPORT
Meeting Date November 14, 2022

REPORT TO: City Council
REPORT FROM: Melinda Coleman, City Manager
PRESENTER: Melinda Coleman, City Manager
AGENDA ITEM: Council Calendar Update

Action Requested: Motion Discussion Public Hearing
Form of Action: Resolution Ordinance Contract/Agreement Proclamation

Policy Issue:

This item is informational and intended to provide the Council an indication on the current planning for upcoming agenda items and the Work Session schedule. These are not official announcements of the meetings, but a snapshot look at the upcoming meetings for the City Council to plan their calendars.

Recommended Action:

No motion needed. This is an informational item.

Upcoming Agenda Items and Work Sessions Schedule:

Nov. 28: EDA Meeting: Reuter Walton TIF Term Sheet Review (5:30 pm)
 Workshop: Purple Line Engagement Process (6:00 pm)
 City Council Meeting: Rental Housing Program Annual Report

Dec. 12: City Council Meeting: Council Approval of 2023 Budget

Council Comments:

Comments regarding Workshops, Council Meetings or other topics of concern or interest.

1. Catalytic Converter Ordinance – October 10, 2022

Council Schedule for Maplewood Living through January 2023:

December 2022	City Manager Coleman	November 17
Jan 2023	The Mayor	December 16

2023 Maplewood Living schedule will be updated after the November 8th election.

CITY COUNCIL STAFF REPORT

Meeting Date November 14, 2022

REPORT TO: Melinda Coleman, City Manager

REPORT FROM: Audra Robbins, Parks and Natural Resources Manager
Shann Finwall, AICP, Environmental Planner

PRESENTER: Rebecca Bryan, Chair of the Environmental and Natural Resources Commission

AGENDA ITEM: Resolution of Appreciation for Ann Palzer, Environmental and Natural Resources Commission

Action Requested: Motion Discussion Public Hearing

Form of Action: Resolution Ordinance Contract/Agreement Proclamation

Policy Issue:

When citizen members end their time of service on a commission, the City considers adoption of a resolution of appreciation recognizing the individual for their time committed to serving Maplewood.

Recommended Action:

Motion to approve a Resolution of Appreciation for Ann Palzer, Environmental and Natural Resources Commissioner.

Fiscal Impact:

Is There a Fiscal Impact? No Yes, the true or estimated cost is \$0

Financing source(s): Adopted Budget Budget Modification New Revenue Source
 Use of Reserves Other: n/a

Strategic Plan Relevance:

Community Inclusiveness Financial & Asset Mgmt Environmental Stewardship
 Integrated Communication Operational Effectiveness Targeted Redevelopment

The City appreciates its citizen volunteers and provides recognition for members upon resignation. Ann Palzer was a long-time Commissioner on the Environmental and Natural Resources Commission. During her term, Ms. Palzer has helped guide important environmental policies and ordinances in the City.

Background:

Ann Palzer resigned as a member of the Environmental and Natural Resources Commission on September 30, 2022. Ms. Palzer served on the Commission for eleven years and one month, from August 25, 2011 to September 30, 2022.

Attachments:

1. Resolution of Appreciation for Ann Palzer, Environmental and Natural Resources Commissioner

RESOLUTION OF APPRECIATION

WHEREAS, Ann Palzer has been a member of the Maplewood Environmental and Natural Resources Commission for eleven years and one month, serving from August 25, 2011 to September 30, 2022. Ms. Palzer has served faithfully in those capacities; and

WHEREAS, during her term on the Environmental and Natural Resources Commission, Ms. Palzer helped guide many important City environmental ordinances and policies including: Living Streets Policy, Renewable Energy Ordinance, implementation of the Maplewood Trash Plan, Solid Waste Ordinance, Tree Ordinance, Maplewood Trash and Recycling Request for Proposals, Mississippi River Corridor Critical Area Ordinance, Urban Agriculture Ordinance, Stormwater Management Ordinance, 2040 Comprehensive Plan, Maplewood Nature Center Master Plan, Climate Adaptation Plan and Implementation Strategies; and

WHEREAS, the Environmental and Natural Resources Commission and City Council have appreciated her experience, insights and good judgment; and

WHEREAS, Ms. Palzer has freely given of her time and energy, without compensation, for the betterment of the City of Maplewood; and

WHEREAS, Ms. Palzer has shown dedication to her duties and has consistently contributed her leadership and efforts for the benefit of the City.

NOW, THEREFORE, IT IS HEREBY RESOLVED for and on behalf of the City of Maplewood, Minnesota, and its citizens that Ann Palzer is hereby extended our gratitude and appreciation for her dedicated service.

*Passed by the Maplewood
City Council on _____*

Marylee Abrams, Mayor

Attest:

Andrea Sindt, City Clerk

CITY COUNCIL STAFF REPORT

Meeting Date November 14, 2022

REPORT TO: Melinda Coleman, City Manager**REPORT FROM:** Ellen Paulseth, Finance Director**PRESENTER:** Ellen Paulseth, Finance Director**AGENDA ITEM:** Approval of Claims

Action Requested:	<input checked="" type="checkbox"/> Motion	<input type="checkbox"/> Discussion	<input type="checkbox"/> Public Hearing
Form of Action:	<input type="checkbox"/> Resolution	<input type="checkbox"/> Ordinance	<input type="checkbox"/> Contract/Agreement <input type="checkbox"/> Proclamation

Policy Issue:

The City Manager has reviewed the bills and authorized payment in accordance with City Council policies.

Recommended Action:

Motion to approve the approval of claims.

ACCOUNTS PAYABLE:

\$	567,300.47	Checks # 109820 thru # 109852 dated 10/25/22
\$	776,180.80	Checks # 109853 thru # 109884 dated 11/01/22
\$	738,127.59	Checks # 109885 thru # 109912 dated 11/08/22
\$	1,657,097.42	Disbursements via debits to checking account dated 10/17/22 thru 11/06/22
\$	<u>3,738,706.28</u>	Total Accounts Payable

PAYROLL

\$	629,940.71	Payroll Checks and Direct Deposits dated 10/28/22
\$	<u>629,940.71</u>	Total Payroll
\$	<u><u>4,368,646.99</u></u>	GRAND TOTAL

Background

A detailed listing of these claim has been provided. Please call me at 651-249-2902 if you have any questions on the attached listing. This will allow me to check the supporting documentation on file if necessary.

Attachments

1. Listing of Paid Bills

Check Register
City of Maplewood

Check	Date	Vendor	Description	Amount	
109820	10/25/2022	00875	LOFFLER COMPANIES, INC.	CANON COPIER USAGE FEES - SEPT	1,815.20
109821	10/25/2022	00985	METROPOLITAN COUNCIL	WASTEWATER - NOVEMBER	349,548.19
109822	10/25/2022	01202	NYSTROM PUBLISHING CO INC	MAPLEWOOD LIVING - OCTOBER	8,671.21
109823	10/25/2022	01337	RAMSEY COUNTY-PROP REC & REV	911 DISPATCH SERVICES - SEPTEMBER	37,724.13
	10/25/2022	01337	RAMSEY COUNTY-PROP REC & REV	CAD SERVICES - SEPTEMBER	6,253.46
	10/25/2022	01337	RAMSEY COUNTY-PROP REC & REV	FLEET SUPPORT FEES - SEPTEMBER	574.08
109824	10/25/2022	01574	T A SCHIFSKY & SONS, INC	PROJ 16-18 GLADSTONE PHASE 3 PMT#4	9,837.15
109825	10/25/2022	04192	TRANS-MEDIC	EMS BILLING - SEPTEMBER	7,640.64
109826	10/25/2022	01190	XCEL ENERGY	ELECTRIC & GAS UTILITY	7,450.67
	10/25/2022	01190	XCEL ENERGY	ELECTRIC & GAS UTILITY	2,999.55
	10/25/2022	01190	XCEL ENERGY	ELECTRIC & GAS UTILITY	248.80
	10/25/2022	01190	XCEL ENERGY	FIRE SIRENS	63.62
109827	10/25/2022	06163	AL TECHNOLOGIES, LLC	ONLINE BENEFITS ADMIN FEE- SEPT	371.00
	10/25/2022	06163	AL TECHNOLOGIES, LLC	ONLINE BENEFITS ADMIN FEE- OCT	371.00
109828	10/25/2022	06302	ALL STATE COMMUNICATIONS	LOW VOLTAGE NFS - CHANGE ORDER	896.60
109829	10/25/2022	06372	ALL TRAFFIC SOLUTIONS INC.	SHIELD 12 SPEED DISPLAY SIGN	5,399.82
109830	10/25/2022	00194	BITUMINOUS ROADWAYS, INC.	PROJ 21-09 MAPLE HILLS MAIN PMT#1	16,298.86
109831	10/25/2022	06373	CABLECAST COMMUNITY MEDIA	SOFTWARE MAINT & REMOTE ASSIST	1,500.00
109832	10/25/2022	06235	COMMON SENSE	CONSULTANT FEE	10,000.00
	10/25/2022	06235	COMMON SENSE	CONSULTANT FEE	5,000.00
109833	10/25/2022	00003	ESCROW REFUND	ESCROW REL BONFEE - 914 BARTELMY	3,500.00
	10/25/2022	00003	ESCROW REFUND	REFUND REL BONFE - 954 BARTELMY	3,500.00
109834	10/25/2022	00003	ESCROW REFUND	ESCROW OLSON CONST-2212 BIRMINGHA	200.00
109835	10/25/2022	05594	FOUNDATION BUSINESS SYSTEMS	SRVS FEE PERMI TRACK MS4 APP-2022	1,330.00
109836	10/25/2022	06311	HEIMAN FIRE EQUIPMENT	PERSONAL PROTECTIVE EQUIP-HELMETS	236.99
109837	10/25/2022	03330	HOISINGTON KOEGLER GROUP INC	ZONING ORDINANCE UPDATE	3,263.75
109838	10/25/2022	03759	HOTSY MINNESOTA	SERVICE FOR MEZZANINE MOUNT	1,189.50
109839	10/25/2022	05533	KIRVIDA FIRE	REPAIRS TO L315	5,306.13
109840	10/25/2022	00917	MACQUEEN EMERGENCY	EQUIPMENT REPAIR	794.26
109841	10/25/2022	00922	MAILE ENTERPRISES INC	HYDRANT FLAGS	2,098.72
109842	10/25/2022	05838	MINNESOTA BENEFIT ASSOCIATION	MONTHLY PREMIUM - NOV	258.60
109843	10/25/2022	01111	MOTOROLA SOLUTIONS, INC.	RADIOS	41,807.08
109844	10/25/2022	01175	CITY OF NORTH ST PAUL	MONTHLY UTILITIES - SEPTEMBER	4,100.75
109845	10/25/2022	00001	ONE TIME VENDOR	REIMB S KUJZ - SPRINKLER SYS	427.91
109846	10/25/2022	00001	ONE TIME VENDOR	REIMB MN FARMERS UNION - ALARMS WEI	300.00
109847	10/25/2022	01510	PIONEER PRESS	PIONEER PRESS FOR 26/WK 1902 BLDG	393.00
109848	10/25/2022	06111	QUADIANT FINANCE USA, INC.	POSTAGE - CITY HALL POSTAGE MACHINE	1,500.00
109849	10/25/2022	02001	CITY OF ROSEVILLE	PHONE & IT SUPPORT SRVS - OCTOBER	7,992.01
109850	10/25/2022	04256	SHI INTERNATIONAL CORP	CISCO CATALYST 9200L	5,082.00
109851	10/25/2022	06330	SUBURBAN AUTO BODY INC	HAIL REPAIR FIRE 2016 FORD VIN#73453	11,290.79
109852	10/25/2022	05663	TRANS UNION LLC	CREDIT REPORTING SERVICE - SEPT	65.00

33 Checks in this report.

567,300.47

Check Register
City of Maplewood

Check	Date	Vendor	Description	Amount	
109853	11/01/2022	00211	BRAUN INTERTEC CORP.	FUNGAL SURFACE SAMPLES 1810 BLDG	628.16
109854	11/01/2022	01844	ROBERT CARDINAL	REIMB CONFERENCE EXPENSE	648.98
109855	11/01/2022	01574	T A SCHIFSKY & SONS, INC	PROJ 21-07 GERVAIS REHAB PMT#5	442,822.28
109856	11/01/2022	04192	TRANS-MEDIC	EMS BILLING - AUGUST	8,710.42
109857	11/01/2022	01819	WINDSTREAM	LOCAL PHONE SERVICE 09/15 - 10/14	127.57
109858	10/27/2022	00986	METROPOLITAN COUNCIL	MONTHLY SAC - SEPTEMBER	7,380.45
109859	11/01/2022	04848	AVESIS	MONTHLY PREMIUM - NOVEMBER	510.69
109860	11/01/2022	00181	BERWALD ROOFING CO INC	NORTH FIRE STATION CONST PROJ	10,549.75
109861	11/01/2022	05974	BODY KNOWLEDGE LLC	BODY COMP ANALYSIS - HEALTH FAIR	700.00
109862	11/01/2022	00221	BROCK WHITE COMPANY, LLC.	CRACK SEALING MATERIALS	381.78
109863	11/01/2022	05786	COLONIAL LIFE PROCESSING CTR	MONTHLY PREMIUM BCN:E4677316-OCT	285.02
109864	11/01/2022	03463	EBERT CONSTRUCTION	NORTH FIRE STATION CONST PROJ	10,183.18
	11/01/2022	03463	EBERT CONSTRUCTION	NORTH FIRE STATION CONST PROJ	5,828.63
109865	11/01/2022	06255	ELECTRICAL PRODUCTION SERVICES	NORTH FIRE STATION CONST PROJ	4,592.28
109866	11/01/2022	00464	EMERGENCY AUTOMOTIVE TECH, INC	PARTS FOR BUILD VEH#953 V#7396	5,075.94
109867	11/01/2022	05934	FIELD TRAINING SOLUTIONS	TRAINING COURSE - K WINSTON	295.00
109868	11/01/2022	05344	FLAGSHIP RECREATION	REPLACE PLAYGROUND EQUIP	640.00
109869	11/01/2022	06254	GENERAL SHEET METAL CO. LLC	NORTH FIRE STATION CONST PROJ	1,995.15
109870	11/01/2022	06260	JACKSON & ASSOCIATES LLC	NORTH FIRE STATION CONST PROJ	3,675.59
109871	11/01/2022	06374	KEYSTONE INTERPRETING SOLUTION	SIGN INTERPRETER - COUNCIL MEETING	162.80
109872	11/01/2022	05425	LHB INC.	GOODRICH PARK IMPROVEMENTS	8,318.75
109873	11/01/2022	03818	MEDICA	MONTHLY PREMIUM - NOVEMBER	194,846.16
109874	11/01/2022	06262	MINNEAPOLIS GLASS CO	NORTH FIRE STATION CONST PROJ	1,604.65
109875	11/01/2022	06318	MN UNEMPLOYMENT INSURANCE	QTRLY UI - Q2 2022 - Q3 2022	74.76
109876	11/01/2022	01182	NORTHERN AIR CORP	NORTH FIRE STATION CONST PROJ	4,448.55
109877	11/01/2022	03903	OFFICE OF SECRETARY OF STATE	NOTARY COMMISSION - J CROSS	120.00
	11/01/2022	03903	OFFICE OF SECRETARY OF STATE	NOTARY COMMISSION - J SCHORR	120.00
109878	11/01/2022	02008	RAMSEY COUNTY PUBLIC WORKS	STREET STRIPING SERVICES	21,594.83
109879	11/01/2022	01836	ST PAUL, CITY OF	STREET LIGHT REPAIRS-WBA-KENNARD	1,577.50
	11/01/2022	01836	ST PAUL, CITY OF	STREET LIGHT REPAIRS-WBA-KENNARD	551.94
109880	11/01/2022	06250	SUPERIOR PAINTING & DECORATING	NORTH FIRE STATION CONST PROJ	4,004.29
109881	11/01/2022	05287	TACTICAL SOLUTIONS	CERTIFICATIONS RADAR & LASER UNITS	805.00
109882	11/01/2022	06251	THORNBERG STEEL	NORTH FIRE STATION CONST PROJ	27,196.30
109883	11/01/2022	04106	W L HALL CO.	NORTH FIRE STATION CONST PROJ	974.40
109884	11/01/2022	06265	WELLS CONCRETE	NORTH FIRE STATION CONST PROJ	4,750.00
				776,180.80	

32 Checks in this report.

Check Register
City of Maplewood

Check	Date	Vendor	Description	Amount	
109885	11/08/2022	06084	LINCOLN FINANCIAL GROUP	MONTHLY PREMIUM - OCTOBER	8,551.15
109886	11/08/2022	01409	S E H	NEW FIRE STATION	32,810.00
	11/08/2022	01409	S E H	NEW FIRE STATION	7,420.00
109887	11/08/2022	01574	T A SCHIFSKY & SONS, INC	PROJ 21-02 MCMENEMY STREET PMT#6	402,546.20
	11/08/2022	01574	T A SCHIFSKY & SONS, INC	BITUMINOUS MATERIALS	8,050.78
	11/08/2022	01574	T A SCHIFSKY & SONS, INC	BITUMINOUS MATERIALS	1,263.00
109888	11/08/2022	01190	XCEL ENERGY	ELECTRIC UTILITY	16,868.61
	11/08/2022	01190	XCEL ENERGY	ELECTRIC & GAS UTILITY	1,258.44
	11/08/2022	01190	XCEL ENERGY	ELECTRIC UTILITY	469.45
	11/08/2022	01190	XCEL ENERGY	GAS UTILITY	108.94
	11/08/2022	01190	XCEL ENERGY	GAS UTILITY	56.59
109889	11/08/2022	01925	AMERICAN PRESSURE INC.	SRVS PRESSURE WASHER-PW S GARAGE	1,147.56
109890	11/08/2022	03463	EBERT CONSTRUCTION	NORTH FIRE STATION CONST PROJ	1,500.00
	11/08/2022	03463	EBERT CONSTRUCTION	NORTH FIRE STATION CONST PROJ	261.25
109891	11/08/2022	06375	G&B ENVIRONMENTAL, INC.	INSTALL HVAC SCREENS 1902 RTU UNIT	5,135.85
109892	11/08/2022	06254	GENERAL SHEET METAL CO. LLC	NORTH FIRE STATION CONST PROJ	42,372.14
109893	11/08/2022	05313	GRAPHIC DESIGN, INC.	BUSINESS CARDS	290.88
109894	11/08/2022	06009	HEALTHCALL, LLC	COMMUNITY PARAMEDIC SOFTWARE-AUG	920.00
	11/08/2022	06009	HEALTHCALL, LLC	COMMUNITY PARAMEDIC SOFTWARE-JUN	920.00
	11/08/2022	06009	HEALTHCALL, LLC	COMMUNITY PARAMEDIC SOFTWARE-MAR	920.00
109895	11/08/2022	02818	HOFFMAN & MCNAMARA CO	PLANTING REPLACEMENT BLVD TREES	21,685.00
109896	11/08/2022	00687	HUGO'S TREE CARE INC	STUMP GRINDING - EAB REMOVALS	49,018.75
	11/08/2022	00687	HUGO'S TREE CARE INC	ANNUAL BUCKTHORN PICKUP	971.25
109897	11/08/2022	02137	KENNEDY & GRAVEN CHARTERED	ATTORNEY FEES - SEPTEMBER	17,993.01
109898	11/08/2022	00827	L M C I T	WC CLAIM #00473176	1,322.91
	11/08/2022	00827	L M C I T	WC CLAIM #00474776	1,078.28
	11/08/2022	00827	L M C I T	WC CLAIM #00477220	323.26
109899	11/08/2022	00917	MACQUEEN EMERGENCY	FIREARMOR GLOVES	399.75
	11/08/2022	00917	MACQUEEN EMERGENCY	EQUIPMENT SUPPLIES	187.82
109900	11/08/2022	02215	JASON MARINO	DIRECT DEPOSIT RETURNED 10-28-22	600.00
109901	11/08/2022	06252	MULCAHY NICKOLAUS LLC	NORTH FIRE STATION CONST PROJ	24,624.08
109902	11/08/2022	01510	PIONEER PRESS	NEWSPAPER SUBSCRIPTION 52WEEKS	1,407.00
109903	11/08/2022	06122	SANDSTROM LAND MANAGEMENT	WEEDING & FALL CUTBACK	2,742.50
109904	11/08/2022	00198	ST PAUL REGIONAL WATER SRVS	WATER UTILITY	8,732.69
109905	11/08/2022	06376	STERICYCLE, INC.	SHREDDING SERVICE - 1955 CLARENCE	547.31
	11/08/2022	06376	STERICYCLE, INC.	SHREDDING SERVICE - 1955 CLARENCE	402.67
	11/08/2022	06376	STERICYCLE, INC.	SHREDDING SERVICE - 1955 CLARENCE	88.02
	11/08/2022	06376	STERICYCLE, INC.	SHREDDING SERVICE - 1530 CO RD C	87.70
	11/08/2022	06376	STERICYCLE, INC.	SHREDDING SERVICE - 1955 CLARENCE	75.00
109906	11/08/2022	04207	STRYKER SALES, LLC	PREVENTATIVE MAINT AMB STRETCHERS	6,824.50
	11/08/2022	04207	STRYKER SALES, LLC	PREVENTATIVE MAINT AMB STRETCHERS	476.75
109907	11/08/2022	01578	T R F SUPPLY CO.	HAND TOWELS & EAR PLUGS	706.00
	11/08/2022	01578	T R F SUPPLY CO.	POP UP SHOP TOWELS	208.00
109908	11/08/2022	05213	TENNIS ROLL OFF LLC	ROLL OFF SERVICE - 600 MCKNIGHT RD N	1,043.90
	11/08/2022	05213	TENNIS ROLL OFF LLC	ROLL OFF SERVICE - 1955 CLARENCE ST	963.90
	11/08/2022	05213	TENNIS ROLL OFF LLC	CODE ENFORCEMENT-1851 N ST PAUL RD	519.32
109909	11/08/2022	01888	TWIN CITY ACOUSTICS INC	NORTH FIRE STATION CONST PROJ	2,598.43
109910	11/08/2022	01730	W W GOETSCH ASSOCIATES, INC.	O-RINGS FOR LIFT STATION 10 PUMPS	76.00
109911	11/08/2022	01753	WEATHER WATCH, INC.	WINTER WEATHER SERVICE	475.00
109912	11/08/2022	06265	WELLS CONCRETE	NORTH FIRE STATION CONST PROJ	59,077.95

28 Checks in this report.

738,127.59

CITY OF MAPLEWOOD
Disbursements via Debits to Checking account

Settlement			
<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
10/17/2022	Delta Dental	Dental Premium	1,201.85
10/17/2022	Empower - State Plan	Deferred Compensation	25,265.00
10/17/2022	MN Dept of Natural Resources	DNR electronic licenses	692.30
10/17/2022	MN State Treasurer	Drivers License/Deputy Registrar	127,025.06
10/17/2022	P.E.R.A.	PR - P.E.R.A.	134,708.61
10/17/2022	U.S. Treasurer	PR - Federal Payroll Tax	118,054.42
10/18/2022	ICMA (Vantagepointe)	PR - Deferred Compensation	7,561.00
10/18/2022	ICMA (Vantagepointe)	PR - Retiree Health Savings	1,010.00
10/18/2022	Labor Unions	PR - Union Dues	4,352.08
10/18/2022	MidAmerica	HRA Flex Plan - AUL	15,085.38
10/18/2022	MN Dept of Revenue	MN CARE Tax	7,900.00
10/18/2022	MN State Treasurer	Drivers License/Deputy Registrar	38,455.45
10/18/2022	MN State Treasurer	PR - State Payroll Tax	27,443.52
10/19/2022	MN Dept of Revenue	Sales Tax	816.00
10/19/2022	MN Dept of Revenue	Fuel Tax	216.32
10/19/2022	MN State Treasurer	Drivers License/Deputy Registrar	59,291.63
10/20/2022	MN State Treasurer	Drivers License/Deputy Registrar	57,363.73
10/21/2022	Delta Dental	Dental Premium	950.00
10/21/2022	MN Dept of Natural Resources	DNR electronic licenses	214.60
10/21/2022	MN State Treasurer	Drivers License/Deputy Registrar	66,197.71
10/21/2022	Optum Health	DCRP & Flex plan payments	4,606.32
10/24/2022	Delta Dental	Dental Premium	5,870.35
10/24/2022	MN State Treasurer	Drivers License/Deputy Registrar	27,237.72
10/25/2022	MN State Treasurer	Drivers License/Deputy Registrar	17,606.12
10/26/2022	MN State Treasurer	Drivers License/Deputy Registrar	66,085.00
10/27/2022	MN State Treasurer	Drivers License/Deputy Registrar	100,812.06
10/28/2022	MN Dept of Natural Resources	DNR electronic licenses	336.70
10/28/2022	MN State Treasurer	Drivers License/Deputy Registrar	35,553.02
10/28/2022	Optum Health	DCRP & Flex plan payments	516.90
10/28/2022	US Bank VISA One Card*	Purchasing Card Items	56,094.26
10/31/2022	Delta Dental	Dental Premium	2,038.39
10/31/2022	Empower - State Plan	PR - Deferred Compensation	25,276.00
10/31/2022	ICMA (Vantagepointe)	PR - Deferred Compensation	7,361.00
10/31/2022	ICMA (Vantagepointe)	PR - Retiree Health Savings	1,010.00
10/31/2022	Labor Unions	PR - Union Dues	2,867.40
10/31/2022	MidAmerica	PR - HRA Flex Plan - AUL	16,677.09
10/31/2022	MN State Treasurer	Drivers License/Deputy Registrar	41,670.32
10/31/2022	MN State Treasurer	PR - State Payroll Levy	491.58
10/31/2022	MN State Treasurer	PR - State Payroll Tax	26,669.24
10/31/2022	P.E.R.A.	PR - P.E.R.A.	135,851.75
10/31/2022	U.S. Treasurer	PR - Federal Payroll Tax	111,254.94
11/1/2022	Accela Credit Card Billing	Credit Card Billing Fee	30.00
11/1/2022	MN State Treasurer	Drivers License/Deputy Registrar	24,236.14
11/2/2022	MN State Treasurer	Drivers License/Deputy Registrar	136,365.35
11/3/2022	MN State Treasurer	Drivers License/Deputy Registrar	44,341.78
11/4/2022	MN Dept of Natural Resources	DNR electronic licenses	454.50
11/4/2022	MN State Treasurer	Drivers License/Deputy Registrar	71,122.07
11/4/2022	Optum Health	DCRP & Flex plan payments	856.76
			1,657,097.42

*Detailed listing of VISA purchases is attached.

Purchasing Card Items

Transaction Date	Posting Date	Merchant Name	Transaction Amount	Name
10/06/2022	10/10/2022	GARBANZO	\$14.13	REGAN BEGGS
10/10/2022	10/11/2022	AMZN MKTP US*1K8998UA0	\$21.97	CHAD BERGO
10/14/2022	10/17/2022	BANNERSCOM	\$187.09	CHAD BERGO
10/19/2022	10/21/2022	CURIO HOTELS	\$1,607.85	BRIAN BIERDEMAN
10/12/2022	10/13/2022	PARTSFPS	\$56.53	NEIL BRENEMAN
10/12/2022	10/14/2022	ODP BUS SOL LLC # 101090	\$168.57	NEIL BRENEMAN
10/14/2022	10/17/2022	AMZN MKTP US*1K3LF1UY2	\$28.95	NEIL BRENEMAN
10/11/2022	10/12/2022	CK HOLIDAY # 03519	\$32.20	DANIEL BUSACK
10/12/2022	10/13/2022	RAISING CANES 0605 MOBL	\$132.30	DANIEL BUSACK
10/12/2022	10/13/2022	GRAPHIC DESIGN INC	\$182.18	DANIEL BUSACK
10/12/2022	10/13/2022	KUNO SERVICES LLC	\$190.00	DANIEL BUSACK
10/14/2022	10/17/2022	UBER TRIP	\$14.38	DANIEL BUSACK
10/14/2022	10/17/2022	UBER TRIP	\$16.47	DANIEL BUSACK
10/14/2022	10/17/2022	UBER TRIP	\$5.00	DANIEL BUSACK
10/14/2022	10/17/2022	UBER TRIP	\$71.94	DANIEL BUSACK
10/14/2022	10/17/2022	DELTA AIR BAGGAGE FEE	\$30.00	DANIEL BUSACK
10/14/2022	10/17/2022	DELTA AIR BAGGAGE FEE	\$30.00	DANIEL BUSACK
10/15/2022	10/17/2022	UBER TRIP	\$7.72	DANIEL BUSACK
10/15/2022	10/17/2022	UBER TRIP	\$5.00	DANIEL BUSACK
10/16/2022	10/17/2022	UBER TRIP	\$10.97	DANIEL BUSACK
10/16/2022	10/17/2022	UBER TRIP	\$5.00	DANIEL BUSACK
10/16/2022	10/17/2022	UBER TRIP	\$5.00	DANIEL BUSACK
10/16/2022	10/17/2022	UBER TRIP	\$7.31	DANIEL BUSACK
10/17/2022	10/17/2022	UBER TRIP	\$7.54	DANIEL BUSACK
10/17/2022	10/17/2022	UBER TRIP	\$5.00	DANIEL BUSACK
10/17/2022	10/17/2022	UBER TRIP	\$5.00	DANIEL BUSACK
10/17/2022	10/18/2022	UBER TRIP	\$8.49	DANIEL BUSACK
10/17/2022	10/18/2022	UBER TRIP	\$9.47	DANIEL BUSACK
10/17/2022	10/18/2022	UBER TRIP	\$5.00	DANIEL BUSACK
10/18/2022	10/18/2022	UBER TRIP	\$5.00	DANIEL BUSACK
10/18/2022	10/18/2022	UBER* TRIP	\$14.95	DANIEL BUSACK
10/18/2022	10/20/2022	DELTA AIR BAGGAGE FEE	\$30.00	DANIEL BUSACK
10/18/2022	10/20/2022	DELTA AIR BAGGAGE FEE	\$30.00	DANIEL BUSACK
10/19/2022	10/19/2022	UBER TRIP	\$7.92	DANIEL BUSACK
10/19/2022	10/19/2022	UBER TRIP	\$5.00	DANIEL BUSACK
10/19/2022	10/20/2022	UBER TRIP	\$50.65	DANIEL BUSACK
10/19/2022	10/20/2022	UBER TRIP	\$10.13	DANIEL BUSACK
10/19/2022	10/21/2022	CURIO HOTELS	\$1,607.85	DANIEL BUSACK
10/06/2022	10/10/2022	HOMEDEPOT.COM	\$236.24	SCOTT CHRISTENSON
10/11/2022	10/12/2022	ACE SUPPLY CO., INC.	(\$4.66)	SCOTT CHRISTENSON
10/14/2022	10/17/2022	NARDINI FIRE EQUIPMENT	\$731.00	SCOTT CHRISTENSON
10/14/2022	10/17/2022	DEPARTMENT OF LABOR AND I	\$20.00	SCOTT CHRISTENSON
10/17/2022	10/19/2022	TRANE SUPPLY-113507	\$509.67	SCOTT CHRISTENSON
10/20/2022	10/21/2022	GRAINGER	\$102.76	SCOTT CHRISTENSON
10/19/2022	10/20/2022	NEW YORK MAGAZINE	\$8.00	MELINDA COLEMAN
10/09/2022	10/10/2022	LINKEDIN 7509389856	\$579.70	MIKE DARROW
10/11/2022	10/12/2022	GALLS	\$81.68	BRAD DAVISON
10/15/2022	10/17/2022	GALLS	\$153.26	BRAD DAVISON
10/08/2022	10/10/2022	RAYALLEN.COM JJDOG.COM	\$291.95	JOSEPH DEMULLING
10/14/2022	10/17/2022	COMO PARK ANIMAL HOSPI	\$625.78	JOSEPH DEMULLING
10/14/2022	10/17/2022	PETSMART # 0461	\$107.99	JOSEPH DEMULLING
10/07/2022	10/10/2022	SQ *NATIONAL TACTICAL OFF	\$50.00	MICHAEL DUGAS
10/10/2022	10/11/2022	BCA TRAINING EDUCATION	\$375.00	MICHAEL DUGAS
10/10/2022	10/11/2022	T REX ARMS INC	\$158.00	MICHAEL DUGAS
10/07/2022	10/10/2022	TARGET 00012443	\$59.98	ANDREW ENGSTROM
10/07/2022	10/10/2022	RUBBER STAMP CHAMP INC	\$153.00	CHRISTINE EVANS
10/11/2022	10/12/2022	AMZN MKTP US*1K4A36P92	\$2,754.00	MYCHAL FOWLDS
10/11/2022	10/12/2022	CENTURYLINK	\$200.83	MYCHAL FOWLDS
10/11/2022	10/12/2022	CENTURYLINK	\$70.21	MYCHAL FOWLDS
10/12/2022	10/13/2022	WEB*NETWORKSOLUTIONS	\$7.99	MYCHAL FOWLDS
10/13/2022	10/14/2022	BESTBUYCOM806685457164	\$274.97	MYCHAL FOWLDS
10/13/2022	10/14/2022	CAN*CANONFINANCIAL CFS	\$590.52	MYCHAL FOWLDS

10/13/2022	10/14/2022	CAN*CANONFINANCIAL CFS	\$2,391.35	MYCHAL FOWLDS
10/13/2022	10/14/2022	CENTURYLINK	\$70.21	MYCHAL FOWLDS
10/17/2022	10/17/2022	COMCAST CABLE COMM	\$4.58	MYCHAL FOWLDS
10/17/2022	10/18/2022	ZOOM.US 888-799-9666	\$359.82	MYCHAL FOWLDS
10/19/2022	10/20/2022	CENTURYLINK	\$83.79	MYCHAL FOWLDS
10/19/2022	10/20/2022	CENTURYLINK	\$119.12	MYCHAL FOWLDS
10/19/2022	10/19/2022	MICROSOFT#G015467433	\$2.59	NICK FRANZEN
10/20/2022	10/21/2022	LSOFT TECHNOLOGIES INC	\$70.56	NICK FRANZEN
10/12/2022	10/13/2022	A1 LAUNDRY & DRY CLEANING	\$13.42	DEREK FRITZE
10/12/2022	10/13/2022	HOLIDAY STATIONS 3519	\$19.18	DEREK FRITZE
10/11/2022	10/12/2022	COSTCO WHSE #1021	\$186.00	TONY GABRIEL
10/12/2022	10/13/2022	GOODWILL	\$21.00	TONY GABRIEL
10/12/2022	10/13/2022	CUB FOODS #1599	\$44.91	TONY GABRIEL
10/12/2022	10/13/2022	AMZN MKTP US*HT0I96410	\$85.94	TONY GABRIEL
10/13/2022	10/17/2022	OTC BRANDS INC	\$12.98	TONY GABRIEL
10/17/2022	10/17/2022	AMZN MKTP US*HT3IQ9UX0	\$235.96	TONY GABRIEL
10/17/2022	10/18/2022	COSTCO WHSE #1021	\$191.13	TONY GABRIEL
10/18/2022	10/20/2022	THE HOME DEPOT #2801	\$45.05	TONY GABRIEL
10/20/2022	10/21/2022	GOODWILL	\$26.00	TONY GABRIEL
10/20/2022	10/21/2022	CUB FOODS #1599	\$13.72	TONY GABRIEL
10/07/2022	10/10/2022	MENARDS OAKDALE MN	\$11.97	CAROLE GERNES
10/07/2022	10/10/2022	THE HOME DEPOT #2801	\$62.84	CAROLE GERNES
10/19/2022	10/20/2022	PRAIRIE RESTORATIONS, INC	\$148.50	CAROLE GERNES
10/09/2022	10/10/2022	AMZN MKTP US*1K99R8VW1	\$216.00	ALEX GERONSIN
10/18/2022	10/18/2022	AMZN MKTP US*H87SX3O40	\$349.78	ALEX GERONSIN
10/12/2022	10/13/2022	AIRGAS USA, LLC	\$107.59	MICHAEL HAGEN
10/20/2022	10/21/2022	ASPEN MILLS	\$1,140.02	MICHAEL HAGEN
10/12/2022	10/13/2022	SAFE-FAST(MW)	\$79.50	TAMARA HAYS
10/12/2022	10/13/2022	SITEONE LANDSCAPE SUPPLY,	\$85.50	TAMARA HAYS
10/18/2022	10/20/2022	THE HOME DEPOT #2801	\$17.93	TAMARA HAYS
10/19/2022	10/20/2022	SITEONE LANDSCAPE SUPPLY,	\$116.28	TAMARA HAYS
10/19/2022	10/21/2022	THE HOME DEPOT #2801	\$128.71	TAMARA HAYS
10/16/2022	10/17/2022	TARGET 00006197	\$284.00	LINDSAY HERZOG
10/18/2022	10/19/2022	TARGET 00006197	\$38.53	LINDSAY HERZOG
10/18/2022	10/20/2022	STARBUCKS STORE 57157	\$42.95	LINDSAY HERZOG
10/20/2022	10/21/2022	PAYPAL *NICENFITNUT	\$378.35	LINDSAY HERZOG
10/19/2022	10/20/2022	CORPORATE MARK INC.	\$49.00	MICHAEL HOEMKE
10/19/2022	10/20/2022	N-EAR	\$464.97	MICHAEL HOEMKE
10/17/2022	10/18/2022	DALCO ENTERPRISES	\$31.91	DAVID JAHN
10/20/2022	10/21/2022	AMZN MKTP US*H89Z83MOO	\$4.65	MEGHAN JANASZAK
10/20/2022	10/21/2022	AMZN MKTP US*H848N8VF0	\$61.96	MEGHAN JANASZAK
10/06/2022	10/10/2022	GRAND AMERICA	\$918.54	RANDY JOHNSON
10/06/2022	10/10/2022	GRAND AMERICA	\$918.54	RANDY JOHNSON
10/06/2022	10/10/2022	GRAND AMERICA	\$918.54	RANDY JOHNSON
10/10/2022	10/11/2022	HY-VEE MAPLEWOOD FFE 5402	\$11.98	LOIS KNUTSON
10/11/2022	10/11/2022	PANERA BREAD #601305 O	\$114.15	LOIS KNUTSON
10/12/2022	10/12/2022	PANERA BREAD #601305 O	\$20.48	LOIS KNUTSON
10/08/2022	10/10/2022	COSTCO WHSE #1021	\$106.89	ERIC KUBAT
10/14/2022	10/17/2022	AMZN MKTP US*HT2M47M60	\$203.98	JASON KUCHENMEISTER
10/18/2022	10/18/2022	ULINE *SHIP SUPPLIES	\$421.71	JASON KUCHENMEISTER
10/08/2022	10/10/2022	PARTY CITY 1138	\$95.00	MICHAEL MALESKI
10/11/2022	10/11/2022	TSI*SERVICE	\$180.00	BRAD MCGEE
10/12/2022	10/14/2022	THE HOME DEPOT #2801	\$15.96	BRAD MCGEE
10/19/2022	10/21/2022	THE HOME DEPOT #2801	\$70.82	BRETT MERKATORIS
10/12/2022	10/13/2022	OAKDALE RENTAL CENTER	\$354.00	JASON MLODZIK
10/08/2022	10/10/2022	KWIK TRIP 41500004150	\$11.00	MICHAEL MONDOR
10/10/2022	10/12/2022	MINNESOTA STATE FIRE CHIE	\$325.00	MICHAEL MONDOR
10/13/2022	10/14/2022	EVEREST EMERGENCY VEHICLE	\$168.87	MICHAEL MONDOR
10/19/2022	10/20/2022	EVEREST EMERGENCY VEHICLE	\$116.75	MICHAEL MONDOR
10/11/2022	10/12/2022	BCA TRAINING EDUCATION	\$75.00	RACHEL MURRAY
10/12/2022	10/13/2022	CINTAS CORP	\$101.66	BRYAN NAGEL
10/12/2022	10/13/2022	CINTAS CORP	\$39.31	BRYAN NAGEL
10/12/2022	10/13/2022	CINTAS CORP	\$14.69	BRYAN NAGEL
10/12/2022	10/13/2022	CINTAS CORP	\$9.15	BRYAN NAGEL
10/12/2022	10/13/2022	CINTAS CORP	\$39.98	BRYAN NAGEL

10/13/2022	10/14/2022	CINTAS CORP	\$70.75	BRYAN NAGEL
10/18/2022	10/19/2022	CINTAS CORP	\$65.05	BRYAN NAGEL
10/18/2022	10/19/2022	CINTAS CORP	\$122.93	BRYAN NAGEL
10/19/2022	10/20/2022	CINTAS CORP	\$50.77	BRYAN NAGEL
10/19/2022	10/20/2022	CINTAS CORP	\$15.05	BRYAN NAGEL
10/19/2022	10/20/2022	CINTAS CORP	\$80.67	BRYAN NAGEL
10/19/2022	10/20/2022	CINTAS CORP	\$30.14	BRYAN NAGEL
10/20/2022	10/21/2022	CINTAS CORP	\$59.70	BRYAN NAGEL
10/07/2022	10/10/2022	MENARDS OAKDALE MN	\$117.96	JOHN NAUGHTON
10/07/2022	10/10/2022	THE HOME DEPOT #2801	\$150.40	JOHN NAUGHTON
10/07/2022	10/10/2022	THE HOME DEPOT #2801	\$44.96	JOHN NAUGHTON
10/14/2022	10/17/2022	MENARDS OAKDALE MN	\$97.65	JOHN NAUGHTON
10/06/2022	10/10/2022	OTC BRANDS INC	\$199.91	JERRY NOVAK
10/11/2022	10/13/2022	MENARDS OAKDALE MN	\$354.84	JORDAN ORE
10/13/2022	10/17/2022	THE HOME DEPOT 2801	\$81.22	JORDAN ORE
10/07/2022	10/10/2022	COSTCO WHSE #1021	\$398.45	KENNETH POWERS
10/12/2022	10/13/2022	AGILITI HEALTH, INC	\$1,476.00	KENNETH POWERS
10/18/2022	10/19/2022	LIFE ASSIST INC	\$1,426.31	KENNETH POWERS
10/07/2022	10/10/2022	TRI-STATE BOBCAT	\$422.05	STEVEN PRIEM
10/10/2022	10/11/2022	KRIS ENGINEERING	\$1,441.30	STEVEN PRIEM
10/10/2022	10/11/2022	METRO PRODUCTS INC	\$90.17	STEVEN PRIEM
10/10/2022	10/11/2022	TRI-STATE BOBCAT	\$444.28	STEVEN PRIEM
10/10/2022	10/12/2022	0391-AUTOPLUS	\$79.76	STEVEN PRIEM
10/11/2022	10/12/2022	FACTORY MOTOR PARTS (19)	\$64.56	STEVEN PRIEM
10/11/2022	10/13/2022	AN FORD WHITE BEAR LAK	\$87.10	STEVEN PRIEM
10/11/2022	10/13/2022	AN FORD WHITE BEAR LAK	\$72.29	STEVEN PRIEM
10/12/2022	10/13/2022	AN FORD WHITE BEAR LAK	\$179.90	STEVEN PRIEM
10/12/2022	10/14/2022	0391-AUTOPLUS	\$3.52	STEVEN PRIEM
10/13/2022	10/14/2022	KRIS ENGINEERING	\$73.28	STEVEN PRIEM
10/17/2022	10/18/2022	POMPS TIRE 021	\$1,133.58	STEVEN PRIEM
10/17/2022	10/18/2022	POMPS TIRE 021	\$665.52	STEVEN PRIEM
10/17/2022	10/19/2022	AN FORD WHITE BEAR LAK	\$78.83	STEVEN PRIEM
10/17/2022	10/19/2022	NORTHERN TOOL+EQUIP	\$28.47	STEVEN PRIEM
10/18/2022	10/19/2022	METRO PRODUCTS INC	\$126.22	STEVEN PRIEM
10/19/2022	10/20/2022	FACTORY MOTOR PARTS (19)	\$97.44	STEVEN PRIEM
10/19/2022	10/20/2022	FACTORY MOTOR PARTS (19)	\$12.30	STEVEN PRIEM
10/19/2022	10/20/2022	FACTORY MOTOR PARTS (19)	\$36.90	STEVEN PRIEM
10/19/2022	10/20/2022	MIDWAY FORD	\$207.29	STEVEN PRIEM
10/19/2022	10/21/2022	0391-AUTOPLUS	\$266.14	STEVEN PRIEM
10/19/2022	10/21/2022	0391-AUTOPLUS	\$241.92	STEVEN PRIEM
10/10/2022	10/11/2022	AMAZON.COM*1K80A7QU1	\$99.96	MICHAEL RENNER
10/10/2022	10/11/2022	AMAZON.COM*1K0FV4EG2	\$53.98	MICHAEL RENNER
10/18/2022	10/19/2022	AMZN MKTP US*H842H3NS0	\$82.71	MICHAEL RENNER
10/06/2022	10/10/2022	ON SITE SANITATION INC	\$22.00	AUDRA ROBBINS
10/11/2022	10/12/2022	TRUGREEN LP *5034	\$244.00	AUDRA ROBBINS
10/19/2022	10/20/2022	MN RECREATION AND PARK A	\$20.00	AUDRA ROBBINS
10/19/2022	10/21/2022	ON SITE SANITATION INC	(\$126.75)	AUDRA ROBBINS
10/19/2022	10/20/2022	USPS PO 2683450015	\$11.00	JOSEPH RUEB
10/07/2022	10/10/2022	THE HOME DEPOT #2801	(\$22.33)	ROBERT RUNNING
10/18/2022	10/19/2022	GRAINGER	\$861.73	ROBERT RUNNING
10/18/2022	10/19/2022	GRAINGER	\$46.36	ROBERT RUNNING
10/08/2022	10/10/2022	TARGET 00011858	\$208.46	RYAN SCHROEDER
10/08/2022	10/10/2022	TARGET 00011858	\$8.57	RYAN SCHROEDER
10/11/2022	10/12/2022	IN *ADVANCED GRAPHIX, INC	\$345.00	RYAN SCHROEDER
10/13/2022	10/14/2022	CENTURY COLLEGE BOOKSTORE	\$375.00	RYAN SCHROEDER
10/18/2022	10/20/2022	KWIK TRIP 11600011692	\$7.99	RYAN SCHROEDER
10/07/2022	10/10/2022	SPSWORKS	\$27.90	STEPHANIE SHEA
10/10/2022	10/11/2022	STREICHER'S MO	\$6,196.75	STEPHANIE SHEA
10/10/2022	10/11/2022	STREICHER'S MO	\$6,196.75	STEPHANIE SHEA
10/10/2022	10/12/2022	ODP BUS SOL LLC # 101090	\$94.77	STEPHANIE SHEA
10/13/2022	10/14/2022	CINTAS CORP	\$69.02	STEPHANIE SHEA
10/18/2022	10/19/2022	GALLS	\$1,325.19	STEPHANIE SHEA
10/18/2022	10/19/2022	IN *ENVUE TELEMATICS LLC	\$624.00	STEPHANIE SHEA
10/20/2022	10/21/2022	CINTAS CORP	\$69.02	STEPHANIE SHEA
10/11/2022	10/12/2022	AMAZON.COM*1K3I50WU1 AMZN	\$224.07	KAYLA SPANDE

10/12/2022	10/13/2022	AMZN MKTP US*HT8BL2CR1	\$871.10	KAYLA SPANDE
10/12/2022	10/13/2022	AMZN MKTP US*HT4P22N20	\$7.78	KAYLA SPANDE
10/13/2022	10/13/2022	AMZN MKTP US*HT6CU5A00	\$94.89	KAYLA SPANDE
10/19/2022	10/20/2022	WAL-MART #2087	\$50.14	KAYLA SPANDE
10/19/2022	10/20/2022	AMAZON.COM*HT84I3HF2 AMZN	\$12.86	KAYLA SPANDE
10/19/2022	10/20/2022	AMZN MKTP US*H88RW44Z1	\$55.98	KAYLA SPANDE
10/20/2022	10/21/2022	AMAZON.COM*HT90U1SV2 AMZN	\$49.98	KAYLA SPANDE
10/19/2022	10/20/2022	CUB FOODS #1599	\$3.21	JOSEPH STEINER
10/13/2022	10/14/2022	RED WING SHOE #727	\$297.98	KAL STOKES
10/13/2022	10/17/2022	MENARDS OAKDALE MN	\$67.35	KAL STOKES
10/10/2022	10/17/2022	BCA TRAINING EDUCATION	(\$75.00)	BRIAN TAUZELL
10/18/2022	10/19/2022	COREMARK METALS -MN	\$981.62	JEFF WILBER
10/18/2022	10/20/2022	NORTHERN TOOL+EQUIP	\$37.48	JEFF WILBER
10/18/2022	10/20/2022	NORTHERN TOOL EQUIP-MN	\$37.48	JEFF WILBER
			\$56,094.26	

CITY OF MAPLEWOOD
EMPLOYEE GROSS EARNINGS REPORT
FOR THE CURRENT PAY PERIOD

<u>CHECK #</u>	<u>CHECK DATE</u>	<u>EMPLOYEE NAME</u>	<u>AMOUNT</u>	<u>Exp Reimb, Severance, Conversion incl in Amount</u>
	10/28/22	ABRAMS, MARYLEE	602.85	
	10/28/22	CAVE, REBECCA	530.61	
	10/28/22	JUENEMANN, KATHLEEN	530.61	
	10/28/22	KNUTSON, WILLIAM	530.61	
	10/28/22	VILLAVICENCIO, NICHOLE	530.61	
	10/28/22	COLEMAN, MELINDA	7,040.00	
	10/28/22	DARROW, MICHAEL	4,908.09	
	10/28/22	KNUTSON, LOIS	3,506.37	
	10/28/22	CHRISTENSON, SCOTT	2,496.28	
	10/28/22	DOUGLASS, TOM	2,660.57	
	10/28/22	JAHN, DAVID	2,645.38	
	10/28/22	HERZOG, LINDSAY	2,988.73	
	10/28/22	RAMEAUX, THERESE	3,879.15	
	10/28/22	DEBILZAN, JUDY	2,668.83	
	10/28/22	PAULSETH, ELLEN	5,883.12	
	10/28/22	RACETTE, THOMAS	2,813.60	
	10/28/22	RUEB, JOSEPH	4,785.26	
	10/28/22	STANLEY, JENNIFER	3,611.41	
	10/28/22	ARNOLD, AJLA	2,395.17	
	10/28/22	CROSS, JULIA	2,008.80	
	10/28/22	EVANS, CHRISTINE	2,778.40	
	10/28/22	LARSON, MICHELLE	998.15	
	10/28/22	SCHORR, JENNIFER	1,967.39	
	10/28/22	SINDT, ANDREA	4,058.38	
	10/28/22	HANSON, MELISSA	2,235.20	
	10/28/22	HOCKBEIN, JUDY	1,134.18	
	10/28/22	KRAMER, PATRICIA	1,395.32	
	10/28/22	MOY, PAMELA	2,167.26	213.77
	10/28/22	OSTER, ANDREA	2,391.82	
	10/28/22	VITT, JULIANNE	2,174.88	
	10/28/22	WEAVER, KRISTINE	3,517.38	
	10/28/22	XIONG, KANGBAO	457.92	191.44
	10/28/22	BANE, ROSANNE	198.00	
	10/28/22	COMMERS, CHERYL	162.00	
	10/28/22	LEWIS, KENNETH	126.00	
	10/28/22	MAHRE, GERALDINE	72.00	
	10/28/22	BENJAMIN, MARKESE	3,940.50	
	10/28/22	BERGERON, ASHLEY	4,285.70	
	10/28/22	BIERDEMAN, BRIAN	6,143.79	
	10/28/22	BROWN, RAE	3,843.69	
	10/28/22	BURT-MCGREGOR, EMILY	4,016.19	
	10/28/22	BUSACK, DANIEL	5,954.17	379.50
	10/28/22	CARLSON, AMANDA	1,836.66	
	10/28/22	CLAYTON, STEVEN	3,635.62	
	10/28/22	COLEMAN, ALEXANDRA	2,316.52	
	10/28/22	CONDON, MITCHELL	4,008.85	
	10/28/22	CRUZ, TREANA	2,918.71	
	10/28/22	DEMULLING, JOSEPH	5,285.71	
	10/28/22	DUGAS, MICHAEL	5,040.25	
	10/28/22	FORSYTHE, MARCUS	4,310.03	
	10/28/22	FRITZE, DEREK	4,490.79	
	10/28/22	GABRIEL, ANTHONY	5,496.32	
	10/28/22	GEISELHART, BENJAMIN	4,087.59	
	10/28/22	GIVAND, JONATHAN	3,711.15	

10/28/22	GREEN, JAMIE	3,560.33
10/28/22	HAWKINSON JR, TIMOTHY	3,845.83
10/28/22	HENDRICKS, JENNIFER	2,247.20
10/28/22	HER, PHENG	3,880.54
10/28/22	HER, TERRELL	3,644.97
10/28/22	HOEMKE, MICHAEL	4,908.09
10/28/22	JOHNSON, BARBARA	644.00
10/28/22	KADEN, JACOB	1,892.80
10/28/22	KANDA, MADELINE	3,145.79
10/28/22	KIM, WINSTON	3,797.86
10/28/22	KONG, TOMMY	3,870.10
10/28/22	KORAN, MARIE	977.50
10/28/22	KROLL, BRETT	4,302.30
10/28/22	KUCHENMEISTER, GINA	2,327.20
10/28/22	KUCHENMEISTER, JASON	2,148.00
10/28/22	LATOUR, HAYLEY	2,109.60
10/28/22	LENERTZ, NICHOLAS	3,729.72
10/28/22	LYNCH, KATHERINE	4,109.08
10/28/22	MARINO, JASON	5,319.68
10/28/22	MARK, OLAF	1,340.63
10/28/22	MATTHEIS, TAWNY	3,110.23
10/28/22	MORALES, MARIO	1,948.19
10/28/22	MURRAY, RACHEL	4,454.16
10/28/22	NYE, MICHAEL	4,830.44
10/28/22	PARKER, JAMES	4,378.60
10/28/22	PASDO, JOSEPH	2,850.04
10/28/22	PETERS, DANIEL	3,695.19
10/28/22	QUIRK, JAMES	2,995.74
10/28/22	RETHWILL, SCOTT	3,615.72
10/28/22	SALCHOW, CONNOR	4,508.73
10/28/22	SANCHEZ, ISABEL	2,918.71
10/28/22	SHEA, STEPHANIE	2,825.45
10/28/22	STARKEY, ROBERT	4,333.51
10/28/22	STEINER, JOSEPH	5,040.25
10/28/22	STOCK, AUBREY	3,458.77
10/28/22	SUEDKAMP, ADAM	3,885.07
10/28/22	SWETALA, NOAH	4,483.89
10/28/22	TAUZELL, BRIAN	5,389.94
10/28/22	WENZEL, JAY	3,892.08
10/28/22	WIETHORN, AMANDA	4,603.72
10/28/22	XIONG, KAO	3,870.10
10/28/22	XIONG, PETER	1,880.00
10/28/22	XIONG, TUOYER	3,489.16
10/28/22	YANG, THANG	2,747.02
10/28/22	ZAPPA, ANDREW	4,151.15
10/28/22	BARRETTE, CHARLES	6,280.41
10/28/22	BAUMAN, ANDREW	3,629.54
10/28/22	BEITLER, NATHAN	3,820.70
10/28/22	CAMPBELL, MACLANE	2,912.34
10/28/22	CRAWFORD JR, RAYMOND	4,533.09
10/28/22	CRUMMY, CHARLES	4,460.30
10/28/22	DABRUZZI, THOMAS	4,329.35
10/28/22	DAVISON, BRADLEY	3,496.03
10/28/22	DAWSON, RICHARD	880.54
10/28/22	HAGEN, MICHAEL	6,450.64
10/28/22	HALWEG, JODI	4,438.97
10/28/22	HANG, RYAN	546.00
10/28/22	HAWTHORNE, ROCHELLE	4,256.20
10/28/22	KUBAT, ERIC	4,854.47
10/28/22	LANDER, CHARLES	3,775.08
10/28/22	LANIK, JAKE	3,693.72
10/28/22	MALESKI, MICHAEL	3,993.86

10/28/22	MCGEE, BRADLEY	3,889.68	
10/28/22	MERKATORIS, BRETT	3,910.54	
10/28/22	MONDOR, MICHAEL	5,611.02	
10/28/22	NEILY, STEVEN	4,239.02	
10/28/22	NELSON, GRADON	2,366.35	
10/28/22	NIELSEN, KENNETH	3,818.09	
10/28/22	NOVAK, JEROME	3,823.55	
10/28/22	POWERS, KENNETH	5,205.16	
10/28/22	SCHROEDER, RYAN	4,437.60	
10/28/22	SEDLACEK, JEFFREY	4,496.35	
10/28/22	SKARA, MICHAEL	2,803.83	
10/28/22	SPANDE, KAYLA	2,340.99	
10/28/22	STREFF, MICHAEL	3,765.17	
10/28/22	WARDELL, JORDAN	3,468.53	
10/28/22	WILLIAMSON, MICHAEL	3,587.69	
10/28/22	WILSON, DAMARI	780.00	
10/28/22	YOUNG, NATALIE	2,803.83	
10/28/22	ZAPPA, ERIC	3,903.11	
10/28/22	CORTESI, LUANNE	2,387.20	
10/28/22	JANASZAK, MEGHAN	3,433.68	
10/28/22	BRINK, TROY	2,990.61	
10/28/22	BUCKLEY, BRENT	2,995.36	
10/28/22	EDGE, DOUGLAS	1,012.44	
10/28/22	JONES, DONALD	2,717.42	
10/28/22	JORDAN, TIMOTHY	2,119.39	
10/28/22	JORGENSEN, ANDREW	1,902.70	
10/28/22	MEISSNER, BRENT	2,712.79	
10/28/22	MLODZIK, JASON	2,353.29	
10/28/22	NAGEL, BRYAN	4,767.00	
10/28/22	RUNNING, ROBERT	2,988.30	
10/28/22	TEVLIN, TODD	2,771.41	
10/28/22	BURLINGAME, NATHAN	3,376.80	
10/28/22	DUCHARME, JOHN	3,441.42	
10/28/22	ENGSTROM, ANDREW	4,101.68	
10/28/22	JAROSCH, JONATHAN	4,643.77	
10/28/22	LINDBLOM, RANDAL	3,441.42	
10/28/22	LOVE, STEVEN	6,169.44	
10/28/22	STRONG, TYLER	3,527.17	
10/28/22	ZIEMAN, SCOTT	90.00	
10/28/22	GERNES, CAROLE	2,903.39	
10/28/22	JORGENSEN, SETH	143.00	
10/28/22	MCKANE, QUINN	214.50	
10/28/22	FRIBERG, DAVID	2,249.29	
10/28/22	HAYS, TAMARA	2,712.79	
10/28/22	HINNENKAMP, GARY	3,291.76	
10/28/22	NAUGHTON, JOHN	2,717.41	
10/28/22	ORE, JORDAN	2,712.79	
10/28/22	STOKES, KAL	2,357.29	
10/28/22	BEGGS, REGAN	2,537.19	7.50
10/28/22	HAMMOND, ELIZABETH	2,957.52	366.49
10/28/22	JOHNSON, ELIZABETH	3,014.10	
10/28/22	JOHNSON, RANDY	4,780.89	
10/28/22	KROLL, LISA	3,153.21	
10/28/22	FINWALL, SHANN	4,091.41	
10/28/22	MARTIN, MICHAEL	5,559.22	
10/28/22	EVANS, MATTHEW	1,276.00	
10/28/22	LENTZ, DANIEL	3,149.79	
10/28/22	THIENES, PAUL	3,157.42	
10/28/22	WESTLUND, RONALD	3,398.77	
10/28/22	YOUNG, MATTHEW	2,776.00	
10/28/22	WELLENS, MOLLY	2,657.30	
10/28/22	BJORK, BRANDON	78.00	

10/28/22	BRENEMAN, NEIL	3,370.91	
10/28/22	CAMPBELL, KEVIN	94.25	
10/28/22	GORACKI, GERALD	169.50	
10/28/22	ROBBINS, AUDRA	4,755.52	
10/28/22	BERGO, CHAD	4,166.31	267.70
10/28/22	SCHMITZ, KEVIN	2,453.30	
10/28/22	SHEERAN JR, JOSEPH	4,402.00	
10/28/22	ADAMS, DAVID	3,013.32	
10/28/22	JENSEN, JOSEPH	2,721.30	
10/28/22	SCHULTZ, SCOTT	4,739.00	
10/28/22	WILBER, JEFFREY	2,720.50	
10/28/22	COUNTRYMAN, BRENDA	900.00	
10/28/22	PRIEM, STEVEN	3,054.12	
10/28/22	WOEHRLE, MATTHEW	3,424.96	
10/28/22	XIONG, BOON	2,730.57	
10/28/22	FOWLDS, MYCHAL	5,129.70	
10/28/22	FRANZEN, NICHOLAS	4,876.90	
10/28/22	GERONSIN, ALEXANDER	3,460.57	
10/28/22	RENNER, MICHAEL	2,994.25	
		629,940.71	1,426.40

CITY COUNCIL STAFF REPORT
Meeting Date November 14, 2022

REPORT TO: Melinda Coleman, City Manager
REPORT FROM: Ellen Paulseth, Finance Director
PRESENTER: Ellen Paulseth, Finance Director
AGENDA ITEM: Approval of Transfers

Action Requested: Motion Discussion Public Hearing
Form of Action: Resolution Ordinance Contract/Agreement Proclamation

Policy Issue:

Transfers between funds and budget adjustments are periodically necessary. City Council approval of these items is required. The transfers on the attached lists will transfer allocate the approved contributions from the utility and street funds to the Parkway Drive Improvements Project Fund.

Recommended Action:

Motion to approve the transfers dated November 14, 2022, and authorize the Finance Director to make the necessary accounting entries.

Fiscal Impact:

Is There a Fiscal Impact? No Yes, the true or estimated cost is N/A
 Financing source(s): Adopted Budget Budget Modification New Revenue Source
 Use of Reserves Other: N/A

Strategic Plan Relevance:

Community Inclusiveness Financial & Asset Mgmt Environmental Stewardship
 Integrated Communication Operational Effectiveness Targeted Redevelopment

Transfers are a component of the City's annual budget or for the restructuring of accounts. They provide operational effectiveness.

Background:

The Parkway Drive Improvements Project was approved on July 25, 2022, along with a recommended financing plan. These transfers will allocate money from the EUF and Street funds to the capital project fund for completion of the project.

Attachments:

1. Transfers and Budget Adjustments Dated November 14, 2022

LIST OF TRANSFERS AND BUDGET ADJUSTMENTS DATED NOVEMBER 14, 2022

Transfer From Fund:		Transfer To Fund:		Reason:	
604	EUF Fund	132,742.00	549 Parkway Drive Fund	132,742.00	Capital Project Financing
499	Street Fund	65,435.00	549 Parkway Drive Fund	65,435.00	Capital Project Financing
		198,177.00			198,177.00

CITY COUNCIL STAFF REPORT
Meeting Date November 14, 2022

REPORT TO: Melinda Coleman, City Manager
REPORT FROM: Brian Bierdeman, Public Safety Director
PRESENTER: Brian Bierdeman, Public Safety Director
AGENDA ITEM: 6th Amended Joint Powers Agreement of the Ramsey County Violent Crime Enforcement Team (RCVCET)

Action Requested: Motion Discussion Public Hearing
Form of Action: Resolution Ordinance Contract/Agreement Proclamation

Policy Issue:

City Council approval is requested to sign the agreement.

Recommended Action:

Motion to approve the 6th Amended Joint Powers Agreement of the Ramsey County Violent Crime Enforcement Team (RCVCET).

Fiscal Impact:

Is There a Fiscal Impact? No Yes, the true or estimated cost is \$0.00.

Financing source(s): Adopted Budget Budget Modification New Revenue Source
 Use of Reserves Other: N/A.

Strategic Plan Relevance:

Community Inclusiveness Financial & Asset Mgmt Environmental Stewardship
 Integrated Communication Operational Effectiveness Targeted Redevelopment

City Council approval is requested to sign the agreement.

Background:

On February 7, 2005, the Ramsey County Sheriff's Office and the St. Paul Police Department created the East Metro Narcotics Task Force with the purpose of enforcing controlled substance laws and investigating and prosecuting gangs and violent crimes, especially felonies that have the likelihood of being related to the distribution of narcotics and/or other cases that have an impact on multiple parties throughout Ramsey County. On January 31, 2007, the City of Maplewood joined this Task Force with the First Amended JPA in an effort to work together towards the enforcement of controlled substance laws in Maplewood.

The RCV CET has expanded throughout Ramsey County and this 6th Amended Joint Powers Agreement, formally agrees to another one-year term, with four automatic one-year renewal terms in which the RCV CET will coordinate efforts to investigate, apprehend, and prosecute drug offenders, violent offenders, gang members and career criminals.

The initial term of this agreement shall be for a one-year period, from January 1, 2023, through December 31, 2023. RCV CET operations will be financed from grant funding, subject to grant terms and conditions, handled by Ramsey County, as the Fiscal Agent.

Attachments:

1. 6th Amended JPA of the RCV CET

**SIXTH AMENDED JOINT POWERS AGREEMENT OF THE
RAMSEY COUNTY VIOLENT CRIME ENFORCEMENT TEAM**

This is a joint powers agreement (hereinafter “JPA” or “Agreement”) between Ramsey County, a political subdivision of the State of Minnesota, and the following municipalities in the State of Minnesota: City of Maplewood, City of New Brighton, City of Roseville, City of St. Paul, City of White Bear Lake, and the City of Mounds View (hereinafter collectively referred to as “the Parties” or “members”). This Agreement is entered into pursuant to Minnesota Statutes § 471.59, the Joint Powers Act.

WHEREAS, The Parties each have law enforcement agencies with police powers within their respective jurisdictions: Ramsey County has the Ramsey County Sheriff’s Office, the City of Maplewood has the Maplewood Police Department, the City of New Brighton has the New Brighton Police Department, the City of Roseville has the Roseville Police Department, the City of St. Paul has the St. Paul Police Department, the City of White Bear Lake has the City of White Bear Lake Police Department, and the City of Mounds View has the Mounds View Police Department (hereinafter collectively referred to as “the Agencies”); and

WHEREAS, The Agencies are responsible for the enforcement of controlled substance laws in their respective jurisdictions; and

WHEREAS, On February 7, 2005, Ramsey County, through the Ramsey County Sheriff’s Office, and the City of St. Paul, through the St. Paul Police Department, executed a Joint Powers Agreement (“JPA”) creating the East Metro Narcotics Task Force for a term of one year, with an automatic renewal clause; and

WHEREAS, On January 31, 2007, the JPA was amended to add the Cities of Maplewood, Roseville, and White Bear Lake as members of the Task Force (First Amended JPA); and

WHEREAS, On June 1, 2010, a Second Amendment to the Agreement was executed to change the name of the East Metro Narcotics Task Force to the Ramsey County Violent Crime Enforcement Team (“RCVCET”) and to add the Cities of Lino Lakes and North St. Paul as members (Second Amended JPA); and

WHEREAS, Since the execution of the Second Amendment, the Cities of Lino Lakes and North St. Paul have withdrawn from the RCVCET;

WHEREAS, On January 1, 2013, the Parties amended the JPA for another one-year term, with four automatic one-year renewal terms and added the City of New Brighton as a member (Third Amended JPA);

WHEREAS, On January 1, 2018, the Parties amended the JPA for another one-year term, with four automatic one-year renewal terms (Fourth Amended JPA);

WHEREAS, Effective July 16, 2018, the Parties amended the JPA to add the City of Mounds View as a member (Fifth Amended JPA);

WHEREAS, On January 1, 2023, the Parties amended the JPA for another one-year term, with four automatic one-year renewal terms (Sixth Amended JPA);

WHEREAS, this Agreement shall constitute the Sixth Amended JPA;

WHEREAS, The RCV CET was formed for the purpose of enforcing controlled substance laws and investigating and prosecuting gang and violent crimes, especially felonies that have the likelihood of being related to the distribution of narcotics and/or other cases that have an impact on all Parties; and

THEREFORE, The Parties agree as follows:

1. General Purpose

The purpose of this Agreement is to formally create and establish the Ramsey County Violent Crime Enforcement Team (hereinafter “RCVCET”) as an organization to coordinate efforts to investigate, apprehend, and prosecute drug offenders, violent offenders, gang members and career criminals and to define the rights and obligations of the Parties with respect to the duties and activities performed by the RCV CET throughout the term of the Agreement. The RCV CET is a separate and distinct public entity to which the Parties have transferred all responsibility and control for actions taken pursuant to this Agreement.

2. Members

The RCV CET is hereby established by the Parties. The RCV CET members are Ramsey County, the City of Maplewood, the City of New Brighton, the City of Roseville, the City of St. Paul, the City of White Bear Lake, and the City of Mounds View.

3. Good Faith

The Parties and the Agencies shall cooperate and use their best efforts to ensure that the provisions of this Agreement are fulfilled, and to undertake resolution of disputes, if any, in good faith and in an equitable and timely manner.

4. Term of Agreement/Termination

4.1 The initial term of this Agreement shall be for a one-year period, from January 1, 2023, through December 31, 2023 (“Initial Term”), effective upon January 1, 2023 (“Effective Date”).

4.2 This Agreement shall automatically renew for additional one-year periods (“Renewal Term”) up to a maximum of four Renewal Terms unless all Parties give written notice to the other Parties of their intent not to renew at least sixty (60) days before the end of the Initial Term or the then-current Renewal Term.

4.3 A Party may withdraw from this Agreement at any time with 30-days written notice to the other Parties. Withdrawal shall not excuse a Party from obligations incurred

before the effective date of withdrawal. This Agreement shall automatically terminate when all but one Party has withdrawn.

- 4.4 Upon expiration, dissolution, or other termination of this Agreement,
- 4.4.1 any outstanding financial obligations of the RCV CET, excluding obligations for payment of claims as set forth in Section 7 of this Agreement, will be paid out of remaining RCV CET Funds and/or the proceeds of the sale of RCV CET-owned property. If such funds or proceeds are inadequate to meet all of such outstanding financial obligations, the shortage will be subject to payment by the individual Parties to this Agreement as follows: 50 percent will be paid by the Ramsey County Sheriff and the remaining 50 percent will be paid by the police departments of the Cities, each in a sum that is a percentage of the total obligation that is equal to the percentage the city's population bears to the population of all of the Cities combined, upon receipt of a notice from the Fiscal Agent (See Section 9.2);
- 4.4.2 if, after payment of all outstanding financial obligations pursuant to section 4.4.1, there remain any RCV CET funds or property owned by the RCV CET, all RCV CET funds, property owned by the RCV CET, or the proceeds of a sale of RCV CET property shall be distributed to the Agencies that are members of the RCV CET at the time of the expiration, dissolution, or termination and who have been members of the RCV CET for a minimum of 12 consecutive months prior to the expiration, dissolution, or termination, using the formula set forth in section 4.4.1 for payment of outstanding financial obligations; and
- 4.4.3 property of the Agencies or the Parties that had been loaned for use by the RCV CET shall be returned to the loaning Agency or Party.
5. State and Federal Assistance for Narcotics Control
Ramsey County, acting on behalf of RCV CET, the Parties to this Agreement, and/or the Agencies, in relation to this Agreement, shall be the grant applicant for funding from the Minnesota Office of Justice Programs ("OJP"), Department of Public Safety ("DPS") for multi-jurisdictional narcotics task forces and violent crime teams, and from all other sources for this Agreement. The Parties agree to seek and maintain certification pursuant to the provisions of Minn. Stat. § 299A.642, subd. 4.
6. RCV CET Board
- 6.1 The governing body of the RCV CET shall be a Board of Directors ("RCV CET Board"), to be made up of the chief law enforcement officer or designee from each of the Agencies; one representative from the RCAO; and up to three additional members selected by the governing body. All Directors shall serve at the pleasure of their appointing authorities. The RCV CET Board shall select an Executive Director on an annual basis, who shall conduct business meetings, document

meeting minutes, and maintain frequent communication with members of the RCV CET Board and the Commander.

- 6.2 Directors shall not be deemed employees of the RCV CET and shall receive no compensation from the RCV CET for serving as directors.
- 6.3 The RCV CET Board has final administration and policy decision-making authority for the RCV CET, including development of a strategic enforcement plan. Decisions shall be made by a majority of the RCV CET Board.
- 6.4 The RCV CET Board shall meet quarterly to evaluate the progress of the RCV CET. The RCV CET Board shall maintain financial and other records of RCV CET activities. A special meeting may be called by any Director, or by the RCV CET Commander.
- 6.5 The RCV CET Board, through the Fiscal Agent, may apply for grants, approve contracts, including agreements for the rental of real property, incur expenses and make expenditures necessary and incidental to the effectuation of the purpose for which the RCV CET is organized as described in Section 1 of this Agreement and consistent with the powers of the RCV CET Board.
- 6.6 The RCV CET Board will develop and approve RCV CET priorities, a RCV CET budget, and RCV CET operational policies and procedures.
- 6.7 The RCV CET Board shall cooperate with other federal, state, and local law enforcement agencies when appropriate and necessary to accomplish the purpose for which the RCV CET is organized.
- 6.8 The RCV CET Board, through the Fiscal Agent, shall make the RCV CET books, reports, and records open to inspection by the Agencies at all reasonable times.
- 6.9 The RCV CET Board has sole authority to incur obligations and approve contracts and take final action on behalf of the RCV CET.
- 6.10 The RCV CET Board may not incur obligations or approve contracts that extend beyond the Initial Term or any Renewal Term of this Agreement or which will require the expenditure of funds in excess of RCV CET Funds available.
- 6.11 The RCV CET Board shall make a quarterly statistical report and a financial report to the Parties on all activities conducted by the RCV CET.
- 6.12 The RCV CET Board shall arrange an audit annually of all the RCV CET's financial accounts, the cost of which will be paid out of state funds.

7. Insurance and Indemnification

- 7.1 The RCV CET shall purchase a policy of municipal liability insurance and may purchase such other insurance as it deems appropriate and necessary, covering the acts and omissions of the RCV CET, its Board of Directors and its employees, and the Parties to this Agreement and their employees, officials, and agents, in an amount not less than the statutory maximum set forth in Minn. Stat. § 466.04. The cost of the municipal liability insurance policy shall be paid from the RCV CET Funds. The cost of any other insurance shall be paid in a manner to be determined by the RCV CET Board.
- 7.2 The RCV CET shall defend, indemnify, and hold harmless the Parties, their officers, employees, and volunteers, from and against any and all claims, damages, losses, suits, judgments, costs, and expenses, including attorney's fees, arising out of or related to the acts or omissions of any person acting on behalf of the RCV CET Board in carrying out the terms of this Agreement.
- 7.3 For liability not covered by insurance, the Parties and the RCV CET agree to share the costs of such liability, including the costs of defense, using the formula described in 4.4 for allocation of payment for outstanding obligations and distribution of assets on termination of this Agreement.
- 7.4 Nothing herein, including the purchase by the RCV CET of excess liability coverage for federal law claims, shall constitute a waiver of the limits of liability, exceptions, defenses, or immunities under Minnesota State statutes.
- 7.5 To the fullest extent permitted by law, actions by the Parties to this Agreement are intended to be and shall be construed as a "cooperative activity" and it is the intent of the Parties that they shall be deemed a "single governmental unit" for the purposes of liability, as set forth in Minn. Stat. § 471.59, subd. 1a (a), provided further that for purposes of that statute, each Party to this Agreement expressly declines responsibility or liability for the acts or omissions of another Party, its officials, employees, and volunteers.

8. RCV CET Operations

- 8.1 The RCV CET shall operate in compliance with the Multijurisdictional Task Force Operating Procedures and Guidelines Manual adopted by the Violent Crime Coordinating Council, as may be amended from time to time, which is incorporated herein and made part of this Agreement by reference.
- 8.2 Ramsey County shall serve as the Coordinating Agency. Daily operation and responsibility for carrying out the purpose of the RCV CET shall be under the direction of the RCV CET Commander, selected by the RCV CET Board.
- 8.3 The RCV CET Commander will plan and coordinate case activities and direct investigative activities based on intelligence provided by the Agencies, with priorities as determined by the RCV CET Board.

8.4 The RCV CET Board shall operate in compliance with all reporting requirements of a grant recipient.

9. Finances

9.1 RCV CET operations will be financed from grant funding, subject to grant terms and conditions and grant program guidelines, incorporated herein by reference; and may be additionally funded by supplemental funding from participating Agencies and/or from RCV CET drug forfeiture funds (“RCV CET Funds”).

9.2 Ramsey County shall serve as the Fiscal Agent for the RCV CET. Ramsey County shall not receive compensation from RCV CET Funds for its services.

9.3 Ramsey County, as Fiscal Agent, is authorized to receive all RCV CET Funds for deposit and make disbursements therefrom in accordance with generally accepted accounting practices and procedures, the current Office of Justice Program’s Grant Manual, Governmental Accounting Standards, the Ramsey County Finance Office Policies and Procedures for Fiscal Agents, and federal and state requirements. In conjunction therewith, the Ramsey County Sheriff’s Office Accounting Division shall maintain current and accurate records of all obligations and expenditures of RCV CET Funds during the Initial Term and any Renewals and for six years after the termination of this Agreement in accordance with state law.

9.3.1 All RCV CET Funds handled by the Fiscal Agent shall be deposited into a separate RCV CET account at the County’s depository bank.

9.3.2 Interest accrued on the RCV CET Funds shall be deposited in the RCV CET Funds account.

9.4 RCV CET Funds may be expended only as directed by the RCV CET Board and in accordance with this Agreement. In no event shall there be an expenditure of RCV CET Funds except per the approved RCV CET budget.

9.5 As Fiscal Agent, the Ramsey County Sheriff’s Office shall be responsible for daily monitoring and maintenance of RCV CET financial matters and shall make and submit to the RCV CET Board a quarterly report of the budget status of the RCV CET Funds.

9.6 Any issues raised by a Member regarding the activities of the Fiscal Agent shall first be brought to the attention of the RCV CET Commander. If the matter is not resolved to the satisfaction of the Member, the Commander shall present the issue to the RCV CET Board for resolution. Any issues raised by the Fiscal Agent shall first be brought to the attention of the RCV CET Commander. If the matter is not resolved to the satisfaction of the Fiscal Agent, the Commander shall present the issue to the RCV CET Board for resolution.

- 9.7 As Fiscal Agent, Ramsey County is not responsible for providing services outside of the scope of services described in this Agreement. The County is not liable for management decisions made by the RCV CET. The County is not responsible for cash shortfalls due to funding shortfalls of the RCV CET.
10. Vehicles
The Parties may use a Ramsey County vehicle for RCV CET activities. If a County-owned vehicle is needed by a Party, that Party must execute a Vehicle Lease Agreement (“VLA”) with Ramsey County prior to the use of the vehicle.
11. RCV CET Personnel
- 11.1 The Agencies shall assign licensed peace officers and/or civilian personnel to the RCV CET as needed to carry out its purpose and to perform their responsibilities under this Agreement.
- 11.2 All personnel assigned to the RCV CET (“RCV CET Personnel”) shall remain employees of the Party whose Agency assigned the personnel and shall not be considered temporary or permanent employees of any of the other Parties or Agencies or the RCV CET for any purpose whatsoever or be entitled to tenure rights or any rights or benefits by way of workers’ compensation, re-employment insurance, medical and hospital care, sick and vacation leave, severance pay, PERA or any other right or benefit of another of the Parties. The Parties acknowledge their individual responsibility to provide all salary compensation and fringe benefits to their employees while performing services on behalf of the RCV CET. Benefits may include, but are not limited to, health care, disability insurance, life insurance, re-employment insurance, FICA, Medicare, PERA, vacation, sick leave, and unpaid leave of absence.
- 11.3 All RCV CET Personnel shall be required to comply with the Violent Crime Coordinating Council’s Multijurisdictional Task Force Operating Procedures and Guidelines Manual and more restrictive rules of conduct and operating procedures prescribed by the RCV CET Commander, which shall be developed in consultation with the heads of the Agencies and in recognition of the rules of their respective Agencies and adopted by the RCV CET Board. The RCV CET Commander, or designee, shall refer disciplinary matters involving RCV CET Personnel to the person’s originating Agency for investigation and disposition unless, based on the judgment of the RCV CET Commander, or designee, a particular matter represents probable cause for the issuance of a criminal complaint, in which case the matter shall be referred directly to an external law enforcement agency for investigation, provided the person’s Agency head is notified in advance thereof.
- 11.4 As assigned by the RCV CET Commander, RCV CET Personnel will be responsible for drug, gang, and violent crime investigation, including information management, case development, and presenting cases for charging to the appropriate prosecuting authority. RCV CET Personnel may also assist other law enforcement agencies in surveillance and undercover operations. RCV CET Personnel will work

cooperatively with assisting agencies. RCV CET Personnel who are peace officers and who take action in another jurisdiction are authorized to exercise the powers of a peace officer in the other jurisdiction for purposes of the RCV CET activities.

12. Advisor
The Ramsey County Attorney shall designate an Assistant Ramsey County Attorney to provide civil legal advice to the RCV CET Board as, and if, required.
13. Location
RCV CET activities shall take place out of a central location to be agreed upon by the Agencies.
14. Forfeiture, Seizures, and Fines
Proceeds received by the Agencies pursuant to Minnesota statutes on forfeitures from RCV CET case forfeitures shall be turned over to the Fiscal Agent to be used to support the efforts of the RCV CET according to the RCV CET Grant requirements. The use and disbursement of these proceeds must be approved by the RCV CET Board.
15. New Members
A governmental unit may become an additional member of the RCV CET upon approval by the RCV CET Board. Any governmental unit that applies to become a member must agree to assign at least one officer to the RCV CET. A governmental unit that becomes a new member shall be included in the term “Parties” as used in this JPA, its law enforcement agency shall be included in the term “Agencies” as used in this JPA, and the member and its agency shall be subject to all provisions of this JPA. Such governmental unit will become a member effective upon filing with the Fiscal Agent a certified resolution of the governmental unit’s governing body, approving and authorizing execution of this Agreement and an executed counterpart copy of this Agreement. Upon receipt of such resolution and executed copy, the Fiscal Agent will prepare a conformed copy showing execution by existing Parties and the new member and forward a copy to all Parties.
16. Counterparts
This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same document. All executed counterparts of this Agreement shall be forwarded to the Fiscal Agent. Upon receipt of executed counterparts from all parties, the Fiscal Agent will prepare one conformed copy of this Agreement and provide a copy to each Party.
17. The Parties to this Agreement are subject to the provisions of Minn. Stat. § 299A.642.
18. This Agreement shall amend the JPA signed on February 7, 2005, as amended on January 31, 2007, June 1, 2010, January 1, 2013, January 1, 2018, and July 16, 2018.

IN WITNESS THEREOF, the undersigned Parties, by action of their governing bodies, have caused this Agreement to be executed in accordance with the authority of Minnesota Statutes § 471.59.

RAMSEY COUNTY

Trista Matascastillo, Chair
Ramsey County Board of Commissioners

Mee Cheng, Chief Clerk
Ramsey County Board of Commissioners

Date: _____

Approval recommended:

Bob Fletcher, Ramsey County Sheriff

Approved as to form:

Assistant County Attorney

CITY OF MAPLEWOOD

By: _____
Marylee Abrams, Mayor

Date: _____

By: _____
Melinda Coleman, City Manager

Date: _____

Approval recommended:

Brian Bierdeman, Director
Maplewood Police Department

Approved as to form:

City Attorney

Financial Services Director

CITY OF NEW BRIGHTON

By: _____
Kari Niedfeldt-Thomas, Mayor

Date: _____

By: _____
Devin Massopust, City Manager

Date: _____

Approval recommended:

Tony Paetznick, Director
New Brighton Police Department

Approved as to form:

City Attorney

Financial Services Director

CITY OF ROSEVILLE

By: _____
Dan Roe, Mayor

Date: _____

By: _____
Patrick J. Trudgeon, City Manager

Date: _____

Approval recommended:

Erika Scheider, Police Chief
Roseville Police Department

Approved as to form:

City Attorney

Financial Services Director

CITY OF SAINT PAUL

By: _____
Melvin Carter, Mayor

Date: _____

Approval recommended:

Jeremy Ellison, Interim Police Chief
Saint Paul Police Department

Approved as to form:

Saint Paul City Attorney

Financial Services Director

CITY OF WHITE BEAR LAKE

By: _____
Dan Louismet, Mayor

Date: _____

By: _____
Lindy Crawford, City Manager

Date: _____

Approval recommended:

Julie Swanson, Police Chief
White Bear Lake Police Department

Approved as to form:

City Attorney

Financial Services Director

CITY OF MOUNDS VIEW

By: _____
Carol A. Mueller, Mayor

Date: _____

By: _____
Nyle Zikmund, City Administrator

Date: _____

Approval recommended:

Nathan Harder, Police Chief
Mounds View Police Department

Approved as to form:

City Attorney

Financial Services Director

CITY COUNCIL STAFF REPORT
Meeting Date November 14, 2022

REPORT TO: Melinda Coleman, City Manager

REPORT FROM: Brian Bierdeman, Public Safety Director

PRESENTER: Brian Bierdeman, Public Safety Director

AGENDA ITEM: Agreement with City of St. Paul and Acceptance of Department of Public Safety Grant Money for 2023 “Toward Zero Deaths (TZD) Enforcement”

Action Requested: Motion Discussion Public Hearing

Form of Action: Resolution Ordinance Contract/Agreement Proclamation

Policy Issue:

City Council approval is requested to sign the agreement and accept the grant money.

Recommended Action:

Motion to approve the agreement with City of St. Paul and accept the Department of Public Safety grant money for 2023 “Toward Zero Deaths (TZD) Enforcement.”

Fiscal Impact:

Is There a Fiscal Impact? No Yes, the true or estimated cost is \$43,572.00.

Financing source(s): Adopted Budget Budget Modification New Revenue Source
 Use of Reserves Other: Grant Revenue.

Strategic Plan Relevance:

Community Inclusiveness Financial & Asset Mgmt Environmental Stewardship
 Integrated Communication Operational Effectiveness Targeted Redevelopment

City Council approval is required to sign the agreement.

Background:

The Maplewood Police Department, as part of a 2023 “Toward Zero Deaths (TZD) Enforcement” grant through the Minnesota Department of Public Safety, will be receiving \$43,572.00 to assist in the funding of targeted traffic safety enforcement activities, such as of DWI, seatbelt, speed, ‘move over’ law, and distracted driving offenses. The St. Paul Police Department has taken on the administrative responsibilities for this grant, so there will be no administrative expenses for the City of Maplewood. The grant begins October 1, 2022 and will be completed on September 30, 2023.

Attachments:

1. Agreement with City of St. Paul
2. MN Department of Public Safety Grant Agreement
3. Grant Budget Breakdown by Agency

**Agreement
Between the City of Saint Paul and City of Maplewood:**

THIS AGREEMENT, made and entered into this __ day of ____, 2022, is by and between the City of Saint Paul, Minnesota, a municipal corporation under the laws of the State of Minnesota, hereinafter referred to as "City" and City of Maplewood, a political subdivision of the State of Minnesota, hereinafter referred to as "Provider."

The City and Provider, in consideration of the mutual terms and conditions, promises, covenants, and payments hereinafter set forth, agree as follows:

SECTION 1: Scope of Services.

A. Provider agrees to provide services or perform activities as related to its individual entity as described in the attached state grant award (Attachment A) and agrees to comply with all special conditions, financial reporting, and other requirements as detailed in Attachment A.

SECTION 2: Time for Completion.

A. The services described in Section 1 shall be commenced on October 1, 2022 and will be completed in accordance with the schedule mutually agreed upon with the City through September 30, 2023.

B. Provider shall not proceed with any task outside of the grant award without specific authorization from the Project Manager designated by the City.

C. There will be no extension of this contract beyond the date outlined above.

SECTION 3: Billings, Payment and Reporting.

A. For the Provider's faithful performance of this Agreement, the City hereby agrees to compensate the Provider in the amounts and according to the provisions of Attachment A. Total payments to the Provider shall not exceed 43,572.00.

B. The above amounts shall fully compensate the Provider for all costs. No claim for services and/or costs provided by the Provider, not specifically provided for in this Agreement will be honored by the City.

C. The Provider shall submit an itemized invoice as well as detailed backup documents to the City on a quarterly basis. The Provider will be provided with the deadline for submitting the detailed backup after the grant reporting deadlines have been finalized. The Provider shall submit the detailed backup within the budget categories as detailed on Attachment B. Upon receipt of the invoice and verification of the charges by the Project Manager, payment shall be made by the City to Provider within thirty (30) days of the City receiving payment or reimbursement from the State of Minnesota for services provided under this Agreement.

D. Provider shall submit programmatic reporting as requested by the fiscal agent, City of Saint Paul, on a quarterly basis. No payments shall be made to Provider without programmatic reports completed by the due date.

E. In the event the Provider fails to comply with any terms or conditions of the Agreement or grant award (see Attachment A) or to provide in any manner the work or services as agreed to herein, the City reserves the right to withhold any payment until the City is satisfied that corrective action has been taken or completed. This option is in addition to and not in lieu of the City's right to termination as provided in other sections of this Agreement.

SECTION 4: Project Management.

A. The City requires the Provider to assign specific individuals as principal project members and to assure that the major work and coordination will remain the responsibility of this individual during the term of the Agreement. Removal of any principal project member without replacement by equally qualified individual or without the prior written approval of the City is grounds for termination of the Agreement by the City. Provider's principal project member is:

Sergeant Derek Fritze
Maplewood Police Department
1830 County Road B East
Maplewood, MN 55109

B. The Provider has designated Derek Fritze, Sergeant, as the Project Manager for this Agreement, and the individual to whom all communications pertaining to the Agreement shall be released. The Project Manager shall have the authority to transmit instructions, receive information, authorize amendments or changes to the Agreement, and interpret and define the Provider's policies and decisions pertinent to the work covered by this Agreement.

SECTION 5: City Responsibilities.

A. City agrees to provide the Provider with access to any information from City documents, staff, and other sources needed by the Provider to complete the work described herein.

SECTION 6: Work Products, Records, Dissemination of Information.

A. For purposes of this Agreement, the following words and phrases shall have the meanings set forth in this section, except where the context clearly indicates that a different meaning is intended.

"Workproduct" shall mean any report, recommendation, paper, presentation, drawing, demonstration, or other materials, whether in written, electronic, or other format that results from the Provider's services under this Agreement.

"Supporting documentation" shall mean any surveys, questionnaires, notes, research, papers, analyses, whether in written, electronic, or in other form, belonging to the Provider and pertaining to work performed under this Agreement.

"Business records" shall mean any books, documents, papers, account records and other evidences, whether written, electronic, or in other form, belonging to the Provider and pertaining to work performed under this Agreement.

B. All deliverable work products and supporting documentation that result from the Provider's services under this Agreement shall be delivered to the City and shall become the property of the City after final payment is made to the Provider with no right, title, or interest in said work products or supporting documentation vesting in the Provider.

C. Unless otherwise required under State or Federal data privacy law, the Provider agrees not to release, transmit, or otherwise disseminate information associated with or generated as a result of the work performed under this Agreement without prior knowledge and written consent of the City.

D. In the event of termination, all documents finished or unfinished, and supporting documentation prepared by the Provider under this Agreement, shall be delivered to the City by the Provider by the termination date and there shall be no further obligation of the City to the Provider except for payment of amounts due and owing for work performed and expenses incurred to the date and time of termination.

E. The Provider agrees to maintain all business records in such a manner as will readily conform to the terms of this Agreement to make such materials available at its office at all reasonable times during this Agreement period and for six (6) years from the date of the final payment under the contract for audit or inspection by the City, the Auditor of the State of Minnesota, or other duly authorized representative.

F. The Provider agrees to abide strictly by Chapter 13, Minnesota Statutes (Minnesota Government Data Practice Act) as well as any other applicable federal, state, and local laws or ordinances, and all applicable rules, regulations, and standards established by any agency of such governmental units which are now or hereafter promulgated insofar as they relate to the Provider's performance of the provisions of this Agreement.

SECTION 7: Equal Opportunity Employment.

A. The Provider will not discriminate against any employee or applicant for employment for work under this Agreement because of race, color, religion, gender, age, sexual orientation, or national origin and will take affirmative steps to ensure that applicants are employed and employees are treated during employment without regard to race, color, religion, gender, age, sexual orientation, or national origin.

This provision shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment advertising, layoff or termination; rates of pay or their forms of compensation; and selection for training, including apprenticeship.

SECTION 8: Compliance with Applicable Law.

The Provider agrees to comply with all federal, state, and local laws or ordinances, and all applicable rules, regulations, and standards established by any agency of such governmental

units, which are now or hereafter promulgated insofar as they relate to the Provider's performance of the provisions of this Agreement. It shall be the obligation of the Provider to apply for, pay for, and obtain all permits and/or licenses required.

SECTION 9: Independent Contractor.

A. It is agreed by the parties that, at all times and for all purposes within the scope of this Agreement, the relationship of the Provider to the City is that of an independent contractor and not that of employee. No statement contained in this Agreement shall be construed so as to find the Provider an employee of the City, and the Provider shall be entitled to none of the rights, privileges, or benefits of City employees.

SECTION 10: Subcontracting.

A. The Provider agrees not to enter into any subcontracts for any of the work contemplated under this Agreement (unless specifically outlined in the grant) without obtaining prior written approval of the City.

SECTION 11: Hold Harmless.

That each party will be responsible for their own acts or omissions for their employees, agents and officials. Nothing in this agreement shall constitute a waiver by either party of any statutory or common law defenses, immunities, or limits or exceptions on liability.

SECTION 12: Assignment.

A. The City and the Provider each binds itself and its successors, legal representatives, and assigns of such other party, with respect to all covenants of this Agreement; and neither the City nor the Provider will assign or transfer their interest in this Agreement without the written consent of the other.

SECTION 13: Termination.

A. This Agreement will continue in full force and effect until completion of the Provider's services as described herein unless either party terminates it at an earlier date. Either party to this Agreement may terminate it by giving no less than thirty (30) days written notice of the intent to terminate to the other party.

B. With Cause. The City reserves the right to suspend or terminate this Agreement if the Provider violates any of the terms or conditions of this Agreement or does not fulfill, in a timely and proper manner, its obligations under this Agreement as determined by the City. In the event that the City exercises its right to suspend or terminate under this Section, it shall submit written notice of suspension to the Provider, specifying the reasons therefore, and the date upon which such suspension becomes effective. Within ten days of receipt of such notice, the Provider shall take all actions necessary to cure the default. If the Provider fails to cure the default within the ten-day period, the Agreement is immediately terminated. Upon termination of this Agreement, the Provider shall discontinue further commitments of funds under this Agreement.

C. In the event of termination, the City will pay the Provider for all services actually timely, and faithfully rendered up to the receipt of the notice of termination and thereafter until

the date of termination. The Provider will deliver all work products and supporting documentation developed up to the date of termination prior to the City rendering final payment for services.

SECTION 14: Default by Provider.

A. In the event Provider fails or neglects to comply with any term or condition of this Agreement or to provide the services stated herein, City shall have the right, after written notice, to cease payment hereunder. This remedy shall be in addition to any other remedies, including termination, available to the City in law or equity.

SECTION 15: Amendment or Changes to Agreement.

A. The City or the Provider may request changes that would increase, decrease, or otherwise modify the Scope of Services.

B. Any alterations, amendments, deletions, or waivers of the provisions of this Agreement shall be valid only when reduced to writing and duly signed by the parties.

C. Modifications or additional schedules shall not be construed to adversely affect vested rights or causes of action which have accrued prior to the effective date of such amendment, modification, or supplement. The term "this Agreement" as used herein shall be deemed to include any future amendments, modifications, and additional schedules made in accordance herewith.

SECTION 16: Notices.

A. Except as otherwise stated in this Agreement, any notice or demand to be given under this Agreement shall be delivered by email to the designated project manager if the receipt of the message is confirmed, in person, or deposited in United States Mail. Any notices or other communications shall be addressed as follows:

To Provider:
Sgt. Derek Fritze
City of Maplewood
1830 County Road B East
Maplewood, MN 55109

To City:
Michele Bunce, Accountant
Saint Paul Police Department
367 Grove Street
Saint Paul, MN 55101

SECTION 17: Waiver.

A. Any failure of a party to assert any right under this Agreement shall not constitute a waiver or a termination of that right, this Agreement, or any of this Agreement's provision.

SECTION 18: Survival of Obligations.

A. The respective obligations of the City and the Provider under these terms and conditions, which by their nature would continue beyond the termination, cancellation, or expiration hereof, shall survive termination, cancellation or expiration hereof.

B. If a court or governmental agency with proper jurisdiction determines that this Agreement, or a provision herein is unlawful, this Agreement or that provision, shall terminate. If a provision is so terminated but the parties legally, commercially, and practicably can continue this Agreement without the terminated provision, the remainder of this Agreement shall continue in effect.

SECTION 19: Interpretation of Agreement, Venue.

A. This Agreement shall be interpreted and construed according to the laws of the State of Minnesota. All litigation related to this Agreement shall be venued in the District Court of the City of Ramsey, Second Judicial District, State of Minnesota.

SECTION 20: Force Majeure.

A. Neither the City nor the Provider shall be held responsible for performance if its performance is prevented by acts or events beyond the party's reasonable control, including, but not limited to: severe weather and storms, earthquake or other natural occurrences, strikes and other labor unrest, power failures, electrical power surges or current fluctuations, nuclear or other civil military emergencies, or acts of legislative, judicial, executive, or administrative authorities.

SECTION 21: Entire Agreement.

It is understood and agreed that the entire Agreement supersede all oral agreements and negotiations between the parties relating to the subject matters herein.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, the day and year first above written.

For the City:

For City of Maplewood:

Approved as to form:

By: _____
Judy Hanson
Assistant City Attorney

Date: _____

By: _____
Robert L. Thomasser
Assistant Chief of Police

Date: _____

By: _____
John McCarthy
Director of Financial Services

Date: _____

By: _____
Melinda Coleman
City Manager

Date: _____

By: _____
Melvin Carter
Mayor

Date: _____

By: _____
Marylee Abrams
Mayor

Date: _____



Grant Contract Agreement

Page 1 of 2

Minnesota Department of Public Safety (“State”) Office of Traffic Safety 445 Minnesota Street, Suite 1620 Saint Paul, Minn., 55101	Grant Program: 2023 Enforcement Grant Contract Agreement No.: A-ENFRC23-2023-SPPD-028
Grantee: St. Paul Police Department 367 Grove Street St. Paul, Minn., 55101-2416	Grant Contract Agreement Term: Effective Date: October 1, 2022 Expiration Date: September 30, 2023
Grantee’s Authorized Representative: Commander Kathleen Brown St. Paul Police Department 367 Grove Street St. Paul, Minn., 55101-2416 Phone: (651) 266-5788 Email: kathleen.brown@ci.stpaul.mn.us	Grant Contract Agreement Amount: Original Agreement \$ 859,775.00 Matching Requirement \$ 1,800.00
State’s Authorized Representative: Shannon Grabow 445 Minnesota Street, Suite 1620 Saint Paul, Minn., 55101 Phone: (651) 201-7063 Email: shannon.grabow@state.mn.us	Federal Funding: CFDA 20.600, 20.608 & 20.616 FAIN: 69A37521300004020MN0, 69A37522300001640MNA, 69A3752130000405BMNH & 69A3752030000405HMN0 State Funding: N/A Special Conditions: None

Under Minn. Stat. § 299A.01, Subd 2 (4) the State is empowered to enter into this grant contract agreement.

Term: The creation and validity of this grant contract agreement conforms with Minn. Stat. § 16B.98 Subd. 5. Effective date is the date shown above or the date the State obtains all required signatures under Minn. Stat. § 16B.98, subd. 7, whichever is later. Once this grant contract agreement is fully executed, the Grantee may claim reimbursement for expenditures incurred pursuant to the Payment clause of this grant contract agreement. Reimbursements will only be made for those expenditures made according to the terms of this grant contract agreement. Expiration date is the date shown above or until all obligations have been satisfactorily fulfilled, whichever occurs first.

The Grantee, who is not a state employee will:

Perform and accomplish such purposes and activities as specified herein and in the Grantee’s approved 2023 Enforcement Application (“Application”) which is incorporated by reference into this grant contract agreement and on file with the State at 445 Minnesota Street, Suite 1620, Saint Paul, Minnesota 55101. The Grantee shall also comply with all requirements referenced in the 2023 Enforcement Guidelines and Application which includes the Terms and Conditions and Grant Program Guidelines (<https://app.dps.mn.gov/EGrants>), which are incorporated by reference into this grant contract agreement.

Budget Revisions: The breakdown of costs of the Grantee’s Budget is contained in Exhibit A, which is attached and incorporated into this grant contract agreement. As stated in the Grantee’s Application and Grant Program Guidelines, the Grantee will submit a written change request for any substitution of budget items or any deviation and in accordance with the Grant Program Guidelines. Requests must be approved prior to any expenditure by the Grantee.

Matching Requirements: (If applicable.) As stated in the Grantee’s Application, the Grantee certifies that the matching requirement will be met by the Grantee.

Payment: As stated in the Grantee’s Application and Grant Program Guidance, the State will promptly pay the



Grant Contract Agreement

Grantee after the Grantee presents an invoice for the services actually performed and the State's Authorized Representative accepts the invoiced services and in accordance with the Grant Program Guidelines. Payment will not be made if the Grantee has not satisfied reporting requirements.

Certification Regarding Lobbying: (If applicable.) Grantees receiving federal funds over \$100,000.00 must complete and return the Certification Regarding Lobbying form provided by the State to the Grantee.

1. ENCUMBRANCE VERIFICATION

Individual certifies that funds have been encumbered as required by Minn. Stat. § 16A.15.

Signed: _____

Date: _____

3. STATE AGENCY

Signed: _____
(with delegated authority)

Title: _____

Date: _____

Grant Contract Agreement No./ P.O. No. A-ENFRC23-2023-SPPD-028/3000082579

Project No.(indicate N/A if not applicable): 23-04-01

2. GRANTEE

The Grantee certifies that the appropriate person(s) have executed the grant contract agreement on behalf of the Grantee as required by applicable articles, bylaws, resolutions, or ordinances.

Signed: _____

Print Name: _____

Title: _____

Date: _____

Signed: _____

Print Name: _____

Title: _____

Date: _____

Distribution: DPS/FAS
Grantee
State's Authorized Representative

Budget Summary

Budget			
Budget Category	State Reimbursement	Local Match	
Corrections Assistance			
Corrections Assistance	\$10,000.00	\$0.00	
Total	\$10,000.00	\$0.00	
Dispatch/Admin-Other			
Dispatch/Admin - Other	\$31,200.00	\$0.00	
Total	\$31,200.00	\$0.00	
Dispatch/Admin-DWI			
Dispatch/Admin - DWI	\$20,975.00	\$0.00	
Total	\$20,975.00	\$0.00	
Enforcement-Distracted			
Enforcement - Distracted	\$86,500.00	\$0.00	
Total	\$86,500.00	\$0.00	
Enforcement-Seat Belt			
Enforcement - Seat Belt	\$63,000.00	\$0.00	
Total	\$63,000.00	\$0.00	
Enforcement-DWI			
Enforcement - DWI	\$389,900.00	\$0.00	
Total	\$389,900.00	\$0.00	
Enforcement-Move Over			
Enforcement - Move Over	\$4,200.00	\$0.00	
Total	\$4,200.00	\$0.00	
Enforcement-Pedestrian			
Enforcement - Pedestrian	\$69,600.00	\$0.00	
Total	\$69,600.00	\$0.00	
Enforcement-Speed			
Enforcement - Speed	\$70,000.00	\$0.00	
Total	\$70,000.00	\$0.00	
Equipment			
Equipment - Lidar	\$1,800.00	\$1,800.00	
Total	\$1,800.00	\$1,800.00	
Mileage Expenses			

2023 Enforcement

Organization: St Paul Police Department

Budget Summary

Mileage Expenses	\$0.00	\$0.00
Total	\$0.00	\$0.00
Training/Meeting Match		
Training/Meeting Match	\$0.00	\$0.00
Total	\$0.00	\$0.00
TZD Conference Hotel Match		
TZD Conference Hotel Match	\$0.00	\$0.00
Total	\$0.00	\$0.00
Enforcement-Special Project		
Enforce - Special Projects	\$112,600.00	\$0.00
Total	\$112,600.00	\$0.00
Total	\$859,775.00	\$1,800.00

Entire Budget											
DWI (RCTSI Events)	DWI (State-wide Waves)	Total DWI	Seatbelt (May 22- Jun 4)	Seatbelt (Sep 17-23)	Speed (July 1-31)	Move Over (8/31)	Distracted Driving (April 1-30)	Pedestrian	Special Projects	Grant Total	
Maplewood Police	\$ 18,715.20	\$ 4,678.80	\$ 23,394.00	\$ 1,890.00	\$ 1,890.00	\$ 4,200.00	\$ 252.00	\$ 5,190.00	\$ -	\$ 6,756.00	\$ 43,572.00
Mounds View Police	\$ 12,476.80	\$ 3,119.20	\$ 15,596.00	\$ 1,260.00	\$ 1,260.00	\$ 2,800.00	\$ 168.00	\$ 3,460.00	\$ -	\$ 4,504.00	\$ 29,048.00
New Brighton Police	\$ 18,715.20	\$ 4,678.80	\$ 23,394.00	\$ 1,890.00	\$ 1,890.00	\$ 4,200.00	\$ 252.00	\$ 5,190.00	\$ -	\$ 6,756.00	\$ 43,572.00
North Saint Paul Police	\$ 6,238.40	\$ 1,559.60	\$ 7,798.00	\$ 630.00	\$ 630.00	\$ 1,400.00	\$ 84.00	\$ 1,730.00	\$ -	\$ 2,252.00	\$ 14,524.00
Ramsey County Sheriff	\$ 49,907.20	\$ 12,476.80	\$ 62,384.00	\$ 5,040.00	\$ 5,040.00	\$ 11,200.00	\$ 672.00	\$ 13,840.00	\$ -	\$ 18,016.00	\$ 116,192.00
Roseville Police	\$ 15,596.00	\$ 3,899.00	\$ 19,495.00	\$ 1,575.00	\$ 1,575.00	\$ 3,500.00	\$ 210.00	\$ 4,325.00	\$ -	\$ 5,630.00	\$ 36,310.00
Saint Anthony Police	\$ 21,834.40	\$ 5,458.60	\$ 27,293.00	\$ 2,205.00	\$ 2,205.00	\$ 4,900.00	\$ 294.00	\$ 6,055.00	\$ -	\$ 7,882.00	\$ 50,834.00
Saint Paul Police	\$ 115,410.40	\$ 28,852.60	\$ 144,263.00	\$ 11,655.00	\$ 11,655.00	\$ 25,900.00	\$ 1,554.00	\$ 32,005.00	\$ 69,600.00	\$ 41,662.00	\$ 338,294.00
White Bear Lake Police	\$ 53,026.40	\$ 13,256.60	\$ 66,283.00	\$ 5,355.00	\$ 5,355.00	\$ 11,900.00	\$ 714.00	\$ 14,705.00	\$ -	\$ 19,142.00	\$ 123,454.00
	\$ 311,920.00	\$ 77,980.00	\$ 389,900.00	\$ 31,500.00	\$ 31,500.00	\$ 70,000.00	\$ 4,200.00	\$ 86,500.00	\$ 69,600.00	\$ 112,600.00	\$ 795,800.00

1st Quarter											
DWI (RCTSI Events)	DWI (State-wide Waves)	Total DWI	Seatbelt (May 22- Jun 4)	Seatbelt (Sep 17-23)	Speed (July 1-31)	Move Over (8/31)	Distracted Driving (April 1-30)	Pedestrian	Special Projects	Grant Total	
Maplewood Police	\$ 4,678.80	\$ 2,339.40	\$ 7,018.20						\$ 1,689.00	\$ 8,707.20	
Mounds View Police	\$ 3,119.20	\$ 1,559.60	\$ 4,678.80						\$ 1,126.00	\$ 5,804.80	
New Brighton Police	\$ 4,678.80	\$ 2,339.40	\$ 7,018.20						\$ 1,689.00	\$ 8,707.20	
North Saint Paul Police	\$ 1,559.60	\$ 779.80	\$ 2,339.40						\$ 563.00	\$ 2,902.40	
Ramsey County Sheriff	\$ 12,476.80	\$ 6,238.40	\$ 18,715.20						\$ 4,504.00	\$ 23,219.20	
Roseville Police	\$ 3,899.00	\$ 1,949.50	\$ 5,848.50					\$ -	\$ 1,407.50	\$ 7,256.00	
Saint Anthony Police	\$ 5,458.60	\$ 2,729.30	\$ 8,187.90						\$ 1,970.50	\$ 10,158.40	
Saint Paul Police	\$ 28,852.60	\$ 14,426.30	\$ 43,278.90					\$ 17,400.00	\$ 10,415.50	\$ 71,094.40	
White Bear Lake Police	\$ 13,256.60	\$ 6,628.30	\$ 19,884.90						\$ 4,785.50	\$ 24,670.40	
	\$ 77,980.00	\$ 38,990.00	\$ 116,970.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,400.00	\$ 28,150.00	\$ 162,520.00

2nd Quarter											
DWI (RCTSI Events)	DWI (State-wide Waves)	Total DWI	Seatbelt (May 22- Jun 4)	Seatbelt (Sep 17-23)	Speed (July 1-31)	Move Over (8/31)	Distracted Driving (April 1-30)	Pedestrian	Special Projects	Grant Total	
Maplewood Police	\$ 4,678.80	\$ 4,678.80							\$ 1,689.00	\$ 6,367.80	
Mounds View Police	\$ 3,119.20	\$ 3,119.20							\$ 1,126.00	\$ 4,245.20	
New Brighton Police	\$ 4,678.80	\$ 4,678.80							\$ 1,689.00	\$ 6,367.80	
North Saint Paul Police	\$ 1,559.60	\$ 1,559.60							\$ 563.00	\$ 2,122.60	
Ramsey County Sheriff	\$ 12,476.80	\$ 12,476.80							\$ 4,504.00	\$ 16,980.80	
Roseville Police	\$ 3,899.00	\$ 3,899.00							\$ 1,407.50	\$ 5,306.50	
Saint Anthony Police	\$ 5,458.60	\$ 5,458.60							\$ 1,970.50	\$ 7,429.10	
Saint Paul Police	\$ 28,852.60	\$ 28,852.60						\$ 17,400.00	\$ 10,415.50	\$ 56,668.10	
White Bear Lake Police	\$ 13,256.60	\$ 13,256.60							\$ 4,785.50	\$ 18,042.10	
	\$ 77,980.00	\$ -	\$ 77,980.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,400.00	\$ 28,150.00	\$ 123,530.00

3rd Quarter											
DWI (RCTSI Events)	DWI (State-wide Waves)	Total DWI	Seatbelt (May 22- Jun 4)	Seatbelt (Sep 17-23)	Speed (July 1-31)	Move Over (8/31)	Distracted Driving (April 1-30)	Pedestrian	Special Projects	Grant Total	
Maplewood Police	\$ 4,678.80	\$ 4,678.80	\$ 1,890.00				\$ 5,190.00		\$ 1,689.00	\$ 13,447.80	
Mounds View Police	\$ 3,119.20	\$ 3,119.20	\$ 1,260.00				\$ 3,460.00		\$ 1,126.00	\$ 8,965.20	
New Brighton Police	\$ 4,678.80	\$ 4,678.80	\$ 1,890.00				\$ 5,190.00		\$ 1,689.00	\$ 13,447.80	
North Saint Paul Police	\$ 1,559.60	\$ 1,559.60	\$ 630.00				\$ 1,730.00		\$ 563.00	\$ 4,482.60	
Ramsey County Sheriff	\$ 12,476.80	\$ 12,476.80	\$ 5,040.00				\$ 13,840.00		\$ 4,504.00	\$ 35,860.80	
Roseville Police	\$ 3,899.00	\$ 3,899.00	\$ 1,575.00				\$ 4,325.00	\$ -	\$ 1,407.50	\$ 11,206.50	
Saint Anthony Police	\$ 5,458.60	\$ 5,458.60	\$ 2,205.00				\$ 6,055.00		\$ 1,970.50	\$ 15,689.10	
Saint Paul Police	\$ 28,852.60	\$ 28,852.60	\$ 11,655.00				\$ 32,005.00	\$ 17,400.00	\$ 10,415.50	\$ 100,328.10	
White Bear Lake Police	\$ 13,256.60	\$ 13,256.60	\$ 5,355.00				\$ 14,705.00	\$ -	\$ 4,785.50	\$ 38,102.10	
	\$ 77,980.00	\$ -	\$ 77,980.00	\$ 31,500.00	\$ -	\$ -	\$ 86,500.00	\$ 17,400.00	\$ 28,150.00	\$ 241,530.00	

4th Quarter											
DWI (RCTSI Events)	DWI (State-wide Waves)	Total DWI	Seatbelt (May 22- Jun 4)	Seatbelt (Sep 17-23)	Speed (July 1-31)	Move Over (8/31)	Distracted Driving (April 1-30)	Pedestrian	Special Projects	Grant Total	
Maplewood Police	\$ 4,678.80	\$ 2,339.40	\$ 7,018.20	\$ 1,890.00	\$ 4,200.00	\$ 252.00			\$ 1,689.00	\$ 15,049.20	
Mounds View Police	\$ 3,119.20	\$ 1,559.60	\$ 4,678.80	\$ 1,260.00	\$ 2,800.00	\$ 168.00			\$ 1,126.00	\$ 10,032.80	
New Brighton Police	\$ 4,678.80	\$ 2,339.40	\$ 7,018.20	\$ 1,890.00	\$ 4,200.00	\$ 252.00			\$ 1,689.00	\$ 15,049.20	
North Saint Paul Police	\$ 1,559.60	\$ 779.80	\$ 2,339.40	\$ 630.00	\$ 1,400.00	\$ 84.00			\$ 563.00	\$ 5,016.40	
Ramsey County Sheriff	\$ 12,476.80	\$ 6,238.40	\$ 18,715.20	\$ 5,040.00	\$ 11,200.00	\$ 672.00			\$ 4,504.00	\$ 40,131.20	
Roseville Police	\$ 3,899.00	\$ 1,949.50	\$ 5,848.50	\$ 1,575.00	\$ 3,500.00	\$ 210.00			\$ 1,407.50	\$ 12,541.00	
Saint Anthony Police	\$ 5,458.60	\$ 2,729.30	\$ 8,187.90	\$ 2,205.00	\$ 4,900.00	\$ 294.00			\$ 1,970.50	\$ 17,557.40	
Saint Paul Police	\$ 28,852.60	\$ 14,426.30	\$ 43,278.90	\$ 11,655.00	\$ 25,900.00	\$ 1,554.00		\$ 17,400.00	\$ 10,415.50	\$ 110,203.40	
White Bear Lake Police	\$ 13,256.60	\$ 6,628.30	\$ 19,884.90	\$ 5,355.00	\$ 11,900.00	\$ 714.00			\$ 4,785.50	\$ 42,639.40	
	\$ 77,980.00	\$ 38,990.00	\$ 116,970.00	\$ -	\$ 31,500.00	\$ 70,000.00	\$ 4,200.00	\$ -	\$ 17,400.00	\$ 28,150.00	\$ 268,220.00
										\$ 795,800.00	

CITY COUNCIL STAFF REPORT
Meeting Date November 14, 2022

REPORT TO: Melinda Coleman, City Manager

REPORT FROM: Audra Robbins, Parks and Natural Resources Manager
Neil Breneman, Recreation Program Supervisor

PRESENTER: Neil Breneman, Recreation Program Supervisor

AGENDA ITEM: Resolution to Accept Donations for Youth Scholarship Fund

Action Requested: Motion Discussion Public Hearing

Form of Action: Resolution Ordinance Contract/Agreement Proclamation

Policy Issue:

Accepting donation checks from Raising Cane's (\$50.00) and Mik Mart Ice Cream (\$91.54) for our youth scholarship fund. These funds are proceeds from fundraiser days sponsored by each company.

Recommended Action:

Motion to approve the resolution accepting two donations in the total amount of \$141.54 from Raising Cane's and Mik Mart Ice Cream and to authorize the Finance Director to increase the Youth Scholarship Fund budget by that amount: \$141.54.

Fiscal Impact:

Is There a Fiscal Impact? No Yes, the true or estimated cost is \$141.54

 Financing source(s): Adopted Budget Budget Modification New Revenue Source
 Use of Reserves Other: Donation

Strategic Plan Relevance:

Financial Sustainability Integrated Communication Targeted Redevelopment
 Operational Effectiveness Community Inclusiveness Infrastructure & Asset Mgmt.

Donation to youth scholarship fund which helps cover cost of recreation programs for community members that show financial assistance need.

Background

These funds are proceeds from fundraiser days sponsored by each company in which they donate a percentage of sales. Mik Mart from our July and August Celebrate Summer Events and Raising Cane's from a fundraiser evening at the Maplewood location in August.

Attachments

1. Resolution Accepting Donation

**CITY OF MAPLEWOOD, MINNESOTA
RESOLUTION NO. _____**

ACCEPTANCE OF DONATION

WHEREAS the City of Maplewood and the Parks and Natural Resources Department has received donations of \$141.54 in support of the department;

NOW, THEREFORE, BE IT RESOLVED that the Maplewood City Council authorizes the City of Maplewood, Parks and Natural Resources Department to accept this donation.

Adopted this 14th day of November, 2022.

Marylee Abrams, Mayor

ATTEST:

Andrea Sindt, City Clerk

CITY COUNCIL STAFF REPORT
Meeting Date November 14, 2022

REPORT TO: Melinda Coleman, City Manager

REPORT FROM: Elizabeth Hammond, Planner

PRESENTER: Michael Martin, Assistant Community Development Director

AGENDA ITEM: Conditional Use Permit Review, Unison Restaurant and Banquet Hall, 1800 White Bear Avenue North

Action Requested: Motion Discussion Public Hearing

Form of Action: Resolution Ordinance Contract/Agreement Proclamation

Policy Issue:

The conditional use permit (CUP) for Unison Restaurant and Banquet Hall, located at 1800 White Bear Avenue North, is due for its annual review.

Recommended Action:

Motion to approve the review for Unison and review again only if a problem arises or a significant change is proposed.

Fiscal Impact:

Is There a Fiscal Impact? No Yes, the true or estimated cost is \$0.00

Financing source(s): Adopted Budget Budget Modification New Revenue Source
 Use of Reserves Other: n/a

Strategic Plan Relevance:

Community Inclusiveness Financial & Asset Mgmt Environmental Stewardship
 Integrated Communication Operational Effectiveness Targeted Redevelopment

City ordinance requires conditional use permits to be reviewed by the council within one year of initial approval unless such review is waived by council decision. At the one-year review, the council may specify an indefinite or specific term for subsequent reviews, not to exceed five years.

Background:

Timeline/Previous Actions

July 25, 1989: The city approved remodeling plans for Mid America Bank.

November 3, 2000: The city approved plans for Junior Achievement to make minor exterior improvements to the building.

October 10, 2003: The city council approved a 5-foot parking lot setback variance for the Junior Achievement building.

November 13, 2018: The city council approved a conditional use permit to reconfigure the internal space of the Junior Achievement building into a community center.

May 26, 2020: The city council reviewed the conditional use permit and agreed to review it again in one year.

Conclusion:

When the CUP was renewed in 2020, installing a trash enclosure with a paved surface was the only remaining item that needed to be addressed. Staff inspected the property and found that all the conditions of the CUP have been achieved. The project is in good standing with the city. Staff does not see any reason to continue reviewing the CUP unless a problem arises or a significant site change is proposed.

Reference Information

Site Description

Site Size: 4.53 Acres
Existing Land Use: Unison Restaurant and Banquet Hall

Surrounding Land Uses

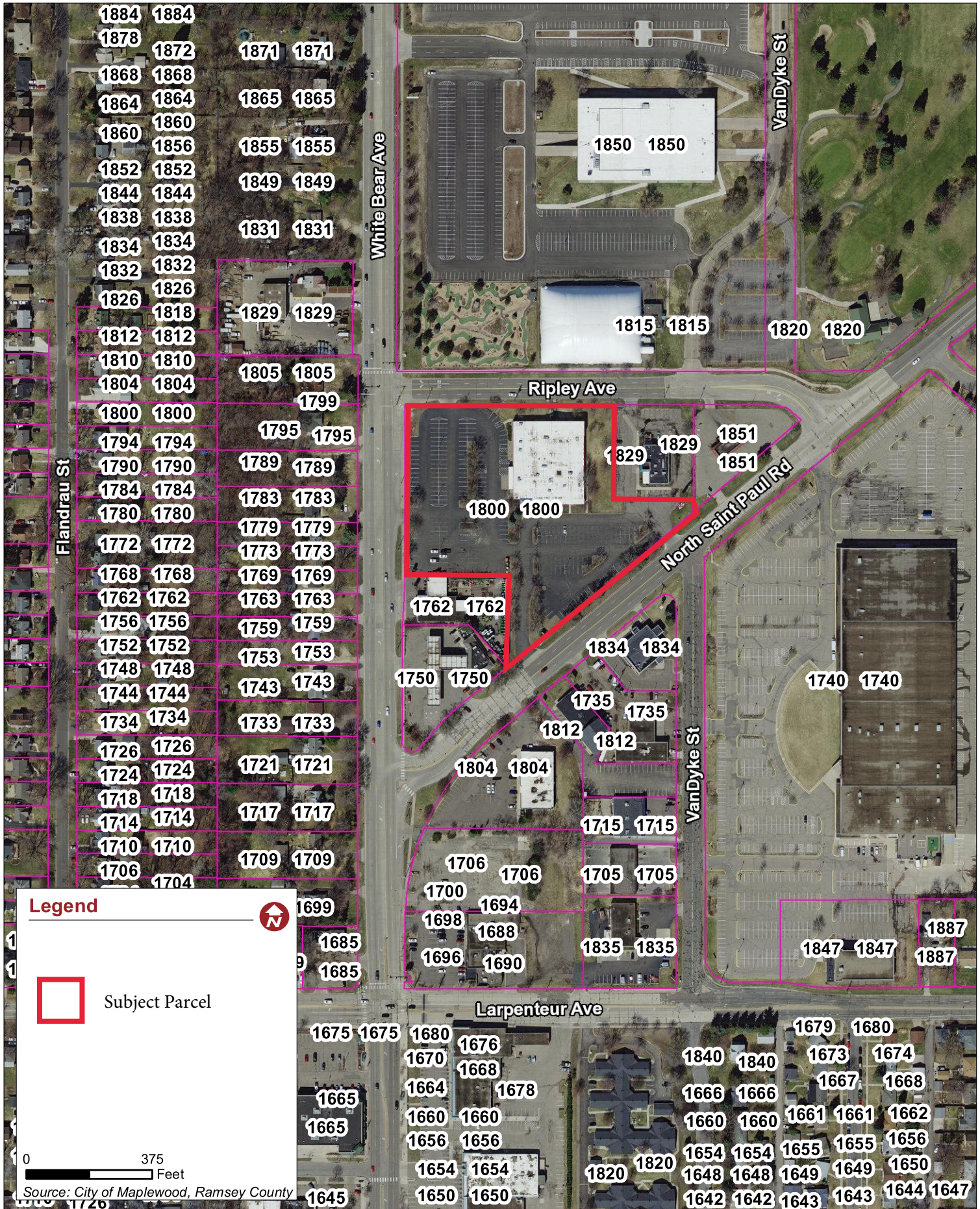
North: Aldrich Arena
South: Auto Repair Shop
East: Restaurant
West: Residential Dwelling

Planning


Existing Land Use: Mixed-Use
Existing Zoning: Mixed-Use


Attachments:

1. Overview Map
2. City Council Meeting Minutes & CUP Conditions



Legend

 Subject Parcel



0 375 Feet

Source: City of Maplewood, Ramsey County

2. Conditional Use Permit Resolution, Community Center, 1800 White Bear Avenue North

City Manager Coleman introduced the staff report. Interim Environmental and Economic Development Director/Economic Development Coordinator Martin gave the staff report. Public Works Director Love gave additional information. Public Safety Director Nadeau gave information about public safety. Commissioner Dahm gave the Planning Commission report. Applicant and co-owner Touyer Moua addressed the council to give additional information about the business. Maplewood resident Sue Allhiser addressed the council to express concerns from the neighborhood. City Attorney Batty gave additional information on adding conditions to the conditional use permit.

Councilmember Abrams moved to approve the conditional use permit resolution for a community center to be located at 1800 White Bear Avenue North with the addition of number 9 indicating the hours for operation from Sunday-Thursday will close at 11:00 p.m. and Friday-Saturday will close at midnight.

Resolution 18-11-1627
Conditional Use Permit Resolution

WHEREAS, Touyer Moua, on behalf of Naocha Sees LLC., has applied for a conditional use permit for a community center which includes the uses of a banquet hall, sports bar, restaurant, fitness gym and office space at 1800 White Bear Avenue North.

WHEREAS, conditional use permits are required for a community center within the City of Maplewood according to section 44-1092.

WHEREAS, this permit applies to the site at 1800 White Bear Avenue North. The legal description is:

Tract B, Registered Land Survey Number 587, Ramsey County, Minnesota.
PID 14-29-22-33-0026

WHEREAS, the history of this conditional use permit revision is as follows:

1. On October 16, 2018, the planning commission held a public hearing. The city staff published a hearing notice in the Maplewood Review and

November 13, 2018
City Council Meeting Minutes

sent notices to the surrounding property owners. The planning commission gave everyone at the hearing a chance to speak and present written statements. The planning commission recommended that the city council approve the conditional use permit.

2. On November 13, 2018, the city council discussed the conditional use permit. They considered reports and recommendations from the planning commission and city staff.

NOW, THEREFORE, BE IT RESOLVED that the city council approve the above-described conditional use permit because:

1. The use would be located, designed, maintained, constructed and operated to be in conformity with the City's Comprehensive Plan and Code of Ordinances.
2. The use would not change the existing or planned character of the surrounding area.
3. The use would not depreciate property values.
4. The use would not involve any activity, process, materials, equipment or methods of operation that would be dangerous, hazardous, detrimental, disturbing or cause a nuisance to any person or property, because of excessive noise, glare, smoke, dust, odor, fumes, water or air pollution, drainage, water run-off, vibration, general unsightliness, electrical interference or other nuisances.
5. The use would not exceed the design standards of any affected street.
6. The use would be served by adequate public facilities and services, including streets, police and fire protection, drainage structures, water and sewer systems, schools and parks.
7. The use would not create excessive additional costs for public facilities or services.
8. The use would maximize the preservation of and incorporate the site's natural and scenic features into the development design.
9. The use would cause minimal adverse environmental effects.

Approval is subject to the following conditions:

1. The applicant must submit for staff approval a plan for traffic control during large banquet events.
2. The applicant must submit to staff a copy of the executed parking lease agreement between 1800 White Bear Avenue and 1762 White Bear Avenue.
3. Prior to issuance of a building permit the applicant must:

- a. Submit a landscape plan which shows three additional trees and a shrub planting bed on the intersection of White Bear Avenue and Ripley Avenue.
 - b. Submit trash and recycling dumpster screening plan.
 - c. The applicant shall comply with all the requirements set forth in the engineering report dated September 18, 2018 by Tyler Strong, Civil Engineer I.
 - d. The applicant shall comply with all requirements set forth in the building report dated September 19, 2018 by Jason Brash, Building Official.
4. Prior to issuance of a certificate of occupancy the applicant must:
- a. Restripe the parking lot.
 - b. Clear the site of all debris.
 - c. Construct trash and dumpster enclosure
 - d. Comply with conditions outlined by Molly Wellens, Environmental Health Officer as follows:
 - 1) The applicant must go through the plan review process and pay all associated fees.
 - 2) The applicant must obtain a food license to open, and must maintain the license annually.
 - e. The applicant is required to obtain all applicable licenses for alcohol and food from the city and must maintain these licenses annually.
5. Any exterior site improvements in the future would be subject to the city's design review process. This site is regulated under the mixed use zoning district which has specific design standards and landscaping requirements.
6. This permit only allows for a banquet hall, sports bar, restaurant, fitness gym and office space at the site. Any additional uses would require city review and approval.
7. All signs require a separate sign permit and must meet city code requirements.
8. The city council shall review this permit in one year.
9. All uses within the building shall be closed for operation no later than 11 p.m. on Sunday through Thursday and 12 a.m. on Friday and Saturday.

Seconded by Councilmember Juenemann

Ayes – Mayor Slawik, Council

November 13, 2018

City Council Meeting Minutes

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Members Abrams,
Juenemann and Xiong

The motion passed.

CITY COUNCIL STAFF REPORT

Meeting Date November 14, 2022

REPORT TO: Melinda Coleman, City Manager
REPORT FROM: Elizabeth Hammond, Planner
PRESENTER: Michael Martin, Assistant Community Development Director
AGENDA ITEM: Conditional Use Permit Review, Menards, 2280 Maplewood Drive

Action Requested: Motion Discussion Public Hearing
Form of Action: Resolution Ordinance Contract/Agreement Proclamation

Policy Issue:

The conditional use permit (CUP) for Menards, located at 2280 Maplewood Drive, is due for review.

Recommended Action:

Motion to approve the CUP review for Menards and review again in one year.

Fiscal Impact:

Is There a Fiscal Impact? No Yes, the true or estimated cost is \$0.00

Financing source(s): Adopted Budget Budget Modification New Revenue Source
 Use of Reserves Other: n/a

Strategic Plan Relevance:

Community Inclusiveness Financial & Asset Mgmt Environmental Stewardship
 Integrated Communication Operational Effectiveness Targeted Redevelopment

City ordinance requires conditional use permits to be reviewed by the council within one year of initial approval unless such review is waived by council decision. At the one-year review, the council may specify an indefinite or specific term for subsequent reviews, not to exceed five years.

Background:

The city approved a conditional use permit amendment for Menards to construct a new building, warehouse, and fencing surrounding its storage area on March 9, 2020. The six homes Menards purchased to incorporate into its site have been demolished. Menards removed trees from the site and demolished the main building. During the tree removal process, the contractor removed more trees than approved. In response, city staff worked with the applicant to ensure compliance with the city's tree preservation requirements.

Menards is nearing the completion of the building shell and will work to build out the store interior over the winter months. Menards sent a second project update letter out to the neighbors on July 27, 2022, and is attached to this report.

Timeline/Previous Actions

March 9, 2020: The City Council reviewed the proposal and approved the conditional use permit amendment.

March 8, 2021: The City Council reviewed the CUP and approved it for one year.

May 23, 2022: The City Council reviewed the CUP and approved it for six months.

Conclusion:

Staff recommends reviewing this CUP again in one year to ensure the project complies with all conditions required by the conditional use permit.

Reference Information

Site Description

Site Size: Menard Inc. site - 17.19 acres

Surrounding Land Uses

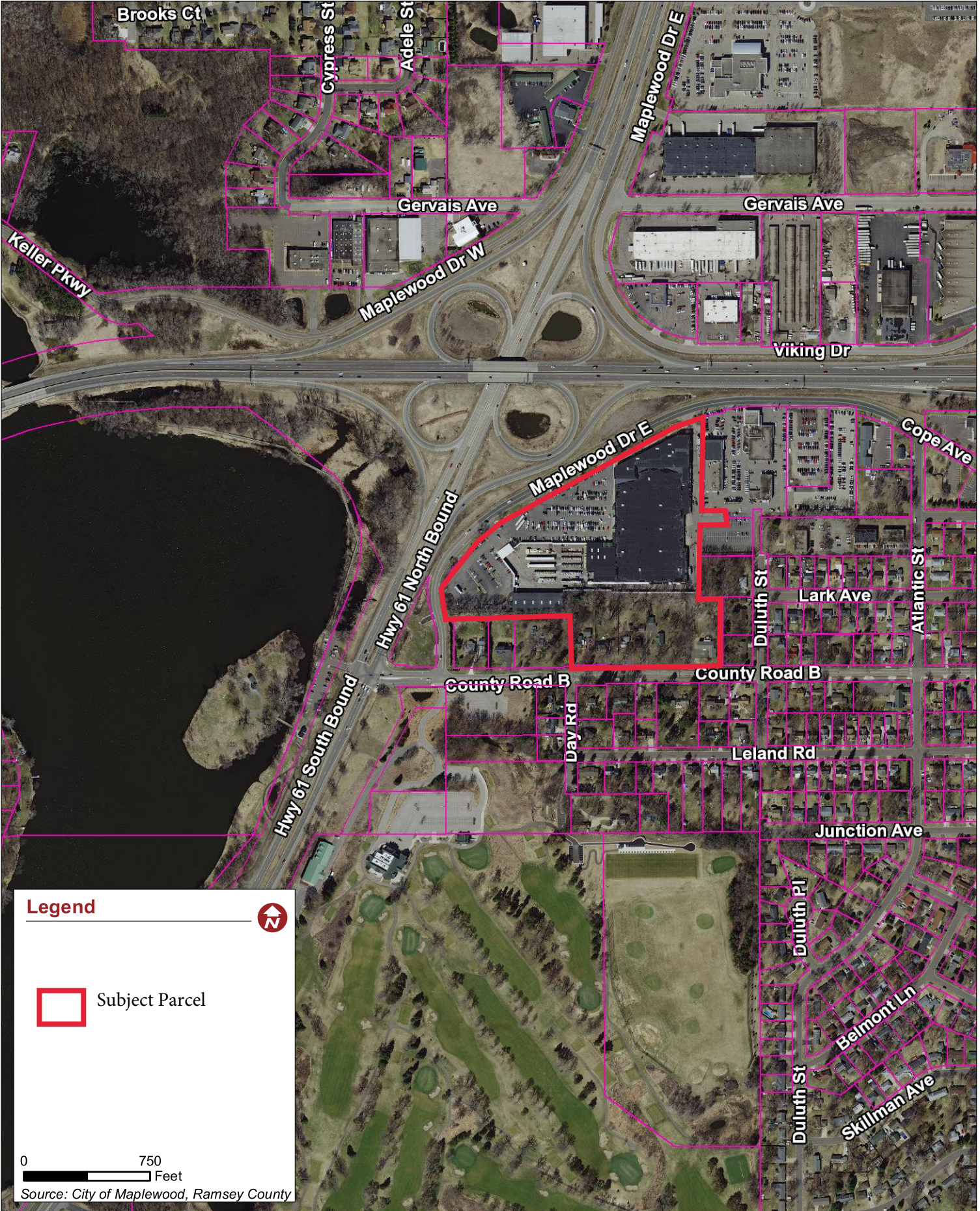
North: Highway 36
 South: Single Dwelling Residential
 East: Countryside VW /FIAT and single-family residential
 West: Highway 61

Planning


Existing Land Use: Mixed-Use
 Existing Zoning: Light Manufacturing (M1)


Attachments:

1. Overview Map
2. Site Plan
3. City Council Meeting Minutes & CUP Conditions
4. Menards Neighborhood Letter, July 27, 2022



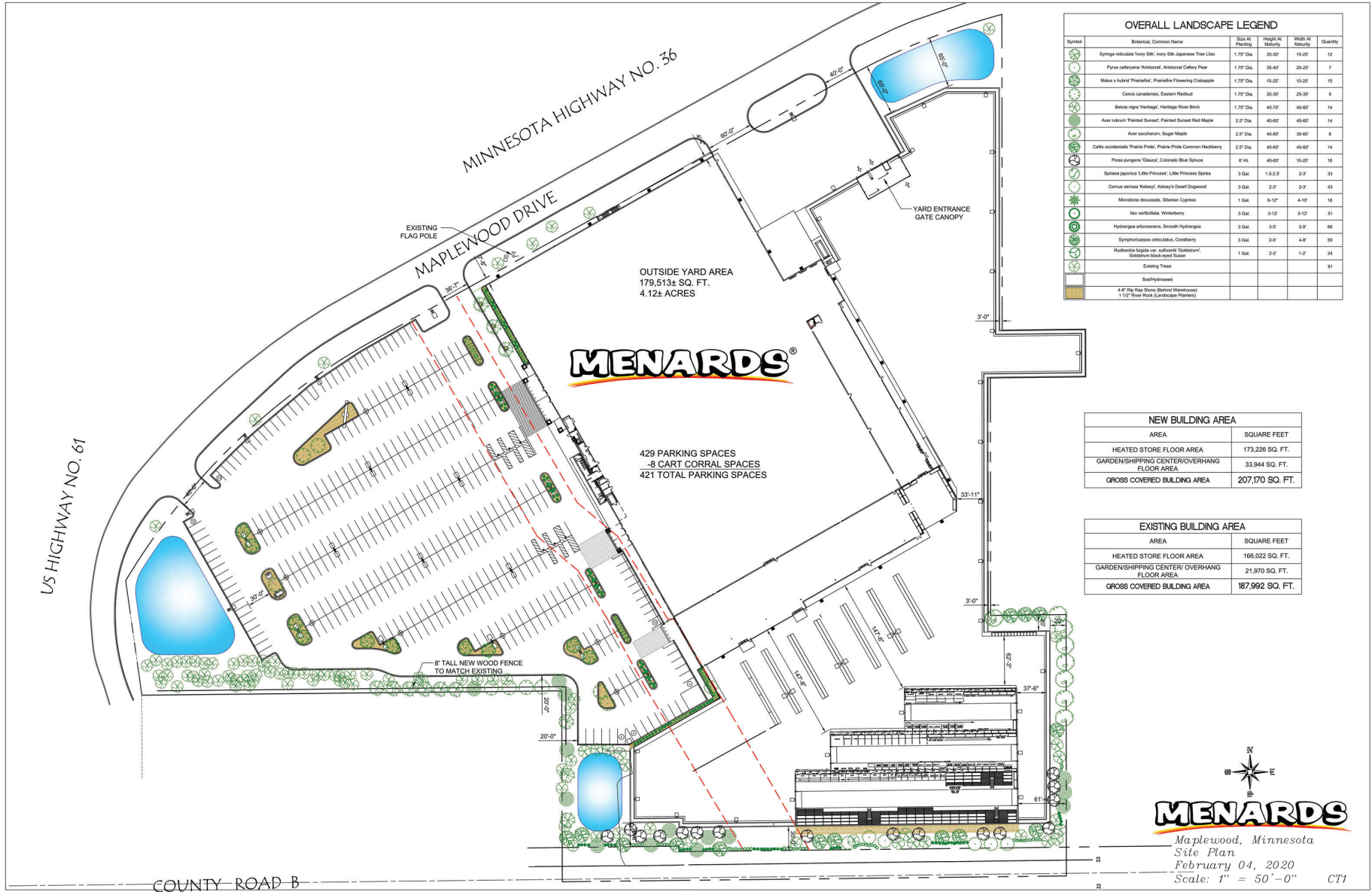
Legend



 Subject Parcel

0 750
Feet

Source: City of Maplewood, Ramsey County



OVERALL LANDSCAPE LEGEND

Symbol	Botanical, Common Name	Size At Planting	Height At Maturity	Width At Maturity	Quantity
	Syringa reticulata Toney Silk, Ivory Silk Japanese Tree Lilac	1.75' Dia.	20-30'	15-20'	12
	Pyrus calleryana Aristocrat, Aristocrat Callery Pear	1.75' Dia.	35-40'	20-25'	7
	Malus x hubertii Thunbergii, PrairieFire Flowering Crabapple	1.75' Dia.	15-20'	10-20'	10
	Cercis canadensis, Eastern Redbud	1.75' Dia.	20-30'	25-30'	9
	Betula nigra 'Heritage', Heritage River Birch	1.75' Dia.	40-70'	40-60'	14
	Acer rubrum 'Painted Sunset', Painted Sunset Red Maple	2.5' Dia.	40-60'	40-60'	14
	Acer saccharum, Sugar Maple	2.5' Dia.	40-60'	30-60'	8
	Celtis occidentalis 'Prairie Pride', Prairie Pride Common Hackberry	2.5' Dia.	40-60'	40-60'	14
	Picea pungens 'Glauca', Colorado Blue Spruce	6' H.	40-60'	10-20'	16
	Spruce japonica 'Little Princess', Little Princess Spruce	3 Gal.	1.5-2.5'	2.5'	33
	Cornus sericea 'Kalmey', Kalmey's Dwarf Dogwood	3 Gal.	3-5'	2-3'	43
	Microbiota deusschii, Siberian Cypress	1 Gal.	6-12'	4-10'	18
	Ilex verticillata, Winterberry	3 Gal.	3-12'	3-12'	51
	Hydrangea arborescens, Smooth Hydrangea	3 Gal.	3-5'	3-5'	66
	Symphoricarpos orbiculatus, Cornelian	3 Gal.	2-5'	4-8'	99
	Rubus odoratus var. sulfureus 'Goldstraw', Golden Black-eyed Susan	1 Gal.	3-5'	1-2'	24
	Existing Trees				81
	4' High River Stone (Natural Washstone)				
	1 1/2' Silver Rock (Landscape Planter)				

NEW BUILDING AREA

AREA	SQUARE FEET
HEATED STORE FLOOR AREA	173,226 SQ. FT.
GARDEN/SHIPPING CENTER/OVERHANG FLOOR AREA	33,944 SQ. FT.
GROSS COVERED BUILDING AREA	207,170 SQ. FT.

EXISTING BUILDING AREA

AREA	SQUARE FEET
HEATED STORE FLOOR AREA	166,022 SQ. FT.
GARDEN/SHIPPING CENTER/OVERHANG FLOOR AREA	21,970 SQ. FT.
GROSS COVERED BUILDING AREA	187,992 SQ. FT.

Maplewood, Minnesota
 Site Plan
 February 04, 2020
 Scale: 1" = 50'-0" CT1

1791	Resolution 20-03-1791
1792	Resolution 20-03-1792
1793	Resolution 20-03-1793
1794	Resolution 20-03-1794
1795	Resolution 20-03-1795
1796	Resolution 20-03-1796
1797	Resolution 20-03-1797
1798	Resolution 20-03-1798
1799	Resolution 20-03-1799
1800	Resolution 20-03-1800
1801	Resolution 20-03-1801
1802	Resolution 20-03-1802
1803	Resolution 20-03-1803
1804	Resolution 20-03-1804
1805	Resolution 20-03-1805
1806	Resolution 20-03-1806
1807	Resolution 20-03-1807
1808	Resolution 20-03-1808
1809	Resolution 20-03-1809
1810	Resolution 20-03-1810
1811	Resolution 20-03-1811
1812	Resolution 20-03-1812
1813	Resolution 20-03-1813
1814	Resolution 20-03-1814
1815	Resolution 20-03-1815
1816	Resolution 20-03-1816
1817	Resolution 20-03-1817
1818	Resolution 20-03-1818
1819	Resolution 20-03-1819
1820	Resolution 20-03-1820
1821	Resolution 20-03-1821
1822	Resolution 20-03-1822
1823	Resolution 20-03-1823
1824	Resolution 20-03-1824
1825	Resolution 20-03-1825
1826	Resolution 20-03-1826
1827	Resolution 20-03-1827
1828	Resolution 20-03-1828
1829	Resolution 20-03-1829
1830	Resolution 20-03-1830
1831	Resolution 20-03-1831
1832	Resolution 20-03-1832
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1893	Resolution 20-03-1893
1894	Resolution 20-03-1894
1895	Resolution 20-03-1895
1896	Resolution 20-03-1896
1897	Resolution 20-03-1897
1898	Resolution 20-03-1898
1899	Resolution 20-03-1899
1900	Resolution 20-03-1900

Councilmember Smith moved to approve the resolution for a conditional use permit amendment, setback variances and shoreland overlay impervious surface variance with the snow storage condition of no storage within the south side of the property, south of the parking lot, not next to residential, not within the drive aisles, and only within the 35 stalls on the north side of the parking lot adjacent to Maplewood Drive as long as there is no parking along Maplewood Drive.

Resolution 20-03-1791
 Conditional Use Permit Amendment, Setback Variances and
 Shoreland Overlay Variance Resolution

BE IT RESOLVED by the City Council of the City of Maplewood, Minnesota, as follows:

- Section 1. Background.
 - 1.01 Nicholas Brenner of Menard, Inc. has requested approval of a condition use permit amendment.

1.02 The applicant has requested approval of multiple setback variances.

1.03 The application has requested approval of a shoreland overlay impervious surface variance.

1.04 The property located at 2280 Maplewood Drive is legally described as:

That certain triangle of land situated in the Southwest quarter of Section 9, Township 29, Range 22, described as follows to wit:

Commencing at a point on the East line of the Southwest quarter of said Section 9 at its intersection with the easterly line of United States Highway No. 61, as widened; thence South on the East line of said Southwest quarter to a point 100 feet North of the North line of County Road "B" thence West and parallel with the North line of said County Road "B" to the Easterly line of United States Highway No. 61, as widened; thence Northeasterly along the Easterly line of said United States Highway No. 61, as widened, to the point of beginning. Less and except that part of the Southwest Quarter of Section 9, Township 29, Range 22, described as follows: Commencing at the intersection of the east line of said Southwest Quarter and a line parallel with, distant 100.00 feet north of the north right of way line of County Road B; thence North 00 degrees 09 minutes 33 seconds West, along said east line 105.40 feet to the intersection with the westerly extension of the north line of Block 2 of Heinemann's Belleview Addition to Gladstone; thence North 08 degrees 02 minutes,44 seconds West 140.00 feet more or less to the southeasterly right of way line of United States Highway No. 61, as widened; thence southwesterly 268 feet more or less along said southeasterly right of way line to the intersection with a line parallel with, distant 100 feet north of the north right of way line of County Road B; thence North 89 degrees 18 minutes 48 seconds East, along said parallel line 125 feet more or less to the point of beginning.

And:

The South 107 feet of that part of the North 5 acres of the South 50 rods of the North 105 rods of the West 32 rods of the Southeast quarter of Section 9, Township 29, Range 22, which lies Southeasterly of the following described line: Commencing at a point on the South line of said 5 acre tract which line is the South line of the Northwest quarter of the Southeast quarter, distant 60 feet East of the Southwest corner thereof; thence running Northeasterly to the Northeast corner of said tract and there terminating.

And

All that part of the West 32 rods of the Southwest quarter of the Southeast quarter of Section 9, Township 29, Range 22, lying North of County Road "B", except Heinemann's Belleview addition to Gladstone, and except highway.

The properties located at 1115, 1127, 1133, 1137, 1143 and 1155 County Road B East are legally described as:

PIN: 092922430011 – Block 9, except the Easterly 594 feet and Westerly 104 feet thereof, Clifton Addition, Ramsey County, Minnesota

AND

PIN: 092922430010 – Block 9, except the Easterly 594 feet and Westerly 104 feet thereof, Clifton Addition, Ramsey County, Minnesota

AND

PIN: 092922430009 – The West 62 ft. of the East 594 ft. of Block 9, Clifton Addition, Ramsey County, Minnesota

AND

PIN: 092922430008 – The West 52 ft. of the East 532 ft. of Block 9, Clifton Addition, Ramsey County, Minnesota

AND

PIN: 092922430007 – The West 171 ft. of the East 480 ft. of Block 9, Clifton Addition, Ramsey County, Minnesota

AND

PIN: 092922430006 – The West 147 ft. of the East 309 ft. of Block 9, Clifton Addition, Ramsey, County, Minnesota.

Section 2. Standards.

- 2.01 City Ordinance Section 44-512(4) requires a Conditional Use Permit for the exterior storage of goods or materials.
- 2.02 Section 44-637(b) requires a Conditional Use Permit for any building or exterior use within 350 feet of a residential district.
- 2.03 General Conditional Use Permit Standards. City Ordinance Section 44-1097(a) states that the City Council must base approval of a Conditional Use Permit on the following nine standards for approval.
 - 1. The use would be located, designed, maintained, constructed and operated to be in conformity with the City's Comprehensive Plan and Code of Ordinances.
 - 2. The use would not change the existing or planned character of the surrounding area.

3. The use would not depreciate property values.
4. The use would not involve any activity, process, materials, equipment or methods of operation that would be dangerous, hazardous, detrimental, disturbing or cause a nuisance to any person or property, because of excessive noise, glare, smoke, dust, odor, fumes, water or air pollution, drainage, water run-off, vibration, general unsightliness, electrical interference or other nuisances.
5. The use would not exceed the design standards of any affected street.
6. The use would be served by adequate public facilities and services, including streets, police and fire protection, drainage structures, water and sewer systems, schools and parks.
7. The use would not create excessive additional costs for public facilities or services.
8. The use would maximize the preservation of and incorporate the site's natural and scenic features into the development design.
9. The use would cause minimal adverse environmental effects.

2.04 Variance Standard. City Ordinance Section 44-13 refers to state statute which states a variance may be granted from the requirements of the zoning ordinance when: (1) the variance is in harmony with the general purposes and intent of this ordinance; (2) when the variance is consistent with the comprehensive plan; and (3) when the applicant establishes that there are practical difficulties in complying with the ordinance. Practical difficulties mean: (1) The proposed use is reasonable; (2) the need for a variance is caused by circumstances unique to the property, not created by the property owner, and not solely based on economic conditions.

Section 3. Findings.

3.01 The proposal meets the specific conditional use permit standards.

3.02 The following setback variances would meet the required standards for a variance:

1. A 0-setback from Maplewood Drive for the main building. This variance is justified and works to push the entire site plan north, away from existing residential properties.
2. The new main building is proposed to be setback 33 feet and 11 inches. Ordinance would typically require a 100 feet setback for a building of this site. However, this building is being built in an area that is already being used as either the existing building or storage yard. Building the new main building will have minimal change as compared to existing conditions.

3. The warehouse is proposed to be setback 30 feet from the residential lot line to the east. Ordinance would typically require this warehouse be setback 100 feet. Given the unique aspects to this site and project a 50-foot setback is reasonable. A 50-foot setback is the minimal setback ordinance requires for all new commercial buildings.
4. The storage yard area along the applicant's east property line would normally require a 20-foot setback when adjacent to residential property. Existing conditions do not meet this requirement. Therefore, a variance is justified in the areas that already are non-compliant.

3.03

The following setback variances do not meet the required standards and are denied:

1. For the new storage yard areas adjacent to 2223 Duluth Street North, 2233 Duluth Street North and 2255 Duluth Street North, the applicant shall be required to meet the code requirement of a 20 feet setback between commercial uses or parking lots and residential properties. The requested 5-foot parking lot setback in these new storage yard areas would alter the essential character of the locality and the applicant will still have reasonable use of the property after meeting ordinance minimums.
2. The applicant requested a 0-foot setback for its proposed warehouse building from County Road B East. City ordinance requires commercial buildings be setback at least 30 feet from right-of-way lines. The closest home on the north side of County Road B East is currently approximately 37 feet with other homes set farther back. Increasing this setback of County Road B East will work to maintain the neighborhood's existing character. A 0-foot setback will alter the essential character of the locality and the applicant will still have reasonable use of the property after meeting ordinance minimums.
3. The applicant requested a 10-foot parking lot setback to the south property line. Ordinance requires a 20 feet setback between commercial uses or parking lots and residential properties. A 10-foot parking lot setback will alter the essential character of the locality and the applicant will still have reasonable use of the property after meeting ordinance minimums.
4. The applicant requested a 10-foot setback for the parking lot along west property line. Ordinance requires a 20 feet setback between commercial uses or parking lots and residential properties. A 10-foot parking lot setback will alter the essential character of the locality and the applicant will still have reasonable use of the property after meeting ordinance minimums.

3.04

The following shoreland overlay impervious surface variance would meet the required standards for a variance:

1. The applicant's request of a 40 percent variance to the shoreland overlay impervious surface coverage maximum does not meet the standards for a variance. But a 20 percent variance above the ordinance's 60 percent impervious surface bonus limit, which requires meeting the city engineer's conditions for additional stormwater management practices, would meet these standards. The applicant will be allowed to have 80 percent impervious surface coverage within the shoreland overlay within the existing properties of 1115, 1127 and 1133 County Road B East.

Section 4. City Review Process

4.01 The City conducted the following review when considering these conditional use permit amendment, setback variances and shoreland overlay impervious surface variance requests.

1. On January 21, 2020, the planning commission held a public hearing. The city staff published a hearing notice in the Pioneer Press and sent notices to the surrounding property owners. The planning commission gave everyone at the hearing a chance to speak and present written statements. The planning commission recommended that the city council approve this resolution.
2. On March 9, 2020, the city council discussed this resolution. They considered reports and recommendations from the planning commission and city staff.

Section 5. City Council

5.01 The city council hereby approved the resolution. Approval is based on the findings outlined in section 3 of this resolution. Approval is subject to the following conditions: (additions are underlined and deletions are crossed out):

1. Adherence to the site plan date-stamped February 6, 2020 and design plans date-stamped December 24, 2019. The director of community development may approve minor changes.
2. Compliance with the following screening-fence requirements:
 - a. The property owner shall continue to have and keep, in a maintained condition, wooden screening fences as follows:
 - b. A new eight-foot-tall fence between Menard Inc.'s property and the properties at 1071, 1081 and 1101 County Road B East is to be placed in the existing location. This fence must be extended along the north property line of 1101 County Road B East after the existing warehouse is demolished. Any needed repairs to this existing fence must be completed before the City will issue a certificate of occupancy for the new store.

- c. Any fencing within 65 feet of the Maplewood Drive East right-of-way line may not exceed 8 feet in height.
 - d. All existing trees south of the existing 8-foot-tall fence and the properties at 1071, 1081 and 1101 County Road B must remain in place.
 - e. The 14-foot-tall fence between Menard Inc.'s property and east property line of 1101 County Road B East must be setback at least 20 feet from the property line.
 - f. All portions of the 14-foot-tall fence and the new warehouse building shall be setback at least 30 feet from the County Road B East right-of-way line.
 - g. All fences must be maintained and kept in good order. Menard Inc. will repair any fence issues within 15 business days of receiving notice from the City.
 - h. All portions of the 14-foot-tall fence between Menard Inc.'s property and the west property lines of 2223 Duluth Street North and 2233 Duluth Street North shall be setback at least 20 feet from the shared property line.
 - i. All portions of the 14-foot-tall fence between Menard Inc.'s property and the south property line of 2255 Duluth Street North shall be setback at least 20 feet from the shared property line.
 - j. All screening fences shall be constructed of vertical boards of the same dimension, color and material, except for the fence on the south side of the warehouse where horizontal boards may be used.
 - k. No material on the storage racks, adjacent to the fence adjacent to 1101 County Road B, shall extend above the 14-foot-tall fence.
 - l. Menards shall be responsible for the safety of the neighbors in regard to the materials stored over the height of the fence.
3. Hours of operation in the storage yard, garden center and warehouse shall be limited to 7 a.m. to 10 p.m.
 4. An exterior public address system shall not be allowed.
 5. All lighting in the storage yard and warehouse that is not needed for site security shall be turned off after business hours. All site lighting that is to remain on overnight, must be dimmed to 50 percent intensity after the store closes. All lights within 100 feet of a residential property line must be shielded away from homes.
 6. The city council shall review this permit revision in one year.

7. Plowed snow shall be stored away from the southern and eastern property lines to avoid runoff problems on residential property.
8. Menards shall store all their materials within the fenced storage area.
9. Sanitation facilities shall be provided by Menards for the employees.
10. The proposed building construction and site work must be substantially started within one year of council approval or the permit shall become null and void. The council may extend this deadline for one year.
11. The perimeter of the building must be kept accessible for fire emergencies. The applicant shall arrange with the fire marshal for access through the gate behind the building in the case of emergencies.
12. All existing vegetation that is required to be preserved and proposed vegetation must be properly maintained and cared for. Any dead planting materials must be replaced in a timely manner.
13. All existing trees between the County Road B East right-of-way line and the 30-foot building and fence setback line must be maintained and are not permitted to be removed.
14. The warehouse building shall be setback at least 50 feet from all residential property lines to the east and west of Menard Inc.'s property.
15. Any temporary, seasonal, outdoor sales occurring in the parking lot must meet all City ordinance requirements, plus are required to be setback at least 100 feet from any residential property line.
16. A parking waiver is approved for this site. The applicant shall provide a minimum of 420 parking spaces.
17. The storage of snow is not allowed to block any drive lanes within the site or cover any of the required 420 parking spaces. Snow is also not allowed to be stored within the south side of the property, south of the parking lot, nor next to residential, nor within the drive aisles. Snow storage within the parking lot is permitted only within the 35 stalls on the north side of the parking lot adjacent to Maplewood Drive as long as there is no parking along Maplewood Drive.
18. A setback waiver from Magellan Pipelines' pipeline is approved. No permanent structures may be built within the easement (Ramsey County Recorded Document No. 1594242) but there is no additional setback outside out of the easement area required.
19. Before any permits are issued, the applicant shall be required to

implement additional stormwater management practices – above what is minimally required by ordinance for this site – as approved by the city engineer. Before any permits are issued, the city engineer will be required to approve plans confirming all requirements related to the shoreland overlay impervious surface ordinance are met.

20. No store signage of any kind may be placed along, adjacent to, or directed towards, County Road B East.

21. Metropolitan Council approval of Resolution No. 20-03-1790 for a comprehensive plan amendment approved by the Maplewood City Council on March 9, 2020.

Seconded by Councilmember Neblett

Ayes – All

The motion passed.

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July 27, 2022

Dear Neighbor:

I am reaching out to you to provide another update on the Menards Maplewood project. Since my last letter the demolition of the store including the crushing of the old asphalt and concrete has been completed. Site grading commenced shortly after the demolition activities and the vast majority of that work is done. Footings and foundations for the new store are being installed and within the next week you will be seeing the building walls start to go up. Overall, there have been some delays regarding the site work but the overall schedule remains similar to what was originally anticipated. The plan is still to have the site work completed by the end of the year.

In addition to the timing update, I have also included a plan that shows the future landscaping along County Road B based on final discussions with the City. The legend shows what type of tree will be planted at each location shown on the plan and how many trees overall.

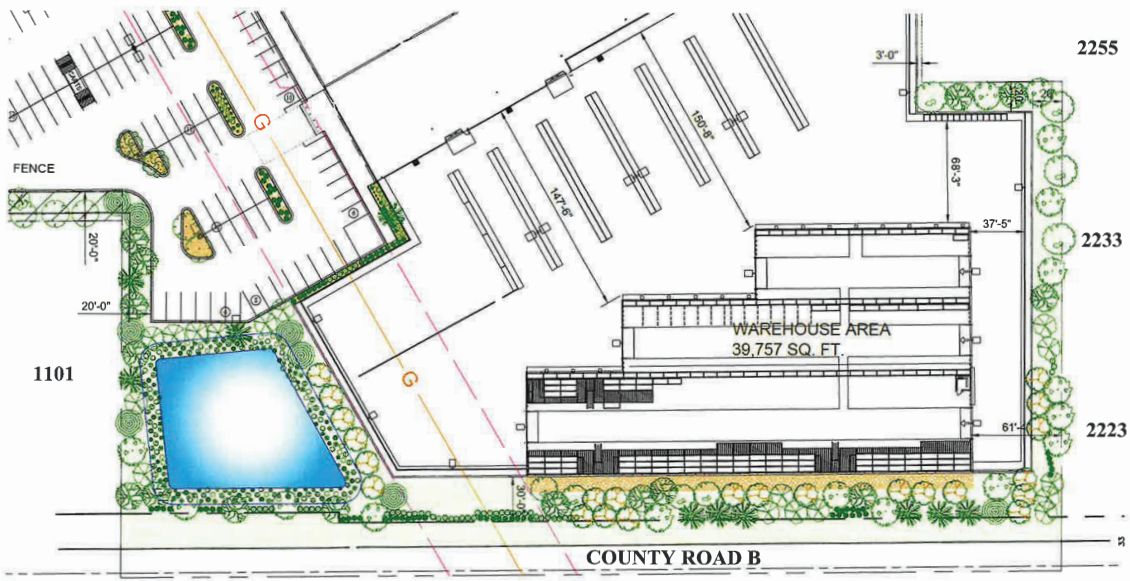
Once again I wanted to say thank you for your patience as this development continues to move forward. I will continue to provide updates as the project progresses. As always, feel free to reach out to me if you have any questions or comments on the project.

Sincerely:
Menard, Inc.



Nick Brenner
Real Estate Representative
5101 Menard Drive
Eau Claire, WI 54703
715.577.0363

nbrenner@menard-inc.com



OVERALL LANDSCAPE LEGEND					
Symbol	Botanical, Common Name	Size At Planting	Height At Maturity	Width At Maturity	Quantity
	Amelanchier x grandiflora 'Autumn Brilliance', Apple Serviceberry	1.75" Dia.	15-25'	15-25'	14
	Malus x rubra 'Prairiemo', Prairiemo Flowering Crabapple	1.75" Dia.	15-25'	10-20'	10
	Cercis canadensis, Eastern Redbud	1.75" Dia.	20-30'	25-35'	18
	Betula nigra 'Heritage', Heritage River Birch	1.75" Dia.	40-70'	40-60'	22
	Acer rubrum 'Painted Sunset', Painted Sunset Red Maple	2.5" Dia.	40-60'	40-60'	13
	Acer saccharum, Sugar Maple	2.5" Dia.	40-60'	30-60'	8
	Carya occidentalis 'Prairie Pride', Prairie Pride Common Hackberry	2.5" Dia.	40-60'	40-60'	16
	Ulmus americana 'New Harmony', 'New Harmony' Elm	2.5" Dia.	60-70'	50-65'	18
	Picea glauca 'Densata', Black Hills Spruce	6" Ht.	25-50'	15-25'	23
	Cornus sericea 'Kelsey', Kelsey's Dwarf Dogwood	3 Gal.	2-3'	2-3'	43
	Microbiota deoussata, Siberian Cypress	1 Gal.	6-12'	4-10'	16
	Ilex verticillata, Winterberry	3 Gal.	3-12'	3-12'	51
	Hydrangea arborescens, Smooth Hydrangea	3 Gal.	3-5'	3-5'	66
	Symphoricarpos orbiculatus, Coraberry	3 Gal.	2-5'	4-6'	53
	Rudbeckia fulgida var. sulfurata 'Goldstrum', Goldstrum black-eyed Susan	1 Gal.	2-3'	1-2'	24
	Sporobolus heterolepis, Prairie Dropseed	1 Gal.	2-3'	2-3'	18
	Schizachyrium scoparium, Little Bluestem	1 Gal.	2-4'	1.5-2'	18
	Existing Trees to Remain				51
	Sod/Grassseed				
	4-6" Rip Rap Stone (Behind Warehouse)				
	1 1/2" River Rock (Landscape Planters)				

CITY COUNCIL STAFF REPORT
Meeting Date November 14, 2022

REPORT TO: Melinda Coleman, City Manager

REPORT FROM: Michael Martin, AICP, Assistant Community Development Director

PRESENTER: Michael Martin, AICP, Assistant Community Development Director

AGENDA ITEM: Multifamily Residential Project, 1136/1160 Frost Avenue East

- a. Public Hearing Regarding the Public Vacation Requests
- b. Public Vacations Resolution (Requires 4 Council Votes)
- c. Comprehensive Plan Amendment Resolution (Requires 4 Council Votes)
- d. Conditional Use Permit Resolution
- e. Design Review Resolution

Action Requested: Motion Discussion Public Hearing

Form of Action: Resolution Ordinance Contract/Agreement Proclamation

Policy Issue:

Reuter Walton Development is proposing a new five-story, 150-unit market-rate development over below-grade parking on the properties located at 1136/1160 Frost Avenue East. To move forward with this project, the applicant is requesting city council approval for a comprehensive plan amendment, conditional use permit, lot combination, public vacation, and design review.

Recommended Action:

- a. Hold the public hearing regarding the public vacation requests.
- b. Motion to approve a resolution for public vacations.
- c. Motion to approve a resolution amending the 2040 Comprehensive Plan's Future Lane Use Map to regulate the project properties from Medium Density Residential to High Density Residential.
- d. Motion to approve a resolution for a conditional use permit.
- e. Motion to approve a resolution for design review.

Fiscal Impact:

Is There a Fiscal Impact? No Yes, the true or estimated cost is \$0

Financing source(s): Adopted Budget Budget Modification New Revenue Source
 Use of Reserves Other: N/A

Strategic Plan Relevance:

Community Inclusiveness Financial & Asset Mgmt Environmental Stewardship

Integrated Communication Operational Effectiveness Targeted Redevelopment

The city deemed the applicant's application complete on September 8, 2022. The initial 60-day review deadline for a decision was November 7, 2022. As stated in Minnesota State Statute 15.99, the city is allowed to take an additional 60 days if necessary, to complete the review. The city has exercised this right, and the new deadline for review is now January 6, 2023.

Background:

On June 28, 2021, the City Council approved a purchase agreement with Reuter Walton Development to sell the city-owned property at 1160 Frost Avenue East. Reuter Walton Development also has a purchase agreement for 1136 Frost Avenue – the former Maplewood Marine site. The developer proposes a new five-story, 150-unit market-rate development over below-grade parking on the properties located at 1136/1160 Frost Avenue East. The proposed apartment building will include a mix of studio, one bedroom, one bedroom plus den, two bedroom, and three bedroom apartments. All units will have either a concrete patio or a recessed deck. One level of below-grade parking and surface parking will be provided – amenities will include a clubroom, fitness room, roof deck, outdoor pool, pickleball court, and dog run.

Gladstone Neighborhood Redevelopment Plan

The Gladstone Neighborhood Redevelopment Plan outlines nine guiding principles to redevelopment in the area as follows:

1. Design the future of Gladstone as a village.
2. Transform regional trails into celebrated village corridors.
3. Make Gladstone a compelling quality of life choice.
4. Weave natural systems and ecological function into the built and recreational environment.
5. Allow Gladstone's future to whisper the story of its past.
6. Make walkability the standard.
7. Think of Gladstone as a neighborhood for all stages of life.
8. Make the Gladstone redevelopment plan a model for others to follow.
9. Make multi-modal links between Gladstone and areas beyond.

Public Vacation

The applicant is seeking the three public vacations of unused right-of-way. A summary of those requests follow:

- Vacate the full unused Edward Street right-of way which currently divides the two parcels comprising the project site.
- Vacate the north half of the unused Fenton Avenue right-of way that is adjacent to the existing city-owned parcel at 1160 Frost Avenue.
- Vacate the west half of the unused Frank Street right-of way that is adjacent to the existing city-owned parcel at 1160 Frost Avenue.

The council is required to approve this request with a 4/5 super-majority vote.

Comprehensive Plan Amendment

The 2040 Comprehensive Plan currently guides the project area as Medium Density Residential. Medium Density Residential has a density range of 6 to 10 units per net acre. The applicant is requesting the city amend the 2040 Comprehensive Plan to guide the project area to High Density Residential, which has a density range of 10.1 to 25 units per acre.

In addition, the city provides density bonuses to developers for providing underground parking. For each underground parking space, the city code allows 300 square feet to be added to the net acreage used for density determination. This project proposes 161 underground spaces adding 48,300 square feet to the project site.

The applicant's proposal to build 150 units of housing would meet the requirements of the High Density Residential designation in the 2040 Comprehensive Plan. The council is required to approve this request with a 4/5 super-majority vote.

Conditional Use Permit

Five-Story Building

The R3 – multi-family zoning district requires a conditional use permit for any residential buildings more than three stories or 35 feet in height. The applicant's proposed building will typically be 56 feet and 8 inches tall and bump up to 58 feet and 4 inches at the corner cornices. In comparison, the multi-family buildings east of this project site approved as part of the Frost-English Village redevelopment project are 51 feet tall.

Design Review

Site Plan

The project site would be accessed from a single drive coming off Frost Avenue on the east side of the site. The building is centered on the site, and the developer worked to create substantial setbacks from the residential properties to the west and the Gladstone Savannah to the east. At its closest point, the building would be 102.9 feet setback from the residential properties to the west, 45.6 feet from Frost Avenue, 115.4 feet from the vacant residential property to the south, and 131.5 feet from the Gladstone Savannah to the east.

The parking lot is largely encircled by the building but is setback 40.1 feet from the property line to the east, with the access drive lane coming within 36.5 feet of the east property line. All building and parking lot setbacks are being met.

In the southeast corner of the proposed site, the developer is proposing a patio with a fire pit, a pickleball court, and a swimming pool. In the northwest corner, a dog park is proposed and is proposed to be setback 33.2 feet from the residential property to the south. A gazebo is proposed to be located in the southwest corner of the site, setback 29 feet from the west property line. Staff believes there is an opportunity to move the dog park, so it is setback at least 50 feet from the south property line. The gazebo location should also be adjusted, so it is setback at least 50 feet from the west property line.

During the community design review board's review of this project, there was a discussion regarding the location of the trail on the west side of the site and a desire to have it set back further from the west property line and on the other side of the stormwater pond. Staff agrees with this

assessment, and it is reflected in the recommended conditions of approval.

Building and Green Area

City code requires multiple family buildings to dedicate at least 35 percent of the site to green areas and limit the building area to 35 percent of the site. The proposed site plan includes 55.8 percent of green space, and the building area will comprise 18 percent of the site. Both the building and green area code requirements are being met.

Building Elevations

The proposed building will be constructed with contrasting light and dark fiber cement lap siding and wood-look lap siding accent boards. A brick façade will be used on lower levels, and cementitious trim boards will be used throughout the building.

The city's Gladstone Neighborhood Redevelopment Plan recommends that multifamily buildings in Gladstone provide variation in the façade footprint, setting some areas back from the right-of-way (20 percent of the frontage length) and that the front façade of the top floor of high buildings be setback eight to 16 feet allowing for garden terraces overlooking the street. These are not code requirements.

The building does provide façade variation with the use of materials and decks. The building is also setback 45.6 feet from Frost Avenue. While the top floor of the front façade is not setback, the rear façade is where a rooftop deck is being proposed.

Floor Area

City ordinance requires a minimum of 580 square feet for studio and one-bedroom units. Two-bedroom units are required to be at least 740 square feet in size. Three-bedroom units are required to be at least 860 square feet in size. The applicant's submittal indicates that not all of the alcove units – studio – meet the minimum floor area. All other units meet the minimum requirements. Before any building permits are issued, the applicant must submit revised floor plans to ensure all units meet the minimum requirements.

Indoor Storage

A minimum of 120 cubic feet of storage space, in addition to normal closet space, shall be made available for each multiple-dwelling unit in an R-3 residence district. Such storage space shall be located in the same building as the dwelling unit or in the garage but shall not be considered as part of the habitable area of a dwelling unit. If located in the garage, it shall be enclosed and shall not be part of the automobile parking area. Before any building permits are issued, the applicant must submit plans that show it is meeting the minimum indoor storage requirements.

Parking Waiver

The city code states that multi-family buildings must provide two parking spaces for each unit – with one of the parking spaces being covered. This project requires a total of 300 spaces. This proposed project will have 244 parking spaces, with 161 parking spaces in the underground parking garage and 83 parking spaces in the surface lot. The covered parking requirement is being met, but the applicant is seeking of parking waiver of 56 spaces.

The developer submitted the following narrative regarding its request:

For this project, we anticipate parking demand to resemble this distribution and ratio:

UNIT MIX	# of Units	Parking Spaces
1 BR JR	20	1.00
1 BR	50	1.25
1 BR + Den	24	1.25
2 BR	42	1.75
3 BR	14	2.00
Total	150	214

You can see that our smallest units are anticipated to demand 1 space per unit, and then as the units get larger that demand increases roughly proportionate to the unit size.

We designed 250 total parking spaces: 161 inside in a covered garage and 83 surface spaces in front of the community. At our projected demand of 214 spaces we have an excess of 30 available for visitors and guests. This assumes the building is 100% occupied, and we know that naturally we'll carry 3-5% vacancy at any given time, which provides an additional buffer.

Our design contains all parking set back from the street and set back from adjacent residences. We also feel the position of this parking will help our new project integrate more seamlessly with the adjacent savannah.

Our experience in other similar suburban communities support a parking ratio of 1.5 spaces / unit much like we have here. Our most comparable new construction project in Roseville has a parking ratio of 1.45; the building is full, but the parking is not.

In addition to the parking, the applicant states it will provide 150 bike parking spaces – this is not a code requirement.

Landscaping and Screening

The tree inventory plan shows 12 significant trees on the site, equaling 163 caliper inches. Redevelopment of the site will result in the removal of all 12 significant trees. The landscape plan shows 154 new trees (ranging in size from 1.5 to 2.5 caliper inches) planted on the site, for a total of 163 caliper inches of replacement trees – meeting the city's tree preservation code requirements.

City code requires screening to be installed when light from automobile headlights and other sources would be directed into residential windows. Due to the configuration of the proposed site plan staff does not believe this will be an issue.

City code requires a landscaped, and possible screened area, of not less than 20 feet in width shall be provided where a multiple dwelling abuts a property zoned for single dwellings. This occurs on the west side of the site, and the applicant's landscape plan shows the inclusion of many plantings both meeting the landscaped and screening requirements.

Lighting

The applicant submitted a photometric plan as part of its application. It appears the plan is meeting the code requirements but is not showing the light intensity measurement at all property lines. Before any permits are issued, the applicant will be required to submit a revised photometric plan showing all code requirements being met.

Lot Combination

The applicant is seeking city approval to combine the three parcels of property that comprise the project site into a single parcel. Staff has no issues with the proposed lot combination. Staff is recommending that approval of the lot combination request require that the proposed new single lot shall include a drainage and utility easement over the entirety of the portion of the Frank Street right-of-way proposed for vacation.

Department Comments

Engineering

Please see Jon Jarosch's engineering report, dated September 12, 2022, attached to this report.

Environmental

Please see Shann Finwall's environmental report, dated September 12, 2022, attached to this report.

Building Official – Randy Johnson

The proposed building is required to meet the minimum requirements of the Minnesota State Building Code

Board and Commission Review

Community Design Review Board

September 20, 2022: The community design review board (CDRB) reviewed this project and made two motions. The first motion was to approve the project while adding additional conditions to require the relocation of a proposed trail to be further away from the west property line, add vegetation to the west side of the project and limit the storage of items on the first level patios. The CDRB voted 2-2 on this motion, which failed due to a lack of a majority. Even though this motion failed, staff has added the CDRB's recommended conditions to the project approvals, which will be considered by the city council.

A second motion was made to recommend that the project density be reduced so all parking spaces can be underground. This motion was approved by a 4-0 vote.

Planning Commission

September 20, 2022: The planning commission reviewed this project and held a public hearing. After the public hearing was closed, the planning commission made a motion to table the review of this project until its meeting on October 18, 2022, to allow the developer to hold a neighborhood meeting. This motion was approved by a 4-0 vote. The developer did hold a neighborhood meeting on October 3, 2022.

October 18, 2022: The planning commission continued its review and allowed the developer to provide a summary of the neighborhood meeting and to present additional exhibits regarding the impact the proposed building would have on the view sheds of the surrounding areas. The planning commission voted 6-0 to recommend denial of the proposed comprehensive plan amendment and conditional use permit.

Citizen Comments

Staff surveyed the 53 surrounding property owners within 500 feet of the proposed site and within the Kavanagh and Dawson's Addition to Gladstone plat for their opinion about this proposal. Staff received the following comments.

1. We received notice of the Frost apartments proposed development. We live on Phalen Pl near Frost and this development would directly affect us. We are raising three children in this neighborhood because it is quiet and safe. We have enjoyed the peace and quiet, easy access to the lake and to the Gladstone Savanna and playground. This development, if approved, would change that. 150 units up to 3 bedrooms is a whole lot of people to add to this area. We would have to listen to dogs barking at the dog park that will be installed a few doors down, and there would be a massive increase of cars and foot traffic because the development doesn't have enough space for parking and because our street would be the closest way to get to the lake. The request to have less parking than code allows is alarming. What is the plan for parking if there isn't space there? The parking bays on Frost are already often full.

We have spoken to a number of neighbors and it is clear that the neighborhood does not want or need this development, and this project would do nothing positive for us. We ask you to consider the people and families living in this area and how this negatively affects us. We are not supportive of this proposal.

Additional comments received on October 10, 2022:

I'm writing regarding the proposed Frost Ave apartments. The community came out to the September 20th meeting strongly against this proposal. The developer was told to hold another community meeting, which they did. At that meeting, they were unable to give us any reason why this apartment would be good for our neighborhood, and said they would not compromise on size or anything other than things like the color of the siding. They are unwilling to work with the people living in this neighborhood to make something work - even when we asked them to consider a medium density instead of high density building. When we voice concerns about the parking waiver, they just say they have data on that and it will be fine. When we voice concerns about increased traffic, they just say the data says it will be fine. We live here in real life, and raise our kids here. This will have a real impact on our everyday lives. Ari did not make a good case - or really any case - for why we should support this.

Please consider the concerns of the community during your meeting on October 18th. The developer clearly will not. (Brynna Kuechenmeister, 1857 Phalen Place North)

2. I am disappointed to learn that Reuter Walton Development is proposing yet another development along Frost Ave. I moved to this area twelve years ago with my family in the hopes that this could be our forever home. Maplewood officials often spoke about community improvements in this area, and we had high hopes. While there have been some changes that have benefited the neighborhood, the purpose for others has been unclear. We are struggling to understand what the vision is for Maplewood, particularly the area along Frost Ave.

With the exception of some smaller multi-family units, the neighborhoods along Frost Ave have traditionally been comprised of single-family homes. Many of those homes are moderate single-story homes, many built more than fifty years ago. There are some small

businesses in the area, designed to meet needs of the residents in the immediate area. Frost Ave itself is only two lanes, with traffic controlled by round-a-bout rather than stop signs or traffic lights. This is not an area designed for mass-multi-tenant living.

This new development proposal on the corner of Frost Ave and Phalen PI is a blot on the landscape. This five-story grotesque monstrosity in the middle of a neighborhood of mostly single-story homes is an absurd proposal. Not only would a five-story building be a towering eye-sore to residents and passers-by, but the proposed design is so specific that it will be dated in less than two decades.

The proposal appears more like a downtown development than something for a suburb neighborhood with virtually no walkability. It is unclear to me who exactly the developer is hoping to attract. Market-rate for an apartment with these proposed amenities will exclude most people who currently live in the area, and people looking for this type of home are usually looking for a more metropolitan area. There may be a significant need for housing at this time, but what will become of this building when the market changes and that need no longer exists? When people have more choices, they won't pay those rates to live in this area. The City appears to have struggled recently in managing the landscape along Frost Ave. How will the City address the additional strain brought on by this development? How will Frost Ave be modified to handle the increase in traffic? What is the trade-off for allowing a private developer to take portions of City land/park?

I can acknowledge a need for housing, but what need is affordable housing - not luxury apartments. A two or three story, traditionally designed apartment building with affordable rates would be much more beneficial to the residents of Maplewood.

The City needs to consider it's vision for this area and for Maplewood as a whole. I have heard many demeaning comments about the city from acquaintances who live elsewhere. I'm sure you're familiar with "Maplehood". I have often defended this area as a gem. If this proposal is approved, I will move from this area - and likely out of Maplewood all together. As many of my neighbors have said, this will no longer be the area where I want to raise my family. Property values in the area will decline, and many of us will likely rent our properties out as we find our forever homes elsewhere. If the vision for the City is renter-centric, then perhaps this is the direction to take. If the City wants to attract homeowners who are vested in the area and pay taxes to ensure progress, then this proposal should be denied.

As I sit here on this quiet evening with my windows open enjoying the peace that drew me to this home, I hope City managers can understand that this type of development would fundamentally change the nature of this area, and the type of residents it attracts. (Melissa Burgess, 1862 Phalen Place North)

3. I have lived here with my family for twelve years, and enjoy both the peace and convenience of the area. I have seen several development proposals on Frost Ave, and am concerned about what appears to be an effort to turn Frost Ave into "renters row".

My family has enjoyed the City parks and trails in this area, and the peace that comes from a neighborhood of single-family homeowners. The introduction of yet another rental complex will further change the landscape of the area, which will also change who the neighborhood attracts. It is common sense that home owners are more invested in the area than renters, and they pay the majority of the property taxes. The City's entertainment of such a proposal seems contrary to what would benefit the City and it's residents.

My wife and I can understand the need for housing at this time, but this is not the type of housing we should be supporting. This development is out of step with the style and environment of the neighborhood. The idea of a five-story building in that location is so off-putting that we can't believe anyone would support it - unless there are other motives that haven't been clearly stated. If the intent is really to meet the housing needs of the community, why build such an ultra-modern complex that the people who live here likely wouldn't be able to afford? And why build it in a location where residents would need to own a vehicle for transportation? Or is it also the City's plan to introduce busses to the area, further congesting the traffic situation caused by the Frost-English Village addition? And what happens when the housing market changes and rentals are no longer in demand? How would the City ensure that any development would be maintained at the high levels being proposed?

This type of housing does not belong in this neighborhood. If this proposal is approved, my family will move from Maplewood. We share the same thoughts of our neighbors - this will become a renter-heavy area with declining property values and the elimination of everything that makes us enjoy living here. If the City's goal is to alienate homeowners to attract renters, then this isn't the city for us.

If the City desires to create more housing, then make it affordable housing and locate it in an area where residents can walk to the services they need so they aren't dependent on a vehicle or other transportation. That is what the residents need. (Michael Burgess, 1862 Phalen Place North)

4. I am the first house next to this development. I don't want a dog park 20 feet away from my house. I don't want to listen to 150 barking dogs all day and all night long. No thank you.

Put the dog park on the East side of the building, there is no neighborhood to bother over there. Put the dog park on the South side of the building there is a big open field there and no neighborhood to bother.

What are they going to do with my power and phone lines. These lines run out to Frost avenue along the building that is there. I believe the business is called Production Resources or formerly the Maplewood boat marine building.

Where is the property line? Are they going to build a fence on the property line? It looks like to me in the plans that they are just going to plant trees. I would prefer they just plant trees. (Scott Cardinal, 1904 Phalen Place North)

5. First, a little history and background I have with the Frost & Gladstone area. In 2007, I bought 1872 Phalen Place from my Grandparents (Lee and Gloria Hansen), who had lived in the house since 1954 when my grandfather and great-grandfather built the house together by hand. My summers included many days at 1872 Phalen Place, going down to the lake, or simply enjoying the company of my grandparents in the yard they worked so hard to maintain. In 2007 when their health had taken them to a point they needed to sell the house, I jumped at the opportunity to buy, not only for the memories but for what my grandmother had coined as "one of the best neighborhoods ever!". Since 2007, I have made my own memories, and have come to love the Frost/Gladstone neighborhood and people. While it's true that Frost/Gladstone is not a glamorous neighborhood with its modest houses, it is also true that the neighborhood is very quiet, peaceful and everyone watches out for each other. Everyone does their own thing, they are respectful of others and because of this, we have a great neighborhood with very little drama.

My wife and I have thought very hard about the proposed apartment complex, and I would like to take this opportunity to cite my major concerns. Also, for more complete feedback to yourself and the City of Maplewood, I queried some of my neighbors who may not have email due to their technology comfort level.

After much consideration and consultation with others, I simply cannot support the proposed "150-Unit Multi-Family Housing Building - 1136/1160 Frost Avenue" apartments as a long-term value to the Gladstone area and moreover the City of Maplewood. In the following bullet points I will highlight my major concerns, but before I get to those points, I would like to openly state that I understand the need for more housing in a community such as Maplewood, in fact, at one point I heard rumors of smaller and more modest multi-family designs, that I thought would address this need, but now as I review the 1136/1160 Frost proposal, I have serious concerns that this complex goes way overboard and misses the mark of addressing that housing void.

- a. Size and design: The apartment complex itself being a 5-story, 150-unit, 230 parking space complex is very large, obstructive and will completely dwarf all the houses in the neighborhoods. Looking at the computer renditions provided in the notification letter, a person will immediately see how the apartment complex looks and feels completely out of place considering all of the surrounding houses are either single, 1.5 or at max two story homes. Since receiving this notification, I have looked around at other similar apartment complexes and the vast majority are only 4-story, with the only 5-story complexes being in much higher density areas like downtown St. Paul or Minneapolis.
 - i. In addition to the sheer size, the design of the apartment complex (although likely considered modern at this snapshot in time), does not fit the neighborhood or the surrounding areas. The flat roof, U-shaped design does not align with the nearby houses, nor other apartment complexes in the area. Looking at "The Shores of Phalen", "Parkview Court Apartments", "Frost English Apartments" and "Frost English – Silver Apartments" they all have classic peaked roof lines and dormers for added decoration, all of which fit much better with their respective surrounding neighborhoods.
- b. Occupancy near term and long term: I have serious concerns about initially filling the apartment complex. The design includes such amenities as a pool, pickleball court, roof top patio and dog park; while these amenities are very nice, it is clear that these apartments are intended to attract higher income earners such as professionals and be priced in a range that only higher earners can afford.
 - i. Initial occupancy: My wife and I are both professionals (Engineer and HR Manager) at local companies with many other professionals that would likely align to the type of renter targeted for this proposal; the individuals that are renters tell me when renting they look at the surrounding area to determine if the infrastructure exists to support their lifestyle. Inevitably the infrastructure they look for includes nearby and walkable restaurants, shops, entertainment venues, and sporting facilities. As much as I love Frost/Gladstone, it does not offer any of this.
 - ii. Long term occupancy: Even if there is success with initially filling the complex, the design and price range does not lend itself to long term sustainability for the Frost/Gladstone area. We all know that the housing market is cyclical with very defined stages (recovery, expansion, hyper supply, and recession) and once

recession hits, will there be renters to sustain such a large complex, once again with no surrounding infrastructure to attract new renters?

- iii. Question: Has there been any studies or data that can help provide justification for such a massive complex? Has a 5yr, 10yr, and 20 yr study been completed showing how the apartment owner plans to support this complex in the down years?
- c. Continued quality of surrounding neighborhoods: The Frost/Gladstone neighborhoods are quiet, long-standing neighborhoods of owners that get along and watch out for each other, which equates to a long history of very low turnover; simply stated, when people move into Frost/Gladstone, they move in with the intention of making this their “forever home”. I previously discussed my personal story, I know my next-door neighbor (Jan) has lived at 1884 Phalen Place for over 30 years, and in fact, when I look around, we are surrounded by other neighbors with a minimum of 10+ years in their homes. When I think about adding 150 new dwelling units to our neighborhoods, I can only imagine how this peaceful area is going to be disrupted. I believe the potential renters would be good people, however, based on sheer numbers alone (150 units!), I cannot come to any other conclusion than the added volume will undoubtedly disrupt our quiet and peaceful neighborhoods.
 - i. For comparison’s sake, I reviewed “1136/1160 Overview Map”, and there are approximately 110 single family homes within the cited “affected area” (North to South: Frost to Ripley, East to West: Adele to English) and now we have to consider this amount of people would be more than doubled in the same geographic area. I simply do not know how our little neighborhoods could be expected to support such a massive addition, these numbers have me very concerned with the long term wellbeing of the Frost/Gladstone neighborhoods.

In closing, I want to emphasize that I bring these concerns to you not from a “not in my back yard” standpoint, but rather from a standpoint of being concerned for the wellbeing of our neighborhoods, including any new dwelling units for both the near term and long term. I take great pride in my Frost/Gladstone home, my neighbors take great pride in their Frost/Gladstone homes, and we simply want what is best for this peaceful, caring neighborhood both now and for generations to come. Thank you for your time and consideration. (Matt and Joy Schlager, 1872 Phalen Place North)

- 6. I have lived in the Gladstone area for 77 years. I have lived at 1835 Phalen Place for 53 years and also own the property across the street at 1844 Phalen Place. I am writing out of concern about the proposal for 150 unit buildings behind us.

This has always been a quiet residential area with family emphasis. In past years we have been bothered by traffic racing down Phalen Place at very high speeds.

Adding 150 units to this area would increase traffic and speeding in our neighborhood. Several families on our street have young children so it is a safety issue.

I attended the council meeting several years ago at which the current owner of the “Boat Store” requested permission to set up his business. We were assured by the council that when the property was sold there would be single family and duplex homes built. Never did I imagine a huge apparent complex in my backyard.

I received a postcard notifying me of a meeting on August 10 at John Glenn School regarding a proposed building . I went to it thinking that the new building would be at Frost and English. To my shock, I was the only member of the public there other than the mayor. Never did I suspect this would be in my backyard. Neighbors had no idea since the address was not published on the postcard.

These are a few of my objections:

- increased noise and traffic
- loss of our 'small town" quiet feel
- huge complex- visually not appropriate for our neighborhood of single family homes
- noise from balconies and swimming pool and dog park
 - sound carries easily in this neighborhood even from across lake
- we like our small family run businesses along Frost Ave.

Every neighbor I have spoken to on Phalen Place is against this project. We need to have our voices heard since we are the tax payers and long time residents of Phalen Place. (Kathryn Johnson, 1835 and 1844 Phalen Place North)

7. We first heard about this plan from our neighbor who went to the initial meeting (we were out of town). We think this is possibly the worse idea our city leaders have come up with. This area already has 3 large apt bldgs. on Frost (2 on Frost & English) & with another one coming off of East Shore Drive.

This is a family oriented quiet community and I remember when they closed the marine shop and the Maplewood city council at that time assured us, we would only replace this with single family homes or possibly duplexes/side by side not a huge building with 150 apartments.

This is a list of as many we can think of right now of our concerns:

- dog park we may like dogs but do not wish to listen to them barking all day
- there is a concern also about parking in the past we have not been allowed to park on the streets in Maplewood overnight so where in "the community" are these overflow parking spots?
- Phalen place is already a very busy street what will over 150 units with very possibly 300 or more cars cause it to be?
- Speeds on Phalen Pl - most of the traffic goes about an average of 40-45 mph and does not stop at stop sign just turns or goes straight through. Morning and evening "rush hour" traffic for those who do not wish to drive all the way down to English to get in the neighborhood.
- There was a stop sign at Fenton a few years ago which helped somewhat but the city got rid of it with no notice to us or explanation (the rumor was a big shot in the city didn't like having to stop there)
- What about the increase of cars to Frost and English's roundabout sounds like during rush hours am & pm it will be "traffic jams" waiting to happen
- Now we wish to address the noise from the people in these apartments
- adding normal living noise from 300+ people
- adding entertaining noise from all of their patios and balconies
- also noise of gatherings that may be held on the roof & around the pool have any of you heard the noise from people in a swimming pool? How about over 100 This could go on from possibly from May to Sep reminding everyone this pool is outside

We are not saying we do not welcome newcomers to our area but really that many in one fell swoop?

We do not think this was thought out very well by the city or the “ones in charge”.

There are many other areas in this community that are more preferable to have this apt built. Specifically at Frost & English there are 2 corners left that could include this apt and not interfere with single family homes that have been here for many years. Plus, the area that houses the former rental hall which needs to be torn down.

Are you planning to fill this area with apt after apt?

My question to you all is what is your purpose more tax \$\$\$ or what?

The bottom line is we do not want nor do we need this apt in Gladstone. (Pat and Barb Vaughan, 1856 Phalen Place North)

Reference Information

Site Description

Project Area: 5 acres
Existing Land Use: Office building and vacant

Surrounding Land Uses

North: Frost Avenue and Flicek Park
East: Gladstone Savanna
South: Vacant Land and Gladstone Savanna
West: Single Family Homes

Planning

Existing Land Use: Medium Density Residential (*proposed to be High Density Residential*)
Existing Zoning: R3 – Multiple Dwelling

Attachments:

1. Public Vacations Combination Resolution
2. Comprehensive Plan Amendment Resolution
3. Conditional Use Permit Resolution
4. Design Review Resolution
5. Overview Map
6. 2040 Future Land Use Map
7. Zoning Map
8. Applicant's Narrative
9. Site Plan, updated on August 29, 2022
10. Landscape Plan
11. Tree Preservation Plan
12. Photometric Plan
13. Lot Combination and Public Vacations Plan
14. Building Elevations
15. Engineering Report, dated September 12, 2022

16. Environmental Report, dated September 12, 2022
17. Community Design Review Board Minutes, dated September 20, 2022
18. Planning Commission Minutes, dated September 20, 2022
19. Planning Commission Minutes, dated October 18, 2022
20. Applicant's Plans (separate attachment)

PUBLIC VACATIONS RESOLUTION

BE IT RESOLVED by the City Council of the City of Maplewood, Minnesota, as follows:

Section 1. Background.

1.01 Ari Parritz, of Reuter Walton Development, has requested The Maplewood City Council to vacate the following unused public rights-of-way:

All that part of Edward Street lying southerly of a line drawn from northeast corner of Block 2 to the northwest corner of Block 1, all within KAVANAGH AND DAWSON'S ADDITION TO GLADSTONE, Ramsey County, Minnesota, according to the recorded plat thereof, and northerly of a line drawn from the southeast corner of said Block 2 to the southwest corner of said Block 1.

And,

All that part of North 1/2 of Fenton Avenue lying easterly of the southerly extension of the westerly line of Block 2, KAVANAGH AND DAWSON'S ADDITION TO GLADSTONE, Ramsey County, Minnesota, according to the recorded plat thereof, and westerly of the southerly extension of the easterly line of said Block 2,

And,

All that part of Frank Street, formerly known as Good Avenue, lying southerly of the easterly extension of the northerly line of Block 1, KAVANAGH AND DAWSON'S ADDITION TO GLADSTONE, Ramsey County, Minnesota, according to the recorded plat thereof, and easterly of the southerly extension of said Block 1, and northerly of the southerly line of the North 1/2 of Fenton Avenue, and westerly of the east line of said KAVANAGH AND DAWSON'S ADDITION TO GLADSTONE plat.

1.02 The properties located at 1136 and 1160 Frost Avenue East are legally described as:

PIN: 162922420003 and 162922420004 – Lots 1 to 13, inclusive, Block 2, Kavanagh and Dawson's Addition to Gladstone, and that portion of the vacated alley which accrued to said lots by reason of the vacation thereof, according to the recorded plat on file in the office of the Register of Deeds within and for Ramsey County, Minnesota.

AND

PIN: 162922420112 – Lots 1 through 20, inclusive, in Block 1, Kavanagh and Dawson's Addition to Gladstone, together with the vacated alley in said Block 1, Ramsey County, Minnesota.

1.03 The proposed single lot is proposed to be legally described as:

Lots 1 to 10, inclusive, Block 2, Kavanagh and Dawson's Addition to Gladstone, and that portion of the vacated alley and vacated Edward Street.

Lots 11 to 13, inclusive, Block 2, Kavanagh and Dawson's Addition to Gladstone, and that portion of the vacated alley.

Lots 1 through 20, inclusive, in Block 1, Kavanagh and Dawson's Addition to Gladstone, together with the vacated alley, and that part of vacated Frank Street North and Fenton Avenue which lies east of the most westerly extent and south of the most northerly extent of said Block 1, Ramsey County, Minnesota.

Section 2. Standards

1.01 Minnesota state statute requires that no vacation shall be made unless it appears in the interest of the public to do so.

Section 3. Findings.

1.01 The Maplewood City Council makes the following findings:

1. There is no anticipated public need for the described Edward Street, Fenton Avenue and Frank Street rights-of-way.
2. The vacation is not counter to the public interest.
3. The proposed lot combination meets all of the city's subdivision requirements.

Section 4. City Review Process

4.01 The City conducted the following review when considering public vacations requests.

1. A hearing notice on said request was published in the City of Maplewood's official newspaper and written notice was mailed to the property owners within the Kavanagh and Dawson's Addition to Gladstone, Ramsey County Plat.
2. On November 14, 2022, the City Council held a hearing on such request, at which time all persons for and against the granting of said request were heard.

Section 5. City Council

5.01 The city council hereby _____ the resolution. Approval is based on the findings outlined in Section 3 of this resolution. Approval is subject to the following condition:

1. The city clerk is directed to prepare a notice of completion of proceedings.

_____ by the City Council of the City of Maplewood, Minnesota, on November 14, 2022.

COMPREHENSIVE PLAN AMENDMENT RESOLUTION

Resolution approving the comprehensive plan amendment regarding the properties at 1136 and 1160 Frost Avenue East from Medium Density Residential to High Density Residential.

Be it resolved by the City Council of the City of Maplewood, Minnesota, as follows:

Section 1. Background.

1.01 Ari Parritz, of Reuter Walton Development, has requested approval of a comprehensive plan amendment.

1.02 The properties are located at 1136 and 1160 Frost Avenue East and are legally described as:

PIN: 162922420003 and 162922420004 – Lots 1 to 13, inclusive, Block 2, Kavanagh and Dawson's Addition to Gladstone, and that portion of the vacated alley which accrued to said lots by reason of the vacation thereof, according to the recorded plat on file in the office of the Register of Deeds within and for Ramsey County, Minnesota.

AND

PIN: 162922420112 – Lots 1 through 20, inclusive, in Block 1, Kavanagh and Dawson's Addition to Gladstone, together with the vacated alley in said Block 1, Ramsey County, Minnesota.

Section 2. Criteria.

2.01 The 2040 Comprehensive Plan states the document may require amending due to a property owner request to change land use designation to allow a proposed development or redevelopment.

2.02 The 2040 Comprehensive Plan amendment process follows the same City identified public hearing process as the major update process used to develop the 2040 Comprehensive Plan. Amendments are required to submit and gain approval from the Metropolitan Council.

Section 3. Findings

3.01 The requested amendment would meet various amendment criteria outlined in the 2040 Comprehensive Guide Plan.

2. Enhance existing neighborhoods by encouraging residential neighborhood development and redevelopment to address gaps in the housing mix, ensuring the efficient use of city services and infrastructure, and strengthen neighborhood vitality.

3. Increase development densities/intensities with quality design at appropriate locations to support an increased mix of housing options, viability of neighborhood commercial nodes, and regional transit investments.

4. Ensure the City has a variety of housing types for ownership and rental for people in all stages of their life cycle.

Section 4. City Review Process

4.01 The City conducted the following review when considering this amendment request.

2. On September 20, 2022, the planning commission held a public hearing. The city staff published a hearing notice in the Pioneer Press and sent notices to the surrounding property owners. The planning commission gave everyone at the hearing a chance to speak and present written statements. On October 18, 2022, the planning commission continued its review and recommended that the city council deny the comprehensive plan amendment.
3. On November 14, 2022, the city council discussed the comprehensive plan amendment. They considered reports and recommendations from the planning commission and city staff.

Section 5. City Council

5.01 The above described comprehensive plan amendment is _____ based on the findings outlined in section 3 of this resolution. Approval is subject to, and only effective upon, the following conditions:

1. Review and approval of the Metropolitan Council as provided by state statute.
2. The site must be developed and maintained in substantial conformance with the following plans:
 - a. Design and site plans, date-stamped September 2, 2022.
3. The development must further comply with all conditions outlined in City Council Resolution No. _____ for a conditional use permit _____ by the Maplewood City Council on November 14, 2022.

_____ by the City Council of the City of Maplewood, Minnesota, on November 14, 2022.

CONDITIONAL USE PERMIT RESOLUTION

BE IT RESOLVED by the City Council of the City of Maplewood, Minnesota, as follows:

Section 1. Background.

1.01 Ari Parritz, of Reuter Walton Development, has requested approval of a conditional use permit to permit a five-story multifamily building.

1.02 The properties are located at 1136 and 1160 Frost Avenue East and are legally described as:

PIN: 162922420003 and 162922420004 – Lots 1 to 13, inclusive, Block 2, Kavanagh and Dawson's Addition to Gladstone, and that portion of the vacated alley which accrued to said lots by reason of the vacation thereof, according to the recorded plat on file in the office of the Register of Deeds within and for Ramsey County, Minnesota.

AND

PIN: 162922420112 – Lots 1 through 20, inclusive, in Block 1, Kavanagh and Dawson's Addition to Gladstone, together with the vacated alley in said Block 1, Ramsey County, Minnesota.

Section 2. Standards.

2.01 City Ordinance Section 44-359 requires a Conditional Use Permit for multiple dwelling buildings that exceed a height of 35 feet.

2.02 General Conditional Use Permit Standards. City Ordinance Section 44-1097(a) states that the City Council must base approval of a Conditional Use Permit on the following nine standards for approval.

1. The use would be located, designed, maintained, constructed and operated to be in conformity with the City's Comprehensive Plan and Code of Ordinances.
2. The use would not change the existing or planned character of the surrounding area.
3. The use would not depreciate property values.
4. The use would not involve any activity, process, materials, equipment or methods of operation that would be dangerous, hazardous, detrimental, disturbing or cause a nuisance to any person or property, because of excessive noise, glare, smoke, dust, odor, fumes, water or air pollution, drainage, water run-off, vibration, general unsightliness, electrical interference or other nuisances.
5. The use would not exceed the design standards of any affected street.

6. The use would be served by adequate public facilities and services, including streets, police and fire protection, drainage structures, water and sewer systems, schools and parks.
7. The use would not create excessive additional costs for public facilities or services.
8. The use would maximize the preservation of and incorporate the site's natural and scenic features into the development design.
9. The use would cause minimal adverse environmental effects.

Section 3. Findings.

3.01 The proposal meets the specific conditional use permit standards.

Section 4. City Review Process

4.01 The City conducted the following review when considering this conditional use permit request.

1. On September 20, 2022, the planning commission held a public hearing. The city staff published a hearing notice in the Pioneer Press and sent notices to the surrounding property owners. The planning commission gave everyone at the hearing a chance to speak and present written statements. On October 18, 2022, the planning commission continued its review and recommended that the city council deny this resolution.
2. On November 14, 2022, the city council discussed this resolution. They considered reports and recommendations from the planning commission and city staff.

Section 5. City Council

5.01 The city council hereby _____ the resolution. Approval is based on the findings outlined in section 3 of this resolution. Approval is subject to the following conditions: (additions are underlined and deletions are crossed out):

1. All construction shall follow the approved plans, date-stamped September 2, 2022. The director of community development may approve minor changes.
2. The proposed construction must be substantially started within one year of council approval or the permit shall become null and void.
3. The city council shall review this permit in one year.
4. A parking waiver of 56 parking spaces is approved. If a parking shortage develops, the city council may require additional parking spaces to be constructed.
5. Storage on the first-level patios shall be limited to patio furniture only.

6. The applicant's request to combine the three properties comprising of 1136 and 1160 Frost Avenue East meets all city subdivision requirements and is approved. The applicant shall complete the following items:
 - a. A survey shall be submitted to staff with a legal description for a new single parcel reflecting the three properties being combined.
 - b. Prior to the issuance of a certificate of occupancy for the new multifamily housing building, proof that Ramsey County has recorded the lot division must be submitted to city staff.
 - c. The applicant shall provide a drainage and utility easement over the entirety of the portion of the Frank Street right-of-way proposed for vacation.
7. Metropolitan Council approval of Resolution No. _____ for a comprehensive plan amendment _____ by the Maplewood City Council on November 14, 2022.

_____ by the City Council of the City of Maplewood, Minnesota, on November 14, 2022.

DESIGN REVIEW RESOLUTION

BE IT RESOLVED by the City Council of the City of Maplewood, Minnesota, as follows:

Section 1. Background.

1.01 Ari Parritz, of Reuter Walton Development, has requested approval of a design review for a five-story multifamily building.

1.02 The properties are located at 1136 and 1160 Frost Avenue East and are legally described as:

PIN: 162922420003 and 162922420004 – Lots 1 to 13, inclusive, Block 2, Kavanagh and Dawson's Addition to Gladstone, and that portion of the vacated alley which accrued to said lots by reason of the vacation thereof, according to the recorded plat on file in the office of the Register of Deeds within and for Ramsey County, Minnesota.

AND

PIN: 162922420112 – Lots 1 through 20, inclusive, in Block 1, Kavanagh and Dawson's Addition to Gladstone, together with the vacated alley in said Block 1, Ramsey County, Minnesota.

Section 2. Site and Building Plan Standards and Findings.

2.01 City ordinance Section 2-290(b) requires that the community design review board make the following findings to approve plans:

1. That the design and location of the proposed development and its relationship to neighboring, existing or proposed developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood; that it will not unreasonably interfere with the use and enjoyment of neighboring, existing or proposed developments; and that it will not create traffic hazards or congestion.
2. That the design and location of the proposed development are in keeping with the character of the surrounding neighborhood and are not detrimental to the harmonious, orderly and attractive development contemplated by this article and the city's comprehensive municipal plan.
3. That the design and location of the proposed development would provide a desirable environment for its occupants, as well as for its neighbors, and that it is aesthetically of good composition, materials, textures and colors.

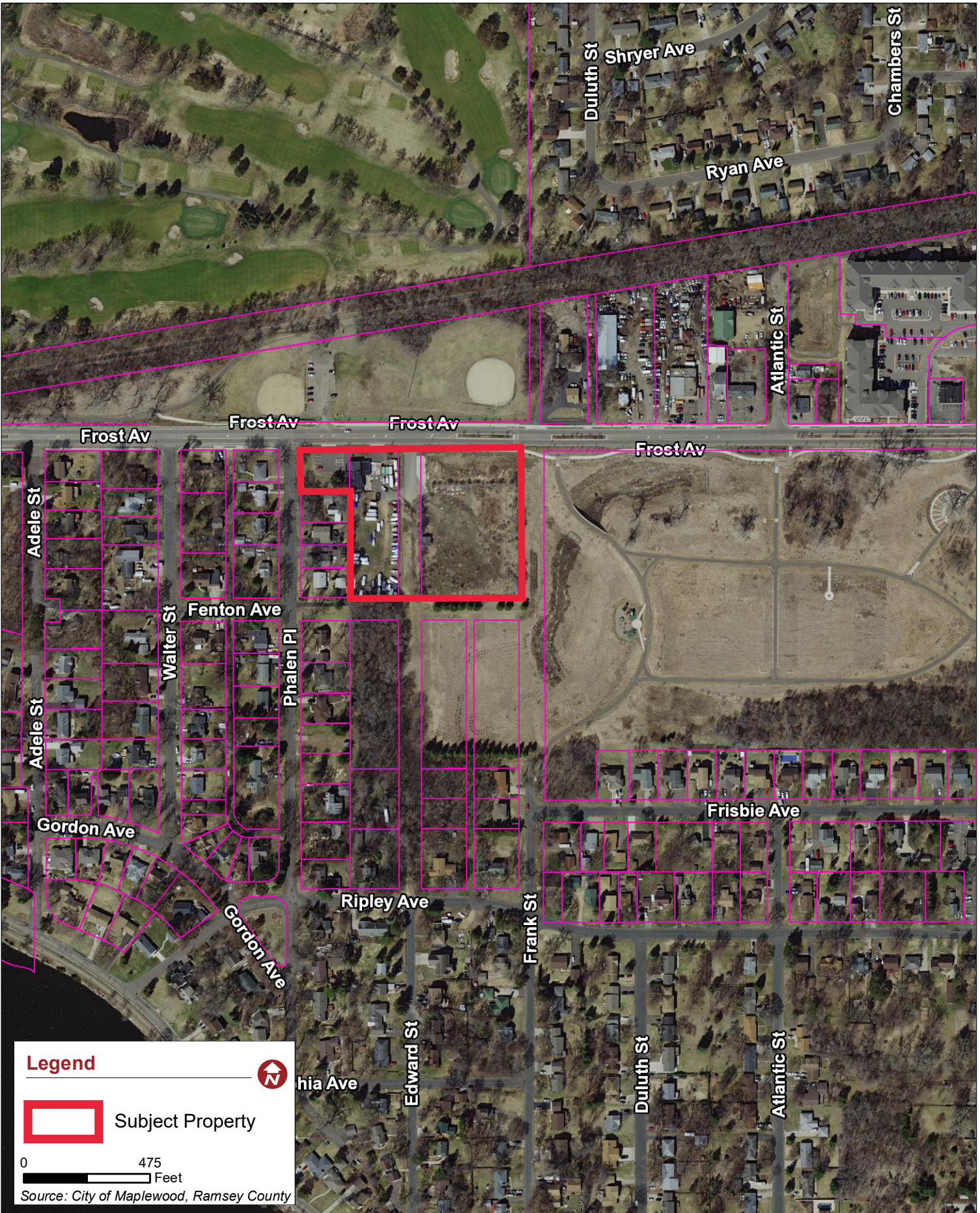
Section 3. City Council Action.

3.01 The above-described site and design plans are hereby approved based on the findings outlined in Section 3 of this resolution. Subject to staff approval, the site must be developed and maintained in substantial conformance with the design plans date-stamped September 2, 2022. Approval is subject to the applicant doing the following:

1. Obtain a conditional use permit from the city council for this project.
2. Repeat this review in two years if the city has not issued a building permit for this project.
3. All requirements of the fire marshal and building official must be met.
4. Satisfy the requirements set forth in the engineering review authored by Jon Jarosch, dated September 12, 2022.
5. Satisfy the requirements set forth in the environmental review authored by Shann Finwall, dated September 12, 2022.
6. The applicant shall obtain all required permits from the Ramsey-Washington Metro Watershed District.
7. Rooftop vents and equipment shall be located out of view from all sides of the property.
8. Any identification or monument signs for the project must meet the requirements of the city's sign ordinance. Identification or monument signs shall be designed to be consistent with the project's building materials and colors.
9. Prior to the issuance of a building permit, the applicant shall submit for staff approval the following items:
 - a. The applicant shall provide the city with a cash escrow or an irrevocable letter of credit for all required exterior improvements. The amount shall be 150 percent of the cost of the work.
 - b. A revised site plan with the dog park setback at least 50 feet from the south property line, the gazebo setback at least 50 feet from the west property line and the trail setback at least 50 feet from the west property line and located east of the stormwater pond.
 - c. A revised landscape plan that enhances the vegetative break between the west side of the project and the residential properties.
 - d. Revised floor plans showing all alcove – studio – units meeting the minimum floor area size of 580 square feet and that all units in the building have a minimum of 120 cubic feet of storage space.
 - e. A revised photometric plan that meets city code requirements.
10. The applicant shall complete the following before occupying the building:
 - a. Replace any property irons removed because of this construction.
 - b. Provide continuous concrete curb and gutter around the parking lot and driveways.

- c. Install all required landscaping and an in-ground lawn irrigation system for all landscaped areas.
 - d. Install all required outdoor lighting.
 - e. Install all required sidewalks and trails.
11. If any required work is not done, the city may allow temporary occupancy if:
- a. The city determines that the work is not essential to public health, safety or welfare.
 - b. The above-required letter of credit or cash escrow is held by the City of Maplewood for all required exterior improvements. The owner or contractor shall complete any unfinished exterior improvements by June 1 of the following year if occupancy of the building is in the fall or winter or within six weeks of occupancy of the building if occupancy is in the spring or summer.
12. All work shall follow the approved plans. The director of community development may approve minor changes.

_____ by the City Council of the City of Maplewood, Minnesota, on November 14, 2022.



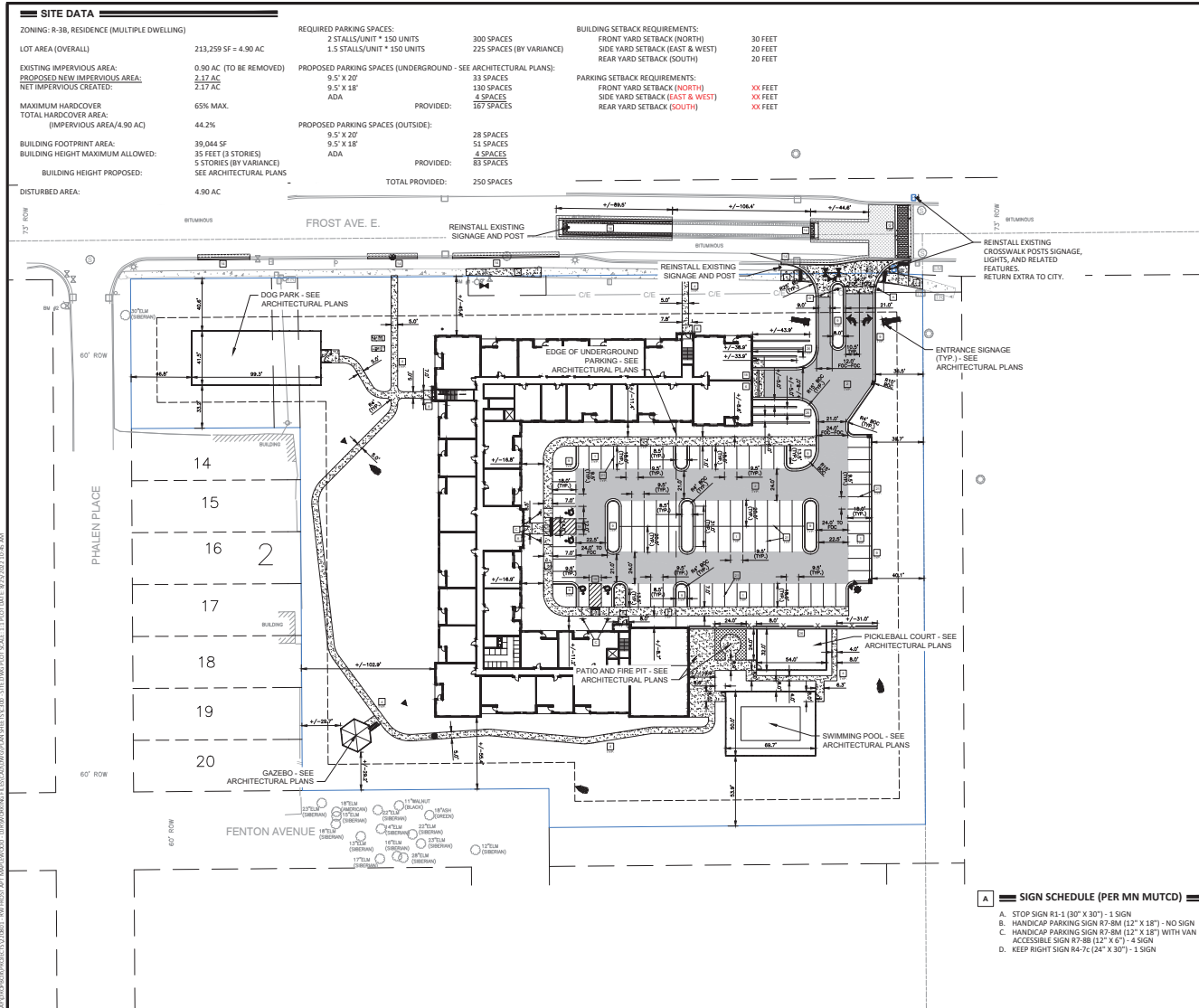




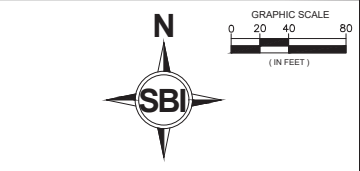
Written Statement of Intended Use

On behalf of Reuter Walton Development, DJR is proposing a new development at 1136 / 1160 Frost Avenue East in the City of Maplewood. The intend use of the property is a new five story, 150 unit market rate apartment building. The proposed building will include a mix of studio, one bedroom, one bedroom plus den, two bedroom and three bedroom apartments. Most units will have either a concrete patio or recessed balcony. One level of below grade parking along with surface parking will be provided. Amenities will include a clubroom, fitness room, roof deck, outdoor pool, pickleball court and dog run.

The goal of this project is to contribute to the need for approachably priced rental units in the City of Maplewood. The new structure will also enhance the streetscape along Frost Avenue by infilling what appears to be a missing tooth. This will be achieved by transforming this underutilized former industrial site into a dynamic new housing project that overlooks and embraces the Gladstone Savannah. This new project will also contribute to the economic growth of Maplewood through job creation and construction activity.



SITE DATA		REQUIRED PARKING SPACES:		BUILDING SETBACK REQUIREMENTS:	
ZONING: R-3B, RESIDENCE (MULTIPLE DWELLING)	213,259 SF = 4.90 AC	2 STALLS/UNIT * 150 UNITS	300 SPACES	FRONT YARD SETBACK (NORTH)	30 FEET
LOT AREA (OVERALL)	213,259 SF = 4.90 AC	1.5 STALLS/UNIT * 150 UNITS	225 SPACES (BY VARIANCE)	SIDE YARD SETBACK (EAST & WEST)	20 FEET
EXISTING IMPERVIOUS AREA:	0.90 AC (TO BE REMOVED)	PROPOSED PARKING SPACES (UNDERGROUND - SEE ARCHITECTURAL PLANS):	33 SPACES	REAR YARD SETBACK (SOUTH)	20 FEET
PROPOSED NEW IMPERVIOUS AREA:	2.17 AC	9.5' X 20'	130 SPACES		
NET IMPERVIOUS CREATED:	2.17 AC	9.5' X 18'	4 SPACES	PARKING SETBACK REQUIREMENTS:	XX FEET
		ADA	167 SPACES	FRONT YARD SETBACK (NORTH)	XX FEET
				SIDE YARD SETBACK (EAST & WEST)	XX FEET
				REAR YARD SETBACK (SOUTH)	XX FEET
MAXIMUM HARDCOVER:	65% MAX.	PROVIDED:	250 SPACES		
TOTAL HARDCOVER AREA:	44.2%	PROPOSED PARKING SPACES (OUTSIDE):	28 SPACES		
(IMPERVIOUS AREA/4.90 AC)		9.5' X 20'	51 SPACES		
BUILDING FOOTPRINT AREA:	39,044 SF	9.5' X 18'	4 SPACES		
BUILDING HEIGHT MAXIMUM ALLOWED:	35 FEET (3 STORIES)	ADA	83 SPACES		
BUILDING HEIGHT PROPOSED:	5 STORIES (BY VARIANCE)	PROVIDED:	250 SPACES		
		SEE ARCHITECTURAL PLANS			
DISTURBED AREA:	4.90 AC	TOTAL PROVIDED:	250 SPACES		



LEGEND	PROPOSED	EXISTING
PROPERTY LINE	---	---
LIMITS OF DISTURBANCE	---	---
BUILDING CURB & GUTTER	---	---
SOIL BORINGS	+	+
FENCE	X-X	X-X
SIGN	+	+
LIGHT POLE	⊙	⊙
PARKING STALL COUNT	⊙	⊙
ADA PAVEMENT MARKING	⊙	⊙
STANDARD DUTY BITUMINOUS	□	□
HEAVY DUTY BITUMINOUS	□	□
CONCRETE SIDEWALK	□	□
CONCRETE PAVING	□	□

- KEYNOTES**
1. BITUMINOUS PAVEMENT - NORMAL DUTY (SEE DETAIL X/CXXX)
 2. BITUMINOUS PAVEMENT - HEAVY DUTY (SEE DETAIL X/CXXX)
 3. BITUMINOUS PAVEMENT - MATCH IN KIND
 4. CONCRETE SIDEWALK (SEE DETAIL X/CXXX)
 5. CONCRETE SIDEWALK - MATCH EXISTING
 6. CONCRETE PAVEMENT (SEE DETAIL X/CXXX)
 7. CONCRETE PAVEMENT - MATCH IN KIND
 8. CONCRETE STOOP (SEE ARCHITECTURAL PLANS)
 9. 8-18" CONCRETE CURB AND GUTTER (SEE DETAIL X/CXXX)
 10. D-418 CONCRETE CURB AND GUTTER (SEE DETAIL X/CXXX)
 11. FLUSH CONCRETE CURB (SEE DETAIL X/CXXX)
 12. TRANSITION FROM FLUSH CONCRETE CURB TO 4" OR 6" CURB (SEE GRADING PLAN)
 13. CONCRETE CURB AND GUTTER - MATCH IN KIND
 14. CONCRETE CURB AND GUTTER - MATCH EXISTING
 15. CONCRETE VALLEY GUTTER (SEE DETAIL X/CXXX)
 16. CURB CUT (SEE DETAIL X/CXXX)
 17. CURB CUT WITH RIP RAP (SEE DETAIL X/CXXX)
 18. TRENCH DRAIN
 19. ACCESSIBLE STALL STRIPING (SEE DETAIL X/CXXX)
 20. ACCESSIBLE RAMP (SEE DETAIL X/CXXX)
 21. 4" HIGH VISIBILITY SOLID WHITE PAINT (SEE NOTE XXXXXXXXX)
 22. 4" POLY PREFORMED PERMANENT PAVEMENT MARKINGS (SEE NOTE XXXXX)
 23. CROSSWALK PAVEMENT MARKINGS (SEE DETAIL X/CXXX)
 24. 4" TALL BLACK COATED CHAIN LINK FENCE (SEE NOTE XXXXXXXXX)
 25. 6" WIDE CANTILEVER SLIDE GATE (BLACK COATED CHAIN LINK, 6" TALL)
 26. RETAINING WALL
 27. LANDSCAPE AREA (SEE LANDSCAPE PLANS)
 28. RAIN GARDEN (SEE GRADING PLAN)
 29. CANOPY (SEE ARCHITECTURAL PLANS)
 30. TRASH ENCLOSURE WITH DUMPSTER (SEE ARCHITECTURAL PLANS)
 31. BICYCLE RACK (SEE ARCHITECTURAL PLANS)
 32. MONUMENT SIGN (SEE ARCHITECTURAL PLANS)
 33. SECURITY LIGHT (SEE ARCHITECTURAL PLANS)
 34. TRANSFORMER (SEE ELECTRICAL PLANS FOR SIZE AND EXACT LOCATION)

- SIGN SCHEDULE (PER MN MUTCD)**
- A. STOP SIGN R1-1 (30" X 30") - 1 SIGN
 - B. HANDICAP PARKING SIGN R7-5M (12" X 18") - NO SIGN
 - C. HANDICAP PARKING SIGN R7-5M (12" X 18") WITH VAN ACCESSIBLE SIGN R7-5B (12" X 6") - 4 SIGN
 - D. KEEP RIGHT SIGN R4-7c (24" X 30") - 1 SIGN

- NOTES**
1. CONTRACTOR SHALL REFER TO CONSTRUCTION NOTES ON CD01 PRIOR TO THE START OF CONSTRUCTION.

BENCHMARKS (BM)

BEARINGS SHOWN ARE ON RAMSEY COUNTY COORDINATES

BM #1: TOP NUT OF FIRE HYDRANT LOCATED IN THE SW QUADRANT OF FROST AVENUE AND (VACATED) EDWARD STREET. ELEVATION: 897.90 (NAVD 88 DATUM).

BM #2: TOP NUT OF FIRE HYDRANT LOCATED IN THE SW QUADRANT OF FROST AVENUE AND PHALEN PLACE. ELEVATION: 903.04 (NAVD 88 DATUM).

811

STATE LAW: 48 HOURS BEFORE EXCAVATING OR DEMOLISHING BUILDINGS, CALL 811 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES. THIS SERVICE LOCATES UTILITY OWNED LINES BUT NOT PRIVATE LINES.

THE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE EXACT LOCATION OF ALL UTILITIES (PUBLIC AND PRIVATE) MUST BE DETERMINED BEFORE COMMENCING WORK.

Know what's below. Call before you dig.



DJR ARCHITECTURE
MINNEAPOLIS, MN

FROST AVENUE APARTMENTS
1136 FROST AVENUE, MAPLEWOOD, MINNESOTA

SUMMARY

DESIGNED: JRK DRAWN: JRK
REVIEWED: JRK
PHASE: PRELIM INITIAL ISSUE: 08/19/2022

REVISION HISTORY

#	DATE	DESCRIPTION
001	08/02/2016	XXXX

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

JAY RONALD KOESTER, P.E.
DATE: 08/XX/2022 REG. NO. 44433

PAVING, SIGNAGE, AND DIMENSIONAL PLAN

SOLUTION BLUE PROJECT NO: 220801

C300

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- NOTES:**
- OBTAIN ALL NECESSARY PERMITS FOR PLANTING IN ALL R.O.W. AND VERIFY ALL UTILITIES WHICH MAY AFFECT THEIR WORK.
 - COMPLETE WORK PER OWNERS CONSTRUCTION SCHEDULE AND COORDINATE WORK WITH OTHERS ON SITE.
 - ALL PLANT MATERIALS TO BE GUARANTEED ONE (1) FULL YEAR FROM THE COMPLETION AND ACCEPTANCE BY OWNER, WITH ONE TIME REPLACEMENT AT APPROPRIATE TIME.
 - REPLACEMENT TOPSOIL (WHEN REQUIRED) SHOULD BE CLEAN, FREE OF DEBRIS, ROCKS AND WEEDS.
 - VERIFY TOPSOIL DEPTH AND NOTIFY OWNER OF ANY DEFICIENCY.
 - SOD TO BE A KENTUCKY BLUEGRASS SEED VARIETY. NO GUARANTEE ON SOD EXCEPT SOD THAT IS NOT ACCEPTABLE AT TIME OF COMPLETION. STAKE SOD ON SLOPES 3:1 AND GREATER.
 - WHERE EXISTING HARDSCAPE AREAS ARE TO BE REPLACED WITH LANDSCAPING, PROVISIONS SHOULD BE TAKEN TO COORDINATE EXCAVATION OF SUBSOIL TO A DEPTH OF 6" WITH GRADING CONTRACTOR. REPLACE WITH COMPACTED TOPSOIL. ALL AREAS TO BE LANDSCAPED AND SODDED SHALL BE GRADED SMOOTH AND EVEN.
 - SOD ALL AREAS WHICH ARE DISTURBED BY CONSTRUCTION INCLUDING ALL R.O.W. AND ADJACENT PROPERTIES.
 - PROVIDE SILKNET ON ALL SEEDED AREAS THAT ARE SLOPED. MULCH APPLICATION FOR ALL OTHER SEEDED AREAS SHALL BE HYDROMULCH OR DISCED STRAW DEPENDING ON SEED TYPE.
 - INSTALL BLACK VINYL EDGING AROUND ALL PLANTING BEDS AS SHOWN ON PLAN.
 - MULCH TO BE FINELY SHREDED, UNWEED, HARDWOOD ORGANIC MULCH INSTALLED TO 4" DEPTH.
 - NO WEED FABRIC BARRIER BENEATH ORGANIC MULCHES.
 - NO EDGING AROUND TREES OUTSIDE OF SHRUB BEDS.
 - ROCK MULCH SHALL BE 1-1/2" DIAMETER WASHED RIVER ROCK INSTALLED TO 3" DEPTH WITH APPROVED WEED FABRIC BARRIER.
 - INSTALL IRRIGATION SYSTEM PER IRRIGATION PLAN. IRRIGATION DESIGN SHOULD ENCOMPASS ALL LANDSCAPE AREAS WITH SOD AND PLANTINGS. R.O.W. TO BE IRRIGATED FROM SPRINKLER HEADS LOCATED WITHIN PROPERTY BOUNDARY. MINIMIZE OVER SPRAY.
 - COORDINATE INSTALLATION OF ALL PVC SLEEVES UNDER DRIVE AREAS WITH GENERAL CONTRACTOR.
 - CLEAN ALL PAVEMENT AREAS AFTER ALL LANDSCAPE INSTALLATION IS COMPLETE AND ACCEPTED BY OWNER, DAILY CLEANING TO BE COMPLETED IF REQUIRED BY THE MUNICIPALITY.

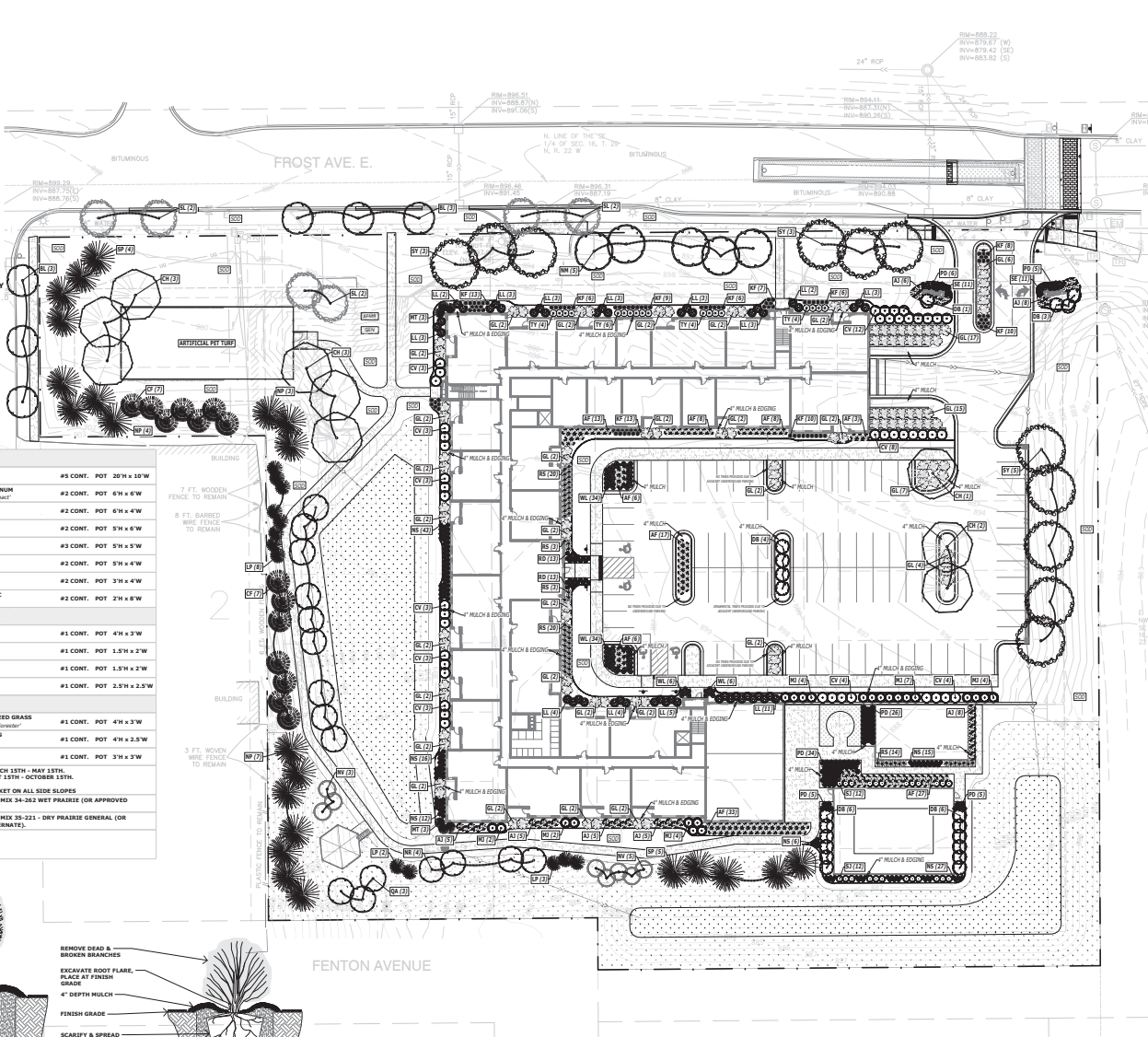
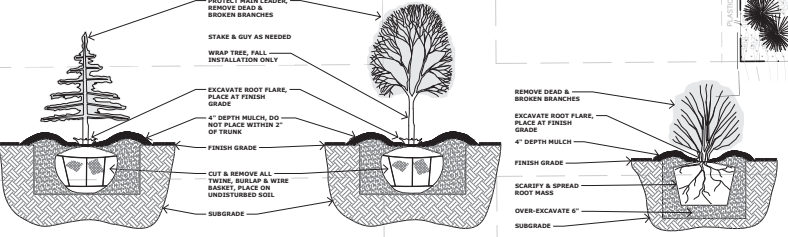
- LANDSCAPE REQUIREMENTS**
- ONE (1) OVERSTORY TREE PER PARKING LOT ISLAND
 - BUILDING PERIMETER LANDSCAPING
 - BOULEVARD TREES AT REGULAR INTERVALS BETWEEN SIDEWALK AND ROAD (MIN. WIDTH 5')

LANDSCAPE PLANT LEGEND

DECIDUOUS TREES		SHRUBS	
ST 11	EXHALATION SYCAMORE <i>Hicoria sphenoloba 'Horton Green'</i>	NV 8	NANKEBERY VIBURNUM <i>Viburnum nankeberry</i>
CH 9	COMMON HACKBERRY <i>Celtis occidentalis</i>	CV 46	COMPACT AMERICAN VIBURNUM <i>Viburnum trilobum 'Baby Compact'</i>
NH 5	NORTHWOOD MAPLE <i>Acer rubrum 'Northwood'</i>	AJ 42	AMBER JUBILEE NINESKAP <i>Physocarpus opulifolius 'Jade'</i>
SL 6	SEVINGE HONEYLOCUST <i>Gleditsia inaequalis var. 'Seminis Skyline'</i>	NJ 23	JUNIPER CHRYSAEA 'Mango' <i>Juniperus chinensis 'Mango'</i>
BL 6	BOULEVARD LINDEN <i>Liriodendron tulipifera</i>	LL 48	LITTLE LIME HYDRANGEA <i>Hydrangea paniculata 'Lime Light'</i>
QA 12	QUAKING ASPEN <i>Populus tremuloides</i>	AP 321	ARCTIC FIRE OGDWOOD <i>Cornus amomum 'Arctic Fire'</i>
NR 4	NORTHERN REDBUD <i>Cercis canadensis</i>	TY 18	TAUNTON YEW <i>Taxus canadensis 'Taunton'</i>
ORNAMENTAL TREES		PERENNIALS	
DB 21	DIAGYTA SPINNALE BIRCH <i>Betula spinnale 'Yasp'</i>	RS 60	RUSSIAN SAGE <i>Salvia yaspoi</i>
EVERGREEN TREES		SE 22	AUTUMN FIRE <i>Sedum 'Autumn Fire'</i>
NP 14	NORWAY PINE <i>Pinus noronae</i>	RD 26	RUBY STELLA DAYLILY <i>Hemerocallis 'Ruby Stella'</i>
SP 9	SCOTCH PINE <i>Pinus sylvestris</i>	WL 80	WALKER'S LOW CATMINT <i>Nepeta 'Walker's Low'</i>
CP 14	CONCOLOR FIR <i>Abies concolor</i>	ORNAMENTAL GRASSES	
LP 13	LIMBER NORTHERN BLUE PINE <i>Pinus strobus 'NorthStar Blue'</i>	KF 95	KARL FORESTER FEATHER REED GRASS <i>Calamagrostis x scottiana 'Karl Forester'</i>
HT 6	HUGO TANNENBAUM <i>Thuja occidentalis 'Hugobonum'</i>	NS 119	NORTHWIND SWITCH GRASS <i>Panicum capillare 'Northwind'</i>
SI 24	SPARTAN JUNIPER <i>Juniperus chinensis 'Spartan'</i>	PD 81	PRAIRIE DROPSIDE <i>Sporobolus heterostachyus</i>

SPRING SEEDING TO BE BETWEEN MARCH 15TH - MAY 15TH.
FALL SEEDING TO BE BETWEEN AUGUST 15TH - OCTOBER 15TH.
• NO SUMMER SEEDING ALLOWED.
• PROVIDE EROSION CONTROL BLANKET ON ALL SLOPE SLOPES EQUAL.
• HN STATE SEED MIX 34-282 WET PRAIRIE (OR APPROVED ALTERNATE).
• HN STATE SEED MIX 35-221 - DRY PRAIRIE GENERAL (OR APPROVED ALTERNATE).

SOD --- S
EDGING --- LF
MULCH --- CY



PLAN-TYPE
SITE PLANNING & LANDSCAPE ARCHITECTURE

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Signature: *Joseph Schmitt*
Professional Seal: 55597

License #: 55597
Date: 08-19-2022

PROJECT MANAGER
LOUIE

DRAWN BY
J + L

PROJECT NAME
FROST AVE APARTMENTS

1136 FROST AVE, MAPLEWOOD, MN

ISSUE LOG

08-19-2022 REVIEW

PROJECT NUMBER
XXXX

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L100

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
SIGNATURE: *Joseph Schell*
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

License #: 55597

Date: 08-19-2022

PROJECT MANAGER

LOUIE

DRAWN BY

J + L

PROJECT NAME

FROST AVE APARTMENTS

1136 FROST AVE,
MAPLEWOOD, MN

ISSUE LOG

08-19-2022 REVIEW

PROJECT NUMBER

XXXX

SHEET TITLE

TREE PRESERVATION PLAN

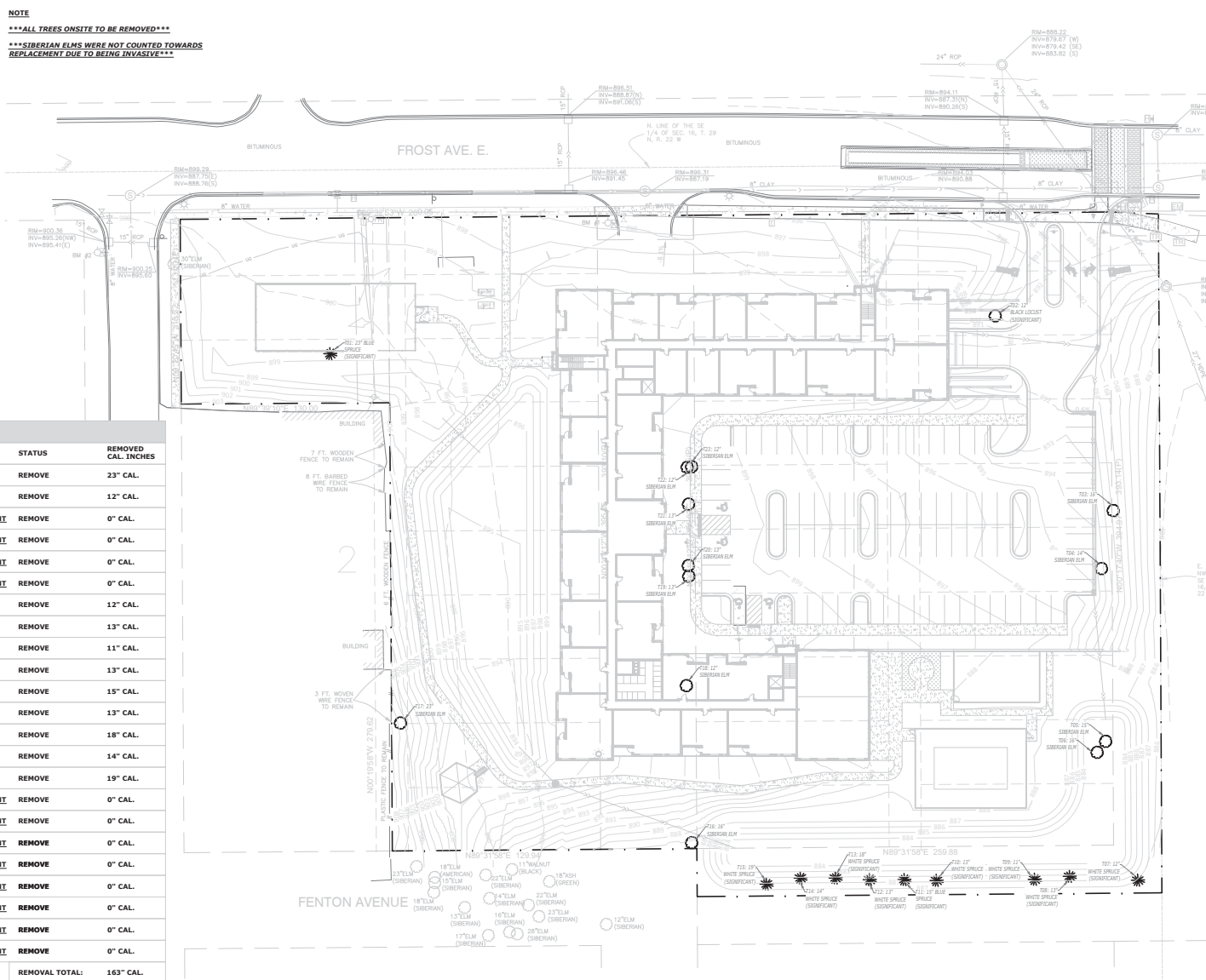
SHEET NUMBER

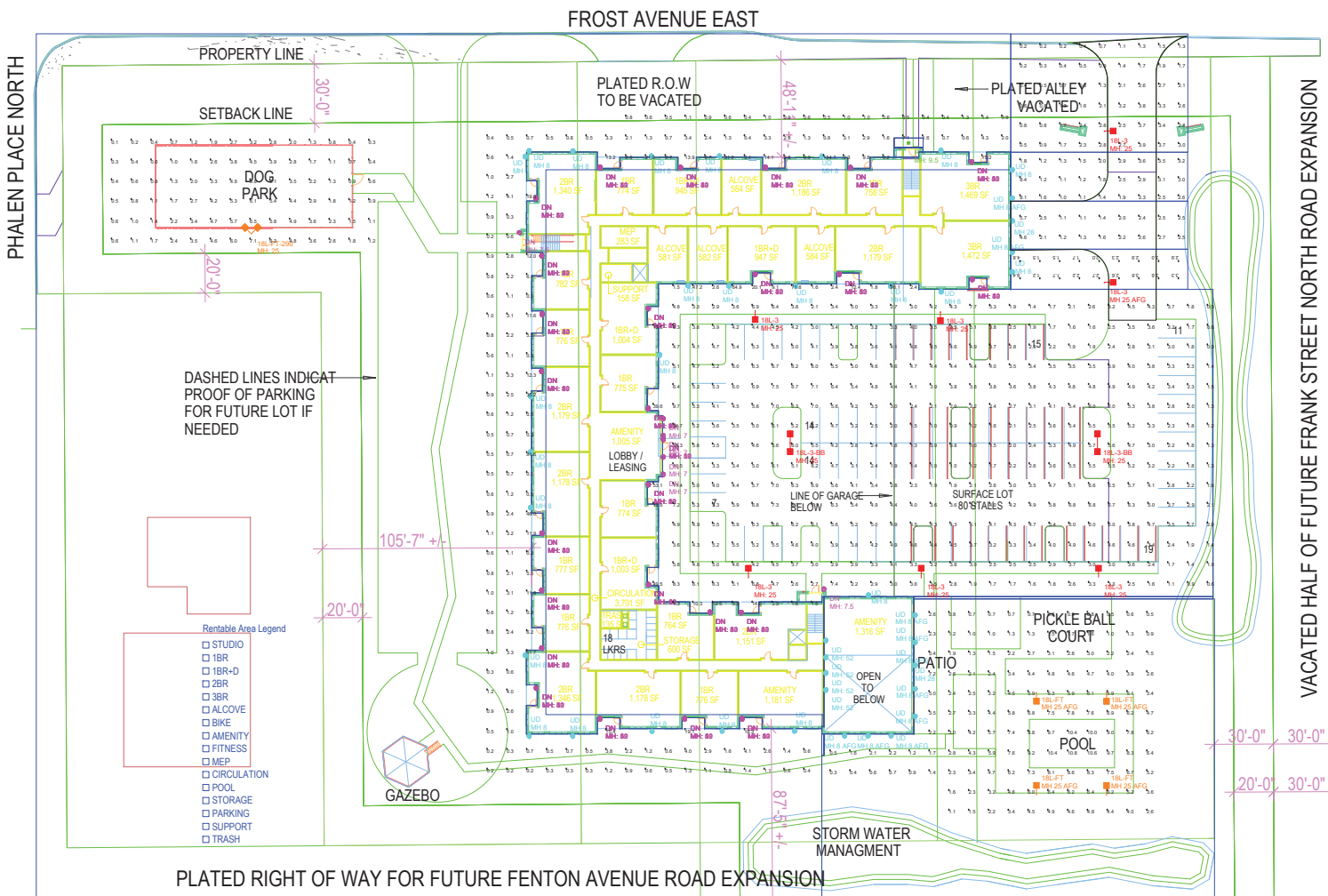
L300

DEFINITIONS
SIGNIFICANT TREE MEANS A HEALTHY TREE MEASURING A MINIMUM OF SIX INCHES IN DIAMETER FOR HARDWOOD DECIDUOUS TREES, EIGHT INCHES IN DIAMETER FOR CONIFER TREES, 12 INCHES IN DIAMETER FOR SOFTWOOD DECIDUOUS TREES, AND SPECIMEN TREE, BUCKTHORN OR OTHER NOXIOUS WOODY PLANTS OR TREES AS DETERMINED BY THE ESD DIRECTOR ARE NOT CONSIDERED A SIGNIFICANT TREE SPECIES AT ANY DIAMETER.
SPECIMEN TREE MEANS A TREE OF ANY SPECIES THAT IS 28 INCHES IN DIAMETER OR GREATER, EXCEPT INVASIVE SPECIES. SPECIMEN TREES MUST HAVE A LIFE EXPECTANCY OF GREATER THAN TEN YEARS, HAVE A RELATIVELY SOUND AND SOLID TRUNK WITH NO EXTENSIVE DECAY OR HOLLOW, AND HAVE NO MAJOR INSECTS, PATHOLOGICAL PROBLEM, OR DEFECTS. SPECIMEN TREES ARE VALUED FOR THEIR SIZE AND THEIR LEGACY.

TREE REMOVAL CALCULATIONS
IF 20 PERCENT OR MORE TOTAL SIGNIFICANT AND SPECIMEN TREE DIAMETER INCHES ARE REMOVED, APPLICANT SHALL MITIGATE ALL SIGNIFICANT AND SPECIMEN DIAMETER INCHES USING THE TREE MITIGATION/REPLACEMENT SCHEDULE IN ACCORDANCE WITH THE FOLLOWING FORMULAS:
A = TOTAL DIAMETER INCHES OF SIGNIFICANT TREES LOST AS A RESULT OF THE LAND ALTERATION (INCLUDES SIGNIFICANT AND SPECIMEN TREES)
B = TOTAL DIAMETER INCHES OF SIGNIFICANT TREES SITUATED ON THE PROPERTY (INCLUDES SIGNIFICANT AND SPECIMEN TREES)
C = TREE REPLACEMENT CONSTANT (1.5)
D = TOTAL DIAMETER INCHES OF SPECIMEN TREES SAVED
E = REPLACEMENT TREES (NUMBER OF CALLIPER INCHES)
(((A/B - 0.2) X C) X A) - (D/2) = E
(((163/163 - 0.2) X 1.5) X 163) - (0/2) = 196"
TOTAL REMOVED TREES (DIAMETER) = 163"
TOTAL REPLACEMENT TREES REQUIRED = 196"
TOTAL REPLACEMENT TREES PROVIDED = 253.5"

ID#	SPECIES	SIZE	CATEGORY	STATUS	REMOVED CAL. INCHES
T01	BLUE SPRUCE <i>Picea pungens</i>	23" CAL.	SIGNIFICANT	REMOVE	23" CAL.
T02	BLACK LOCUST <i>Robinia pseudoacacia</i>	12" CAL.	SIGNIFICANT	REMOVE	12" CAL.
T03	SIBERIAN ELM <i>Ulmus pumila</i>	16" CAL.	INSIGNIFICANT	REMOVE	0" CAL.
T04	SIBERIAN ELM <i>Ulmus pumila</i>	14" CAL.	INSIGNIFICANT	REMOVE	0" CAL.
T05	SIBERIAN ELM <i>Ulmus pumila</i>	15" CAL.	INSIGNIFICANT	REMOVE	0" CAL.
T06	SIBERIAN ELM <i>Ulmus pumila</i>	16" CAL.	INSIGNIFICANT	REMOVE	0" CAL.
T07	WHITE SPRUCE <i>Picea glauca</i>	12" CAL.	SIGNIFICANT	REMOVE	12" CAL.
T08	WHITE SPRUCE <i>Picea glauca</i>	13" CAL.	SIGNIFICANT	REMOVE	13" CAL.
T09	WHITE SPRUCE <i>Picea glauca</i>	11" CAL.	SIGNIFICANT	REMOVE	11" CAL.
T10	WHITE SPRUCE <i>Picea glauca</i>	13" CAL.	SIGNIFICANT	REMOVE	13" CAL.
T11	BLUE SPRUCE <i>Picea pungens</i>	15" CAL.	SIGNIFICANT	REMOVE	15" CAL.
T12	WHITE SPRUCE <i>Picea glauca</i>	13" CAL.	SIGNIFICANT	REMOVE	13" CAL.
T13	WHITE SPRUCE <i>Picea glauca</i>	18" CAL.	SIGNIFICANT	REMOVE	18" CAL.
T14	WHITE SPRUCE <i>Picea glauca</i>	14" CAL.	SIGNIFICANT	REMOVE	14" CAL.
T15	WHITE SPRUCE <i>Picea glauca</i>	19" CAL.	SIGNIFICANT	REMOVE	19" CAL.
T16	SIBERIAN ELM <i>Ulmus pumila</i>	16" CAL.	INSIGNIFICANT	REMOVE	0" CAL.
T17	SIBERIAN ELM <i>Ulmus pumila</i>	23" CAL.	INSIGNIFICANT	REMOVE	0" CAL.
T18	SIBERIAN ELM <i>Ulmus pumila</i>	12" CAL.	INSIGNIFICANT	REMOVE	0" CAL.
T19	SIBERIAN ELM <i>Ulmus pumila</i>	13" CAL.	INSIGNIFICANT	REMOVE	0" CAL.
T20	SIBERIAN ELM <i>Ulmus pumila</i>	13" CAL.	INSIGNIFICANT	REMOVE	0" CAL.
T21	SIBERIAN ELM <i>Ulmus pumila</i>	13" CAL.	INSIGNIFICANT	REMOVE	0" CAL.
T22	SIBERIAN ELM <i>Ulmus pumila</i>	12" CAL.	INSIGNIFICANT	REMOVE	0" CAL.
T23	SIBERIAN ELM <i>Ulmus pumila</i>	12" CAL.	INSIGNIFICANT	REMOVE	0" CAL.
REMOVAL TOTAL:					163" CAL.

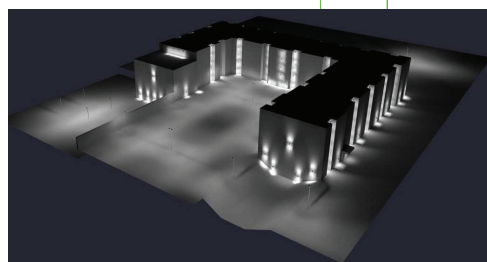




Scale: 1 inch= 20 Ft.

Symbol	Qty	Notes	Arrangement	Dim. Comments	LF	Description	Dim. Matrix	TOTAL WATTS
GO	41	UB	GROUP	B.A.	0.900	BLAUS 230 2 3/4" 4000K-UB	9.4x	2460
GO	136	UB	Single	2.4x6	0.900	BLAUS 230 2 3/4" 4000K	2.4x	2430
GO	1	0	Single	1.937	0.900	LAD-180-141-10-WF-18K-SF-BAL	1.9x	24
GO	1	18L-PT-290	2 8 30 degree	18.004	0.900	SIM-L80-18L-311-17-40-1000K	1.8x	270
GO	4	18L-PT	Single	18.004	0.900	SIM-L80-18L-311-17-40-1000K	1.8x	340
GO	2	18L-3-BB	Back-Back	18.072	0.900	SIM-L80-18L-311-17-40-1000K	1.8x	340
GO	1	18L-1	Single	18.000	0.900	SIM-L80-18L-311-17-40-1000K	1.8x	340

Calculation Summary						
Label	Fixture Type	Units	Avg	Max	Min	Foot Candles
Building Edge	Illuminance	Ft	4.25	134.7	0.1	42.50
Dog Park	Illuminance	Ft	2.46	74.1	0.3	24.60
Parking Area Plaza	Illuminance	Ft	5.00	90.1	0.5	45.00
Pool	Illuminance	Ft	4.00	112.8	0.3	40.00
Drive	Illuminance	Ft	2.43	5.7	0.4	14.25



These drawings are for conceptual use only and are not intended for construction. Fixture runs and quantities should be verified prior to order. Values represented are an approximation generated from manufacturers photometric inhouse or independent lab tests with data supplied by lamp manufacturers.



#	Date	Comments

Created By	Scale	Sheet

Maplewood Apts

FROST AVE. E.

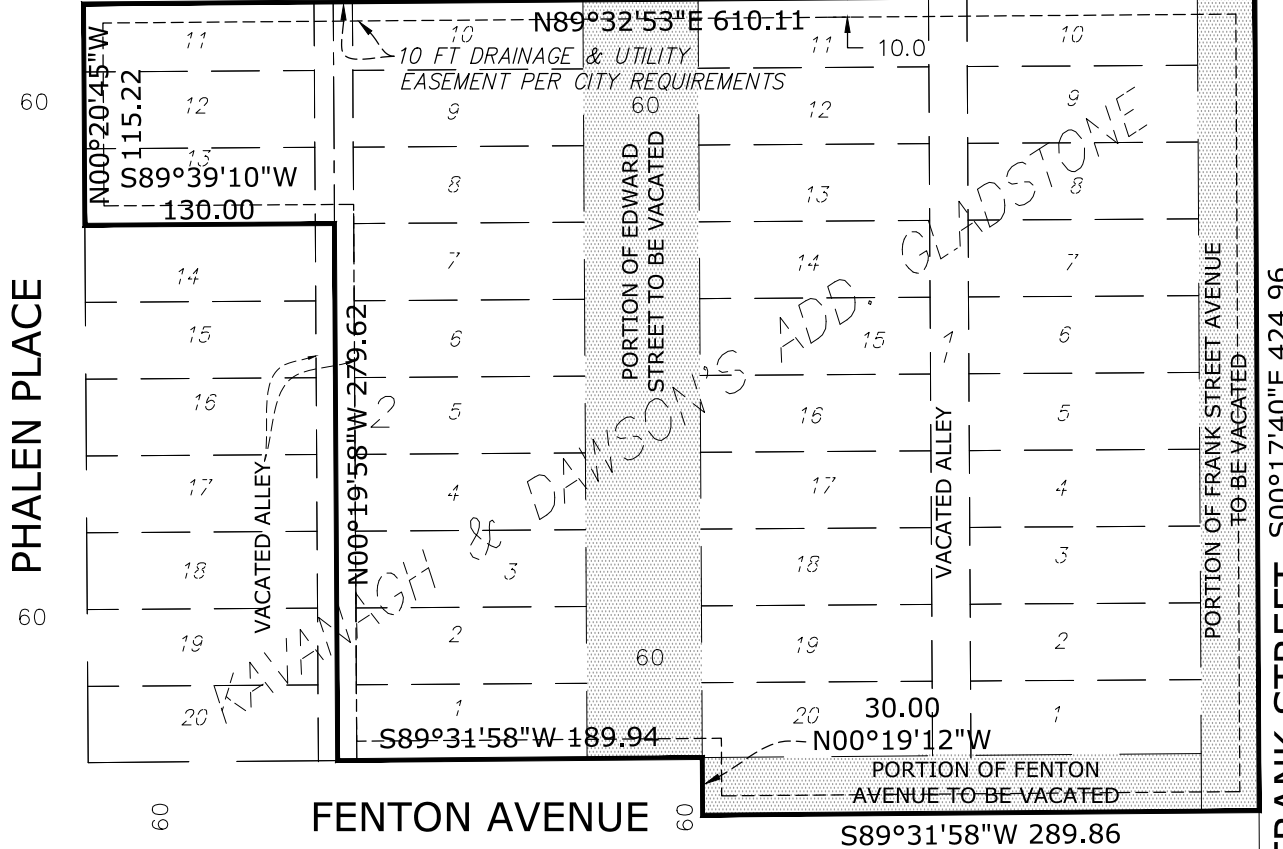
DESCRIPTION OF EXISTING PROPERTY

Commitment Number: NCS-1055437-MPLS:
 Lots 1 to 13, inclusive, Block 2, Kavanagh and Dawson's Addition to Gladstone, and that portion of the vacated alley which accrued to said lots by reason of the vacation thereof, according to the recorded plat on file in the office of the Register of Deeds within and for Ramsey County, Minnesota. Abstract Property

Commitment Number: NCS-1077071-MPLS:
 Lots 1 through 20, inclusive, in Block 1, Kavanagh and Dawson's Addition to Gladstone, together with the vacated alley in said Block 1, Ramsey County, Minnesota. Abstract Property

Survey Notes

1. Bearings are based on the Ramsey County Coordinate System.
2. This survey is based on the legal description as provided by the Client
3. This Surveyor has not abstracted the land shown hereon for easements, rights of way or restrictions of record which may affect the title or use of the land
4. Do not reconstruct property lines from building ties
5. Proposed parcel to be a contiguous join of NCS-1055437-MPLS and NCS-1077071-MPLS
6. Proposed use of parcel to be an Apartment Building with amenities

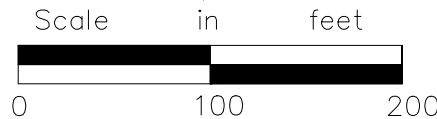


Proposed Legal Descriptions

Lots 1 to 10, inclusive, Block 2, Kavanagh and Dawson's Addition to Gladstone, and that portion of the vacated alley and vacated Edward Street

Lots 11 to 13, inclusive, Block 2, Kavanagh and Dawson's Addition to Gladstone, and that portion of the vacated alley

Lots 1 through 20, inclusive, in Block 1, Kavanagh and Dawson's Addition to Gladstone, together with the vacated alley, and that part of vacated Frank Street North and Fenton Avenue which lies east of the most westerly extent and south of the most northerly extent of said Block 1, Ramsey County, Minnesota.



Lot Division
 Exhibit

Revision	Project No.
X	
X	Drawn by AJM
X	Checked by KDN
X	Book/Page X
X	



FROST AVE LOOKING EAST



REUTERWALTON

08/19/2022

MAPLEWOOD APARTMENTS
Maplewood, NJ
22-012

EXTERIOR RENDERINGS
A5.0
Copyright 2022 DJR Architecture, Inc.



FROST AVE LOOKING WEST



View from Pool



1 Aluminum Railing/Balcony Trellis/
Fascia/Window - Black



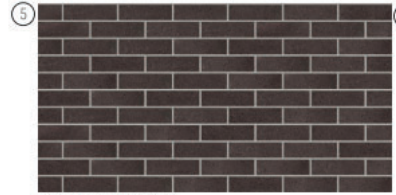
2 Fiber Cement Lap Siding (Dark)



3 Wood Look Lap Siding Accent



4 Fiber Cement Lap Siding (Light)



5 Utility Brick (Midnight)



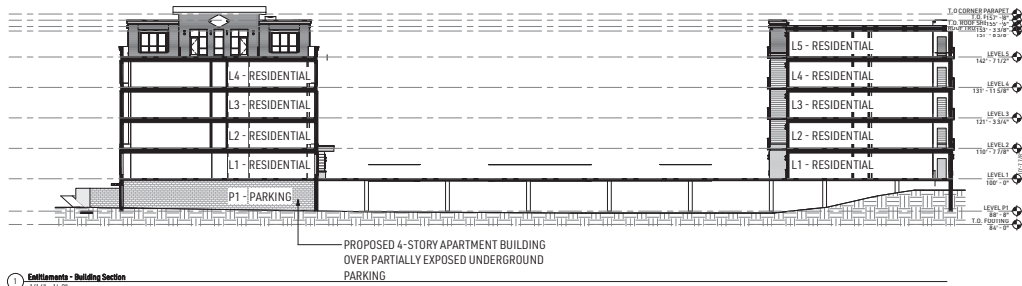
6 Cementuous Trim Boards

Material Board - 1136/1160 Frost Ave



2 East-West Site Section
1/12 = 1" = 0'

08/19/2022



1 Buildings - Building Section
1/8" = 1' = 0'

MAPLEWOOD
APARTMENTS
Maplewood, NJ
22-012

SITE & BUILDING
SECTIONS

A3.0

Engineering Plan Review

PROJECT: Frost Avenue Apartments
1136/1160 Frost Avenue East

PROJECT NO: 22-25

COMMENTS BY: Jon Jarosch, P.E. – Assistant City Engineer

DATE: 9-12-2022

PLAN SET: Civil plans dated August 2022

REPORTS: None

The applicant is seeking city approval to develop a new five-story, 150-unit multi-family housing building and associated site amenities at 1136/1160 Frost Avenue. The applicant is requesting a review of the current design.

The amount of disturbance on this site is greater than ½ acre. As such, the applicant is required to meet the City's stormwater quality, rate control, and other stormwater management requirements. The applicant is proposing to meet these requirements via the use of filtration basins.

This review does not constitute a final review of the plans, as the applicant will need to submit construction documents and calculations for final review. The following are engineering review comments on the design and act as conditions prior to issuing permits.

Drainage and Stormwater Management

- 1) A large portion of the parking lot and entrance drive are sloped towards the vicinity of the underground parking garage entrance. The grading plan shall be modified to ensure overflow from these areas is not routed into the parking garage entrance area. An emergency overflow shall be provided in this area, at least 1-foot below the highpoint between the garage entry drive and the parking lot. The applicant shall work with the City on the intent of this requirement.
- 2) A stormwater management plan shall be submitted, including hydraulic calculations, to depict how the project is meeting the City and Watershed District's stormwater management standards.
- 3) The project shall be submitted to the Ramsey-Washington Metro Watershed District (RWMWD) for review. All conditions of RWMWD shall be met.

- 4) A joint storm water maintenance agreement shall be prepared and signed by the owner for the proposed filtration basin, infiltration basins, pretreatment devices, and underground detention system. The Owner shall submit a signed copy of the joint storm-water maintenance agreement with the RWMWD to the City.
- 5) The lowest floor elevation (LFE) of the proposed building shall be set at least 2-feet above the 100-year high water elevation of the proposed filtration basins. Likewise, the LFE shall be set at least 1-foot above the designated emergency overflow elevation.
- 6) An emergency overflow for the filtration basins shall be identified on the plans. This overflow shall be properly stabilized to prevent erosion during an overflow event.
- 7) Pre-treatment of stormwater before discharge into filtration basins is required. A minimum 3-foot deep sump or similar pre-treatment shall be installed on MH-1 and CBMH-1 to provide pre-treatment and sediment removal upstream of the proposed filtration basins.

Grading and Erosion Control

- 8) All slopes shall be 3H:1V or flatter.
- 9) Inlet protection devices shall be installed on all existing and proposed onsite storm sewer until all exposed soils onsite are stabilized. This includes storm sewer on adjacent streets that could potentially receive construction related sediment or debris.
- 10) A double row of heavy-duty silt fencing is required long the south-eastern and eastern property line to prevent sediment from leaving the site into the adjacent Gladstone Savanna infiltration basins.
- 11) Adjacent streets and parking areas shall be swept as needed to keep the pavement clear of sediment and construction debris.
- 12) All pedestrian facilities shall be ADA compliant.
- 13) The total grading volume (cut/fill) shall be noted on the plans.
- 14) A copy of the project SWPPP and NDPEs Permit shall be submitted prior to the issuance of a grading permit.

Sanitary Sewer and Water Service

- 15) The applicant shall be responsible for paying any SAC, WAC, or PAC charges related to the improvements proposed with this project. A SAC determination is required.

- 16) All modifications to the water system shall be reviewed by Saint Paul regional Water Services. All requirements of SPRWS shall be met.
- 17) All new sanitary sewer service piping shall be schedule 40 PVC or SDR35.

Other

- 18) The existing paver crosswalk on Frost Avenue, proposed for relocation as a part of this project, includes a significant structure beneath the surface. This consists of a concrete trough, drainage ports, geotextile fabric, and a free-draining sand bedding material for the pavers to sit on. This structure shall be restored to its original construction in the proposed location. The City will provide record drawings to aid in the reconstruction of this item.
- 19) The enhanced crosswalk signs shall be reinstalled in the location of the proposed paver crossing location.
- 20) The replacement of the paver cross-walk will require a detour of Frost Avenue. The applicant shall provide a detour plan for all work within Frost Avenue. This work shall be coordinated to minimize the length of the required detour.
- 21) All work within Frost Avenue right-of-way shall be restored per the City's right-of-way ordinance. Unique features like paver edgers and plantings within the modified median areas shall be restored in like-kind. Pavement replacement shall be full lane width. Smaller patches of the pavement are not allowed.
- 22) The existing sidewalk along Frost Avenue shall be protected throughout construction. Damaged portions of the sidewalk shall be replaced with the same materials and at the same thicknesses as are existing.
- 23) The applicant shall provide a sidewalk easement along Frost Avenue for those portions of the sidewalk lying outside of the public right-of-way.
- 24) The applicant shall provide a drainage and utility easement over the entirety of the portion of the Frank Street right-of-way proposed for vacation.
- 25) The applicant shall provide a self-renewing letter of credit or cash escrow in the amount of 125% of the proposed site improvements including earthwork, grading, erosion control, site vegetation establishment (sod, seed, etc.), aggregate base, and paving.

Public Works Permits

The following permits are required by the Maplewood Public Works Department for this project. The applicant should verify the need for other City permits with the Building Department.

- 26) Right-of-way permit
- 27) Grading and erosion control permit
- 28) Storm Sewer Permit
- 29) Sanitary Sewer Permit

- END COMMENTS -

Environmental Review

Project:	Frost Avenue Apartments
Date of Plans:	August 19, 2022
Date of Review:	September 12, 2022
Location:	1136 Frost Avenue
Reviewers:	Shann Finwall, Environmental Planner (651) 249-2304, shann.finwall@ci.maplewood.mn.us

Background:

Reuter Walton Development is proposing a new five-story, 150-unit market-rate development over below-grade parking on the properties located at 1136/1160 Frost Avenue East. The project redevelops the Maplewood Marine site and an adjacent vacant lot. The site is located within the City's Gladstone Area Redevelopment Neighborhood and is adjacent the Gladstone Savanna and Gladstone Park. There are significant trees on the site. The project must comply with the landscape and tree replacement guidelines specified in the Gladstone Redevelopment plan, tree preservation ordinance, and overall City landscape policies.

Gladstone Area Redevelopment Neighborhood

The Gladstone Area Redevelopment Plan details overall redevelopment guiding principles, implementation initiatives, and key factors for shaping redevelopment of the Maplewood Marina and adjacent vacant lots. Items pertaining to the environmental review include:

- Creation of design principals and policies that create green building and sustainable design.
- Weave natural systems and ecological function into the built and recreational fabric.
- Design that fosters connections between Gladstone and Flicek Parks.
- Incorporation of the Green Street concept on the east side of the site.
- Development should take advantage of views of the Savanna and should present a high quality design.
- 25 percent of vehicle use area should be covered by tree canopy when trees are 2/3 mature size.
- For each 100 square feet of pavement, 5 square feet of interior landscaping should be provided.

Tree Preservation Ordinance:

Maplewood's tree preservation ordinance describes a significant tree as a hardwood tree with a minimum of 6 inches in diameter, an evergreen tree with a minimum of 8 inches in diameter, and a softwood tree with a minimum of 12 inches in diameter. A specimen tree is any tree that is 28 inches in diameter or larger.

The ordinance requires any significant tree removed during redevelopment of the site to be replaced based on a tree mitigation calculation. The calculation takes into account the size of a tree removed versus overall significant trees situated on the property. The ordinance encourages the preservation of specimen trees.

Tree Removal: The tree inventory plan shows 12 significant trees on the site, equaling 163 caliper inches. Redevelopment of the site will result in the removal of all 12 significant trees.

Tree Replacement: The tree preservation ordinance requires the replacement of 196 caliper inches (98 – 2 caliper inch trees).

Tree Replacement: The landscape plan shows 154 new trees (ranging in size from 1.5 to 2.5 caliper inches) planted on the site, for a total of 163 caliper inches of replacement trees. It appears the project meets the City's tree preservation ordinance requirements for replacement trees, but the applicant should submit a revised landscape plan showing additional details as outlined below.

Environmental Review Recommendations:

1. Prior to issuance of a grading permit, the applicant must submit a revised landscape plan showing the following details:
 - a. The location and species of all existing boulevard trees and how any new trees will be incorporated into that boulevard tree planting. Note, there are existing City trees located in the Frost Avenue boulevard. The landscape plan shows new trees planted in the boulevard.
 - b. Detailed landscape plan for the infiltration basin, including a list of species, container size, spacing, and quantities to be approved by City staff. Note, large infiltration basins will ideally be planted with deep-rooted native plants. The City requires a portion of the basin to be planted rather than seeded. Using plants rather than seeds hastens establishment and provides a better chance of successful establishment. Basin bottoms and lower elevations almost never establish successfully from seed since the seed is washed away when stormwater flows into the basin.
 - c. Native seed mix maintenance plan with information on maintenance for planting year and years two and three, addressing what maintenance activities will be required and what entity (developer, owner, etc.) will take on this responsibility.
 - d. Details on the removal and replacement of landscaping in the Frost Avenue median due to impacts from construction within the right-of-way.

- e. Landscape details for the surface parking lot which reflects tree canopy coverage and interior landscaping meet the Gladstone Redevelopment Plan requirements (5 percent of vehicle use area should be covered by tree canopy when trees are 2/3 mature size and for each 100 square feet of pavement, 5 square feet of interior landscaping should be provided).
 - f. How the Gladstone Redevelopment Plan Green Street concept can be incorporated into the east side of the site. The Green Street concept includes a wide sidewalk and extensive landscaping to provide a green appearance. At a minimum, the plan should show additional landscaping and how the development could be connected to the Gladstone Savanna and Gladstone Park with interconnecting trails.
2. Prior to issuance of a building permit, the applicant must:
- a. Submit building plans that meet the City's Green Building Code if City financing supports the project. The applicant should also consider other green elements including designing the building to be solar ready and the underground and surface parking lot to be EV charging station ready.
 - b. Submit plans for trash and recycling storage/enclosure that meet City code requirements.
3. Prior to certificate of occupancy, the applicant must:
- a. Make arrangements with the City for recycling service through the City's contracted residential recycling program.

**DRAFT MINUTES
MAPLEWOOD COMMUNITY DESIGN REVIEW BOARD**

6:00 P.M. Tuesday, September 20, 2022
City Hall, Council Chambers
1830 County Road B East

E. NEW BUSINESS

1. Design Review, Multifamily Residential Project, 1136/1160 Frost Avenue East

Michael Martin, Assistant Community Development Director, presented the Design Review, Multifamily Residential Project, 1136/1160 Frost Avenue East and answered questions from the Board.

Ari Parritz, Reuter Walton, addressed the Board and answered questions.

Scott England, DJR Architecture, addressed the Board and answered questions.

Kim Schmidt, 1800 Phalen Place, spoke against the proposed project.

Boardmember Lamers moved to approve a resolution for a design review for a Multifamily Residential Project, at 1136/1160 Frost Avenue East as proposed by staff, with friendly amendments underlined and in bold, below:

1. Obtain a conditional use permit from the city council for this project.
2. Repeat this review in two years if the city has not issued a building permit for this project.
3. All requirements of the fire marshal and building official must be met.
4. Satisfy the requirements set forth in the engineering review authored by Jon Jarosch, dated September 12, 2022.
5. Satisfy the requirements set forth in the environmental review authored by Shann Finwall, dated September 12, 2022.
6. The applicant shall obtain all required permits from the Ramsey-Washington Metro Watershed District.
7. Rooftop vents and equipment shall be located out of view from all sides of the property.
8. Any identification or monument signs for the project must meet the requirements of the city's sign ordinance. Identification or monument signs shall be designed to be consistent with the project's building materials and colors.
9. Prior to the issuance of a building permit, the applicant shall submit for staff approval the following items:
 - a. The applicant shall provide the city with a cash escrow or an irrevocable letter of credit for all required exterior improvements. The amount shall be 150 percent of the cost of the work.

- b. A revised site plan with the dog park setback at least 50 feet from the south property line and the gazebo setback at least 50 feet from the west property line.
 - c. Revised floor plans showing all alcove – studio – units meeting the minimum floor area size of 580 square feet and that all units in the building have a minimum of 120 cubic feet of storage space.
 - d. A revised photometric plan that meets city code requirements.
10. The applicant shall complete the following before occupying the building:
- a. Replace any property irons removed because of this construction.
 - b. Provide continuous concrete curb and gutter around the parking lot and driveways.
 - c. Install all required landscaping and an in-ground lawn irrigation system for all landscaped areas.
 - d. Install all required outdoor lighting.
 - e. Install all required sidewalks and trails.
11. If any required work is not done, the city may allow temporary occupancy if:
- a. The city determines that the work is not essential to public health, safety or welfare.
 - b. The above-required letter of credit or cash escrow is held by the City of Maplewood for all required exterior improvements. The owner or contractor shall complete any unfinished exterior improvements by June 1 of the following year if occupancy of the building is in the fall or winter or within six weeks of occupancy of the building if occupancy is in the spring or summer.
12. All work shall follow the approved plans. The director of community development may approve minor changes.
13. **Move the trail to the opposite side of the drainage pond.**
14. **Enhance the vegetative break between the west side of the project and the residential properties.**
15. **Limit the amount of storage on the first-level patios.**

Seconded by Chairperson Kempe

Ayes – Kempe, Lamers
Nays – Oszman, Shankar

The motion failed.

Boardmember Shankar moved to approve a resolution for a design review for a Multifamily Residential Project, at 1136/1160 Frost Avenue East with the recommendation that the project density is reduced so all parking spaces can be underground.

Seconded by Boardmember Oszman

Ayes – All

The motion passed.

DRAFT MINUTES
MAPLEWOOD PLANNING COMMISSION
7:00 P.M. Tuesday, September 20, 2022
City Hall, Council Chambers
1830 County Road B East

E. PUBLIC HEARING

- 1. Multifamily Residential Project, 1136/1160 Frost Avenue East**
 - a. Comprehensive Plan Amendment Resolution**
 - b. Conditional Use Permit Resolution**

Michael Martin, Assistant Community Development Director, presented the Multifamily Residential Project, 1136/1160 Frost Avenue East, and answered questions from the Commission.

Ari Parritz, Reuter Walton, addressed the commission and answered questions.

Scott England, DJR Architecture, addressed the commission and answered questions.

Chairperson Arbuckle opened the public hearing.

The following individuals addressed the commission regarding the project:

1. Nicole Peterson, 1828 Walter Street
2. Kathryn Johnson, 1835 Phalen Place North
3. Raymond Bangert, 1890 Phalen Place North
4. Matt Schlager, 1872 Phalen Place North
5. Patrick Vaughan, 1856 Phalen Place North
6. Cheryl Lyn Sandbakken, 1907 Phalen Place North
7. Barbara Vaughan, 1856 Phalen Place North
8. Daniel Kuechenmeister, 1857 Phalen Place North
9. Amara Kuechenmeister, 1857 Phalen Place North
10. Kim Schmidt, 1800 Phalen Place North
11. John Wegleitner, 1082 Fenton Avenue East
12. Ted Anderson, 1871 Phalen Place North
13. Heidi Wilson, 1805 Phalen Place North
14. Kevin Schmidt, 1800 Phalen Place North
15. Melissa Burgess, 1862 Phalen Place North
16. Doug Jacobson, 1833 Adele Street North;

Chairperson Arbuckle closed the public hearing.

Ari Parritz, Reuter Walton, spoke to address the questions and concerns raised by the public.

Commissioner Dahm moved to table the item to the October 18, 2022 meeting, and directed the applicant to hold another neighborhood meeting.

Seconded by Commissioner Yang

Ayes – All

The motion passed.

DRAFT MINUTES
MAPLEWOOD PLANNING COMMISSION
7:00 P.M. Tuesday, October 18, 2022
City Hall, Council Chambers
1830 County Road B East

G. UNFINISHED BUSINESS

- 1. Multifamily Residential Project, 1136/1160 Frost Avenue East**
 - a. Comprehensive Plan Amendment Resolution**
 - b. Conditional Use Permit Resolution**

Michael Martin, Assistant Community Development Director, presented the Multifamily Residential Project, 1136/1160 Frost Avenue East, and answered questions from the Commission.

Ari Parritz, Reuter Walton, addressed the commission and answered questions.

Commissioner Desai moved to recommend the denial of the Comprehensive Plan Amendment Resolution and the Conditional User Permit Resolution.

Seconded by Commissioner Ige Ayes – All

The motion passed.

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CITY COUNCIL STAFF REPORT
Meeting Date November 14, 2022

REPORT TO: Melinda Coleman, City Manager

REPORT FROM: Andrea Sindt, City Clerk

PRESENTER: Andrea Sindt, City Clerk

AGENDA ITEM: Resolution Canvassing the Municipal Results of the November 8, 2022 General Election

Action Requested: Motion Discussion Public Hearing

Form of Action: Resolution Ordinance Contract/Agreement Proclamation

Policy Issue:

The mayoral and two councilmember offices were on the November 8, 2022 State General Election. The city council shall act as the canvassing board, canvass the results and declare the results of the election.

Recommended Action:

Motion to approve the resolution canvassing the municipal results of the November 8, 2022 General Election.

Fiscal Impact:

Is There a Fiscal Impact? No Yes, the true or estimated cost is \$0.00

Financing source(s): Adopted Budget Budget Modification New Revenue Source
 Use of Reserves Other: n/a

Strategic Plan Relevance:

Financial Sustainability Integrated Communication Targeted Redevelopment
 Operational Effectiveness Community Inclusiveness Infrastructure & Asset Mgmt.

Minn. Stat. 205.185 requires the governing body of a city conducting a special municipal election or general election to act as the canvassing board, canvass results and declare the results of an election between the third and tenth day after an election.

Background

Ramsey County will provide an Abstract of Votes Cast detailing the General Election results for the city positions on November 14. The mayoral candidate with the highest number of votes and the two councilmember candidates with the highest number of votes are the prevailing candidates in their races.

Pursuant to State Statute 205.185, the issuance of the certificate of election to each successful candidate will occur after the contest time has expired and the required certificate of filing per State Statute 211A.05 has been submitted.

Attachments

1. Will be handed out at meeting

CITY COUNCIL STAFF REPORT
Meeting Date November 14, 2022

REPORT TO: Melinda Coleman, City Manager

REPORT FROM: Michael Martin, AICP, Assistant Community Development Director

PRESENTER: Michael Martin, AICP, Assistant Community Development Director

AGENDA ITEM: Conditional Use Permit and Setback Variance Resolution, Advanced Vehicle Solutions, Inc., 47 Century Avenue North

Action Requested: Motion Discussion Public Hearing

Form of Action: Resolution Ordinance Contract/Agreement Proclamation

Policy Issue:

Jesse Jacobson, of Advanced Vehicle Solutions, Inc., is requesting a conditional use permit and a setback variance to allow his auto maintenance garage business to be located at 47 Century Avenue North.

Recommended Action:

Motion to approve a resolution for a conditional use permit and a setback variance permitting an auto maintenance garage business to be located at 47 Century Avenue North.

Fiscal Impact:

Is There a Fiscal Impact? No Yes, the true or estimated cost is \$0

Financing source(s): Adopted Budget Budget Modification New Revenue Source
 Use of Reserves Other: N/A

Strategic Plan Relevance:

Community Inclusiveness Financial & Asset Mgmt Environmental Stewardship
 Integrated Communication Operational Effectiveness Targeted Redevelopment

The city deemed the applicant's application complete on July 8, 2022. The initial 60-day review deadline for a decision was September 6, 2022. However, on July 29, 2022, the applicant requested the city pause review of the application as it worked on a purchase agreement with the existing property owner.

On October 17, 2022, the applicant submitted a letter requesting the city continue the review of this project. The new review deadline is now December 16, 2022.

Background:

Jesse Jacobson, of Advanced Vehicle Solutions, Inc., is requesting approval of a conditional use permit (CUP) and a setback variance to permit an auto maintenance garage business. Auto maintenance garages require a CUP in the Business Commercial zoning district. The Business

Commercial zoning district also requires that auto maintenance garages have a setback of at least 350 feet from any property the city is planning for residential use. Immediately to the west of this site are single-family homes.

In 2020, the city approved plans for a dog daycare to operate within this building but the project did not move forward.

Conditional Use Permit

In 1979 the city approved plans for the existing building to be constructed which was to house an auto parts store. An auto maintenance garage business was eventually added to the west side of the building. The previous auto maintenance garage business predated the current code requirements. The building has been vacant for several years, losing its nonconformance status and thus requiring a conditional use permit and variance in order to move forward with the current request.

The applicant intends to use the site to perform mechanical repairs, calibrations, and diagnostics on vehicles that are already undergoing auto body repairs at one of their associated six Heppner's Auto Body & Glass locations. The applicant would keep the site and exterior of the building the same except for adding a chain-link fence to the south, and vehicle access gates to the north and south of the building to access the back lot. These gates will be setback from the front of the building.

On the interior, the building will be broken into two distinct purposes. The rear (west) four service bays will stay the same for mechanical operations. The front two-thirds of the inside will be renovated to allow for a "clean room" for the calibration process that has a flat floor, open space, adjustable lighting, special paint, and non-reflective surfaces. The applicant also states that there will be no painting or auto body work performed at this location and that their hours will be 7:30 a.m. to 5:30 p.m.

Setback Variance

The Business Commercial zoning district requires auto maintenance garages have a setback of at least 350 feet from any property the city is planning for residential use. Immediately to the west of this site are single-family homes. A full 350-foot variance would be required in order for this project to move forward. Given the previous use of this site and building along with the applicant's proposed use, staff is comfortable with approving the setback variance.

Department Comments

Engineering, Fire and Building

No comments.

Commission Review

July 19, 2022: The planning commission held a public hearing, reviewed this project and unanimously recommended approval.

Citizen Comments

Staff surveyed the 75 surrounding property owners within 500 feet of the proposed site for their opinion about this proposal. Staff did not receive any comments.

Reference Information*Site Description*

Campus Size: 0.96 acres
 Existing Land Use: Vacant Building
Surrounding Land Uses

North: Century Ridge Apartments
 East: Century Avenue/Residential Homes in Woodbury
 South: Masala Restaurant, 27 Century Avenue South
 West: Single Family Homes on Mayhill Road

Planning

Existing Land Use: Mixed-Use - Community
 Existing Zoning: Business Commercial (BC)

Attachments:

1. Conditional Use Permit and Setback Variance Resolution
2. Overview Map
3. 2040 Future Land Use Map
4. Zoning Map
5. Applicant's Letters
6. Site Plan
7. Planning Commission Meeting Minutes, July 19, 2022

CONDITIONAL USE PERMIT AMENDMENT AND SETBACK VARIANCE RESOLUTION

BE IT RESOLVED by the City Council of the City of Maplewood, Minnesota, as follows:

Section 1. Background.

1.01 Jesse Jacobson, of Advanced Vehicle Solutions, Inc., has requested approval of a conditional use permit to allow an auto maintenance garage.

1.02 The applicant has also requested approval of a setback variance of 350 feet.

1.03 The property is located at 47 Century Avenue North and is legally described as:

Lot 15 of Wright's Garden Lots Subject to Rd and Subject to Rd Exemption North 725 feet and Exemption South 460 feet; Lot 15. (PIN 01-28-22-14-0104)

Section 2. Standards.

2.01 City Ordinance Section 44-512(8) requires auto maintenance garages have a conditional use permit and a 350-foot setback from any property the city is planning for residential use.

2.02 General Conditional Use Permit Standards. City Ordinance Section 44-1097(a) states that the City Council must base approval of a Conditional Use Permit on the following nine standards for approval.

1. The use would be located, designed, maintained, constructed and operated to be in conformity with the City's Comprehensive Plan and Code of Ordinances.
2. The use would not change the existing or planned character of the surrounding area.
3. The use would not depreciate property values.
4. The use would not involve any activity, process, materials, equipment or methods of operation that would be dangerous, hazardous, detrimental, disturbing or cause a nuisance to any person or property, because of excessive noise, glare, smoke, dust, odor, fumes, water or air pollution, drainage, water run-off, vibration, general unsightliness, electrical interference or other nuisances.
5. The use would not exceed the design standards of any affected street.
6. The use would be served by adequate public facilities and services, including streets, police and fire protection, drainage structures, water and sewer systems, schools and parks.
7. The use would not create excessive additional costs for public facilities or services.
8. The use would maximize the preservation of and incorporate the site's natural and scenic features into the development design.

9. The use would cause minimal adverse environmental effects.

2.03 Variance Standard. City Ordinance Section 44-13 refers to state statute which states a variance may be granted from the requirements of the zoning ordinance when: (1) the variance is in harmony with the general purposes and intent of this ordinance; (2) when the variance is consistent with the comprehensive plan; and (3) when the applicant establishes that there are practical difficulties in complying with the ordinance. Practical difficulties mean: (1) The proposed use is reasonable; (2) the need for a variance is caused by circumstances unique to the property, not created by the property owner, and not solely based on economic conditions.

Section 3. Findings.

3.01 The proposal meets the specific conditional use permit standards.

3.02 The proposal meets the specific variance standards.

Section 4. City Review Process

4.01 The City conducted the following review when considering this conditional use permit amendment and setback variance requests.

1. On July 19, 2022, the planning commission held a public hearing. The city staff published a hearing notice in the Pioneer Press and sent notices to the surrounding property owners. The planning commission gave everyone at the hearing a chance to speak and present written statements. The planning commission recommended that the city council approve this resolution.
2. On November 14, 2022, the city council discussed this resolution. They considered reports and recommendations from the planning commission and city staff.

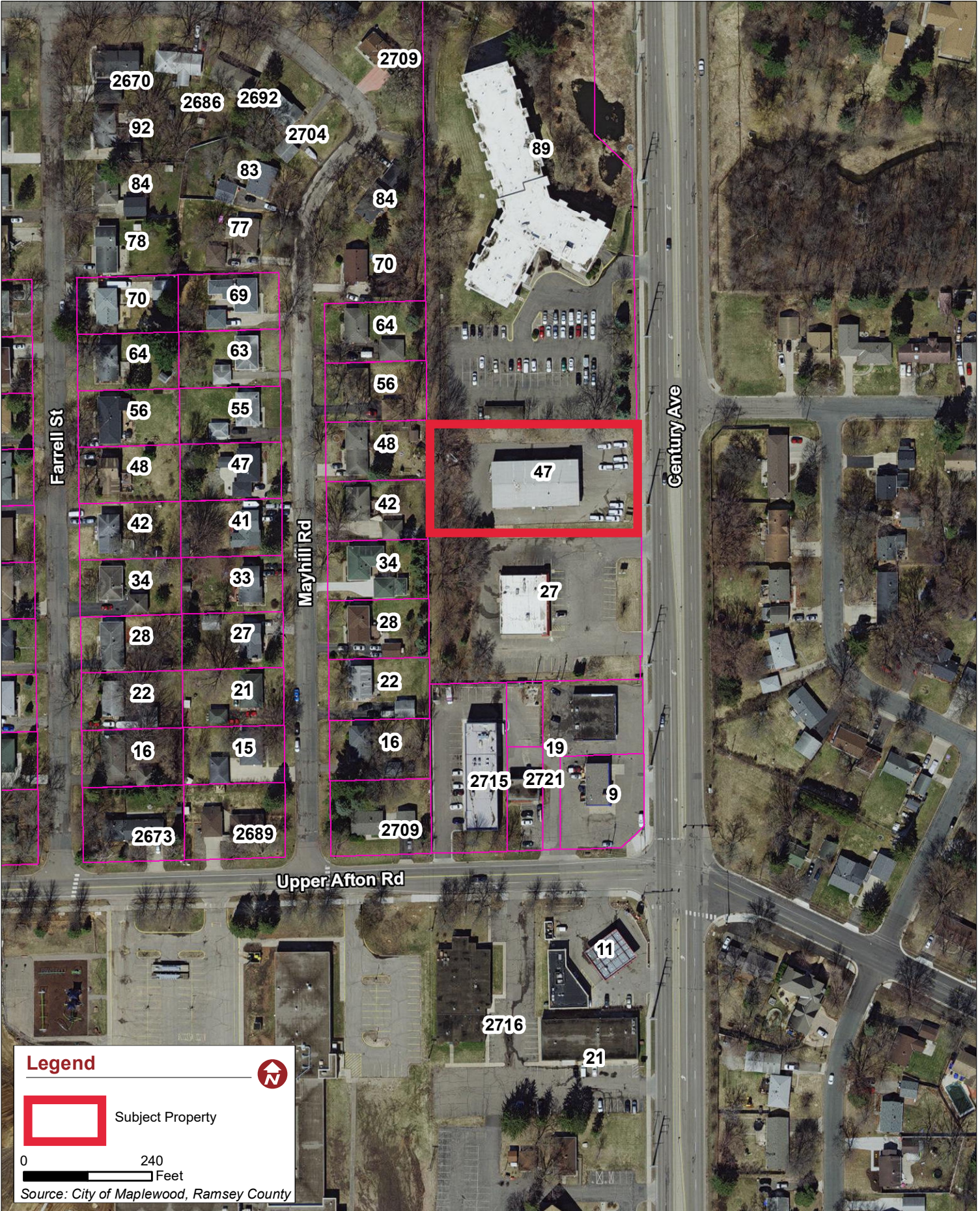
Section 5. City Council

5.01 The city council hereby _____ the resolution. Approval is based on the findings outlined in section 3 of this resolution. Approval is subject to the following conditions:


1. All construction shall follow the site plan approved by the City.
2. The proposed construction must be substantially started within one year of Council approval or the permit shall become null and void. The Council may extend this deadline for one year.
3. The City Council shall review this permit in one year.
4. There shall be no outdoor storage of any materials or equipment without approval of a revised conditional use permit by the City Council.
5. No vehicles shall be stored in the front of the building.


6. Parking spaces in front of the building shall be properly marked and maintained. Parking spaces are required to be 9 feet, and 6 inches wide.
7. The applicant shall submit a plan for staff approval to repair the trash enclosure on site. The trash enclosure shall meet all ordinance requirements.
8. The parking lot shall be repaired and kept clear of debris.
9. All utilities serving the site shall be connected and maintained safely and appropriately.
10. All signs require a separate sign permit and must meet city code requirements.
11. Any exterior improvements would require design approval.
12. A solid fence is required to be maintained and in place along the entire west property line.
13. The business shall not be open to the public between the hours of 11:00 p.m. and 6:00 a.m.


_____ by the City Council of the City of Maplewood, Minnesota, on November 14, 2022.



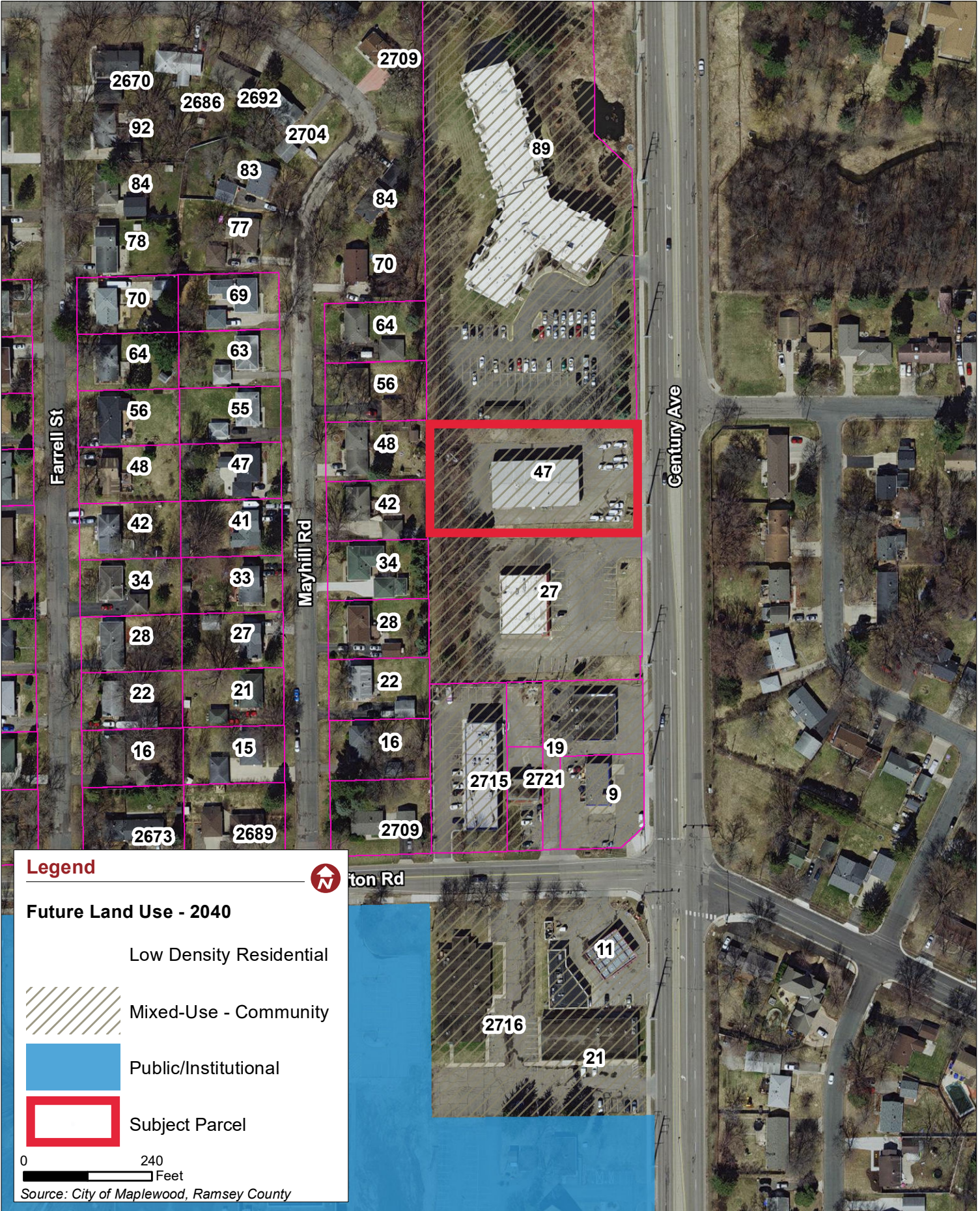
Legend

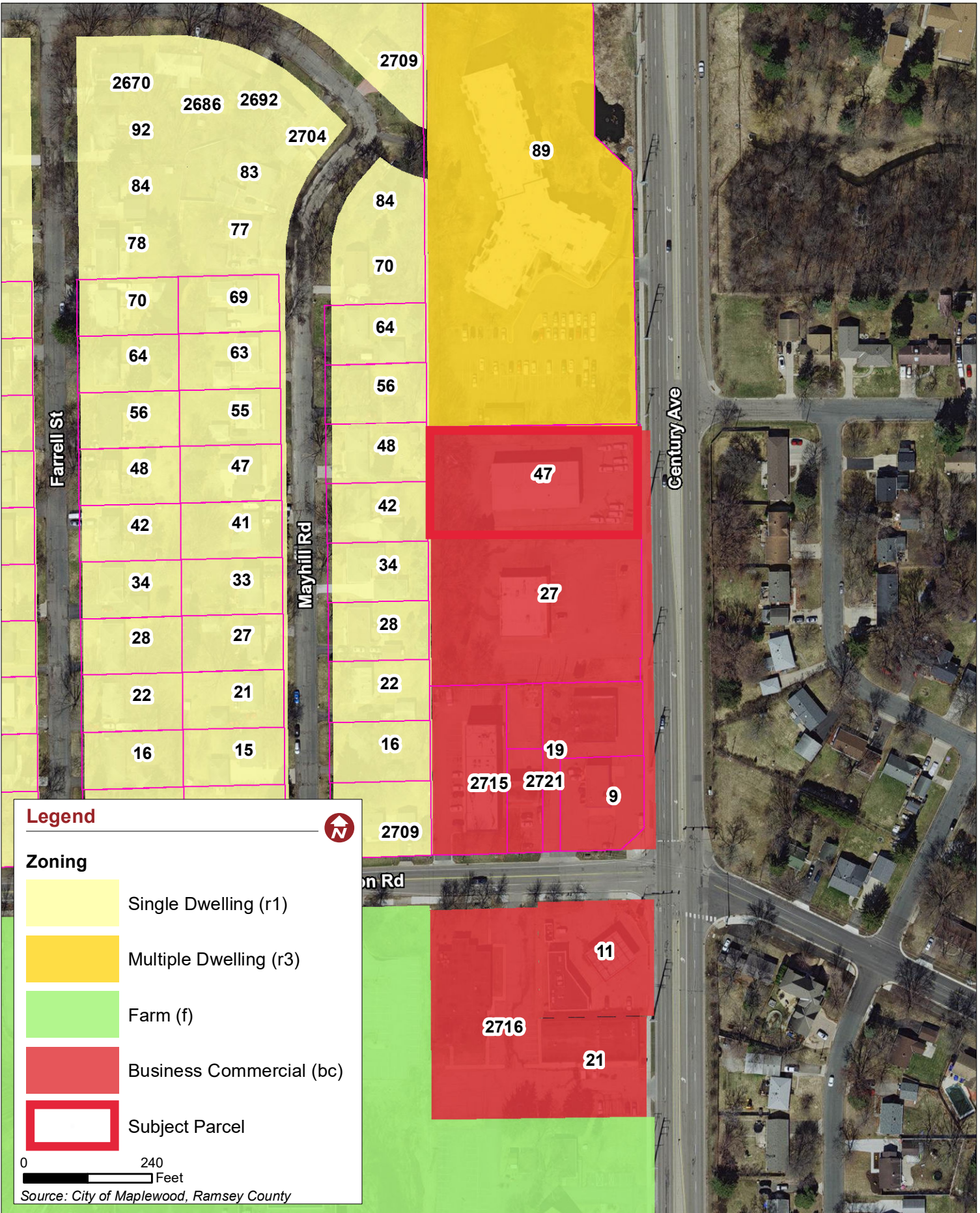
 Subject Property



0 240
 Feet

Source: City of Maplewood, Ramsey County





June 19, 2022

To:
City of Maplewood
Community Development Department
1902 County Road B East
Maplewood, MN 55109

From:
H A B, Inc. dba HAB Automotive
624 Commons Drive
Woodbury, MN 55125

Subject: Request Conditional Use Permit and Zoning Code Variance for 47 Century Avenue North, Maplewood, MN 55119

To whom it may concern,

H A B, Inc. dba HAB Automotive which is a subsidiary of Heppner's Auto Body & Glass would like to request a conditional use permit under Sect. 44.512(8) Maintenance Garage for the property at 47 Century Avenue North, Maplewood, MN 55119. The property previously operated as a auto parts and repair shop but the previous auto repair tenants left the property and the license expired. The property owner has not renewed it for two years.

HAB Automotive would use the site to perform mechanical repairs, calibrations, and diagnostics on vehicles that are already undergoing auto body repairs at one of our six Heppner's Auto Body & Glass locations. As vehicles become more and more complex with ADAS (Advanced Driver Assistance Systems) sensors and electronic features it is requiring us to have a dedicated space that is specifically used to perform these repairs. This will be the first of its kind in the east metro. Initially, this site will be used for the vehicles that are already being serviced at one of our shops but in the future, we expect to service other body shops and retail customers that need diagnostic and recalibration services performed.

HAB Automotive intends on keeping the site and exterior of the building the same except for adding a chain link fence to the south and vehicle access gates to the north and south of the the building to access the back lot. These gates will be setback from the front of the building. On the interior, the building will be broken into two distinct purposes. The rear (west) four service bays will stay the same for mechanical operations. The front two-thirds of the inside will need some renovation to allow for a "clean room" for the calibration process that has a perfectly flat floor, open space, adjustable lighting, special paint, and non-reflective surfaces.

There will be no painting or auto body work performed at this location so there will be no odors or fumes that would disturb the neighbors. There will be no additional noise and probably

less noise than the previous auto repair operations because unlike other auto repair sites, we do not have evening hours of operation. Our hours are 7:30-5:30 which would create minimal noise disruptions to the residential neighbors to the west and north. We also won't be doing high volume maintenance or repairs like oil changes, tire replacement, and brakes. Most of our repairs are longer projects like full suspension replacement and driveline removal and replacement. Customer parking will be at the front (east) side of the building. Per Sec. 44-512(8)d, damaged vehicles will be parked in the back (west) parking lot behind the building out of the public view. We plan on no more than eight vehicles to be parked in the back outside overnight as they wait for repairs. We will not use the lot for long term vehicle storage or totaled vehicles. There will be no changes that would disrupt traffic flow, public infrastructure, public services, or environmental impacts. We have had a site visit with the Fire Chief on April 28th, 2022 and he approves our use of the building and operations.

The existing building is within 350 feet from the north and south residential property lines which conflicts with Sec. 44-512(8)c. Under Sec. 44-512(8)i. HAB Automotive is requesting a zoning code variance because we will not be operating during the hours of 11:00 pm and 6:00 am. This is also an existing building that was operating as a repair shop since it was built in 1979 until 2020 so we believe this does not disrupt or change the environment of the surrounding area.

As a family-owned business since 1956, we pride ourselves with excellent maintenance on our current properties, considerate of our neighbors, and actively participate in the community. We are also excited to bring an innovative permanent automotive calibration service to the east metro. We believe the plan described above and attached site plan satisfy the conditional use permit and zoning code variance requirements and requesting approval. Please reach out to me if you have any concerns or questions.

Sincerely,



Jesse Jacobson
Vice President
HAB Automotive
jesse.jacobson@heppnersautobody.com
651-403-9148

October 17, 2022

To:
City of Maplewood
Community Development Department
1902 County Road B East
Maplewood, MN 55109

From:
Advanced Vehicle Solutions, Inc.
855 Park Place Drive
Mendota Heights, MN 55118

Previous Applicant:
H A B, Inc. dba HAB Automotive
624 Commons Drive
Woodbury, MN 55125

Subject: Request To Continue CUP Review for 47 Century Avenue North, Maplewood, MN 55119

To whom it may concern,

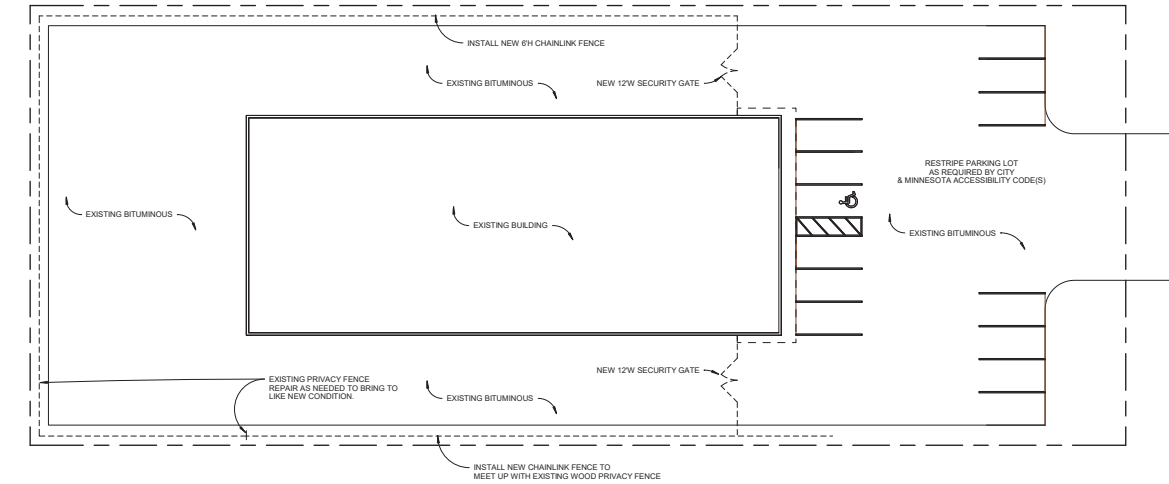
H A B, Inc. dba HAB Automotive has decided to form a new business called Advanced Vehicle Solutions, Inc. to operate out of the 47 Century Ave. N. property. The proposed use of the property and operations are the same a previously submitted and approved by the Planning Commission on July 19th, 2022.

We previously suspended our application on July 29th, 2022 due to not reaching an agreement on purchase terms with the property owner. We have now agreed to terms and have submitted a purchase agreement to the owner which is currently being reviewed. Advanced Vehicle Solutions would like to continue the review of the CUP and have it submitted to the City Council for approval at the October 24th, 2022 meeting.

Sincerely,



Jesse Jacobson
Co-Owner
Advanced Vehicle Solutions, Inc.
jesse.jacobson@heppnersautobody.com
651-403-9148



1 01 - SITE PLAN
1/16" = 1'-0"



RYLAUR
CREATE • SOLVE • GROW

RYLAUR, LLC
14 PHEASANT LANE
NORTH OAKS, MN 55127
P: 612.868.3836
philiger@rylaur.com

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PROJECT INFORMATION:
HEPPNERS AUTO BODY
47 CENTURY AVENUE SOUTH
MAPLEWOOD, MN

CLIENT INFORMATION:
HEPPNERS AUTO BODY
ADDRESS
CITY, STATE

SCHEMATIC SITE PLAN

SHEET DATE: 06.14.22

REVISION SCHEDULE

NO	DESCRIPTION	DATE

DRAFTED: JH
REVIEWED: APH

SHEET TITLE:
SCHEMATIC SITE PLAN

A100

**MINUTES
MAPLEWOOD PLANNING COMMISSION**

7:00 P.M. Tuesday, July 19, 2022
City Hall, Council Chambers
1830 County Road B East

E. PUBLIC HEARING

2. Conditional Use Permit and Setback Variance Resolution, HAB Automotive, 47 Century Avenue North

Michael Martin, Assistant Community Development Director, presented the Conditional Use Permit and Setback Variance Resolution, HAB Automotive, 47 Century Avenue North and answered questions from the Commission.

Jessed Jacobson, HAB Automotive, addressed the commission and answered questions from the Commission.

Chairperson Arbuckle opened the public hearing.

There were no speakers for this item.

Chairperson Arbuckle closed the public hearing.

Commissioner Desai moved to approve a resolution for a conditional use permit and a setback variance permitting an auto maintenance garage business to be located at 47 Century Avenue North.

Seconded by Commissioner Ige

Ayes – All

The motion passed.

CITY COUNCIL STAFF REPORT
Meeting Date November 14, 2022

REPORT TO: Melinda Coleman, City Manager

REPORT FROM: Michael Martin, AICP, Assistant Community Development Director

PRESENTER: Michael Martin, AICP, Assistant Community Development Director

AGENDA ITEM: Resolution Approving First Amendment to the Purchase Agreement, 1375 Frost Avenue East and 1900 Clarence Avenue North

Action Requested: Motion Discussion Public Hearing

Form of Action: Resolution Ordinance Contract/Agreement Proclamation

Policy Issue:

On April 25, 2022, the City Council approved a purchase agreement with Beacon Acquisition LLC for the purchase of the properties at 1375 Frost Avenue East and 1900 Clarence Avenue North. There is a need for both parties to modify the purchase agreement in order to extend the Due Diligence Period.

Recommended Action:

Motion to approve a resolution authorizing execution of the first amendment to the purchase agreement with Beacon Acquisition LLC for the purchase of 1375 Frost Avenue East and 1900 Clarence Avenue North.

Fiscal Impact:

Is There a Fiscal Impact? No Yes, the true or estimated cost is \$0

 Financing source(s): Adopted Budget Budget Modification New Revenue Source
 Use of Reserves Other: N/A

Strategic Plan Relevance:

Community Inclusiveness Financial & Asset Mgmt Environmental Stewardship

Integrated Communication Operational Effectiveness Targeted Redevelopment

The sale of the property is consistent with the city's strategic plan. The city is selling the property for fair market value, which ensures the city is a good steward of its capital assets. The city acquired the property at 1375 Frost Avenue as part of its Gladstone Neighborhood redevelopment strategy. The proposed use is consistent with the city's 2040 comprehensive plan policies related to land use and housing.

Background:

The city purchased the property at 1375 Frost Avenue East on October 1, 2018, for \$275,000. The city-owned land at 1900 Clarence Street dates back to when the city's municipal center was located within the building to the east – the current home of the Philippine Center of Minnesota. The

property at 1900 Clarence Street is valued by Ramsey County at \$158,400.

On April 25, 2022, the City Council approved a purchase agreement with Beacon Acquisition LLC for the purchase of both properties for \$455,000.

Beacon Acquisition LLC is requesting that the due diligence period be extended an additional 180 days to complete their remaining work after the structures have been demolished and removed from the site – specifically the Phase 2 environmental study and the ALTA survey work.

The First Amendment proposes the following change:

- The buyer's extended due diligence period would end at 5 p.m. on May 1, 2023.

Attachments:

1. Resolution Authorizing Execution of the Amended Purchase Agreement Therefor
2. First Amendment to Purchase Agreement
3. Letter from Beacon Acquisition LLC

CITY OF MAPLEWOOD, MINNESOTA

RESOLUTION NO. _____

**RESOLUTION APPROVING FIRST AMENDMENT TO PURCHASE AGREEMENT
REGARDING 1375 FROST AVENUE AND 1900 CLARENCE AVENUE**

WHEREAS, the City of Maplewood (the “City”) is the owner of certain real property located at 1375 Frost Avenue and 1900 Clarence Avenue in Maplewood, Minnesota (the “Property”); and

WHEREAS, on April 25, 2022 the City and Beacon Acquisitions, LLC entered into a purchase agreement regarding the Property (the “Purchase Agreement”); and

WHEREAS, the parties wish to amend the Purchase Agreement with respect to certain dates and deadlines.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF MAPLEWOOD, MINNESOTA AS FOLLOWS:**

1. The recitals set forth herein are incorporated into and made a part hereof.
2. The Mayor and City Manager are hereby authorized and directed to execute the First Amendment to Purchase Agreement with Beacon Acquisitions, LLC for the Property.
3. The City Manager, staff, and 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.

Approved this 14th day of November, 2022, by the City Council of the City of Maplewood, Minnesota.

CITY OF MAPLEWOOD, MINNESOTA

Marylee Abrams, Mayor

Attest:

Andrea Sindt, City Clerk

FIRST AMENDMENT TO PURCHASE AGREEMENT

THIS FIRST AMENDMENT TO PURCHASE AGREEMENT (this “*Amendment*”) is made and entered into effective as of the later date of signature set forth on the signature page below (the “*Effective Date*”), by and between the city of Maplewood, a municipal corporation under the laws of Minnesota (the “*Seller*”), and Beacon Acquisition LLC, a Minnesota limited liability company (the “*Buyer*”).

RECITALS

- A. Pursuant to that certain Purchase Agreement dated as of May 5, 2022, by and between Seller and Buyer (the “*Purchase Agreement*”), Seller agreed to sell to Buyer and Buyer agreed to purchase from Seller certain real property located in the City of Maplewood, Minnesota, consisting of real property and improvements located at 1375 Frost Avenue and 1900 Clarence Avenue as more particularly described in Exhibit A to the Purchase Agreement (the “*Property*”).
- B. Seller and Buyer have agreed to extend the Due Diligence Period Date under the Purchase Agreement on the terms and conditions set forth in this Amendment.

AGREEMENT

NOW, THEREFORE, in consideration of the covenants and agreements hereinabove and hereinafter contained and other good and valuable consideration, the receipt and sufficiency of which being hereby acknowledged, the parties hereto agree as follows:

1. **Capitalized Terms.** All capitalized terms used but not defined herein shall have their respective meanings set forth in the Purchase Agreement.
2. **Modification of Due Diligence Date.** Section 6 of the Purchase Agreement shall be amended by deleting the phrase “*For a period of 180 days after the Effective Date (the “Due Diligence Period”)*” in the first line of Section 6 and replace it with “*For a period commencing on the Effective Date and expiring at 5:00p.m. C.S.T. on Monday, May 1, 2023 (the “Due Diligence Period”)*.”
3. **No Other Modifications.** Except as specifically modified herein, the Purchase Agreement shall remain unchanged and in full force and effect.
4. **Signatures in Counterparts, By Facsimile or Electronic Transmission.** The undersigned agree that this Amendment may be signed in any number of counterparts, each of which will constitute an original, and that a facsimile copy of any signature, or an electronic pdf transmission of any signature, of any party, will be deemed as enforceable and effective as an original signature. All such counterparts together will constitute one and the same instrument.

[Signature pages follow]

IN WITNESS WHEREOF, the parties have duly executed this First Amendment to Purchase Agreement as of the Effective Date.

SELLER:

CITY OF MAPLEWOOD,

By: _____

Name: _____

Title: Mayor

And


By: _____

Melinda Coleman, City Manager

DATED: _____

BUYER:

BEACON ACQUISITION LLC,
a Minnesota limited liability company

By: 
Name: Lee Blons
Title: CEO/President

DATED: October 18, 2022



*Administrative Office
2610 University Avenue West, Suite 100
St. Paul, MN 55114
651. 789 6260*

October 18, 2022

Michael Martin, Assistant Community Development Director
1902 County Road B East
Maplewood, MN 55109

Re: Beacon Purchase Agreement
Request to Amend the Due Diligence Period

Dear Michael,

As Beacon has progressed through our due diligence period for the 1375 Frost Avenue and 1900 Clarence Avenue sites, we've made great progress and continue to be committed to our Gladstone Crossing development serving approximately forty young families emerging from homelessness in a permanent supportive housing model.

We are now formally requesting that our Due Diligence Period be extended for an additional 180 days to complete the remaining work after the structures have been demolished and removed from the site, specifically the Phase 2 environmental study and the ALTA survey work. Attached for your consideration is a proposed First Amendment to Purchase Agreement for your review and approval. The current Due Diligence Period expires on November 1, 2022 so to proceed forward we will need to have the First Amendment signed prior to November 1st.

We are committed to pursuit of this project and have accomplished the below tasks thus far:

- Executed a Purchase Agreement with the city of Maplewood
- Conducted a feasibility study and developed a proforma for the project
- Secured Solid Ground as the on-site service provider that will work with our families
- Developed preliminary designs for the project with our partners at Pope Design Group
- Engaged young families meeting our target demographic in a lived experience design workshop incorporating inputs into our preliminary designs
- Received a TIF commitment from the city of Maplewood in the amount of \$426,596
- Applied for and received a HOME ARP commitment from Ramsey County in the amount of \$1,251,595
- Applied for and received a HRA Levy commitment from Ramsey County in the amount of \$1,248,405
- Committed to the following from Beacon – sales tax rebate \$365,578, energy rebates \$13,175, deferred developer fee \$150,000, \$32,318 annually of unrestricted philanthropic support for services funding
- Received a preliminary term sheet from Bremer Bank for a construction loan in the amount of \$9,500,000
- Applied to the Federal Home Loan Bank of Des Moines Affordable Housing Program
- Conducted a market study of the site
- Conducted a survey of the site

- Launched the project concept to Beacon's Collaboration of Congregations building excitement and support
- Identified our General Construction Partner – Loeffler Construction in partnership with Noor Companies
- Applied for funding through the Super RFP process at the Minnesota Housing & Finance Agency, received a letter that we would not move onto the next stage this year due to lack of Housing Infrastructure Bonds, are committed to a new application in spring/summer 2023
- Applied in partnership with the City of Maplewood to the Met Council LCDA TOD program and have received word that we are progressing to the next stage
- Conducted a Phase 1 environmental study for the site (recommendation to proceed with a Phase 2)
- Received approval for a Letter of Intent that details the needed parking lot exchange with the City of Maplewood, the Philippine Center and Beacon, drafted a parking easement currently in review

Based on the above progress that Buyer has completed thus far and the need for additional time to complete major due diligence items that are necessary including, without limitation a Phase 2 that the lenders financing the project are requiring, we request this extension in good faith of continued progression on this development and our commitment to making Gladstone Crossing a reality serving residents in need in the Maplewood and broader East Metro community.

If you have any questions or would like to discuss this request further, please contact me by any means listed below.

We thank you in advance for your consideration of this proposed First Amendment to Purchase Agreement. If it is acceptable to the City, we request that it be signed and returned prior to November 1, 2022.

Sincerely,



Kirsten Spreck
Director of Housing Development
Beacon Interfaith Housing Collaborative
2610 University Ave West, Suite 100
Saint Paul, MN 55114
kspreck@beaconinterfaith.org
651-377-8162

Cc: Beth G. Timm, Gerstein-Timm, PLLC

CITY COUNCIL STAFF REPORT
Meeting Date November 14, 2022

REPORT TO: Melinda Coleman, City Manager

REPORT FROM: Michael Martin, AICP, Assistant Community Development Director

PRESENTER: Michael Martin, AICP, Assistant Community Development Director

AGENDA ITEM: Resolution Approving First Amendment to the Purchase Agreement, 1160 Frost Avenue East

Action Requested: Motion Discussion Public Hearing

Form of Action: Resolution Ordinance Contract/Agreement Proclamation

Policy Issue:

On June 28, 2021, the City Council approved a purchase agreement with Reuter Walton for the purchase of 1160 Frost Avenue East. There is a need for both parties to modify the purchase agreement in order to extend the Inspection Period and the Closing Date.

Recommended Action:

Motion to approve a resolution authorizing execution of the first amendment to the purchase agreement with Reuter Walton for the purchase of 1160 Frost Avenue East.

Fiscal Impact:

Is There a Fiscal Impact? No Yes, the true or estimated cost is \$0

Financing source(s): Adopted Budget Budget Modification New Revenue Source
 Use of Reserves Other: N/A

Strategic Plan Relevance:

Community Inclusiveness Financial & Asset Mgmt Environmental Stewardship
 Integrated Communication Operational Effectiveness Targeted Redevelopment

The sale of the property is consistent with the city's strategic plan. The city is selling the property for fair market value, which ensures the city is a good steward of its capital assets.

Background:

The city purchased the property at 1160 Frost Avenue East on May 4, 2017, for \$250,000. On June 28, 2021, the City Council approved a purchase agreement with Reuter Walton for the purchase of 1160 Frost Avenue East for \$250,000. The original purchase agreement gave the buyer the option to extend the due diligence period to November 1, 2022 – which was done.

Due to the timeline of the review of the land use applications associated with the potential development of this property, there is a need for both parties to modify the purchase agreement in order to extend the Inspection Period and the Closing Date.

The First Amendment proposes the following changes:

- The buyer's extended inspection period would end on December 1, 2022.
- Closing on the purchase and sale of the property shall occur within 60 days of the expiration of the Due Diligence Period – which would be February 1, 2023.

Attachments:

1. Resolution Authorizing Execution of the Amended Purchase Agreement Therefor
2. First Amendment to Purchase Agreement

CITY OF MAPLEWOOD, MINNESOTA

RESOLUTION NO. _____

**RESOLUTION APPROVING FIRST AMENDMENT TO
PURCHASE AGREEMENT FOR 1160 FROST AVENUE**

WHEREAS, the City of Maplewood (the “City”) is the owner of certain real property located at 1160 Frost Avenue in Maplewood, Minnesota (the “Property”); and

WHEREAS, the legal description of the Property is:

Lots 1 through 20 inclusive, Block 1, Kavanagh and Dawson’s Addition to Gladstone, together with the vacated alley in said Block 1, Ramsey County, Minnesota; and

WHEREAS, on July 8, 2021 the City entered into a purchase agreement with Reuter Walton Development, LLC (the “Purchase Agreement”) regarding the Property; and

WHEREAS, the parties wish to amend the Purchase Agreement to extend certain dates and deadlines.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MINNESOTA AS FOLLOWS:

1. The recitals set forth herein are incorporated into and made a part hereof.
2. The Mayor and City Manager are hereby authorized and directed to execute the First Amendment to Purchase Agreement with Reuter Walton Development, LLC for the Property.
3. The City staff, and 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.

Approved this 14th day of November, 2022 by the City Council of the City of Maplewood, Minnesota.

CITY OF MAPLEWOOD, MINNESOTA

Marylee Abrams, Mayor

Attest:

Andrea Sindt, City Clerk

FIRST AMENDMENT TO PURCHASE AGREEMENT

This First Amendment to Purchase Agreement (the “First Amendment”) is made this ____ day of _____, 2022, by and between the city of Maplewood, a municipal corporation under the laws of Minnesota (“Seller”) and Reuter Walton Development LLC, a Minnesota limited liability company (“Buyer”).

RECITALS:

WHEREAS, Seller and Buyer previously entered into a Purchase Agreement dated July 8, 2021 regarding the Property legally described on Exhibit A attached hereto (the “Purchase Agreement”); and,

WHEREAS, Seller and Buyer desire to modify the Purchase Agreement to extend the Inspection Period and the Closing Date.

AGREEMENT:

In consideration of the promises made between Seller and Buyer, the parties agree as follows:

1. Definitions. All capitalized terms used in this First Amendment have the meanings ascribed to them in the Purchase Agreement.
2. Section 4 of the Purchase Agreement is modified to delete the ~~stricken~~ and add the double underlined material as follows:

Closing. The closing on the purchase and sale of the Property (the “Closing”) shall occur within sixty thirty (60 30) days upon of the expiration of the Due Diligence Period as hereinafter defined, but by no means later than February December 1, 20232, for either Project (the “Closing Date”), or such earlier date as the Parties may agree upon, at the Seller’s office, or at such other location as the Parties may agree.

3. Section 7 of the Purchase Agreement is modified to delete the ~~stricken~~ and add the double underlined material as follows:

Extension of Inspection Period. Buyer shall have the option to extend the Inspection Period until ~~November 1~~ December 1, 2022, for the sole and absolute purpose of acquiring the Property for either Project (the “Option Period”) (collectively with the Inspection Period referred to herein as the “Due Diligence Period”). Buyer shall notify Seller in writing prior to the termination of the Inspection Period if the Tax Credit Project has been rejected and that Buyer intends to implement the Option Period. To initiate the Option Period, Buyer shall deposit an additional Ten Thousand Dollars (\$10,000.00) with the Title Company (the “Option Deposit”) on or prior to the expiration of the Inspection Period. The Option Deposit under this Section shall be fully refundable to Buyer upon until the expiration of the Option Period at which time the Option Deposit shall become nonrefundable without a

valid objection as contemplated herein within the Option Period, but shall be credited to the Purchase Price at Closing.

4. Confirmation of Purchase Agreement. In case of any conflict between this First Amendment and the Purchase Agreement, the terms of this First Amendment shall control. Except as modified by this First Amendment, the Purchase Agreement is confirmed by the parties.

5. Counterparts. This First Amendment may be executed in one or more counterparts, each of which shall be deemed an original, and all of such counterparts together shall constitute one and the same agreement.

IN WITNESS WHEREOF, Seller and Buyer have executed this First Amendment as of the day and year first above written.

SELLER:

CITY OF MAPLEWOOD

By: _____
Marylee Abrams, Mayor

By: _____
Melinda Coleman, City Manager

BUYER:

REUTER WALTON DEVELOPMENT LLC

By: _____

Its: _____

EXHIBIT A
Legal Description of the Property

Lots 1 through 20 inclusive, Block 1, Kavanagh and Dawson's Addition to Gladstone, together with the vacated alley in said Block 1, Ramsey County, Minnesota.

PID# 16-29-22-42-0112

Abstract Property