

AGENDA
MAPLEWOOD CITY COUNCIL
7:00 P.M. Monday, August 25, 2025
City Hall, Council Chambers
Meeting No. 16-25

Pursuant to Minn. Stat. 13D.02, one or more councilmembers may be participating remotely

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. APPROVAL OF AGENDA**
- E. APPROVAL OF MINUTES**
 - 1. August 11, 2025 City Council Workshop Meeting Minutes
 - 2. August 11, 2025 City Council Meeting Minutes
- F. APPOINTMENTS AND PRESENTATIONS**
 - 1. Administrative Presentations
 - a. Council Calendar Update
 - 2. Council Presentations
- 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. Resolution Accepting Assessment Roll and Ordering Assessment Hearing for September 22, 2025, 2025 Maplewood Street Improvements, City Project 24-12
 - 3. Solar on Public Buildings Grant Application for the Wakefield Park Community Building
 - 4. Conditional Use Permit Review, The American Cooperative on Lake Phalen, 1875 East Shore Drive
 - 5. Conditional Use Permit Review, The Waldo, 1880 English Street North
 - 6. Conditional Use Permit Review, Hampton Companies, 2694 Maplewood Drive North
- 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

None

J. NEW BUSINESS

1. Ramsey-Washington Metro Watershed District Stewardship Grant for Maplewood Police Department Raingarden
2. Metro I-Net Lease Agreement – 1902 Building
3. Resolution Approving the Record of Decision for Century Ponds Development

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
6:30 P.M. Monday, August 11, 2025
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 6:30 p.m. by Mayor Abrams.

B. ROLL CALL

Marylee Abrams, Mayor	Present
Rebecca Cave, Councilmember	Absent
Kathleen Juenemann, Councilmember	Present
Chonburi Lee, Councilmember	Present
Nikki Villavicencio, Councilmember	Present

C. APPROVAL OF AGENDA

Councilmember Juenemann moved to approve the agenda as submitted.

Seconded by Councilmember Lee Ayes – All

The motion passed.

D. UNFINISHED BUSINESS

1. 2026 Budget (with public comment)

City Manager Sable began the discussion. Finance Director Rueb gave the presentation.

Mayor Abrams opened public comment. The following people spoke:

Kevin Bergland – 1778 DeSoto Street
Mark Nichols – 2550 Forest Street

Mayor Abrams closed the public comment.

Council and staff answered the questions that were raised during the public comment.

No action required.

E. NEW BUSINESS

None

F. ADJOURNMENT

Mayor Abrams adjourned the meeting at 7:05 p.m.

MINUTES
MAPLEWOOD CITY COUNCIL
 7:00 P.M. Monday, August 11, 2025
 City Hall, Council Chambers
 Meeting No. 15-25

A. CALL TO ORDER

A meeting of the City Council was held in the City Hall Council Chambers and was called to order at 7:13 p.m. by Mayor Abrams.

Mayor Abrams thanked Maplewood Public Safety and city staff for a successful National Night Out.

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

Marylee Abrams, Mayor	Present
Rebecca Cave, Councilmember	Absent
Kathleen Juenemann, Councilmember	Present
Chonburi Lee, Councilmember	Present
Nikki Villavicencio, Councilmember	Present

D. APPROVAL OF AGENDA

The following items were added to council presentations:

Tawny Weaver
 Maplewood Park Event

Councilmember Lee moved to approve the agenda as amended.

Seconded by Councilmember Juenemann Ayes – All

The motion passed.

E. APPROVAL OF MINUTES

1. July 28, 2025 City Council Workshop Meeting Minutes

Councilmember Lee moved to approve the July 28, 2025 City Council Workshop Meeting Minutes as submitted.

Seconded by Councilmember Villavicencio Ayes – All

The motion passed.

2. July 28, 2025 City Council Meeting Minutes

Councilmember Juenemann moved to approve the July 28, 2025 City Council Meeting Minutes as submitted.

Seconded by Councilmember Lee

Ayes – All

The motion passed.

F. APPOINTMENTS AND PRESENTATIONS

1. Administrative Presentations

a. Council Calendar Update

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

2. Council Presentations

Tawny Weaver

Mayor Abrams acknowledged Maplewood Police Officer Tawny Weaver was recognized as a member of the MN Twins Team of 70. Officer Weaver was honored for making 92 DUI enforcement arrests in 2024.

Maplewood Park Event

Councilmember Villavicencio reminded residents that Wednesday is the Celebrate Summer event at Edgerton Park and encouraged all to attend.

- 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 Juenemann moved to approve agenda items G1-G4.

Seconded by Councilmember Lee

Ayes – All

The motion passed.

1. Approval of Claims

Councilmember Juenemann moved to approve the approval of claims.

ACCOUNTS PAYABLE:

\$ 2,265,970.29 Checks # 123984 thru # 124023

dated 7/29/25

\$ 168,477.87 Checks # 124024 thru # 124046
dated 8/05/25

\$ 1,011,689.92 Disbursements via debits to checking account
dated 7/21/25 thru 8/03/25

\$ 3,446,138.08 Total Accounts Payable

PAYROLL

\$ 815,678.53 Payroll Checks and Direct Deposits dated 8/1/25

\$ 815,678.53 Total Payroll

\$ 4,261,816.61 GRAND TOTAL

Seconded by Councilmember Lee Ayes – All

The motion passed.

2. Payment for Tyler Enterprise ERP

Councilmember Juenemann moved to approve payment for Tyler Enterprise ERP.

Seconded by Councilmember Lee Ayes – All

The motion passed.

3. Professional Services Agreement for Infiltration and Inflow Investigation

Councilmember Juenemann moved to authorize the Mayor and City Manager to enter into a Professional Services Agreement for an Infiltration and Inflow investigation with Kimley-Horn and Associates, Inc. Minor changes to the Professional Services Agreement are authorized as approved by the City Attorney.

Seconded by Councilmember Lee Ayes – All

The motion passed.

4. Pleasantview Park Tennis and Basketball Court Replacement

Councilmember Juenemann moved to approve the replacement of the Pleasantview Park tennis and basketball courts and authorize the City Manager and the Mayor to enter into an agreement with ACI Asphalt & Concrete Inc. for construction services in the amount of \$141,170.

Seconded by Councilmember Lee

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**

None

- J. NEW BUSINESS**

1. 2026 – 2028 Strategic Plan

Senior Administrative Manager Knutson gave the staff report. City Manager Sable provided additional information.

Councilmember Juenemann moved to approve the Strategic Priorities and Focus Areas for the 2026 – 2028 Strategic Plan.

Seconded by Councilmember Villavicencio

Ayes – All

The motion passed.

2. Charitable Gambling Policy Updates

Senior Administrative Manager Knutson gave the staff report.

Councilmember Lee moved to approve the changes to the City of Maplewood's Charitable Gambling Policies.

Seconded by Councilmember Juenemann

Ayes – All

The motion passed.

- K. AWARD OF BIDS**

None

- L. ADJOURNMENT**

Mayor Abrams adjourned the meeting at 7:33 p.m.

CITY COUNCIL STAFF REPORT

Meeting Date August 25, 2025

REPORT TO: City Council

REPORT FROM: Michael Sable, City Manager

PRESENTER: Michael Sable, 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:

September 8: EDA: EDA Budget – Preliminary Levy
Workshop: 2025 Community Survey Results; Transit Project Discussion
Council Meeting: Preliminary Levy Adoption for 2026 Budget

September 22: EDA Special Meeting: Rehab Home Loan Program Adoption and Agreements
Workshop: YMCA/MCC Building Discussion; Climate Mitigation Plan

October 13: Workshop: 2026 Department Budget Presentations, Century Ponds Development

Council Comments:

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

1. Transit Discussion

Community Events and Notifications:

Friday Fireworks, September 19, 5 – 8 PM, Hazelwood Park
Tuj Lub Courts Grand Re-Opening, September 20, 10 AM – Noon, Keller Regional Park
Trunk or Treat, October 25, 1 - 4 PM, Maplewood City Hall

Maplewood Living Schedule:

Author	Due Date	Edition
Lee	Aug 19	September 2025
Sable	October 16	November 2025
Abrams	December 15	January 2026
Juenemann	Feb 17	March 2026
Cave	April 16	May 2026
Villavicencio	June 16	July 2026
Lee	August 17	September 2026

All assignments are subject to change based on election filings.

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CITY COUNCIL STAFF REPORT

Meeting Date August 25, 2025

REPORT TO: Michael Sable, City Manager**REPORT FROM:** Joe Rueb, Finance Director**PRESENTER:** Joe Rueb, 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:

\$ 346,359.00 Checks # 124047 thru # 124079
dated 8/12/25

\$ 1,854,967.82 Checks # 124080 thru # 124116
dated 8/19/25

\$ 580,573.03 Disbursements via debits to checking account
dated 8/04/25 thru 8/17/25

\$ 2,781,899.85 Total Accounts Payable

PAYROLL

\$ 831,093.84 Payroll Checks and Direct Deposits dated 8/15/25

\$ 831,093.84 Total Payroll

\$ 3,612,993.69 GRAND TOTAL

Background

A detailed listing of these claim has been provided. Please call me at 651-249-2903 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
124047	8/12/2025	7072 ABM EQUIPMENT	ADDITIONAL BUILD WORK FOR UNIT 546.	\$ 3,600.37
124048	8/12/2025	7136 APWA-MN	HR ESSENTIALS FOR PW PROFESSIONALS	1,850.00
124049	8/12/2025	4992 BERGANKDV	2024 AUDIT FEES	4,625.00
124050	8/12/2025	550 GAMETIME	REPLACEMENT SLIDE PIECES	3,552.03
124051	8/12/2025	5577 GERTENS	RAINGARDEN PLANTS	388.00
	8/12/2025	5577 GERTENS	SOD FOR SOCCER FIELD MAINTENANCE	976.50
124052	8/12/2025	3728 GREAT RIVER GREENING	JIM'S PRAIRIE ENHANCEMENT MATCH	600.00
124053	8/12/2025	671 HIRSHFIELD'S	PAINT TOTE FOR FIELD STRIPING	2,545.40
124054	8/12/2025	7185 INDEPENDENT TESTING TECHNOLOGIES IN	CITY PROJ 24-12: BIT, CORE, AND CONCRETE TESTING	6,260.00
124055	8/12/2025	5533 KIRVIDA FIRE	E323 OPTICOM REPAIR	839.71
	8/12/2025	5533 KIRVIDA FIRE	E323 ANNUAL MAINTENANCE	1,409.19
	8/12/2025	5533 KIRVIDA FIRE	E324 ANNUAL MAINTENANCE	1,409.19
	8/12/2025	5533 KIRVIDA FIRE	E313 ANNUAL MAINTENANCE	1,444.46
	8/12/2025	5533 KIRVIDA FIRE	T315 ANNUAL MAINTENANCE	1,351.78
	8/12/2025	5533 KIRVIDA FIRE	T325 ANNUAL MAINTENANCE	1,552.52
124056	8/12/2025	827 L M C I T	WC CLAIM #00514028	127.64
	8/12/2025	827 L M C I T	WC CLAIM #00517463	608.87
	8/12/2025	827 L M C I T	WORK COMP QTRLY JULY - SEPT 2025	177,230.00
124057	8/12/2025	5425 LHB INC.	CONSULTANT SERVICES THRU 06/27/2025	999.70
	8/12/2025	5425 LHB INC.	CONSULTANT SERVICES THRU 06/27/2025	2,040.75
124058	8/12/2025	1 ONE TIME VENDOR	REFUND 80% OF BLD-24-02132RB PLUS SURTAX	161.00
	8/12/2025	1 ONE TIME VENDOR	REFUND 80% OF BLD-24-02168RE PLUS SURTAX	121.00
124059	8/12/2025	1 ONE TIME VENDOR	REFUND 80% OF BLD-24-01592RB PLUS SURTAX	1,506.08
124060	8/12/2025	1 ONE TIME VENDOR	CITY PROJ 23-08: 1886 ADELE ST SPRINKLER REIM	231.56
124061	8/12/2025	1 ONE TIME VENDOR	EMS MC REFUND - LIAB/ATTORNEY PMT REC'D FOR CLAIM	2,710.58
124062	8/12/2025	1 ONE TIME VENDOR	MCC/YMCA DESTRUCTIVE TESTING	5,750.00
124063	8/12/2025	5647 OPG-3, INC.	LASERFICHE ANNUAL SOFTWARE MAINTENANCE	27,083.90
124064	8/12/2025	6111 QUADIENT FINANCE USA, INC.	POSTAGE MACHINE - CITY HALL	1,277.70
	8/12/2025	6111 QUADIENT FINANCE USA, INC.	SUPPLIES - PUBLIC WORKS POSTAGE MACHINE	244.81
	8/12/2025	6111 QUADIENT FINANCE USA, INC.	POSTAGE SUPPLIES - APPLIED TO WRONG ACCT/LATE FEE	(186.22)
	8/12/2025	6111 QUADIENT FINANCE USA, INC.	POSTAGE - PUBLIC WORKS POSTAGE MACHINE & LATE FEE	1,044.79
124065	8/12/2025	1338 RAMSEY COUNTY-VITAL RECORDS	NOTARY COMMISSION RENEWAL FEE	20.00
124066	8/12/2025	6014 MARK REHDER	JUNE - JULY '25 FORESTRY INSPECTIONS AND EAB CALLS	9,055.48
124067	8/12/2025	198 ST PAUL REGIONAL WATER SRVS	WATER UTILITY	160.51
	8/12/2025	198 ST PAUL REGIONAL WATER SRVS	WATER UTILITY	299.84
	8/12/2025	198 ST PAUL REGIONAL WATER SRVS	WATER UTILITY	1,404.03
	8/12/2025	198 ST PAUL REGIONAL WATER SRVS	WATER UTILITY	68.78
	8/12/2025	198 ST PAUL REGIONAL WATER SRVS	WATER UTILITY	78.97
124068	8/12/2025	1836 ST PAUL, CITY OF	JUNE 2025 POLICE RADIO MAINTENANCE	135.00
124069	8/12/2025	5931 TRUGREEN PROCESSING CENTER	JULY TURF SERVICES	6,549.77
124070	8/12/2025	1665 TWIN CITY HARDWARE	ADA COMPLIANCE WORK PERFORMED/DOOR INSTALLATION	48,394.45
	8/12/2025	1665 TWIN CITY HARDWARE	CREDIT MEMO - ITEM #299345	(4,938.00)
124071	8/12/2025	2464 US BANK	2015B PAYING AGENT & ACCEPTANCE FEES	750.00
	8/12/2025	2464 US BANK	2015C PAYING AGENT & ACCEPTANCE FEES	750.00
124072	8/12/2025	6427 W S & D PERMIT SERVICE	REFUND 80% OF BLD-25-01427RB PLUS SURTAX	117.00
124073	8/12/2025	5327 ZAYO GROUP LLC	LOCATE SERVICES FOR CITY HALL FIBER OPTICS	2,770.92
124074	8/12/2025	585 GOPHER STATE ONE-CALL	JULY 2025 - NET BILLABLE CALL TICKETS	1,097.55
124075	8/12/2025	687 HUGO'S TREE CARE INC	TREE REMOVAL - CITY LOT WEST OF MAPLEWOOD TOYOTA	893.75
	8/12/2025	687 HUGO'S TREE CARE INC	CITY ROW WEST OF 2471 7TH ST E	5,290.00
	8/12/2025	687 HUGO'S TREE CARE INC	TREE (HANGER) REMOVAL: 2415 BARCLAY ST N	715.00
124076	8/12/2025	6084 LINCOLN FINANCIAL GROUP	MONTHLY PREMIUM - JULY 2025	3,128.28
	8/12/2025	6084 LINCOLN FINANCIAL GROUP	MONTHLY PREMIUM - JULY 2025	4,131.48
	8/12/2025	6084 LINCOLN FINANCIAL GROUP	MONTHLY PREMIUM - JULY 2025	3,549.26
	8/12/2025	6084 LINCOLN FINANCIAL GROUP	MONTHLY PREMIUM - JULY 2025	460.29
124077	8/12/2025	875 LOFFLER COMPANIES, INC.	MAY 2025 - CANON MFP USAGE COSTS	1,141.73

Check Register
City of Maplewood

<u>Check</u>	<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
	8/12/2025	875 LOFFLER COMPANIES, INC.	JULY 2025 - CANON MFP USAGE COSTS	918.33
124078	8/12/2025	2696 MUSKA ELECTRIC CO	REPLACE WALL PACKS AT CITY HALL	2,574.95
	8/12/2025	2696 MUSKA ELECTRIC CO	RUN POWER & INSTALL OUTLETS FOR PW WASHER & DRYER	2,970.32
124079	8/12/2025	1337 RAMSEY COUNTY-PROP REC & REV	BRIDGE INSPECTIONS: BRIDGE #62570 & 62643	380.00
	8/12/2025	1337 RAMSEY COUNTY-PROP REC & REV	APRIL - CAD VPN TOKEN ACTIVATION	15.00
	8/12/2025	1337 RAMSEY COUNTY-PROP REC & REV	APRIL 2025 - POLICE FIELD OPS BILLING	180.00
	8/12/2025	1337 RAMSEY COUNTY-PROP REC & REV	POLICE FIELD OPS BILLING CORRECTION	(60.00)
33 Checks in this report.				<u><u>\$ 346,359.00</u></u>

Check Register
City of Maplewood

Check	Date	Vendor	Description	Amount
124080	8/19/2025	1047 3M	2025-1 DIST 1-12 FIRST HALF TIF PAYMENT	\$ 812,302.99
	8/19/2025	1047 3M	2024 1ST HALF TIF PAYMENT	390,597.22
124081	8/19/2025	7223 APPLE FORD WHITE BEAR LAKE	PARTS FOR M391	390.17
124082	8/19/2025	5559 AL TECHNOLOGIES, LLC	AUGUST 2025 - BENEFITS CONNECT MONTHLY CHARGES	437.58
124083	8/19/2025	5972 BHE COMMUNITY SOLAR, LLC	MAY 2025 COMMUNITY SOLAR GARDEN	10,431.59
	8/19/2025	5972 BHE COMMUNITY SOLAR, LLC	JUNE 2025 COMMUNITY SOLAR GARDEN	8,533.08
124084	8/19/2025	5641 CHP MAPLEWOOD MN OWNER, LLC	2025-1 DISTRICT 1-10 FIRST HALF TIF PAYMENT	107,918.83
124085	8/19/2025	6320 COMPANION ANIMAL CONTROL	JULY 2025 - ANIMAL CONTROL SERVICES RETAINER	100.00
124086	8/19/2025	464 EMERGENCY AUTOMOTIVE TECH, INC	PSA NEW SQUAD BUILD 958 VIN# 1C4RDJFG7SC515651	8,067.50
124087	8/19/2025	7254 FLOCK SAFETY	FLOCK CAMERAS AND SOFTWARE CONTRACT - YEAR 1	65,000.00
124088	8/19/2025	531 FRA-DOR INC.	SAND/BLACK DIRT	823.90
124089	8/19/2025	3416 FUN JUMPS ENTERTAINMENT INC	INFLATABLES FOR CELEBRATE SUMMER AUGUST 13th	4,377.24
124090	8/19/2025	7260 GAME ONE	SOCCER SUPPLIES FOR PARKS	1,460.00
124091	8/19/2025	5649 HASSE FAMILY ENTERPRISES LLC	PETTING ZOO AT AUGUST CELEBRATE SUMMER EVENT	950.00
124092	8/19/2025	846 LANGUAGE LINE SERVICES	JULY - PHONE INTERPRETIVE SERVICES	742.95
124093	8/19/2025	7017 LEO A DALY LLC	MCC/YMCA FACILITY ASSESSMENT	1,662.00
124094	8/19/2025	7202 LEXISNEXIS RISK DATA MANAGEMENT LLC	JULY 2025 - ACCURINT SERVICES	666.67
124095	8/19/2025	6438 METRO - INET	MARCH - METRO-INET IT INFRASTRUCTURE	11,408.00
	8/19/2025	6438 METRO - INET	AUGUST - METRO-INET IT INFRASTRUCTURE	11,408.00
124096	8/19/2025	986 METROPOLITAN COUNCIL	JULY 2025 - MONTHLY SAC	2,460.15
124097	8/19/2025	7258 MINNESOTA SHERIFFS' ASSOCIATION	TRAINING - ADVANCED GUN LAWS	175.00
124098	8/19/2025	6257 NINE NORTH	AV SERVICES FOR JULY 2025	1,400.00
124099	8/19/2025	1 ONE TIME VENDOR	LICENSE FEE REFUND - 1613 COUNTY RD D E, UNIT L	200.00
124100	8/19/2025	1 ONE TIME VENDOR	REFUND BLD-25-00189CP PERMIT FEE PLUS SURTAX	2,961.00
124101	8/19/2025	6269 OPTUM	AUGUST 2025 - EMPLOYER HSA FEES	162.25
124102	8/19/2025	7134 REE MAPLEWOOD APARTMENTS LLC	2025-1 TIF PAYMENT DISTRICT 1-15	93,157.11
124103	8/19/2025	6313 SIBLEY COVE II, LLC	2025-1 DIST 1-8 FIRST HALF TIF PAYMENT	83,067.32
124104	8/19/2025	5663 TRANS UNION LLC	JULY CREDIT REPORT SERVICES	92.22
124105	8/19/2025	6485 TRUEPOINT SOLUTIONS	JULY 2025 ACCELA SUPPORT SERVICES	4,867.50
124106	8/19/2025	449 TYLER TECHNOLOGIES INC	TYLER ENTERPRISE ERP YEARLY SUBSCRIPTION PAYMENT	86,495.43
	8/19/2025	449 TYLER TECHNOLOGIES INC	TYLER EERP IMPLEMENTATION	4,200.00
124107	8/19/2025	5312 ENVUE TELEMATICS, LLC	GEO TAB PRO PLAN - AUGUST 2025 FEE	624.00
124108	8/19/2025	2506 HUNT ELECTRIC CORP	ELECTRICAL SERVICES	231.00
124109	8/19/2025	7095 JAYNE FRAHM	PLAN REVIEW SERVICES - JULY/AUGUST 2025	624.00
124110	8/19/2025	5598 KELLY & LEMMONS, P.A.	PROSECUTION SERVICES - JULY	17,245.00
124111	8/19/2025	4584 LEXIPOL LLC	ANNUAL LAW ENFORCEMENT POLICY UPDATES	6,608.64
124112	8/19/2025	5353 MANSFIELD OIL CO	CONTRACT GASOLINE - AUGUST 2025	11,587.07
	8/19/2025	5353 MANSFIELD OIL CO	CONTRACT DIESEL - AUGUST 2025	7,560.36
124113	8/19/2025	393 MN DEPT OF LABOR & INDUSTRY	JULY 2025 - BUILDING PERMIT STATE SURCHARGE	2,957.41
124114	8/19/2025	1202 NYSTROM PUBLISHING CO INC	AUGUST 2025 MAPLEWOOD LIVING	9,115.91
124115	8/19/2025	1337 RAMSEY COUNTY-PROP REC & REV	FLEET SUPPORT FEE - JULY	686.40
124116	8/19/2025	4845 TENNIS SANITATION LLC	JULY 2025 RESIDENTIAL RECYCLING	81,212.33
37 Checks in this report.				<u><u>\$ 1,854,967.82</u></u>

CITY OF MAPLEWOOD
Disbursements via Debits to Checking Account

Settlement			
Date	Payee	Description	Amount
8/15/2025	Creating Healthy Communities	PR - Employee Contributions	\$ 47.20
8/4/2025	Delta Dental	Dental Premium	5,337.64
8/11/2025	Delta Dental	Dental Premium	2,119.68
8/15/2025	ICMA (Vantagepointe)	PR - Deferred Compensation	7,500.62
8/15/2025	ICMA (Vantagepointe)	Retiree Health Savings	1,160.00
8/1/2025	Labor Unions	Union Dues	4,447.41
8/15/2025	MidAmerica	HRA Flex Plan - AUL	12,560.87
8/4/2025	MN Dept of Revenue	PR - State Payroll Tax	36,085.58
8/8/2025	Optum Health	DCRP & Flex Plan Payments	722.03
8/15/2025	Optum Health	DCRP & Flex Plan Payments	3,337.87
8/4/2025	Optum Health	H.S.A. Payments	11,713.85
8/15/2025	P.E.R.A.	PR - P.E.R.A.	181,497.20
8/15/2025	U.S. Treasurer	PR - Federal Payroll Tax	148,635.76
8/15/2025	US Bank VISA One Card*	Purchasing Card Items	48,458.72
8/13/2025	VOYA - State Plan	PR - Deferred Compensation	86,596.00
8/15/2025	VOYA - State Plan	PR - Deferred Compensation	30,352.60
			<u>\$ 580,573.03</u>

Purchasing Card Items

Transaction Date	Posting Date	Merchant Name	Transaction Amount	Name
2025/07/23	2025/07/28	MENARDS 3385	\$ (21.68)	DAVE ADAMS
2025/08/01	2025/08/04	SECRETARY OF STATE	120.00	REGAN BEGGS
2025/07/30	2025/07/30	AMAZON RETA* V99OG5T33	69.63	CHAD BERGO
2025/08/04	2025/08/05	SP KORE ESSENTIALS	274.80	BRIAN BIERDEMAN
2025/07/30	2025/07/31	CINTAS CORP	342.66	TROY BRINK
2025/08/06	2025/08/07	CINTAS CORP	102.02	TROY BRINK
2025/08/06	2025/08/08	THE HOME DEPOT #2801	39.98	TROY BRINK
2025/07/31	2025/08/01	IN *BRODIN STUDIOS, INC.	(1.01)	DANIEL BUSACK
2025/07/22	2025/07/28	WALTERS CLIMATE	(475.25)	SCOTT CHRISTENSON
2025/07/24	2025/07/28	MENARDS OAKDALE MN	36.48	SCOTT CHRISTENSON
2025/08/07	2025/08/08	GRAINGER	19.87	SCOTT CHRISTENSON
2025/07/30	2025/07/30	ULINE *SHIP SUPPLIES	857.71	MIKE DARROW
2025/07/26	2025/07/28	ALLIED MEDICAL TRAININ	2,145.00	BRAD DAVISON
2025/07/26	2025/07/28	ALLIED MEDICAL TRAININ	2,145.00	BRAD DAVISON
2025/07/30	2025/07/31	SP COOP SLEEP GOODS	412.51	BRAD DAVISON
2025/07/31	2025/08/01	AMAZON.COM*RP0US5G73	54.75	BRAD DAVISON
2025/07/31	2025/08/04	SP COOP SLEEP GOODS	(34.11)	BRAD DAVISON
2025/08/01	2025/08/04	OPENAI *CHATGPT SUBSCR	20.00	BRAD DAVISON
2025/08/04	2025/08/06	EVEREST EMERGENCY VEHICLE	395.27	BRAD DAVISON
2025/08/05	2025/08/07	CITY OF BURNSVILLE ONLIN	150.00	BRAD DAVISON
2025/07/31	2025/08/01	AMAZON MKTPL*DL66B6HS3	109.88	TOM DOUGLASS
2025/07/31	2025/08/01	GRAINGER	192.50	TOM DOUGLASS
2025/08/02	2025/08/04	AMAZON MKTPL*8W75U6L13	15.96	TOM DOUGLASS
2025/08/04	2025/08/05	AMAZON.COM*HH5V82SM3	82.97	TOM DOUGLASS
2025/08/07	2025/08/08	OAKDALE RENTAL CENTER	389.00	DOUG EDGE
2025/07/24	2025/07/28	ODP BUS SOL LLC# 106869	333.74	CHRISTINE EVANS
2025/07/25	2025/07/28	SAGE SOFTWARE INC	3,214.00	MYCHAL FOWLDS
2025/07/29	2025/07/29	COMCAST / XFINITY	16.24	MYCHAL FOWLDS
2025/07/30	2025/07/31	OPENAI *CHATGPT SUBSCR	20.00	MYCHAL FOWLDS
2025/07/31	2025/08/04	SHI INTERNATIONAL CORP	5,461.28	MYCHAL FOWLDS
2025/08/01	2025/08/04	VZWRLSS*APOCC VISB	610.17	MYCHAL FOWLDS
2025/08/06	2025/08/06	COMCAST / XFINITY	23.18	MYCHAL FOWLDS
2025/08/07	2025/08/08	CENTURYLINK LUMEN	212.90	MYCHAL FOWLDS
2025/08/07	2025/08/08	CENTURYLINK LUMEN	75.39	MYCHAL FOWLDS
2025/08/07	2025/08/08	CENTURYLINK LUMEN	74.36	MYCHAL FOWLDS
2025/07/28	2025/07/29	SOLARWINDS	264.00	NICK FRANZEN
2025/07/29	2025/07/30	AMAZON RETA* 4U7HW1JL3	404.86	NICK FRANZEN
2025/08/05	2025/08/06	DASHLANE U* DASHLANE P	29.82	NICK FRANZEN
2025/08/06	2025/08/07	AMAZON RETA* W745D0P13	60.49	NICK FRANZEN
2025/08/06	2025/08/07	AMAZON RETA* DI9VX2Q13	97.49	NICK FRANZEN
2025/08/07	2025/08/07	MSFT * E0500X2BMD	16.00	NICK FRANZEN
2025/08/07	2025/08/07	MSFT * E0500X2BGO	8.00	NICK FRANZEN
2025/08/07	2025/08/08	CDW GOVT #AF34N9E	1,140.10	NICK FRANZEN
2025/07/28	2025/07/29	AMAZON MKTPL*BZ1121CZ3	394.95	MICHAEL HAGEN

Purchasing Card Items

Transaction Date	Posting Date	Merchant Name	Transaction Amount	Name
2025/08/01	2025/08/04	SAMS CLUB #6312	44.24	MICHAEL HAGEN
2025/08/04	2025/08/04	AMAZON MKTPL*NE8V71AN0	23.97	MICHAEL HAGEN
2025/08/05	2025/08/06	ASPEN MILLS	661.58	MICHAEL HAGEN
2025/08/05	2025/08/06	AMAZON MKTPL*ZZ9ZQ6AF3	33.99	MICHAEL HAGEN
2025/08/05	2025/08/06	AMAZON MKTPL*LR0YJ4HY3	33.99	MICHAEL HAGEN
2025/08/07	2025/08/08	AMAZON MKTPLCE PMTS	(27.00)	MICHAEL HAGEN
2025/07/30	2025/08/01	THE HOME DEPOT #2801	26.94	JODI HALWEG
2025/07/31	2025/08/01	AMAZON MKTPL*IR97E1613	31.57	JODI HALWEG
2025/08/05	2025/08/06	AMAZON MKTPL*N03IF4ZE3	31.35	JODI HALWEG
2025/07/27	2025/07/28	PETSMART # 0461	(25.12)	TIMOTHY HAWKINSON
2025/07/24	2025/07/28	THE HOME DEPOT #2801	149.94	TAMARA HAYS
2025/08/05	2025/08/06	AMAZON MKTPL*5G9791T73	19.98	TAMARA HAYS
2025/08/06	2025/08/06	AMAZON RETA* 085JG0103	26.43	TAMARA HAYS
2025/08/06	2025/08/07	AMAZON MKTPL*6C8GQ5KD3	14.24	TAMARA HAYS
2025/08/07	2025/08/08	SITEONE LANDSCAPE SUPPLY,	286.91	TAMARA HAYS
2025/07/24	2025/07/28	DALCO ENTERPRISES	15.50	DAVID JAHN
2025/08/04	2025/08/08	WWW.DALCOONLINE.COM	764.92	DAVID JAHN
2025/07/28	2025/07/29	CUMMINS EVS	763.60	MEGHAN JANASZAK
2025/07/31	2025/08/01	AMAZON RETA* S40WD7PZ3	294.68	MEGHAN JANASZAK
2025/08/07	2025/08/08	AMAZON RETA* DU4E018X3	37.89	MEGHAN JANASZAK
2025/07/25	2025/07/28	SAMSCLUB #6309	132.98	BARB JOHNSON
2025/07/29	2025/07/30	SAMSCLUB #6309	37.61	BARB JOHNSON
2025/07/31	2025/08/01	CUB FOODS #1599	29.94	BARB JOHNSON
2025/08/06	2025/08/07	AMAZON MARK* 4O7OL61C3	31.89	BARB JOHNSON
2025/08/08	2025/08/08	AMAZON MARK* O88Q766C3	58.88	BARB JOHNSON
2025/07/31	2025/07/31	SPRAY FOAM SYSTEMS	115.15	RANDY JOHNSON
2025/07/28	2025/07/29	HY-VEE MAPLEWOOD 1402	27.47	LOIS KNUTSON
2025/07/29	2025/07/29	PANERA BREAD #601305 O	148.18	LOIS KNUTSON
2025/07/30	2025/07/31	OPENAI *CHATGPT SUBSCR	20.00	LOIS KNUTSON
2025/07/30	2025/07/31	STERICYCLE, INC	101.06	LOIS KNUTSON
2025/07/30	2025/07/31	CINTAS CORP	66.01	GINA KUCHENMEISTER
2025/08/02	2025/08/04	GALLS	361.41	GINA KUCHENMEISTER
2025/08/05	2025/08/07	ODP BUS SOL LLC# 106869	59.45	GINA KUCHENMEISTER
2025/08/06	2025/08/07	CINTAS CORP	66.01	GINA KUCHENMEISTER
2025/08/07	2025/08/08	STREICHER'S MO	7,253.87	GINA KUCHENMEISTER
2025/07/28	2025/07/29	PEAVEY CORP.	252.99	JASON KUCHENMEISTER
2025/07/31	2025/08/01	AMAZON MKTPL*RS3GA6673	161.54	JASON KUCHENMEISTER
2025/08/01	2025/08/04	FEDEX OFFIC61700006171	16.25	JASON KUCHENMEISTER
2025/07/30	2025/07/31	OPENAI *CHATGPT SUBSCR	20.00	STEVE LOVE
2025/07/28	2025/07/29	TELEFLEX LLC	1,330.00	BRAD MCGEE
2025/08/04	2025/08/05	LIFE ASSIST INC	1,427.04	BRAD MCGEE
2025/08/04	2025/08/05	WWW.FOAMFRAT.COM	159.99	BRAD MCGEE
2025/08/04	2025/08/06	CITY OF BURNSVILLE ONLIN	150.00	BRAD MCGEE
2025/08/05	2025/08/07	BOUND TREE MEDICAL LLC	163.00	BRAD MCGEE

Purchasing Card Items

Transaction Date	Posting Date	Merchant Name	Transaction Amount	Name
2025/08/04	2025/08/05	CPSE.STORE-WOOCOMMERCE	245.00	BRETT MERKATORIS
2025/08/06	2025/08/08	CITY OF BURNSVILLE ONLIN	150.00	BRETT MERKATORIS
2025/08/06	2025/08/08	CITY OF BURNSVILLE ONLIN	150.00	BRETT MERKATORIS
2025/07/30	2025/07/30	OPENAI *CHATGPT SUBSCR	20.00	MICHAEL MONDOR
2025/07/26	2025/07/28	JONES & BARTLETT LEARNING	284.51	JOHANNA MOUTON
2025/08/01	2025/08/04	OPENAI *CHATGPT SUBSCR	20.00	JOHANNA MOUTON
2025/08/05	2025/08/06	ALLIED MEDICAL TRAININ	895.00	RACHEL MURRAY
2025/07/28	2025/07/30	THE HOME DEPOT #2801	59.70	JOHN NAUGHTON
2025/08/04	2025/08/05	ADVANCE AUTO PARTS #7152	69.34	KEN NIELSEN
2025/07/29	2025/07/30	PRAIRIE RESTORATIONS	525.00	JERRY NOVAK
2025/08/05	2025/08/06	THE STAR TRIBUNE CIRCULAT	65.00	DANETTE PARR
2025/07/29	2025/07/30	MIDWAY FORD	60.98	STEVEN PRIEM
2025/07/29	2025/07/30	FLEETPRIDE570	409.96	STEVEN PRIEM
2025/07/31	2025/08/01	FACTORY MOTOR PARTS (19)	10.57	STEVEN PRIEM
2025/07/31	2025/08/01	FACTORY MOTOR PARTS (19)	42.72	STEVEN PRIEM
2025/08/04	2025/08/05	PROFESSIONAL WIRELESS COM	1,078.26	STEVEN PRIEM
2025/08/04	2025/08/05	EMERGENCY AUTOMOTIVE TECH	120.00	STEVEN PRIEM
2025/08/05	2025/08/06	POMPS TIRE 021	395.00	STEVEN PRIEM
2025/08/05	2025/08/06	FACTORY MOTOR PARTS (19)	179.65	STEVEN PRIEM
2025/08/06	2025/08/07	DIAMOND MOWERS INC	92.48	STEVEN PRIEM
2025/08/06	2025/08/07	FACTORY MOTOR PARTS (19)	171.55	STEVEN PRIEM
2025/08/07	2025/08/08	EMERGENCY AUTOMOTIVE TECH	91.11	STEVEN PRIEM
2025/07/29	2025/07/30	AMAZON MARK* HB2H60C43	50.99	MICHAEL RENNER
2025/07/31	2025/08/01	CINTAS CORP	87.13	AUDRA ROBBINS
2025/07/31	2025/08/04	ON SITE SANITATION INC	25.00	AUDRA ROBBINS
2025/08/04	2025/08/05	BACHMAN'S ONLINE	289.98	AUDRA ROBBINS
2025/08/04	2025/08/05	SITEONE LANDSCAPE SUPPLY,	229.53	AUDRA ROBBINS
2025/08/04	2025/08/05	CINTAS CORP	50.84	AUDRA ROBBINS
2025/08/04	2025/08/06	ON SITE SANITATION INC	3,378.00	AUDRA ROBBINS
2025/08/05	2025/08/05	PANERA BREAD #601305 O	13.54	AUDRA ROBBINS
2025/08/05	2025/08/05	PANERA BREAD #601305 O	209.56	AUDRA ROBBINS
2025/07/30	2025/07/31	TRI-STATE BOBCAT	1,292.52	ROBERT RUNNING
2025/07/25	2025/07/28	SOCIETYFORHUMANRESOURCE	538.00	STEPHANIE SHEA
2025/08/01	2025/08/04	MINNESOTA ASSOC OF GOVERN	240.00	JOE SHEERAN
2025/08/01	2025/08/04	CK HOLIDAY # 03519	78.00	KAYLA SPANDE
2025/08/06	2025/08/07	COSTCO WHSE #1021	27.88	KAYLA SPANDE
2025/08/07	2025/08/07	AMAZON RETA* 6Q1306Y13	16.60	KAYLA SPANDE
2025/08/07	2025/08/08	AMAZON MKTPL*TM5YD6JI3	32.55	KAYLA SPANDE
2025/07/30	2025/07/31	BOLER CAR WASH AND DET	25.00	JOSEPH STEINER
2025/07/28	2025/07/29	SAFARILAND TRAINING GR	275.00	BRIAN TAUZELL
2025/07/30	2025/07/31	AMAZON MKTPL*CX0QU3793	241.95	BRIAN TAUZELL
2025/08/06	2025/08/06	CPSE.STORE-WOOCOMMERCE	245.00	JORDAN WARDELL
2025/08/01	2025/08/04	TRI-STATE BOBCAT	51.33	MATT WOHRLE
2025/08/05	2025/08/07	MENARDS 3385	13.97	MATT WOHRLE

Purchasing Card Items

Transaction Date	Posting Date	Merchant Name	Transaction Amount	Name
2025/08/05	2025/08/07	MENARDS 3385	1.75	MATT WOHRLE
2025/07/25	2025/07/28	DODGE OF BURNSVILLE	531.00	BOON XIONG
2025/07/28	2025/07/29	CARQUEST 2236	(140.98)	BOON XIONG
2025/07/28	2025/07/29	DODGE OF BURNSVILLE	(106.20)	BOON XIONG
2025/07/31	2025/08/01	TRI-STATE BOBCAT	106.68	BOON XIONG
2025/08/04	2025/08/05	WALSER POLAR CHEVROLET	103.74	BOON XIONG
2025/08/05	2025/08/06	MIDWAY FORD	113.30	BOON XIONG
			<u>\$48,458.72</u>	

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

CHECK #	CHECK		AMOUNT	Exp Reimb, Severance, Conversion incl in Amount
	DATE	EMPLOYEE NAME		
	08/15/25	ABRAMS, MARYLEE	\$ 670.40	
	08/15/25	ADAMS, DAVID	3,429.90	
	08/15/25	AMENYA, FLORENCE	90.00	
	08/15/25	ARNOLD, AJLA	3,031.93	
	08/15/25	BARTZ, PAUL	690.00	
	08/15/25	BAUMAN, ANDREW	4,529.28	
	08/15/25	BEARDSLEY, DANIEL	1,008.44	
	08/15/25	BEGGS, REGAN	2,975.15	\$ 105.45
	08/15/25	BEITLER, NATHAN	4,186.35	
	08/15/25	BENJAMIN, MARKESE	4,735.51	
	08/15/25	BERGO, CHAD	4,217.79	
	08/15/25	BERGSTROM, KATELYN	2,935.50	
	08/15/25	BICHNER, PATRICK	2,468.72	
	08/15/25	BIERDEMAN, BRIAN	7,964.29	
	08/15/25	BJORK, BRANDON	52.50	
	08/15/25	BOOR, JACOB	3,835.07	
	08/15/25	BORN, BRIAN	4,056.97	
	08/15/25	BOWKER, BENJAMIN	3,578.40	
	08/15/25	BREIMHURST, LAUREN	3,131.39	
	08/15/25	BRENEMAN, NEIL	3,864.03	
	08/15/25	BRINK, TROY	4,254.97	
	08/15/25	BRITT, AIRION	3,578.40	
	08/15/25	BUCKLEY, BRENT	3,359.50	
	08/15/25	BURT-MCGREGOR, EMILY	4,693.67	
	08/15/25	BUSACK, DANIEL	8,196.11	1,613.72
	08/15/25	CAMPBELL, MACLANE	4,328.75	
	08/15/25	CAVE, REBECCA	590.40	
	08/15/25	CHANG, KENG	3,419.33	
	08/15/25	CHRISTENSON, SCOTT	2,931.00	
	08/15/25	CONDON, MITCHELL	4,321.79	
	08/15/25	CONNOLLY, PETER	3,870.72	
	08/15/25	COOK, NICKLAUS	7,186.01	
	08/15/25	COOK, TANNER	3,965.87	
	08/15/25	CORTESI, LUANNE	2,616.80	
	08/15/25	COUNTRYMAN, BRENDA	1,728.00	
	08/15/25	CRAWFORD, RAYMOND	5,199.11	
	08/15/25	CRUMMY, CHARLES	4,431.75	
	08/15/25	DABRUZZI, THOMAS	5,246.45	
	08/15/25	DARROW, MICHAEL	6,894.73	
	08/15/25	DAVISON, BRADLEY	4,948.77	

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

CHECK #	CHECK DATE	EMPLOYEE NAME	AMOUNT	Exp Reimb, Severance, Conversion incl in Amount
	08/15/25	DEMULLING, JOSEPH	6,438.07	
	08/15/25	DOUGLASS, TOM	4,411.93	
	08/15/25	DUCHARME, JOHN	3,817.33	
	08/15/25	DUGAS, MICHAEL	5,997.14	
	08/15/25	EDGE, DOUGLAS	3,565.86	
	08/15/25	EICHER, SAMUEL	4,014.07	
	08/15/25	ENGSTROM, ANDREW	3,876.40	62.10
	08/15/25	ESPESETH, SHAWN	2,957.61	
	08/15/25	EVANS, CHRISTINE	3,157.80	
	08/15/25	FINWALL, SHANN	4,091.41	
	08/15/25	FORSYTHE, MARCUS	5,458.01	
	08/15/25	FOWLDS, MYCHAL	6,364.82	
	08/15/25	FRANCO VINCENT, RACHEL	4,196.56	
	08/15/25	FRANZEN, NICHOLAS	6,116.18	1,401.10
	08/15/25	FRIBERG, DAVID	2,726.89	
	08/15/25	FRITZE, DEREK	5,544.11	
	08/15/25	GABRIEL, ANTHONY	10,742.19	1,945.78
	08/15/25	GEISELHART, BENJAMIN	7,616.34	503.10
	08/15/25	GERONSIN, ALEXANDER	4,348.56	
	08/15/25	GIVAND, JONATHAN	4,353.60	
	08/15/25	GORACKI, GERALD	423.75	
	08/15/25	GREEN, JAMIE	4,651.66	
	08/15/25	GRUHLKE, LUKE	4,153.85	
	08/15/25	GULYASH, LANCE	217.50	
	08/15/25	HAGEN, JOHN	4,314.37	
	08/15/25	HAGEN, MICHAEL	4,494.09	
	08/15/25	HALWEG, JODI	5,492.87	
	08/15/25	HAMMOND, ELIZABETH	2,848.34	
	08/15/25	HANG, RYAN	3,723.34	
	08/15/25	HAWKINSON, TIMOTHY	4,856.20	
	08/15/25	HAYS, TAMARA	3,265.29	
	08/15/25	HER, PHENG	5,732.01	
	08/15/25	HER, TERRELL	4,703.31	
	08/15/25	HERBST, JONATHAN	2,726.90	
	08/15/25	HINNENKAMP, GARY	3,467.02	
	08/15/25	HOEMKE, MICHAEL	5,983.54	
	08/15/25	JACOBSON, CARL	5,143.51	
	08/15/25	JAHN, DAVID	3,436.40	1,997.50
	08/15/25	JANASZAK, MEGHAN	3,864.03	
	08/15/25	JAROSCH, JONATHAN	5,143.50	

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

CHECK #	CHECK DATE	EMPLOYEE NAME	AMOUNT	Exp Reimb, Severance, Conversion incl in Amount
	08/15/25	JENSEN, JOSEPH	4,142.12	
	08/15/25	JOHNSON, BARBARA	2,272.80	
	08/15/25	JOHNSON, ELIZABETH	2,867.39	
	08/15/25	JOHNSON, EMMA	4,156.82	
	08/15/25	JOHNSON, RANDY	5,143.50	
	08/15/25	JOHNSON, TRAVIS	3,198.40	
	08/15/25	JONES, DONALD	3,218.97	
	08/15/25	JORDAN, TIMOTHY	2,608.59	
	08/15/25	JUENEMANN, KATHLEEN	590.40	
	08/15/25	KERR, STEPHEN	3,983.52	
	08/15/25	KNUTSON, LOIS	4,278.10	
	08/15/25	KONG, TOMMY	6,608.00	
	08/15/25	KRAL, EMMA	4,126.77	
	08/15/25	KUBAT, ERIC	4,857.23	
	08/15/25	KUCHENMEISTER, GINA	3,184.30	
	08/15/25	KUCHENMEISTER, JASON	2,994.49	
	08/15/25	LANDER, CHARLES	4,461.54	
	08/15/25	LANGNER, TODD	300.00	
	08/15/25	LANIK, JAKE	3,939.95	
	08/15/25	LARSON, MICHELLE	2,623.91	
	08/15/25	LEE, CHONBURI	590.40	
	08/15/25	LENERTZ, NICHOLAS	4,593.37	
	08/15/25	LENTZ, DANIEL	4,322.46	
	08/15/25	LEONARD, JULIUS	3,578.40	
	08/15/25	LETO, CALEB	3,569.52	
	08/15/25	LOVE, STEVEN	7,648.05	
	08/15/25	LYNCH, KATHERINE	4,651.78	
	08/15/25	MAINKA, WENDY	4,152.37	
	08/15/25	MALESKI, MICHAEL	5,849.80	968.73
	08/15/25	MALLET, MICHAEL	5,065.99	
	08/15/25	MARINO, JASON	6,269.05	372.69
	08/15/25	MARK, OLAF	4,897.91	
	08/15/25	MARTIN, MICHAEL	5,257.73	
	08/15/25	MCGEE, BRADLEY	5,321.26	
	08/15/25	MCNAMARA, JAIDA	552.50	
	08/15/25	MEANS, SILAS	476.00	
	08/15/25	MEISSNER, BRENT	3,224.30	
	08/15/25	MERKATORIS, BRETT	5,149.35	
	08/15/25	MILLER, SETH	4,092.39	
	08/15/25	MLODZIK, JASON	2,659.39	
	08/15/25	MONDOR, MICHAEL	7,529.82	
	08/15/25	MORALES, MARIO	4,663.10	

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

CHECK #	CHECK DATE	EMPLOYEE NAME	AMOUNT	Exp Reimb, Severance, Conversion incl in Amount
	08/15/25	MOUA, JENNIFER	2,366.59	
	08/15/25	MOUTON, JOHANNA	2,449.46	63.15
	08/15/25	MOY, PAMELA	2,777.19	
	08/15/25	MURRAY, RACHEL	5,661.71	
	08/15/25	NAUGHTON, JOHN	3,646.53	
	08/15/25	NAVARA, NICHOLAS	2,222.88	
	08/15/25	NEILY, STEVEN	7,081.20	
	08/15/25	NELSON, TAKITA	292.50	
	08/15/25	NIELSEN, KENNETH	4,508.11	
	08/15/25	NORVE, ROBERT	5,378.26	
	08/15/25	NOVAK, JEROME	4,755.28	
	08/15/25	ORE, JORDAN	3,185.29	
	08/15/25	ORLANDO, TYLER	4,226.35	
	08/15/25	PARR, DANETTE	7,657.32	
	08/15/25	PASDO, JOSEPH	4,125.35	
	08/15/25	PATROS, CLARE	3,777.79	
	08/15/25	PAYNE, DEDRIC	4,336.40	
	08/15/25	PIPKIN, JULIA	3,632.75	
	08/15/25	PODGORSKI, REECE	3,578.40	
	08/15/25	PRIEM, STEVEN	3,494.52	
	08/15/25	QUIRK, JAMES	4,099.19	
	08/15/25	RENNER, MICHAEL	4,065.87	
	08/15/25	RETHWILL, SCOTT	4,241.79	
	08/15/25	ROBBINS, AUDRA	5,271.01	
	08/15/25	ROONEY, PATRIC	3,963.04	
	08/15/25	RUEB, JOSEPH	8,564.18	1,987.22
	08/15/25	RUNNING, ROBERT	3,501.90	
	08/15/25	SABLE, MICHAEL	10,977.69	1,988.81
	08/15/25	SALCHOW, CONNOR	6,877.28	1,937.25
	08/15/25	SCHMITZ, KEVIN	2,990.90	
	08/15/25	SCHORR, JENNIFER	2,458.59	
	08/15/25	SCHROEDER, LEE	4,919.55	
	08/15/25	SCHROEDER, RYAN	5,572.80	
	08/15/25	SCHULTZ, SCOTT	5,171.01	
	08/15/25	SEDLACEK, JEFFREY	5,690.39	
	08/15/25	SHANLEY, HAYLEY	2,499.20	
	08/15/25	SHAW, BRIAN	1,584.00	
	08/15/25	SHEA, STEPHANIE	3,632.75	
	08/15/25	SHEERAN JR, JOSEPH	5,346.94	
	08/15/25	SIKORSKI, EVAN	2,491.27	
	08/15/25	SINDT, ANDREA	6,698.99	1,995.50
	08/15/25	SPANDE, KAYLA	2,867.39	

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

CHECK #	CHECK		AMOUNT	Exp Reimb, Severance, Conversion incl in Amount
	DATE	EMPLOYEE NAME		
	08/15/25	SPARER, CAITLIN	3,558.63	
	08/15/25	STANLEY, JENNIFER	4,249.40	77.19
	08/15/25	STARKEY, ROBERT	5,281.67	120.00
	08/15/25	STEELE, CARTER	4,607.55	
	08/15/25	STEELE, NANCY	4,972.76	
	08/15/25	STEINER, JOSEPH	5,983.54	
	08/15/25	STEJSKAL, JAYSON	4,180.37	
	08/15/25	STOCK, AUBREY	5,987.81	
	08/15/25	STOKES, KAL	2,887.50	
	08/15/25	STRONG, TYLER	4,022.44	
	08/15/25	SUEDKAMP, ADAM	4,916.69	
	08/15/25	SWETALA, NOAH	4,337.98	
	08/15/25	TAUZELL, BRIAN	6,157.85	
	08/15/25	TAYLOR, ASHLEY	4,695.20	
	08/15/25	TEVLIN, TODD	3,402.08	
	08/15/25	THIENES, PAUL	3,467.05	
	08/15/25	ULVENES, AMANDA	2,156.99	
	08/15/25	VERGARA, JOCELYN	1,456.80	
	08/15/25	VILLAVICENCIO, NICHOLE	590.40	
	08/15/25	VUE, COLIN	1,002.00	
	08/15/25	VUE, JALEN	1,520.00	
	08/15/25	WARDELL, JORDAN	7,285.22	790.80
	08/15/25	WEAVER, TAWNY	4,574.59	
	08/15/25	WELLENS, MOLLY	3,117.24	
	08/15/25	WENZEL, JAY	4,923.85	
	08/15/25	WERTH, JENNIFER	3,121.60	
	08/15/25	WILBER, JEFFREY	3,231.99	
	08/15/25	WILLIAMSON, MICHAEL	4,444.58	
	08/15/25	WOEHRLE, MATTHEW	3,414.38	
	08/15/25	XIONG, BOON	3,918.98	
	08/15/25	XIONG, KAO	5,263.51	
	08/15/25	XIONG, PETER	5,320.70	
	08/15/25	XIONG, TUOYER	6,125.67	
	08/15/25	YANG, SOLOMAN	2,924.52	
	08/15/25	YANG, THANG	6,539.22	
	08/15/25	YOUNG, MATTHEW	3,402.40	
	08/15/25	ZAPPA, ANDREW	5,668.95	
	08/15/25	ZAPPA, ERIC	5,433.27	1,093.37
	08/15/25	ZIEMAN, SCOTT	987.00	
			<u>\$ 831,093.84</u>	<u>\$ 19,023.46</u>

CITY COUNCIL STAFF REPORT

Meeting Date August 25, 2025

REPORT TO: Michael Sable, City Manager

REPORT FROM: Steven Love, Public Works Director/City Engineer
Jon Jarosch, Assistant City Engineer

PRESENTER: Steven Love

AGENDA ITEM: Resolution Accepting Assessment Roll and Ordering Assessment Hearing for September 22, 2025, 2025 Maplewood Street Improvements, City Project 24-12

Action Requested: ☒ Motion ☐ Discussion ☐ Public Hearing

Form of Action: ☒ Resolution ☐ Ordinance ☐ Contract/Agreement ☐ Proclamation

Policy Issue:

City Council will consider approving the Resolution Accepting Assessment Roll and Ordering Assessment Hearing for September 22, 2025 for the 2025 Maplewood Street Improvements, City Project 24-12.

Recommended Action:

Motion to approve the Resolution Accepting Assessment Roll and Ordering Assessment Hearing, for the 2025 Maplewood Street Improvements, City Project 24-12.

Fiscal Impact:

Is There a Fiscal Impact? ☐ No ☒ Yes, the true or estimated cost is \$1,243,064

Financing source(s): ☒ Adopted Budget ☐ Budget Modification ☐ New Revenue Source
☐ Use of Reserves ☒ Other: The overall project cost is estimated at \$9,817,600. Assessments are one of the funding sources for the project. Based on the pending assessment roll the estimated total amount of assessments for the 2025 Maplewood Street Improvements is \$1,243,064.

Strategic Plan Relevance:

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

The 2025 Maplewood Street Improvements project represents an investment in the long-term maintenance of the City's infrastructure.

Background:

Assessments are one source of funding for the City's municipal infrastructure projects. The assessment hearing gives property owners an opportunity to speak to the City Council regarding the pending assessment of their property.

There are 276 assessable residential and commercial properties within the project area. An independent appraisal firm was hired to ascertain an opinion of special benefit received by properties within the neighborhood project area. The appraisal report confirmed that the proposed assessments in the attached pending assessment roll exhibit are reasonable.

An informational meeting will be held for property owners before the Assessment Hearing to answer questions about assessments and the process. Before the informational meeting, property owners will be informed by mail of their pending assessment amount and the next steps.

Budget Information

The contract was awarded to Park Construction Company by the City Council on May 27, 2025. The total construction contract cost is \$8,264,001.67. See the table below for the project funding plan, including allowances for indirect costs and contingencies.

Funding Source	Total Amount
General Obligation (G.O.) Improvement Bonds	\$2,586,141
Street Revitalization Fund	\$2,451,639
Environmental Utility Fund	\$1,886,600
Sanitary Sewer Fund	\$584,300
Water Area Fund	\$82,500
St. Paul Regional Water Services (SPRWS)	\$860,400
Special Benefit Assessments (Preliminary Roll)	\$1,366,020
Total Project Funding:	\$9,817,600

The assessment amounts shown in the attached pending assessment roll exhibit are based on the appraisal report completed by an independent appraiser. Based on the appraisal report, the total assessment amount is \$1,243,064. This amount is \$122,956 lower than the preliminary amount of \$1,366,020. The change in amounts is attributed mainly to a reduction of assessment amounts for some commercial and church properties located along Prosperity Road, as recommended by the appraisal report. It is anticipated the reduction in assessment funding will be covered by the project's 10% contingencies that are built into the above funding plan.

The Finance Director has reviewed the project costs and current funding plan. A final budget adjustment will be made based on final construction costs after construction is complete. Budget adjustments are not recommended.

Proposed Schedule

The following is the project schedule:

Project Schedule	Date
Order Preparation of Feasibility Study	8/12/2024
Neighborhood Meeting #1 (South Leg Area only)	12/18/2024
Neighborhood Meeting #1 (Prosperity-Hazelwood Area only)	12/19/2024
City Council Meeting Accept Feasibility Study, Order Public Hearing, Authorize Preparation of Plans and Specifications	1/27/2025
Neighborhood Meeting #2 (South Leg and Prosperity-Hazelwood Area)	2/19/2025
City Council Meeting Public Hearing and Order Improvement	2/24/2025
City Council Meeting Approve Plans and Specifications, Authorize Advertisement for Bids, Authorize Preparation of Assessment Roll	4/14/2025
Bid Opening	5/9/2025
City Council Meeting Award Contract	5/27/2025
Neighborhood Meeting #3 (Construction Information)	June 2025
Begin Construction	June 2025
City Council Meeting Accept Assessment Roll and Order Assessment Hearings	August 25, 2025
Neighborhood Meeting #4 (Assessment Information)	September 2025
City Council Meeting Assessment Hearing and Adopt Assessment Roll	September 22, 2025
Complete Construction	November 2025
Assessments Certified to Ramsey County	November 15, 2025

Attachments:

1. Resolution Accepting Assessment Roll and Ordering Assessment Hearing
2. Pending Assessment Roll
3. Project Location Map

RESOLUTION
ACCEPTING ASSESSMENT ROLL AND ORDERING ASSESSMENT HEARING
CITY PROJECT 24-12

WHEREAS, the Clerk and the City Engineer have, at the direction of the City Council, prepared an assessment roll for the 2025 Maplewood Street Improvements, City Project 24-12, and said assessment roll is on file in the office of the City Engineer.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Maplewood, Minnesota:

1. A hearing shall be held on the 22nd day of September 2025, at 7:00 p.m. to pass upon such proposed assessment and at such time and place all persons owning property affected by such improvement will be given an opportunity to be heard with reference to such assessment.
2. The City Clerk is hereby directed to cause a notice of hearing on the proposed assessment to be published in the official newspaper, at least two weeks prior to the hearing, and to mail notices to the owner of all property affected by said assessment.

The notice of hearing shall state the date, time and place of hearing, the general nature of the improvement, the area to be assessed, that the proposed assessment roll is on file with the clerk and city engineer and that written or oral objections will be considered.

Approved this 25th day of August 2025.

Pending Assessment Roll
2025 Maplewood Street Improvements
City Project 24-12

Parcel ID	Site Address	Assessment Amount
152922310024	1909 HAZELWOOD ST N	\$ 6,600.00
152922420040	1808 PROSPERITY RD N	\$ 6,600.00
152922420037	1840 PROSPERITY RD N	\$ 6,600.00
152922420038	1830 PROSPERITY RD N	\$ 6,600.00
152922420039	1818 PROSPERITY RD N	\$ 6,600.00
152922310023	1901 HAZELWOOD ST N	\$ 6,600.00
152922310019	1883 HAZELWOOD ST N	\$ 6,600.00
152922420031	1872 PROSPERITY RD N	\$ 6,200.00
152922420036	1848 PROSPERITY RD N	\$ 6,200.00
152922420028	1898 PROSPERITY RD N	\$ 6,600.00
152922310015	1861 HAZELWOOD ST N	\$ 6,600.00
152922310022	1897 HAZELWOOD ST N	\$ 6,600.00
152922310016	1865 HAZELWOOD ST N	\$ 6,600.00
152922310018	1877 HAZELWOOD ST N	\$ 6,600.00
152922310020	1887 HAZELWOOD ST N	\$ 6,600.00
152922310017	1873 HAZELWOOD ST N	\$ 6,600.00
152922420030	1884 PROSPERITY RD N	\$ 6,600.00
152922420029	1890 PROSPERITY RD N	\$ 6,600.00
152922310021	1891 HAZELWOOD ST N	\$ 6,600.00
152922430021	1792 PROSPERITY RD N	\$ 6,600.00
152922430020	1778 PROSPERITY RD N	\$ 6,600.00
152922430019	1764 PROSPERITY RD N	\$ 6,600.00
152922430018	1756 PROSPERITY RD N	\$ 6,600.00
152922420027	1910 PROSPERITY RD N	\$ 6,200.00
152922130048	1955 PROSPERITY RD N	\$ 6,600.00
152922130066	2032 PROSPERITY RD N	\$ 6,200.00
152922130041	2011 PROSPERITY RD N	\$ 6,600.00
152922110049	2080 PROSPERITY RD N	\$ 6,600.00
152922130042	2005 PROSPERITY RD N	\$ 6,600.00
152922130043	1999 PROSPERITY RD N	\$ 6,600.00
152922130047	1965 PROSPERITY RD N	\$ 6,600.00
152922130046	1977 PROSPERITY RD N	\$ 6,600.00
152922130045	1985 PROSPERITY RD N	\$ 6,600.00
152922130044	1995 PROSPERITY RD N	\$ 6,600.00
152922130049	1945 PROSPERITY RD N	\$ -
152922420041	1800 PROSPERITY RD N	\$ 6,600.00
152922110050	2055 WHITE BEAR AVE N	\$ 12,012.00
152922120021	2044 PROSPERITY RD N	\$ 6,200.00
152922130029	1954 PROSPERITY RD N	\$ 6,600.00
152922110007	2138 PROSPERITY RD N	\$ 6,200.00
152922110028	2141 PROSPERITY RD N	\$ 6,600.00
152922110029	2137 PROSPERITY RD N	\$ 6,200.00
152922130036	2006 PROSPERITY RD N	\$ 6,600.00

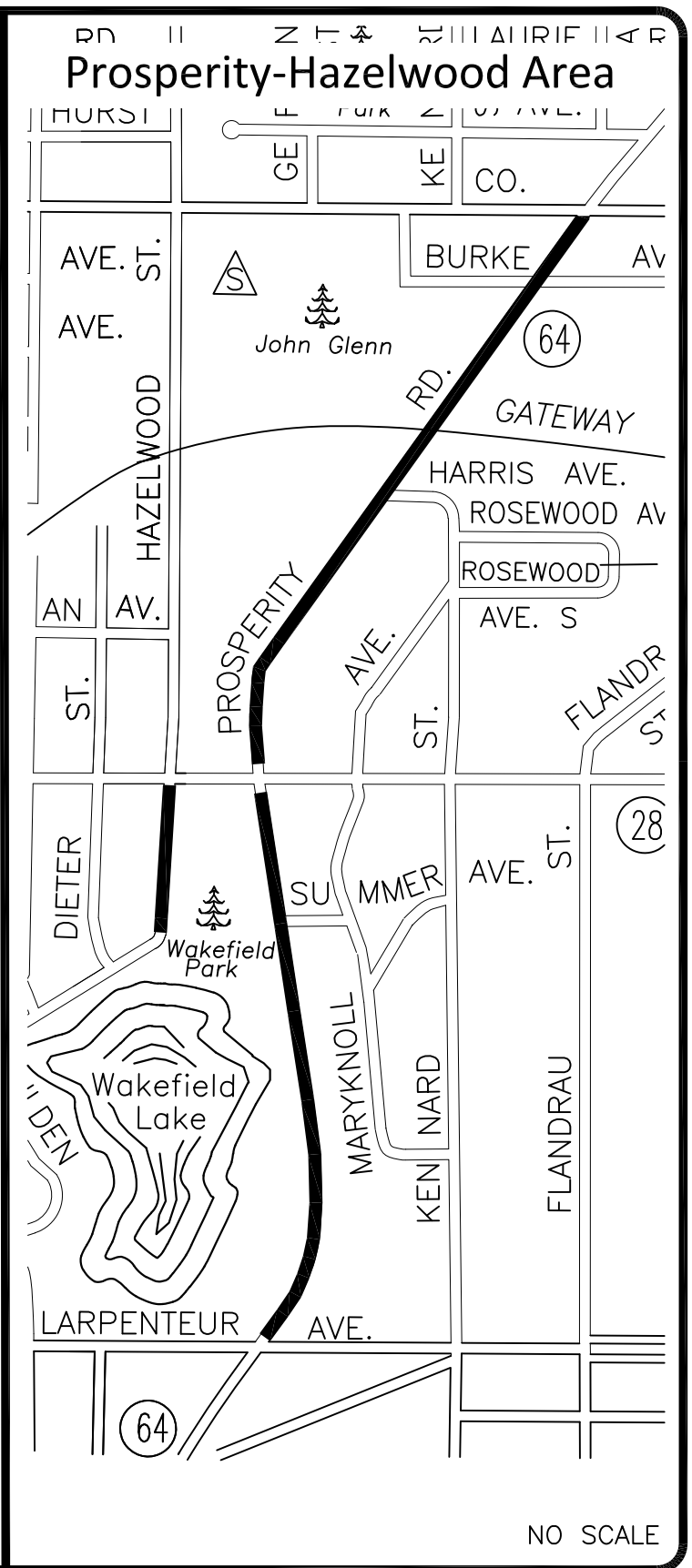
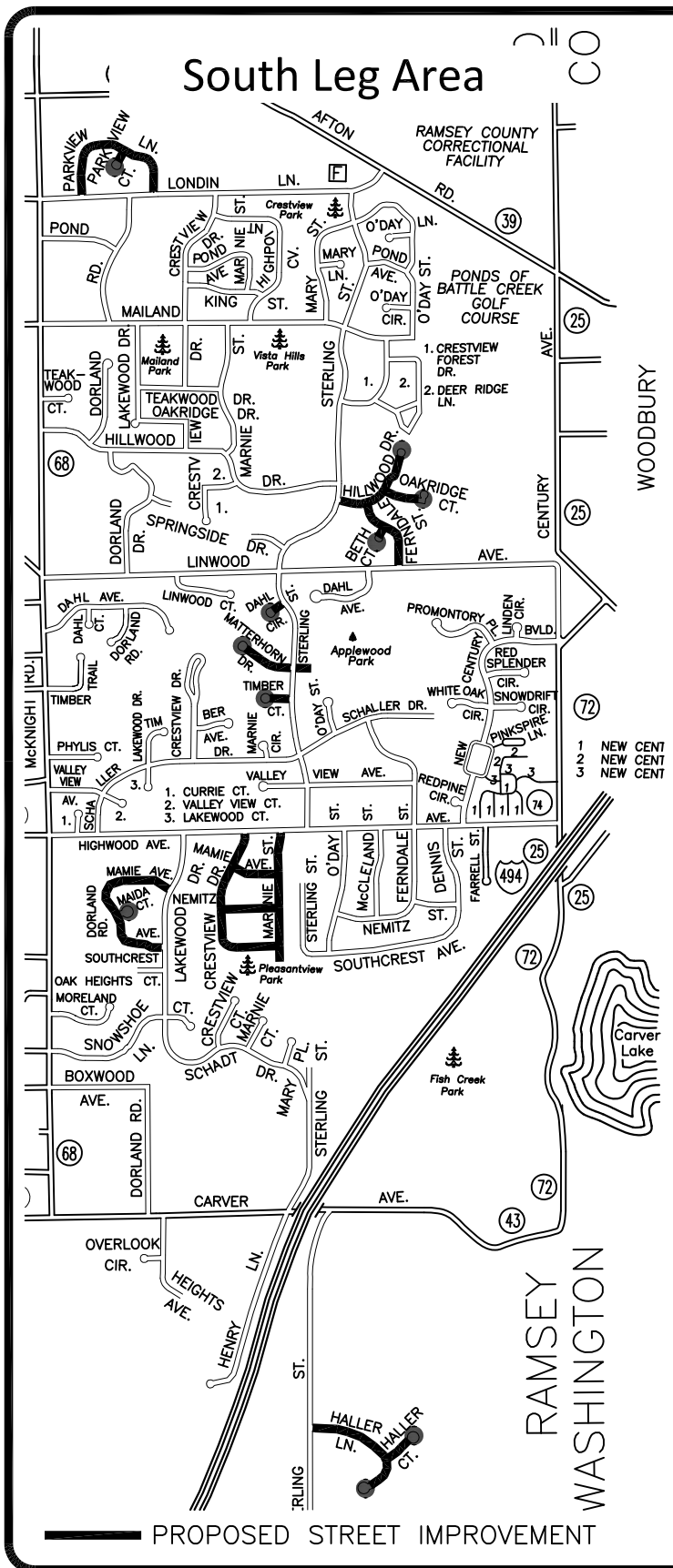
152922130027	1930 PROSPERITY RD N	\$	6,200.00
152922130035	1998 PROSPERITY RD N	\$	6,600.00
152922130038	2026 PROSPERITY RD N	\$	6,600.00
152922130037	2020 PROSPERITY RD N	\$	6,600.00
152922130028	1946 PROSPERITY RD N	\$	6,600.00
152922130033	0 PROSPERITY RD N	\$	6,600.00
152922130031	1970 PROSPERITY RD N	\$	6,600.00
152922130030	1962 PROSPERITY RD N	\$	6,600.00
152922430016	1725 KENNARD ST N	\$	23,700.00
152922430017	1744 PROSPERITY RD N	\$	6,600.00
152922110039	2115 PROSPERITY RD N	\$	6,600.00
152922110040	2111 PROSPERITY RD N	\$	6,600.00
152922110006	2152 PROSPERITY RD N	\$	6,200.00
152922110023	2128 PROSPERITY RD N	\$	6,200.00
152922130034	1994 PROSPERITY RD N	\$	6,600.00
152922130032	1978 PROSPERITY RD N	\$	6,600.00
152922120016	2095 PROSPERITY RD N	\$	6,600.00
152922120028	2049 PROSPERITY RD N	\$	6,600.00
152922120030	2075 PROSPERITY RD N	\$	23,400.00
152922110047	0 WHITE BEAR AVE	\$	54,252.00
152922130061	2033 PROSPERITY RD N	\$	6,600.00
152922130063	2021 PROSPERITY RD N	\$	6,600.00
152922120022	2053 PROSPERITY RD N	\$	6,600.00
152922120029	2041 PROSPERITY RD N	\$	6,600.00
122822220028	358 PARKVIEW LN S	\$	3,450.00
122822220030	354 PARKVIEW LN S	\$	3,450.00
122822220031	352 PARKVIEW LN S	\$	3,450.00
122822220041	322 PARKVIEW LN S	\$	3,450.00
122822220042	318 PARKVIEW LN S	\$	3,450.00
122822220019	335 PARKVIEW LN S	\$	3,450.00
122822220033	342 PARKVIEW LN S	\$	3,450.00
122822220018	337 PARKVIEW LN S	\$	3,450.00
122822220020	333 PARKVIEW LN S	\$	3,450.00
122822220021	331 PARKVIEW LN S	\$	3,450.00
122822220022	329 PARKVIEW LN S	\$	3,450.00
122822220029	356 PARKVIEW LN S	\$	3,450.00
122822220032	350 PARKVIEW LN S	\$	3,450.00
122822220034	340 PARKVIEW CT S	\$	3,450.00
122822220035	338 PARKVIEW CT S	\$	3,450.00
122822220036	336 PARKVIEW CT S	\$	3,450.00
122822220037	334 PARKVIEW CT S	\$	3,450.00
122822220038	332 PARKVIEW CT S	\$	3,450.00
122822220039	330 PARKVIEW LN S	\$	3,450.00
122822220040	326 PARKVIEW LN S	\$	3,450.00
122822220010	353 PARKVIEW LN S	\$	3,450.00
122822220009	355 PARKVIEW LN S	\$	3,450.00
122822220008	357 PARKVIEW LN S	\$	3,450.00

122822220011	351 PARKVIEW LN S	\$	3,450.00
122822220027	319 PARKVIEW LN S	\$	3,450.00
122822220007	359 PARKVIEW LN S	\$	3,450.00
122822220023	327 PARKVIEW LN S	\$	3,450.00
122822220024	325 PARKVIEW LN S	\$	3,450.00
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122822220016	341 PARKVIEW LN S	\$	3,450.00
122822220015	343 PARKVIEW LN S	\$	3,450.00
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122822220026	321 PARKVIEW LN S	\$	3,450.00
122822220025	323 PARKVIEW LN S	\$	3,450.00
122822220014	345 PARKVIEW LN S	\$	3,450.00
122822220012	349 PARKVIEW LN S	\$	3,450.00
122822430041	2534 HILLWOOD DR E	\$	3,450.00
122822430060	2519 BETH CT E	\$	3,450.00
122822430061	2525 BETH CT E	\$	3,450.00
122822430062	2533 BETH CT E	\$	3,450.00
122822430030	2545 HILLWOOD DR E	\$	3,450.00
122822430029	2535 HILLWOOD DR E	\$	3,450.00
122822430048	707 FERNDAL ST S	\$	3,450.00
122822430047	715 FERNDAL ST S	\$	3,450.00
122822430057	2556 BETH CT E	\$	3,450.00
122822430054	676 FERNDAL ST S	\$	3,450.00
122822430020	662 STERLING ST S	\$	3,450.00
122822430050	663 FERNDAL ST S	\$	3,450.00
122822430049	699 FERNDAL ST S	\$	3,450.00
122822430058	2546 BETH CT E	\$	3,450.00
122822430059	2536 BETH CT E	\$	3,450.00
122822430063	2541 BETH CT E	\$	3,450.00
122822430053	668 FERNDAL ST S	\$	3,450.00
122822430027	2519 HILLWOOD DR E	\$	3,450.00
122822430055	684 FERNDAL ST S	\$	3,450.00
122822430056	692 FERNDAL ST S	\$	3,450.00
122822430028	2527 HILLWOOD DR E	\$	3,450.00
122822430026	2556 OAKRIDGE CT E	\$	3,450.00
122822430025	2564 OAKRIDGE CT E	\$	3,450.00
122822430038	2555 OAKRIDGE CT E	\$	3,450.00
122822430037	2547 OAKRIDGE CT E	\$	3,450.00
122822430031	2553 HILLWOOD DR E	\$	3,450.00
122822430033	2569 HILLWOOD DR E	\$	3,450.00
122822430034	2570 HILLWOOD DR E	\$	3,450.00
122822430035	2562 HILLWOOD DR E	\$	3,450.00
122822430032	2561 HILLWOOD DR E	\$	3,450.00
122822430036	2552 HILLWOOD DR E	\$	3,450.00
122822430024	2572 OAKRIDGE CT E	\$	3,450.00
122822430046	716 FERNDAL ST S	\$	3,450.00
122822430045	708 FERNDAL ST S	\$	3,450.00

122822430039	2563 OAKRIDGE CT E	\$	3,450.00
122822430044	700 FERNDAL ST S	\$	3,450.00
122822430040	2573 OAKRIDGE CT E	\$	3,450.00
132822210070	2447 MATTERHORN DR E	\$	3,450.00
132822210073	2479 MATTERHORN DR E	\$	3,450.00
132822210061	2458 MATTERHORN DR E	\$	3,450.00
132822210062	2448 MATTERHORN DR E	\$	3,450.00
132822210069	2437 MATTERHORN DR E	\$	3,450.00
132822210071	2457 MATTERHORN DR E	\$	3,450.00
132822210072	2469 MATTERHORN DR E	\$	3,450.00
132822240095	2478 TIMBER CT E	\$	3,450.00
132822240094	2482 TIMBER CT E	\$	3,450.00
132822240097	2474 TIMBER CT E	\$	3,450.00
132822210044	2471 TIMBER CT E	\$	3,450.00
132822210074	2462 DAHL CIR E	\$	3,450.00
132822210075	2452 DAHL CIR E	\$	3,450.00
132822210076	2455 DAHL CIR E	\$	3,450.00
132822210079	2476 DAHL CIR E	\$	3,450.00
132822210077	2465 DAHL CIR E	\$	3,450.00
132822210059	2478 MATTERHORN DR E	\$	3,450.00
132822210048	2483 TIMBER CT E	\$	3,450.00
132822210047	2479 TIMBER CT E	\$	3,450.00
132822210046	2477 TIMBER CT E	\$	3,450.00
132822210045	2475 TIMBER CT E	\$	3,450.00
132822210064	2428 MATTERHORN DR E	\$	3,450.00
132822210065	2418 MATTERHORN DR E	\$	3,450.00
132822210067	2421 MATTERHORN DR E	\$	3,450.00
132822210068	2427 MATTERHORN DR E	\$	3,450.00
132822210063	2438 MATTERHORN DR E	\$	3,450.00
132822210060	2468 MATTERHORN DR E	\$	3,450.00
132822210066	2417 MATTERHORN DR E	\$	3,450.00
132822210078	2475 DAHL CIR E	\$	3,450.00
132822240096	2476 TIMBER CT E	\$	3,450.00
132822310043	2451 SOUTHCREST AVE E	\$	3,450.00
132822310041	2435 SOUTHCREST AVE E	\$	3,450.00
132822310045	1047 MARNIE ST S	\$	3,450.00
132822310042	2443 SOUTHCREST AVE E	\$	3,450.00
132822310017	980 CRESTVIEW DR S	\$	3,450.00
132822310020	2451 MAMIE AVE E	\$	3,450.00
132822310021	2459 MAMIE AVE E	\$	3,450.00
132822310033	1017 MARNIE ST S	\$	3,450.00
132822310032	2461 NEMITZ AVE E	\$	3,450.00
132822310036	2442 NEMITZ AVE E	\$	3,450.00
132822310038	1038 CRESTVIEW DR S	\$	3,450.00
132822310023	2460 MAMIE AVE E	\$	3,450.00
132822310037	2434 NEMITZ AVE E	\$	3,450.00
132822310034	1037 MARNIE ST S	\$	3,450.00

132822310031	2453 NEMITZ AVE E	\$	3,450.00
132822310039	1052 CRESTVIEW DR S	\$	3,450.00
132822310024	2452 MAMIE AVE E	\$	3,450.00
132822310035	2450 NEMITZ AVE E	\$	3,450.00
132822310014	963 MARNIE ST S	\$	3,450.00
132822310022	983 MARNIE ST S	\$	3,450.00
132822310018	992 CRESTVIEW DR S	\$	3,450.00
132822310019	2443 MAMIE AVE E	\$	3,450.00
132822310040	1062 CRESTVIEW DR S	\$	3,450.00
132822310044	2475 SOUTHCREST AVE E	\$	3,450.00
132822310090	1015 CRESTVIEW DR S	\$	3,450.00
132822310070	1049 CRESTVIEW DR S	\$	3,450.00
132822310069	1025 CRESTVIEW DR S	\$	3,450.00
132822310071	1059 CRESTVIEW DR S	\$	3,450.00
132822310072	1069 CRESTVIEW DR S	\$	3,450.00
132822310073	1011 CRESTVIEW DR S	\$	3,450.00
132822310059	979 CRESTVIEW DR S	\$	3,450.00
132822310057	1001 CRESTVIEW DR S	\$	3,450.00
132822310060	0 CRESTVIEW DR S	\$	3,450.00
132822310091	1021 CRESTVIEW DR S	\$	3,450.00
132822310058	991 CRESTVIEW DR S	\$	3,450.00
132822310029	2433 NEMITZ AVE E	\$	3,450.00
132822310030	2441 NEMITZ AVE E	\$	3,450.00
132822310026	1004 CRESTVIEW DR S	\$	3,450.00
132822310025	2444 MAMIE AVE E	\$	3,450.00
132822310027	1014 CRESTVIEW DR S	\$	3,450.00
132822310028	1024 CRESTVIEW DR S	\$	3,450.00
132822310011	1058 MARNIE ST S	\$	3,450.00
132822310012	1068 MARNIE ST S	\$	3,450.00
132822310046	2462 SOUTHCREST AVE E	\$	3,450.00
132822310010	1048 MARNIE ST S	\$	3,450.00
132822310048	2444 SOUTHCREST AVE E	\$	3,450.00
132822310007	1008 MARNIE ST S	\$	3,450.00
132822310008	1016 MARNIE ST S	\$	3,450.00
132822310013	1078 MARNIE ST S	\$	3,450.00
132822310065	1038 MARNIE ST S	\$	3,450.00
132822310005	992 MARNIE ST S	\$	3,450.00
132822310006	1000 MARNIE ST S	\$	3,450.00
132822310009	1024 MARNIE ST S	\$	3,450.00
132822310049	2434 SOUTHCREST AVE E	\$	3,450.00
132822310003	962 MARNIE ST S	\$	3,450.00
132822310004	982 MARNIE ST S	\$	3,450.00
132822310050	2426 SOUTHCREST AVE E	\$	3,450.00
132822310047	2452 SOUTHCREST AVE E	\$	3,450.00
132822320069	2322 MAMIE AVE E	\$	3,450.00
132822320070	2332 MAMIE AVE E	\$	3,450.00
132822320055	2311 MAMIE AVE E	\$	3,450.00

132822320056	2321 MAMIE AVE E	\$	3,450.00
132822320062	2323 SOUTHCREST AVE E	\$	3,450.00
132822320063	2324 MAIDA CT E	\$	3,450.00
132822320067	1040 DORLAND RD S	\$	3,450.00
132822320068	1028 DORLAND RD S	\$	3,450.00
132822320048	1079 DORLAND RD S	\$	3,450.00
132822320049	1069 DORLAND RD S	\$	3,450.00
132822320050	1059 DORLAND RD S	\$	3,450.00
132822320051	1049 DORLAND RD S	\$	3,450.00
132822320052	1039 DORLAND RD S	\$	3,450.00
132822320053	1029 DORLAND RD S	\$	3,450.00
132822320057	2331 MAMIE AVE E	\$	3,450.00
132822320058	2341 MAMIE AVE E	\$	3,450.00
132822320045	2336 SOUTHCREST AVE E	\$	3,450.00
132822320029	2352 MAMIE AVE E	\$	3,450.00
132822320036	2347 MAMIE AVE E	\$	3,450.00
132822320046	2328 SOUTHCREST AVE E	\$	3,450.00
132822320047	2320 SOUTHCREST AVE E	\$	3,450.00
132822320061	2333 SOUTHCREST AVE E	\$	3,450.00
132822320064	2334 MAIDA CT E	\$	3,450.00
132822320065	2333 MAIDA CT E	\$	3,450.00
132822320054	1019 DORLAND RD S	\$	3,450.00
132822320071	2342 MAMIE AVE E	\$	3,450.00
132822320066	2323 MAIDA CT E	\$	3,450.00
132822320037	2357 MAMIE AVE E	\$	3,450.00
242822420015	1529 HALLER CT S	\$	3,450.00
242822430009	2574 HALLER LN E	\$	3,450.00
242822430010	2564 HALLER LN E	\$	3,450.00
242822430011	2554 HALLER LN E	\$	3,450.00
242822420021	2544 HALLER LN E	\$	3,450.00
242822420022	2534 HALLER LN E	\$	3,450.00
242822420023	2520 HALLER LN E	\$	3,450.00
242822420024	2504 HALLER LN E	\$	3,450.00
242822420012	2513 HALLER LN E	\$	3,450.00
242822420011	2503 HALLER LN E	\$	3,450.00
242822420017	1509 HALLER CT S	\$	3,450.00
242822420018	1518 HALLER CT S	\$	3,450.00
242822420019	1528 HALLER CT S	\$	3,450.00
242822420020	1538 HALLER CT S	\$	3,450.00
242822430005	2543 HALLER LN E	\$	3,450.00
242822430006	2553 HALLER LN E	\$	3,450.00
242822420013	2523 HALLER LN E	\$	3,450.00
242822420014	2533 HALLER LN E	\$	3,450.00
242822420016	1519 HALLER CT S	\$	3,450.00
242822430007	2563 HALLER LN E	\$	3,450.00
242822430008	2573 HALLER LN E	\$	3,450.00
		\$	1,243,064.00



2025 Maplewood Street Improvements

City Project 24-12



CITY COUNCIL STAFF REPORT

Meeting Date August 25, 2025

REPORT TO: Michael Sable, City Manager

REPORT FROM: Steven Love, Public Works Director
Audra Robbins, Parks and Natural Resources Manager
Shann Finwall, Sustainability Coordinator

PRESENTER: Steven Love, Public Works Director

AGENDA ITEM: Solar on Public Buildings Grant Application for the Wakefield Park Community Building

Action Requested: ☒ Motion ☐ Discussion ☐ Public Hearing

Form of Action: ☐ Resolution ☐ Ordinance ☐ Contract/Agreement ☐ Proclamation

Policy Issue:

In 2023 the Minnesota Legislature established the Solar on Public Buildings Grant Program. The purpose of the program is to provide grants to stimulate the installation of solar energy systems on public buildings. The Department of Commerce is administering the \$4.3 million in grants to local governments in Xcel Energy electric service territory. The City Council will consider approving the application for the Solar on Public Buildings grant.

Recommended Action:

Motion to approve the Solar on Public Buildings grant application for the Wakefield Park community building.

Fiscal Impact:

Is There a Fiscal Impact? ☐ No ☒ Yes, the true or estimated cost is between \$65,000 and \$85,000 for the installation of the proposed solar system.

Financing source(s): ☐ Adopted Budget ☐ Budget Modification ☐ New Revenue Source
☐ Use of Reserves ☒ Other: Funding for this project is included in the 2025 Capital Improvement Plan and will be funded through the Capital Improvement Fund and Environmental Utility Fund. If the grant application is successful, it will provide funding for 60 percent of the solar energy system, with a maximum funding amount of \$72,000. Additionally, the project may be eligible for a 30 percent federal tax credit if the system is installed by mid-2026.

Strategic Plan Relevance:

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

The Solar on Public Buildings grant funds will help offset 60 percent of the total project cost for installing a solar energy system on the Wakefield Park community building. The solar energy

system will reduce costs for electricity use at the community building and help meet the City's greenhouse gas reduction goals.

Background:

The Solar on Public Buildings grant application is a two-step process that includes a readiness assessment and a full grant application. Staff submitted the details required for the Minnesota Department of Commerce to assess solar energy system installation readiness for the Wakefield Park community building. The Department of Commerce notified the City that the building met the readiness requirements and invited the City to submit a full application. Applications will be open continuously until November 14, 2025, or until all funds have been committed.

Grants will be awarded for solar energy systems that are built on or adjacent to a public building and are the lesser of a 40 kW system capacity or 120 percent of the building's annual energy consumption. Maplewood is eligible for grant funds that will cover 60 percent of the total project cost, with a maximum grant funding amount of \$72,000. Additionally, the project may be eligible for a 30 percent federal tax credit if the system is installed by mid-2026, further reducing the City's share of the project.

The Wakefield Park Community Building was constructed in 2020 under the City's Green Building Code and includes a south facing solar-ready roof. The 2025 Capital Improvement Plan included \$100,000 for the installation of a solar energy system on the building. Funding from Solar on Public Buildings grant will help reduce the City's share of the project costs.

Attachments:

1. Solar on Public Buildings Fact Sheet
2. Wakefield Community Building Readiness Assessment Notification Letter

Solar on Public Buildings

What's Available to Local Governments

Together federal, state, and local governments are working to solve the biggest challenges facing our communities. The Solar on Public Buildings Program will equip cities, towns, counties, and other local governments and Tribal nations to lower utilities costs, increase energy independence, expand our clean energy workforce, and take essential action address climate change.

To jumpstart or advance local governments' transition to clean energy, 4.3 million dollars in state funding will be distributed to build solar arrays on public buildings (system size up to 40 kilowatts) across Xcel Energy electric service territory in Minnesota through multiple application windows.

Stack State Funding with the Federal Tax Credit 2023-2033 through Direct Pay

The federal Inflation Reduction Act made [clean energy tax credits](#)¹ available to non-taxed entities including non-profits, tribal nations, houses of worship, and local governments. Through [Direct Pay](#), local governments can access tax credits for clean energy investments like

solar arrays, geothermal heating and cooling systems, electric vehicles, and electric vehicle charging stations. The federal tax credit for solar arrays can be stacked with Minnesota's Solar on Public Buildings grant.

Base Credit (must meet labor standards)	30%
Domestic Content Bonus	10%
Energy Community Bonus (includes Brownfield Sites)	10%
Low-Income Bonus (in Lower-Middle Income communities or Indian land) ²	10%
Qualified low-income residential building project / Qualified low-income ² economic benefit project	20%

Request for Proposals coming soon! Here's what you can do to get ready

- Set up a free consultation with University of Minnesota partner Clean Energy Resource Teams (CERTs) Representative, Peter Lindstrom (612-625-9634; plindstr@umn.edu)
- Determine eligibility of building
 - Owned and operated by the local government unit
 - In Xcel Energy electric service territory
 - A building or adjacent land that is equipped to hold a solar array and receive ample sunlight (the CERTs representative can help you identify the right building)
- Gather energy usage data (3 years of electricity use)
- Determine system budget
- Begin internal conversation and processes with your respective government.
- Start conversation with electric utility about connecting a solar array to the grid

¹For eligibility details on federal tax credits, bonus credits, and direct pay, see federal guidance: <https://www.energy.gov/eere/solar/federal-solar-tax-credits-businesses>

²Low Income bonuses are one or the other, not both, and are capped at 1.8GW/year.



Minnesota Department of Commerce
 85 7th Place East, Suite 280
 Saint Paul, MN 55101

July 28, 2025

Shann Finwall
 City of Maplewood
 1830 County Road B East
 Maplewood, MN 55109

Dear Shann,

Thank you for your submission(s) to Stage 1: Readiness Assessment as part of the Minnesota Solar on Public Buildings Program (COMM-SPB03_20250519). The following application(s) have been selected to submit a Full Application:

- **SPB25-020: Maplewood Wakefield Community Building Solar Project**

Kate Barry, Solar on Public Buildings Program Administrator, will contact you following this letter to confirm the maximum allowable grant amount and any outstanding items needed for your Readiness Assessment.

The Solar on Public Buildings full application is now open on the [GrantVantage Portal](#), and must be submitted by 5pm on Monday, November 17, 2025. However, **we encourage you to submit your full application as soon as it is ready for submission.** To support projects beginning construction as soon as possible, we anticipate reviewing full applications as they are received and responding within two weeks of full application submission.

During this stage of the application, you must follow the required procurement procedures and identify a solar installer to install the solar array. The installer can fill out the full application on your behalf. Please remember the following:

- The applicant is expected to follow through on the procurement commitment detailed in the Readiness Assessment.
- The size limit for an eligible array is the lesser of 40kwh or 120% of the building's average energy use (the 120% is inclusive of any CSG subscription or existing distributed energy generation on the building).
- The installer must pay workers the prevailing wage.

Please reach out to energy.contracts@state.mn.us if you have any questions.

Sincerely,

Minnesota Department of Commerce
 Energy Contracts

CC: Application File
Equal Opportunity Employer

CITY COUNCIL STAFF REPORT

Meeting Date August 25, 2025

REPORT TO: Michael Sable, City Manager

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

PRESENTER: Danette Parr, Community Development Director

AGENDA ITEM: Conditional Use Permit Review, The American Cooperative on Lake Phalen, 1875 East Shore Drive

Action Requested: ☒ Motion ☐ Discussion ☐ Public Hearing

Form of Action: ☐ Resolution ☐ Ordinance ☐ Contract/Agreement ☐ Proclamation

Policy Issue:

The conditional use permit for The American Cooperative on Lake Phalen at 1875 East Shore Drive is due for review.

Recommended Action:

Motion to approve the CUP review for The American Cooperative on Lake Phalen at 1875 East Shore Drive 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 a review is waived by the council's decision. At the one-year review, the council may specify an indefinite or specific term for subsequent reviews, not to exceed five years.

Background:

On October 11, 2021, the city council approved the American Cooperative on Lake Phalen project plans for a 60-unit senior housing cooperative building. Construction is complete, and a certificate of occupancy was issued on May 15, 2025. All landscaping has been installed, and all conditions of approval are being met. There are no outstanding concerns or issues at this time. Staff recommend reviewing the conditional use permit again if a problem arises or a significant change is proposed.

Reference Information*Site Description*

Site Size: 2.14 Acres

Surrounding Land Uses

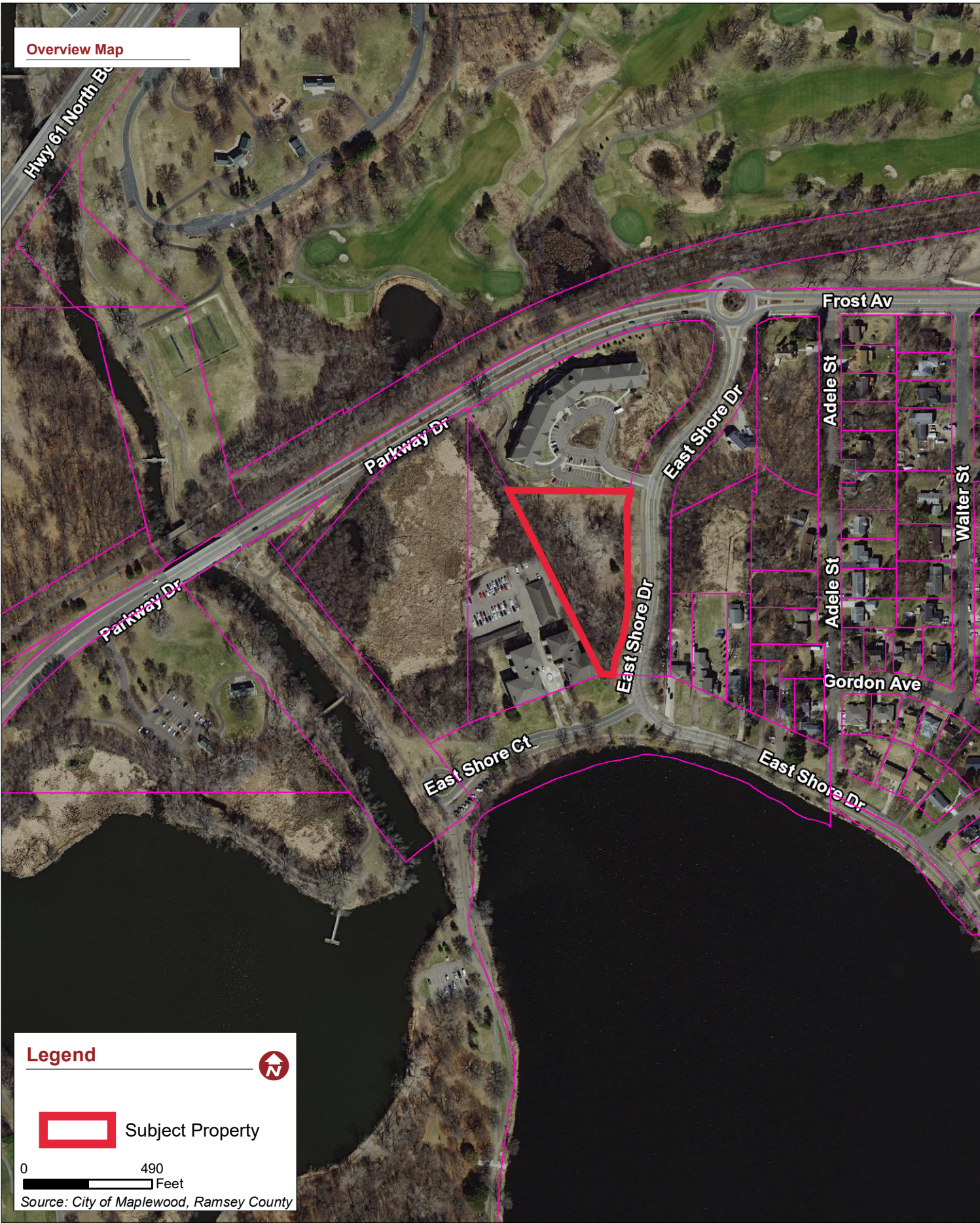
North: Senior Housing Building
South: East Shore Court and Lake Phalen
East: Single-Dwellings/Vacant Land
West: Multi-Dwelling Residential

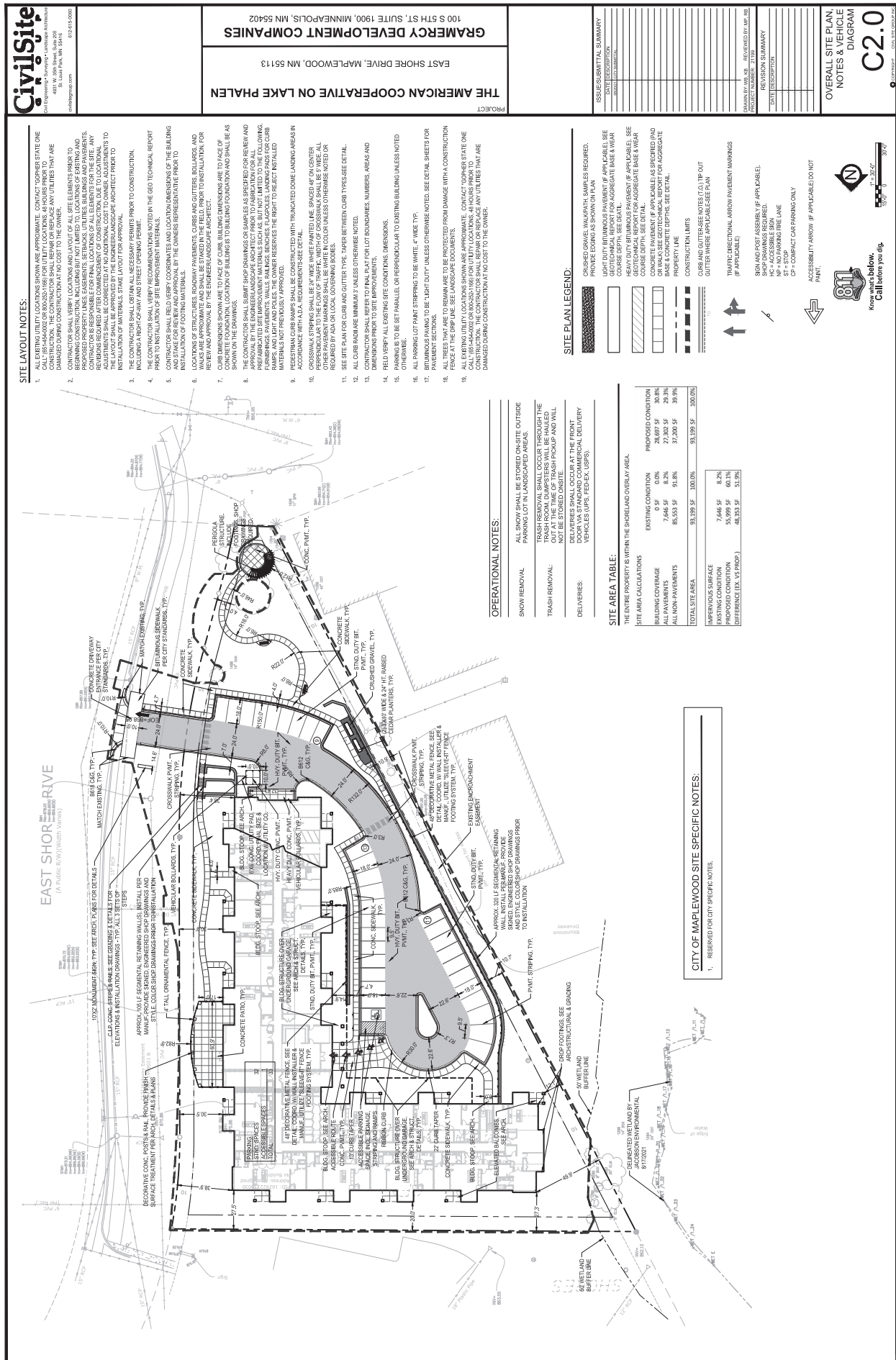
Planning

Existing Land Use: High-Density Residential
Existing Zoning: R3, Multiple-Dwelling Residential/PUD

Attachments:

1. Overview Map
2. Site Plan
3. City Council Meeting Minutes, Dated October 11, 2021





MINUTES
MAPLEWOOD CITY COUNCIL
7:00 P.M. Monday, October 11, 2021
City Hall, Council Chambers
Meeting No. 19-21

J. NEW BUSINESS

- 1. The American Cooperative on Lake Phalen, 1875 East Shore Drive**
 - a. Conditional Use Permit for a Shoreland Planned Unit Development, Preliminary Plat and Final Plat Resolution**
 - b. Design Review Resolution**

Community Development Director Thomson gave the staff report. Mick Conlan, President of Gramercy Development addressed the council and provided further information.

Councilmember Knutson moved to approve a conditional use permit for a shoreland planned unit development, preliminary plat and final plat resolution for a 60-unit senior housing cooperative building to be constructed at 1875 East Shore Drive.

Resolution 21-10-1995

**CONDITIONAL USE PERMIT FOR A SHORELAND PLANNED UNIT DEVELOPMENT,
PRELIMINARY PLAT AND FINAL PLAT RESOLUTION**

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

Section 1. Background.

- 1.01 Mick Conlan, of Gramercy Development, has requested approval of a conditional use permit for a shoreland planned unit development.
- 1.02 The existing lot is currently an outlot and the applicant has requested approval for preliminary plat and final plat in order to develop this property.
- 1.03 The property is located at 1875 East Shore Drive and is legally described as:

PIN: 162922310030 – Outlot A, Shores of Maplewood, Ramsey County, Minnesota.

Section 2. Standards.

- 2.01 City Ordinance Section 44-1242 requires a Conditional Use Permit for a Shoreland Planned Unit Development.
- 2.02 Shoreland Conditional Use Permit Standards. City Ordinance Sec. 44-1247 states that the City Council must base approval of a Conditional Use Permit within Shoreland areas.
 1. There would be no soil erosion or pollution of public waters during or after construction.

2. The proposed plan would limit the visibility of structures from public waters (assuming summer conditions).
 3. The types, uses and numbers of any watercraft that the project would generate would be compatible with the capacity of the public waters to handle these watercraft.
- 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 City Ordinance Section 34-8 sets the minimum design standards for preliminary plats and final plats.

Section 3. Findings.

- 3.01 The proposal meets the specific conditional use permit standards for a shoreland planned unit development.
- 3.02 The proposal meets the specific subdivision design standards for a preliminary

plat and a final plat.

Section 4. City Review Process

- 4.01 The City conducted the following review when considering the conditional use permit for a planned unit development amendment request.
1. On September 21, 2021, the planning commission held a public hearing. 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 October 11, 2021, 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 approves 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 design and site plans date-stamped September 3, 2021. 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. This approval permits density credits for underground parking and high-rise units adding 0.69 acres to the overall site size.
 5. This approval permits the project to build a four-story, 53'-8" tall senior housing cooperative building. All requirements of the fire department must be met in the construction of this building.
 6. This approval permits an 18-foot side yard setback for the decks on the southwest corner of the building and the parking lot as shown on the site plan date-stamped September 3, 2021.
 7. This approval permits a 21-foot front yard setback for decks and a first-level canopy on the east side of the building as shown on the site plan date-stamped September 3, 2021.
 8. This approval permits a concrete patio directly east of the building is permitted to be setback eight feet from the front property line as shown on the site plan date-stamped September 3, 2021.

9. This approval permits a concrete patio and pergola on the south portion of the site is permitted to be setback 13 feet from the south property line and nine feet from the east and west property lines as shown on the site plan date-stamped September 3, 2021.
10. This approval permits a reduction of the 50 percent open space requirement. The applicant shall be required to submit a stormwater management plan to the City Engineer and receive approval for a 20 percent impervious surface bonus as allowed by the shoreland ordinance in order to have 60 percent of the site covered by impervious surface.
11. Prior to the City signing the final plat for recording the applicant must submit the following:
 - a. A plat opinion letter from the city attorney.

Seconded by Councilmember Cave

Ayes – All

The motion passed.

CITY COUNCIL STAFF REPORT

Meeting Date August 25, 2025

REPORT TO: Michael Sable, City Manager

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

PRESENTER: Danette Parr, Community Development Director

AGENDA ITEM: Conditional Use Permit Review, The Waldo, 1880 English Street North

Action Requested: ☒ Motion ☐ Discussion ☐ Public Hearing

Form of Action: ☐ Resolution ☐ Ordinance ☐ Contract/Agreement ☐ Proclamation

Policy Issue:

The conditional use permit for The Waldo, located at 1880 English Street North, is due for its annual review.

Recommended Action:

Motion to approve the CUP review for The Waldo, located at 1880 English Street North, 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 the council to review conditional use permits within one year of initial approval unless the council decides to waive such a review. At the one-year review, the council may specify an indefinite or specific term for subsequent reviews, not to exceed five years.

Background:

On August 12, 2024, the city council approved a conditional use permit to construct a 56-unit affordable multifamily apartment project on an approximately 1.15-acre site at 1880 English Street North. This project was originally referred to as Gladstone Village II but is now called The Waldo. Construction has commenced, and it is anticipated to be completed next year. Staff do not have any concerns regarding the progress of this project.

Staff recommend reviewing the conditional use permit again in one year to check the project's status.

Reference Information

Site Description

Site Size: 1.15 Acres

Surrounding Land Uses

North:	The Juniper – 65-unit multifamily apartment project
East:	Bruce Vento Trail and single-family homes
South:	Vacant land owned by Ramsey County Regional Rail
West:	English Street and Gladstone Savanna

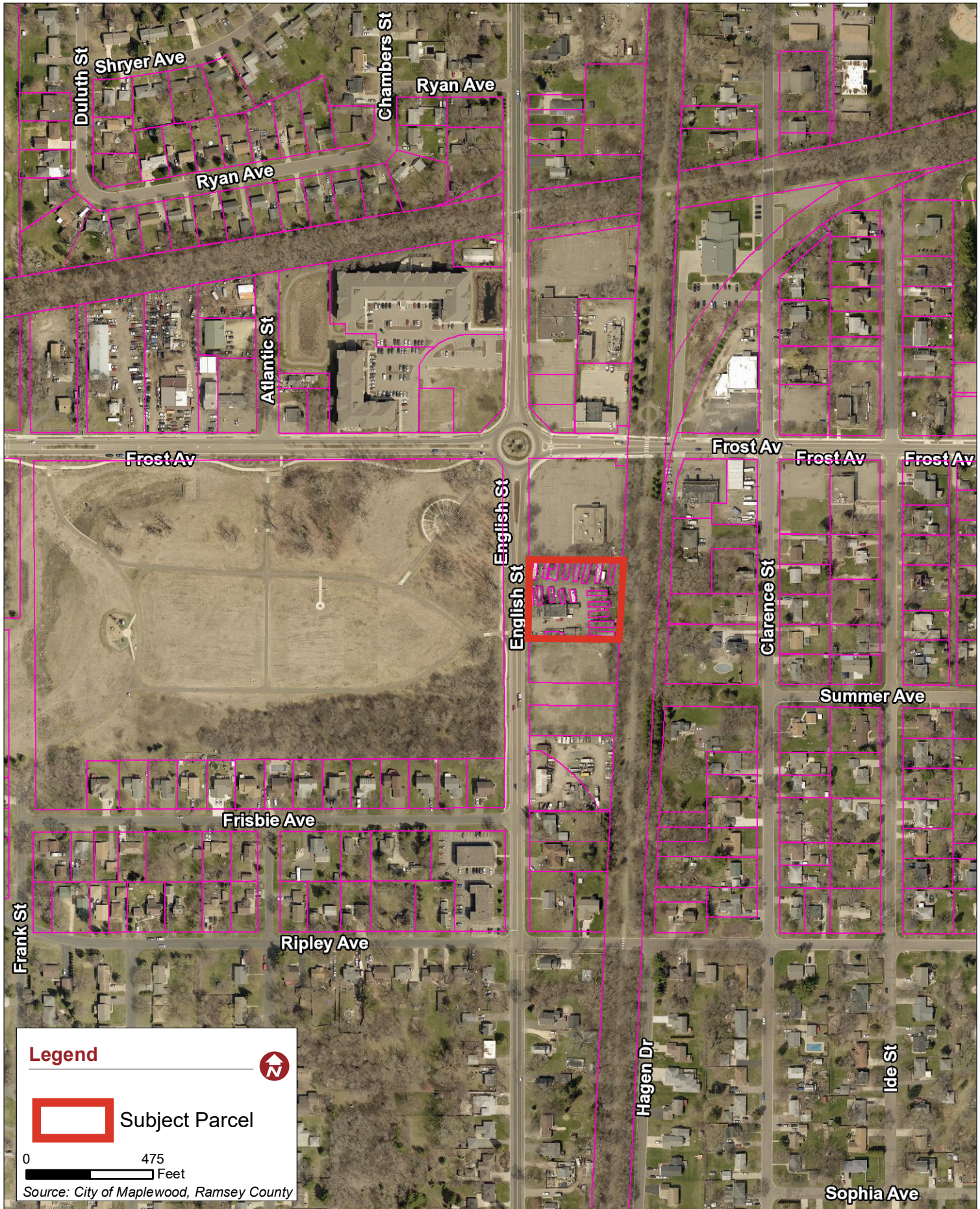
Planning

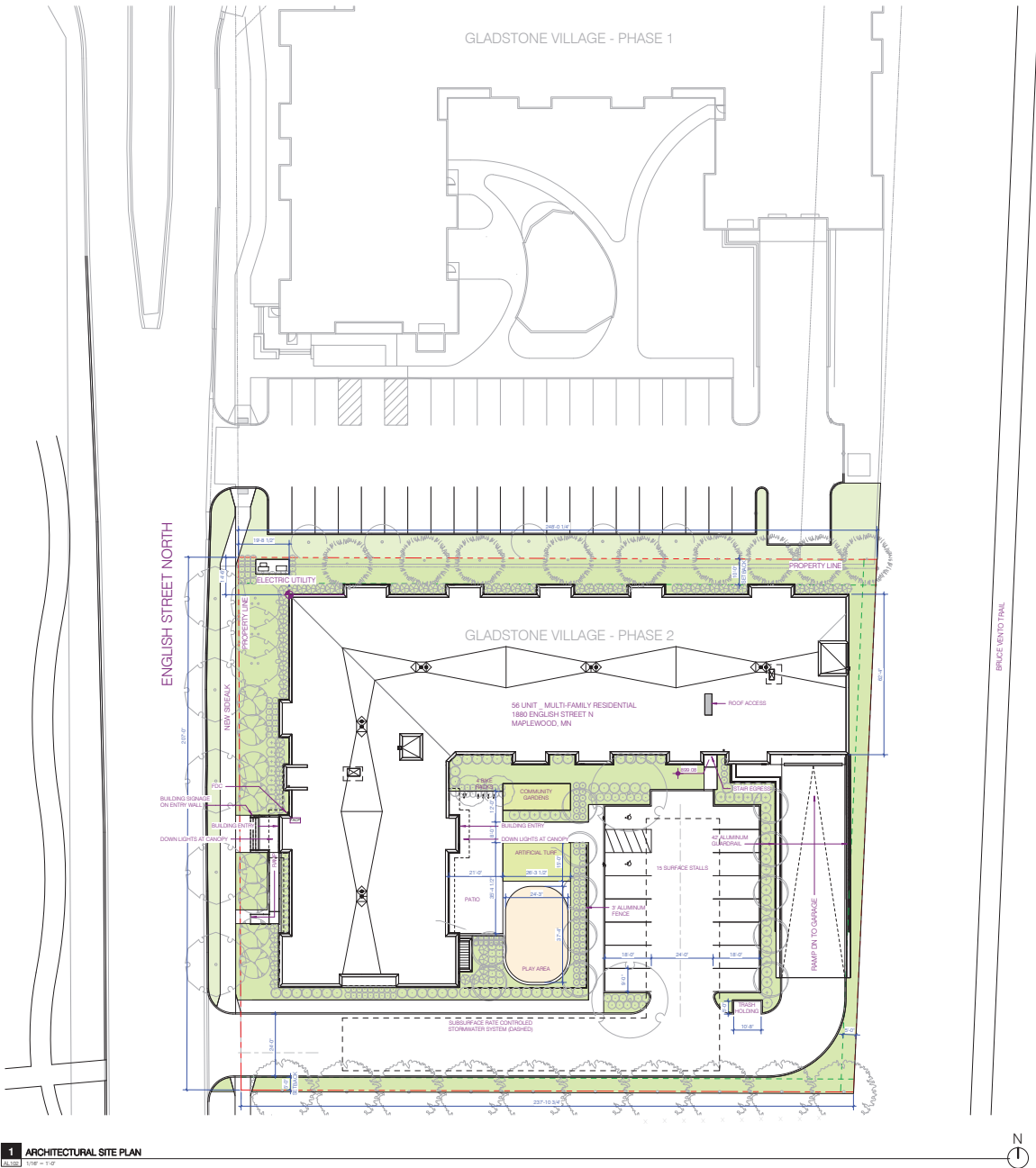
Existing Land Use: Mixed-Use – Neighborhood HD

Existing Zoning: Mixed-Use

Attachments:

1. Overview Map
2. Site Plan
3. City Council Minutes, Dated August 26, 2024





MINUTES
MAPLEWOOD CITY COUNCIL
7:00 P.M. Monday, August 26, 2024
City Hall, Council Chambers
Meeting No. 17-24

I. UNFINISHED BUSINESS

- 2. Gladstone Village II, 1880 English Street North**
a. Conditional Use Permit Resolution
b. Design Review Resolution

Community Development Director Parr gave the presentation. Justin Fincher, Vice President of Development for JB Vang, addressed council and provided additional information.

Councilmember Lee moved to approve the resolution for a conditional use permit approving a four-story, 56-unit multi-family apartment project to be constructed at 1880 English Street North.

Resolution 24-08-2345
CONDITIONAL USE PERMIT RESOLUTION

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

Section 1. Background.

- 1.01 Ashley Bisner, of JB Vang, has requested approval of a conditional use permit to permit a four-story multi-family building.
- 1.02 The property is located at 1880 English Street North and is legally described as:

PIN: 152922320077. The South 7 feet of Lot 7, and all of Lots 8, 9, 10, 11, and 12, Block 3, Gladstone, Ramsey County, Minnesota.

Abstract Property

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 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 July 16, 2024, 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 August 12, 2024, the city council discussed this resolution and tabled the item until a future council meeting
 3. On August 26, 2024, the city council continued its discussion on this resolution. They considered reports and recommendations from the planning commission and city staff.

Section 5. City Council

- 5.01 The city council hereby approves 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 approved plans, date-stamped July 1, 2024. 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 40 spaces is approved. The project will provide 50 underground spaces and 22 surface spaces. If a parking shortage develops, the city council may require either the construction of additional parking spaces or the execution of shared parking agreements with The Juniper project at 1310 Frost Avenue and Borchert's Meat Market at 1344 Frost Avenue – or a site within 1,000 feet of the project site.

Seconded by Councilmember Juenemann Ayes – All

The motion passed.

Councilmember Juenemann moved to approve the resolution for design review approving a four-story, 56-unit multi-family apartment project to be constructed at 1880 English Street North.

Resolution 24-08-2346
DESIGN REVIEW RESOLUTION

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

Section 1. Background.

- 1.01 Ashley Bisner, of JB Vang, has requested approval of design review to construct a four-story multi-family building.
- 1.02 The property is located at 1880 English Street North and is legally described as:
- PIN: 152922320077. The South 7 feet of Lot 7, and all of Lots 8, 9, 10, 11, and 12, Block 3, Gladstone, Ramsey County, Minnesota.

Abstract Property

Section 2. Site and Building Plan Standards and Findings.

- 2.01 City Ordinance Section 44-512(4) requires a Conditional Use Permit for the exterior storage of goods or materials. 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 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 July 1, 2024. 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 fire marshal and building official requirements must be met.
 4. Satisfy the requirements set forth in the engineering review authored by Jon Jarosch, dated July 9, 2024
 5. Satisfy the requirements set forth in the environmental review authored by Shann Finwall, dated July 8, 2024
 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 city's mixed-use sign ordinance requirements and 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 photometric plan that meets city code requirements.
 - c. A revised landscaping plan that meets the city's tree replacement requirements or pay into the city's tree fund.
 - d. Elevations of the proposed trash enclosure that meet ordinance requirements.
 - e. Executed Memorandum of Understanding with Borchert's Meat Market for the potential future use of at least 13 parking spaces at 1344 Frost Avenue.
10. The applicant shall complete the following before occupying the building:
- a. Replace any property irons that were 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 City of Maplewood holds the above-required letter of credit or cash escrow for all required exterior improvements. If the building is occupied in the fall or winter, the owner or contractor shall complete any unfinished exterior improvements by June 1 of the following year or within six weeks of occupancy if it is occupied in the spring or summer.
12. All work shall follow the approved plans. The director of community development may approve minor changes.

Seconded by Councilmember Cave

Ayes – All

The motion passed.

CITY COUNCIL STAFF REPORT

Meeting Date August 25, 2025

REPORT TO: Michael Sable, City Manager

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

PRESENTER: Danette Parr, Community Development Director

AGENDA ITEM: Conditional Use Permit Review, Hampton Companies, 2694 Maplewood Drive North

Action Requested: ☒ Motion ☐ Discussion ☐ Public Hearing

Form of Action: ☐ Resolution ☐ Ordinance ☐ Contract/Agreement ☐ Proclamation

Policy Issue:

The conditional use permit for the Hampton Companies new building constructed at 2694 Maplewood Drive North is due for review.

Recommended Action:

Motion to approve the CUP review for Hampton Companies at 2694 Maplewood Drive North 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 a review is waived by the council's decision. At the one-year review, the council may specify an indefinite or specific term for subsequent reviews, not to exceed five years.

Background:

On August 12, 2024, the city council approved project plans for a 4,500-square-foot office and warehouse building for the Hampton Companies at 2694 Maplewood Drive. Construction is complete, and a temporary certificate of occupancy was issued on July 7, 2025, with only minor items needing to be completed. All landscaping has been installed, and all conditions of approval are being met. There are no outstanding concerns or issues.

Staff recommends reviewing the conditional use permit again in one year to check the project's status and to ensure all conditions continue to be met.

Reference Information

Site Description

Site Size: 0.48 Acres

Surrounding Land Uses

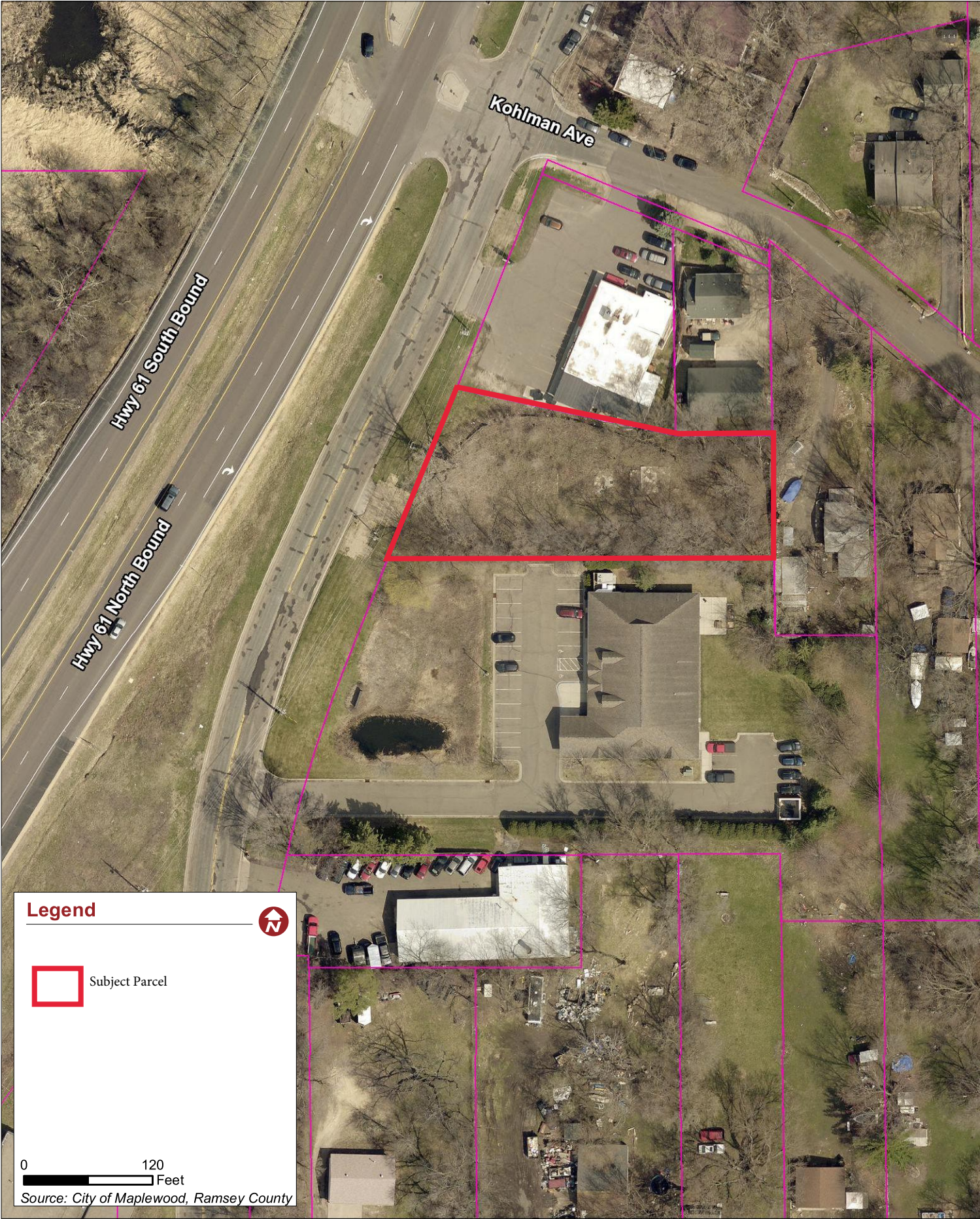
North: Commercial/Retail
East: Residential Single Dwellings
South: Commercial/Medical Office
West: Maplewood Drive/Highway 61

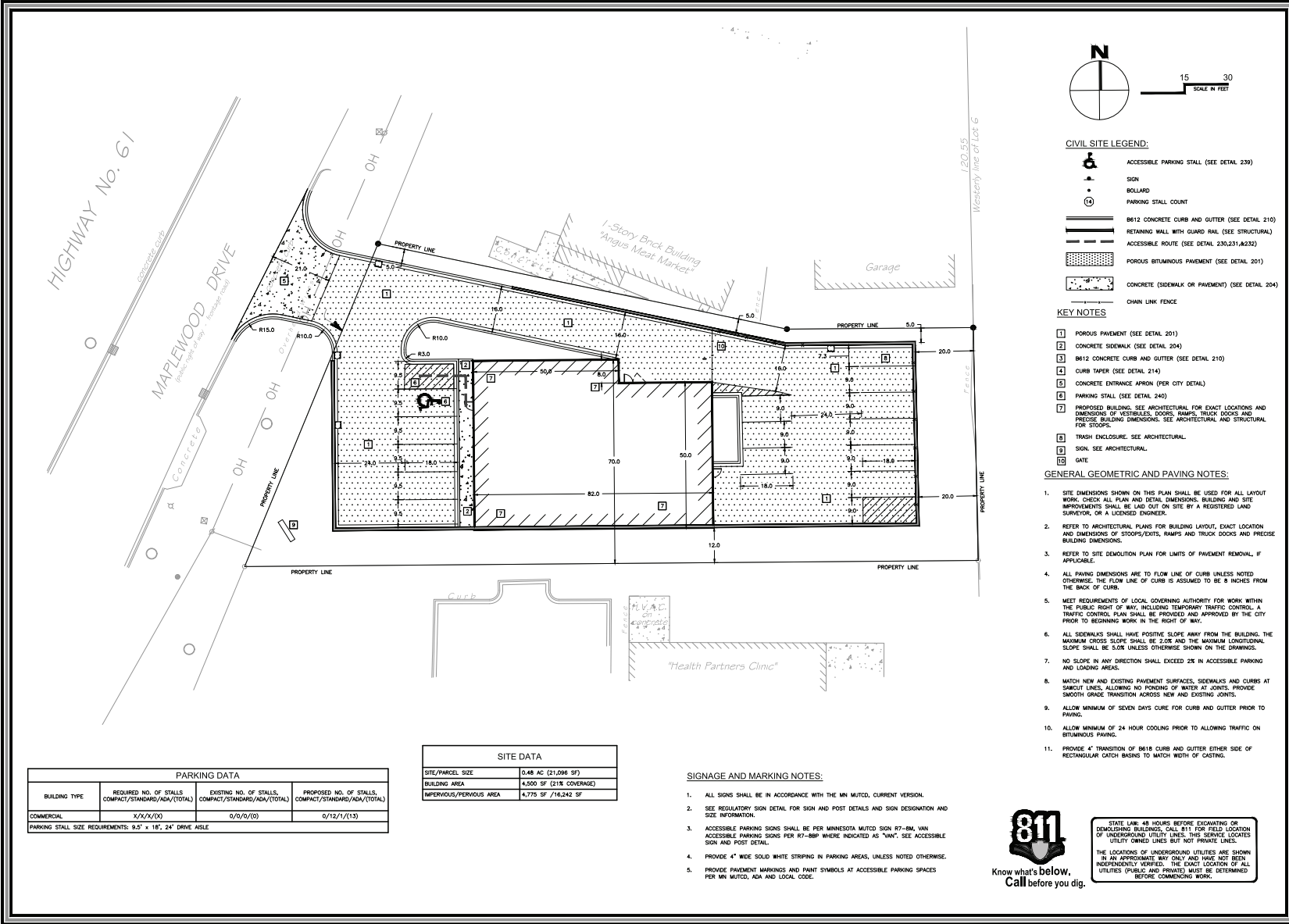
Planning

Existing Land Use: Commercial
Existing Zoning: M1 – Light Manufacturing

Attachments:

1. Overview Map
2. Site Plan
3. City Council Meeting Minutes, Dated August 12, 2024





SITE PLAN

C2.0

HAMPTON COMPANIES

CORPORATE OFFICE
2694 MAPLEWOOD DRIVE
MAPLEWOOD, MN
25 JUNE 2024

REV	DESCRIPTION	DATE
	DRAFT	
	NOT FOR	
	CONSTRUCTION	
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DUTY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.		
NAME: ELI RUPNOW		
SIGNATURE: _____		
DATE: 6/25/2024 (LC 1614681)		



**MINUTES
MAPLEWOOD CITY COUNCIL
7:00 P.M. Monday, August 12, 2024
City Hall, Council Chambers
Meeting No. 15-24**

J. NEW BUSINESS

- 1. Hampton Companies, 2694 Maplewood Drive North**
 - a. Conditional Use Permit Resolution**
 - b. Design Review Resolution**

Community Development Director Parr gave the staff report. Jeremy Larson, with Hampton Companies, addressed council.

Councilmember Cave moved to approve the resolution for a conditional use permit approving the construction of an office and warehouse building at 2694 Maplewood Drive North, subject to conditions of approval.

Resolution 24-08-2340
CONDITIONAL USE PERMIT RESOLUTION

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

Section 1. Background.

- 1.01 Hampton Companies LLC has requested a Conditional Use Permit for the property located at 2694 Maplewood Drive North.
- 1.02 The property located at 2694 Maplewood Drive North is legally described as:

That part of Tract C, Registered Land Survey No. 477, which lies Southerly of a line parallel with the South line of Section 4, Township 29, Range 22, and 120.55 feet South of the Northwest corner of Lot 6, Kohlmans Lakeview Addition.

AND

That part of Tract C, Registered Land Survey No. 477, lying Northerly of the following described line:

Beginning at the Northwest corner of Lot 6, Kohlman's Lakeview Addition, thence Southerly along the Westerly line of Lot 6, 120.55 feet to the point of beginning of the line to be described; thence Westerly parallel to the South line of Section 4, Township 29, Range 22, to the Westerly line of Tract C and said line terminating. Tax Parcel Identification: 042922440044

- 1.03 City Ordinance Division 14. Section 44-272 requires a conditional use permit for any building or use in the M1 zoning district within 350 feet of residentially zoned property.

Section 2. Standards.

- 2.01 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 July 16, 2024, the Planning Commission held a public hearing. 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 August 12, 2024, 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 approves 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 approved plans stamped July 1, 2024. The Director of Community Development may approve minor changes.
2. The proposed construction must be started within one year of council approval, or the permit shall become null and void.
3. The city council will review the permit in one year.
4. The property will meet the requirements of the council-approved design review resolution dated August 12, 2024.
5. All signs shall meet the City of Maplewood sign ordinance. The property owner will obtain sign permits as required.
6. Screening along the property's east property line adjacent to the residentially zoned property must be maintained as required by city ordinance.
7. The site's trash receptacles are not required to be within an enclosure if they are located behind the building and within the fenced-in parking area, accessible by a self-closing locked gate at all times. The gate must be shut when not in use, and the dumpsters cannot be visible from the public right-of-way. If they are located elsewhere on the site, the trash receptacles must be screened and located within an enclosure per code requirements.

Seconded by Councilmember Juenemann

Ayes – All

The motion passed.

Councilmember Lee moved to approve resolution for design review approving the construction of an office and warehouse building at 2694 Maplewood Drive North, subject to conditions of approval.

Resolution 24-08-2341
DESIGN REVIEW RESOLUTION

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

Section 1. Background.

- 1.01 Hampton Companies LLC has requested approval of design review to construct an office and warehouse building on the property located at 2694 Maplewood Drive North.
- 1.02 The property located at 2694 Maplewood Drive North is legally described as:

That part of Tract C, Registered Land Survey No. 477, which lies Southerly of a line parallel with the South line of Section 4, Township 29, Range 22, and 120.55 feet South of the Northwest corner of Lot 6, Kohlmans Lakeview Addition.

AND

That part of Tract C, Registered Land Survey No. 477, lying Northerly of the following described line:

Beginning at the Northwest corner of Lot 6, Kohlman's Lakeview Addition, thence Southerly along the Westerly line of Lot 6, 120.55 feet to the point of beginning of the line to be described; thence Westerly parallel to the South line of Section 4, Township 29, Range 22, to the Westerly line of Tract C and said line terminating.
Tax Parcel Identification: 042922440044

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. 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, city engineer, and building official must be met.

4. The Minnesota Department of Transportation (MnDOT) must review the proposed project. The applicant is responsible for meeting any MnDOT review requirements.
5. Satisfy the requirements in the engineering review authored by Jon Jarosch, dated July 9, 2024.
6. Satisfy the requirements set forth in the environmental review authored by Shann Finwall, dated July 5, 2024
7. The applicant shall obtain all required permits from the Ramsey-Washington Metro Watershed District.
8. Rooftop vents and any mechanical equipment shall be hidden from view from all sides of the property and screened as required by city ordinance.
9. The site's trash receptacles are not required to be within an enclosure if they are located behind the building and within the fenced-in parking area, accessible by a self-closing locked gate at all times. The gate must be shut when not in use, and the dumpsters cannot be visible from the public right-of-way. If they are located elsewhere on the site, the trash receptacles must be screened and located within an enclosure per code requirements
10. This resolution approves the 16-foot-wide drive aisle along the site's north end, as approved by the city's Fire Marshal. The drive aisle is approved as long as the door, as shown on the plan, remains on the building's north side for fire access and that the building has a fire sprinkler system installed.
11. This resolution approves the site's east side employee parking stalls in the fenced-in parking lot to be 9 feet wide. This parking area must be signed for employee parking only.
12. This approval does not include signage. Any signs for the project must meet the city's ordinance requirements, and the applicant must apply for a sign permit before installation.
13. Before 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. Before a building permit is issued, the applicant must submit additional elevation details on the proposed fence showing the height, materials, colors, and opaqueness. Staff must also approve the final design and materials.
 - c. The applicant must incorporate the requirements outlined in the environmental review and submit an updated tree and landscape plan.

14. 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.
15. 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.
16. All work shall follow the approved plans. The director of community development may approve minor changes.

Seconded by Councilmember Juenemann

Ayes – All

The motion passed.

CITY COUNCIL STAFF REPORT

Meeting Date August 25, 2025

REPORT TO: Michael Sable, City Manager

REPORT FROM: Mike Darrow, Assistant City Manager/Human Resources Director

PRESENTER: Mike Darrow, Assistant City Manager/Human Resource Director

AGENDA ITEM: Ramsey-Washington Metro Watershed District Stewardship Grant for Maplewood Police Department Raingarden

Action Requested: ☒ Motion ☐ Discussion ☐ Public Hearing

Form of Action: ☐ Resolution ☐ Ordinance ☐ Contract/Agreement ☐ Proclamation

Policy Issue:

The Ramsey-Washington Metro Watershed District Stewardship Grant for the Maplewood Police Department Raingarden supports the City's ongoing commitment to advance sustainability across the campus.

Recommended Action:

Motion to approve funding from the Ramsey-Washington Metro Watershed District of up to \$20,000 towards a raingarden project at the entrance of the Police Department.

Fiscal Impact:

Is There a Fiscal Impact? ☐ No ☒ Yes, the true or estimated cost is \$7,600.

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

Strategic Plan Relevance:

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

Creation of the raingarden supports the City's ongoing commitment to advancing sustainability across our campus.

Background:

The City has secured up to \$20,000 in funding from the Ramsey-Washington Metro Watershed District to install a raingarden in front of the Police Department. As part of the grant requirements, the City will contribute \$7,600 toward the project. Pending Council approval, the City will move forward with Landbridge Ecological to construct and plant the raingarden this fall. Landbridge Ecological was selected through the Ramsey County Central Certification Program (CERT), which supports market growth and enhances the competitiveness of qualified small businesses.

Attachments:

1. Ramsey-Washington Metro Watershed District Stewardship Grant for Maplewood Police
Department Raingarden
2. Award Letter

Stewardship Grant Agreement

THIS AGREEMENT is made the XX day of XXXX, 2025, by and between the Ramsey-Washington Metro Watershed District, (hereinafter "District") and {Legal names and address} (hereinafter "Landowner"). #25- CS

1. BACKGROUND

1.1 The District has included in its annual budget funds to cost-share with approved Landowners to implement best management practices within the watershed district.

1.2 The District funding is limited to XX % of the cost of materials and labor actually incurred by the Landowners for the project as approved by the District, up to a maximum contribution of \$xxxx per residential Landowner and \$XXX per commercial/governmental Landowner.

1.3 Landowner has applied to the District for funds to help pay for the cost of materials or labor for Native Habitat Restoration(1), Rain Garden(1) (hereinafter "Project") as described in the BMP Incentive Program Application as Final Plans and Estimate.

1.4 The District is willing to fund the Project described in Final Plans and Estimate in accordance with the terms of this Agreement.

2. SERVICES

2.1 Landowner will complete the Project described in Final Plans and Estimate in accordance with the terms, scope, schedule, and budget set forth therein. The Landowners do hereby covenant that they are the owners and are lawfully seized and possessed of the real estate above-described.

2.2 Landowner shall maintain the Project for a period of twenty (20) years per commercial/government Landowner from the date of this document. The agreement shall run with the land and extend to and bind the heirs, representatives, successors and/or assigns of the party hereto respectively.

3. REIMBURSEMENT

3.1 Expenses incurred by Landowner in Final Plans and Estimate will be reimbursed by the District up to 50% for native habitat restoration and 75% for rain garden of the total cost of materials or labor actually incurred by Landowner up to a maximum amount of \$20,000 per commercial/governmental property. Upon incurring the costs identified in Final Plans and Estimate, the Landowner shall provide a list of all reimbursable expenses incurred and receipts or copies of receipts therefore, to the District.

3.2 The District will reimburse the identified reimbursable expenses in accordance with Section 3.1 within 60 days of receipt of the required financial and performance information and receipts.

3.3 The District will not be liable or responsible for payment for services or reimbursement for expenses other than those specified as reimbursable expenses in accordance with Section 3.1.

3.4 Following the completion of the project described in Final Plans and Estimate, Landowner shall submit a final financial report to the District listing the final expenses for the activity, along with copies of receipts.

GENERAL TERMS

4.1 This Agreement shall remain in effect unless canceled by mutual agreement or in accordance with Section 4.2. This Agreement shall expire if the Project is not completed pursuant to the schedule in Final Plans and Estimate and the financial information required by Sections 3.1 and 3.4 is not received within one year after approval.

4.2 If weather or other conditions beyond the control of the Landowner do not permit the completion of this Project within one year after approval, this Agreement may be amended, by mutual written consent of the parties, to reschedule the Project and funding.

4.3 Landowner must obtain all permits required in conjunction with the Project, including but not limited to City and Department of Natural Resources approval, prior to starting the Project.

4.4 Landowner agrees to allow the District access to the Project area for evaluation and promotion of the Project. The Landowner agrees to make the site available as a demonstration site to the general public at the reasonable request of the District.

4.5 Landowner will act in all respects as an independent contractor under this Agreement and

will be solely responsible for performance of services required hereunder as well as the means and manner of performance thereof. The District will not be an employer, partner, or co-venturer with Landowner for any purpose. Nothing herein authorizes Landowner to act as an agent or representative of the District for any purpose whatsoever.

4.6 Landowner shall indemnify, defend and hold the District and its agents, employees, officers and contractors, harmless from all claims made by Landowner and/or third parties for damage or loss sustained or costs incurred, including but not limited to District staff, engineering and attorneys fees, in connection with or arising out of the issuance of and/or acceptance and payment by the District of funds pursuant to this cost-share, construction of the Project, or this agreement.

4.7 The District shall have no obligation to the Landowner, specifically, the District shall not need to restore the land to its original condition upon expiration or termination of this Agreement.

RAMSEY-WASHINGTON METRO

LANDOWNERS

WATERSHED DISTRICT

Print Name

Grant Program Specialist

Print Name

Date _____

Date

2665 Noel Drive

Little Canada, MN 55117

Property Address



(651) 792-7950
rwmwd.org

2665 Noel Drive
Little Canada, MN 55117

August 7, 2025

To: Colin Vue
City of Maplewood
1830 County Rd B E
Maplewood MN 55109

From: Ashlee Ricci, Grants Program Specialist

Re: Maplewood Police Department Rain Garden; 25-44 CS

Dear Colin Vue,

On 8/6/2025, the Board of Managers of the Ramsey-Washington Metro Watershed District reviewed your application for the above-described project. A motion was duly made, seconded, and passed to approve this project conditioned upon execution of the cost share agreement. The project was approved for 50% for native habitat and 75% for rain garden funding up to \$20,000 cost share maximum.

Attached is a copy of the grant agreement. The agreement must be signed prior to commencing any work on the project.

A final financial report and receipts shall be submitted by 8/6/2026 to be eligible for funds.

Please let me know if you have any other questions on your project and call to schedule a site visit when your project is set to begin. (651) 792-7959

CITY COUNCIL STAFF REPORT

Meeting Date August 25, 2025

REPORT TO: Michael Sable, City Manager

REPORT FROM: Mike Darrow, Assistant City Manager/Human Resources Director

PRESENTER: Mike Darrow, Assistant City Manager/Human Resources Director

AGENDA ITEM: Metro INET Lease Agreement – 1902 Building

Action Requested: ☒ Motion ☐ Discussion ☐ Public Hearing

Form of Action: ☐ Resolution ☐ Ordinance ☒ Contract/Agreement ☐ Proclamation

Policy Issue:

The attached lease agreement outlines a partnership between the City of Maplewood and Metro-INET for approximately 2,600 square feet of office space on the second floor of the Public Works Building. Metro-INET is currently housed in the basement of the City of Roseville's Police Department.

Recommended Action:

Motion to approve a five-year lease agreement with Metro-INET for space located within the Public Works Building.

Fiscal Impact:

Is There a Fiscal Impact? ☐ No ☒ Yes, the true or estimated cost is \$162,909 in revenue over five years.

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

Strategic Plan Relevance:

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

The City will lease unused office space in the 1902 building, creating new revenue streams and strengthening connections with partner organizations. In addition to this agreement, the City maintains two other external lease arrangements: one with the YMCA of the North and another with the BCA.

Background:

Metro-INET is a public consortium that delivers comprehensive IT services to more than 33 communities and organizations, along with partial services to 11 additional communities, including

Maplewood. Through joint and cooperative efforts, participating members support the development and operation of IT services that benefit the entire consortium. Core infrastructure services include internet and network access, voice services, data storage, and supplemental support for a wide range of member-owned applications.

The City of Maplewood is proposing to lease approximately 2,600 sq. ft. of office space in its Public Works Building to Metro-INET for the period of January 1, 2026, through December 31, 2030, with early access beginning December 1, 2025. The leased space includes access to common areas, 16 reserved parking stalls, and 24/7 access. Rental revenue to the City totals \$162,909 over five years, starting at \$3,066.66 per month and increasing slightly each year.

Prior to occupancy, Maplewood will replace carpeting, repaint the space, remove existing furniture, and install a security card reader, with Metro-INET contributing up to \$7,000 toward improvements. The City is responsible for structural, mechanical, and code compliance, while Metro-INET must maintain cleanliness, comply with laws and ADA requirements, and avoid subleasing without approval. Both parties must maintain insurance and agree to mutual indemnification. The space may only be used for Metro-INET's office and support services, with any signage or alterations requiring landlord approval.

Attachments:

1. Lease Agreement

LEASE AGREEMENT

This Lease Agreement (this “Lease”) is entered into this ____ day of _____, 2025, by and between the City of Maplewood, a Minnesota municipal corporation (“Landlord”) and Metro-INET, a Minnesota joint powers entity (“Tenant”).

1. Leased Premises

In consideration of the rents, covenants, and agreements herein reserved and contained as part of Tenant to be performed, Landlord hereby leases to the Tenant, and the Tenant accepts, approximately 2,700 square feet of office space located on the second level of Landlord’s Public Works Building located at 1902 County Road B East, Maplewood, Minnesota 55109 as depicted in the attached Exhibit A (“Leased Premises”).

Tenant, its employees and invitees shall also have access to common spaces within Landlord’s Public Works Building including hallways, stairways, bathrooms, the designated break room, and designated conference rooms.

Tenant shall have access to designated spaces within the Public Works Building and the Leased Premises 24 hours a day, seven days a week. Landlord will be available to assist Tenant with any services needed related to this Lease and the Public Works Building Monday through Friday, 7:00 a.m. – 4:30 p.m.

Landlord shall provide Tenant with 16 reserved parking stalls located in the parking lot of Landlord’s Public Works Building at no additional charge for use by the Tenant and its employees and invitees.

Tenant mail and packages will be delivered to the Public Works Building’s lobby. Tenant’s flat mail will be delivered/sorted by Landlord and placed into an area or box labeled: “Metro-INET” in the Public Works Building.

2. Permitted Use

The Leased Premises shall be used exclusively by Tenant for Tenant’s office and related business operations, including end-user and infrastructure support services, such as:

- A. Internet and network access;
- B. Voice services; and
- C. Auxiliary support for member-owned applications.

Any direct sales or services not expressly stated above are not permitted.

3. Lease Term

- A. The term of this Lease and Tenant's obligation to pay rent hereunder shall commence on January 1, 2026, and shall run until December 31, 2030 (the "Term"), unless otherwise terminated.
- B. Early Access: Tenant may access the Leased Premises starting December 1, 2025, at no additional cost, for purposes of setup, including moving in Tenant's furniture and personal property and installing Tenant's equipment.

4. Rent/Utilities

During the Term, Tenant shall pay to Landlord at the address listed below total rent for the Leased Premises in the amount of \$162,909 over according to the following schedule. December rent payments shall be adjusted so that they meet Tenant's full annual rent obligation:

Lease Period	Monthly Payment	Total Rent
01/01/2026–12/31/2026	\$3,066.66	\$36,799.92
01/01/2027–12/31/2027	\$3,066.66	\$36,799.92
01/01/2028–12/31/2028	\$3,066.66	\$36,799.92
01/01/2029–12/31/2029	\$3,146.66	\$37,759.92
01/01/2030–12/31/2030	\$3,229.66	\$38,755.92

Landlord shall be responsible for providing the following utility services during the Term of this Lease at Landlord's expense:

- A. Garbage and refuse collection, recycling, custodial care;
- B. Gas, electricity, water, sanitary sewer; and
- C. Payment of any taxes, assessments, licenses, fees, or other charges that may be levied or assessed upon Public Works Building property including the Leased Premises.

Rent Billing Address: Metro-INET Accounts Payable
1902 County Road B East
Maplewood, MN 55109

Rent Payment Address: City of Maplewood Finance Department
1830 County Road B East
Maplewood, MN 55109

5. Termination

Either party may terminate this Lease early for any reason if they provide the other party with a 200 day written notice.

6. Surrender of Leased Premises

Upon expiration or termination of this Lease, Tenant shall surrender the Leased Premises in the same condition as it existed on the commencement day of this Lease, ordinary wear and tear excepted. Tenant shall remove all personal items.

- A. Structural alterations, fixtures, improvements, and equipment paid for by either party that have become attached to the Leased Premises shall become a part of the Leased Premises and become property of Landlord.
- B. Low voltage cabling shall remain unless the Tenant elects to remove it with Landlord's approval.

7. Landlord's Work

Landlord shall complete the following leasehold improvements not later than December 1, 2025:

- A. Replace all of the carpeting in the Leased Premises (including the Plan Room). Tenant may select the carpet style and color. Said carpet style and color must be made from a Landlord-approved palette of carpet samples.
- B. Paint the interior of the Leased Premises. Tenant may select the paint color. Said paint color must be made from a Landlord-approved palette of paint colors.
- C. Remove all existing furniture and appliances from the Leased Premises.
- D. Tenant will use the existing Landlord door security access system to access the Public Works Building. Landlord shall install one new security card reader to be located at the shared hallway door between Public Works staff and the Leased Premises. Landlord will continue to administer the security system for the Public Works Building. If any door access changes are needed, Tenant shall submit those requests to Landlord on a timely basis.

Tenant shall contribute up to \$7,000 toward the leasehold improvements. Landlord will provide itemized invoices to Tenant for reimbursement of Landlord's costs. Said invoices shall be payable by Tenant within 30 days of the date of the invoice.

8. Tenant Alterations to Leased Premises

During the Term of the Lease, Tenant may request that alterations be made to the Leased Premises, subject to:

- A. Written approval of the requested alterations by Landlord, said approval not to be unreasonably withheld.
- B. Landlord shall provide Tenant with up to three cost estimates for the alterations from vendors.
- C. Landlord will perform the work and will invoice Tenant for all costs incurred by Landlord for the alterations. Landlord will obtain all necessary permits. Landlord will invoice Tenant for the cost of the work. Tenant shall pay the invoice within 30 days.
- D. Alterations that are estimated to cost over \$10,000 shall require a signed amendment to this Lease.

9. Landlord Duties

- A. Landlord shall be responsible for all repairs, maintenance, and replacements to the Public Works Building and the Leased Premises including, but not limited to: structural repairs and replacements; repairs and replacements of the interior and exterior portions of all doors, windows, plate glass, locks, frames, and hardware surrounding and incorporated into the Leased Premises; repair and replacement of the mechanical plumbing, heating, air conditioning, and cooling, ventilating, and electrical equipment and systems; and the repair and replacement of lighting fixtures and ballasts, partitions, and all other fixtures, appliances, and facilities furnished by Landlord. Tenant shall not be responsible for repair or damage to the Leased Premises or the Public Works Building caused by the negligence of Landlord, its employees, or agents but shall be responsible for any repair or damage to the Leased Premises or the Public Works Building caused by the negligence of Tenant, its employees, guests, invitees, or agents.
- B. Throughout the Term of this Lease, Landlord shall be responsible for ensuring that the Leased Premises and the Public Works Building is in compliance with all applicable codes (Building Code, Fire Code, Electrical Code, Plumbing Code, ADA, etc.).
- C. Throughout the Term of this Lease, Landlord shall provide electric, heating, cooling to the Leased Premises and the Public Works Building. Landlord shall maintain an internal temperature of the

Public Works Building of 70.5–74.5°F on weekdays and 60–62°F during off-hours.

- D. Throughout the Term of this Lease, Landlord shall maintain 20–50 foot-candles of light at 30" above finished floor of the Leased Premises. Landlord shall also replace all light bulbs and fixtures as needed in the Leased Premises. Landlord shall also provide for exterior lighting of the Public Works Building and the parking lot.
- E. Throughout the Term of this Lease, Landlord shall provide and maintain restrooms, fire safety systems, and shared spaces within the Public Works Building.
- F. Throughout the Term of this Lease, Landlord is responsible for keeping and maintaining the outside grounds of the Public Works Building and the parking lot, including maintaining any grass or landscaping and snow removal from the parking lot and sidewalks.
- G. Throughout the Term of this Lease, Landlord shall be responsible for cleaning and maintaining the interior and exterior of the Public Works Building, the parking lot, and the Leased Premises. This includes janitorial services, window cleaning, pest control, etc.

10. Tenant Duties

Throughout the Term of the Lease, Tenant shall be responsible for the following duties:

- A. Maintain and conduct its business insofar as the same relates to the occupancy of the Leased Premises in such a manner and under such regulations as to be in strict compliance with any and all applicable governmental laws, rules, regulations, and orders.
- B. Comply with the applicable provisions of the Americans with Disabilities Act.
- C. Keep the Leased Premises clean and in a sanitary condition required by laws and regulations of any governmental or quasi-governmental unit having jurisdiction.
- D. Shall not use or permit the Leased Premises to be used for any purpose other than that set forth in Section 2 above.
- E. Prevent waste of utilities.

- F. Cooperate with Landlord during maintenance activities related to the Leased Premises and the Public Works Building.
- G. Shall not sublease or assign this Lease to a third party without prior written Landlord consent.
- H. Shall not allow smoking or vaping within the Leased Premises or the Public Works Building.

11. Damage or Destruction of the Public Works Building/Leased Premises

If a significant portion of the Public Works Building or the Leased Premises is damaged or destroyed, Landlord shall have the option to rebuild the Public Works Building or the Leased Premises or terminate this Lease. If the Public Works Building or the Leased Premises cannot be repaired and restored within 90 days from the date of damage, then Landlord or Tenant shall have the right to terminate this Lease from the date of such damage or destruction by giving notice to the other party. In such event, Tenant shall be entitled to a refund of all rent prepaid for a period during which the Leased Premises is untenable.

12. Insurance

- A. Landlord shall procure and maintain the following insurance coverages throughout the term of this Lease, at its own expense:
 - 1. Fire and extended coverage insurance covering the Public Works Building, the surrounding property, and Landlord's personal property.
 - 2. Liability insurance coverage for Landlord's operations and use of the Public Works Building.
- B. Tenant shall procure and maintain the following insurance coverage at its own expense:
 - 1. Fire and extended coverage insurance covering personal property of Tenant.
 - 2. Liability insurance coverage for Tenant's operations and use of the Leased Space and the Public Works Building.

13. Indemnification

Landlord and Tenant shall indemnify, defend, and hold each other harmless against any and all liability, losses, costs, damages, expenses, claims, or actions, including reasonable attorneys' fees, which the indemnified party, its officials,

agents, or employees may hereafter sustain, incur, or be required to pay, arising out of or by reason of any act or omission of the indemnifying party, its officials, agents, or employees, in the execution, performance, or failure to adequately perform the indemnifying party's obligations pursuant to this Lease or their gross negligence or intentional misconduct. Nothing in this Lease shall constitute a waiver by Landlord or Tenant of any statutory or common-law immunities, limits, or exceptions to liability.

14. Default

- A. Events of Tenant Default. The following events shall be deemed to be events of default by Tenant under this Lease:
 - 1. Tenant fails to pay when due any installment of rent and it remains unpaid for more than 60 days, after Landlord, by written notice, has informed Tenant of noncompliance.
 - 2. Any material representation or warranty made in writing by Tenant to Landlord in this Lease or in connection with the making of this Lease, has been found by Landlord at any time to have been incorrect in any material respect when made or becomes incorrect. Landlord shall provide Tenant with 60 days written notice of noncompliance.
 - 3. Tenant fails to comply with any other material provision of this Lease and does not cure any failure within 60 days of receiving written notice of the default by Landlord.
- B. Landlord's Remedies. Upon the occurrence of any of the above-listed events of default and after provision of required notice, Landlord may elect to either (1) terminate this Lease; or (2) terminate Tenant's right to possession only without terminating this Lease, hereinafter referred to as re-entry; or (3) pursue any other remedy available at law or in equity. Landlord shall have all remedies provided in this Lease and under governing law. All of the remedies given to Landlord in this Lease or by law shall be cumulative, and the exercise of one right or remedy by Landlord shall not impair its right to exercise any other right or remedy.
- C. Tenant's Remedies for Landlord Default. If Landlord defaults in the performance of the conditions or covenants of this Lease, Tenant, in addition to all other remedies now or hereafter afforded or provided by law, may at its election, after providing Landlord with 60 days' notice, perform such covenant or agreement for or on behalf of Landlord or make good any such default and any amount or amounts which Tenant shall advance

pursuant thereto shall be repaid by Landlord on demand, and if Landlord does not repay any such amount or amounts upon demand, Tenant shall have the privilege of deducting the same from the next installment or installments of rent to accrue under this Lease. All of the remedies given to Tenant in this Lease or by law shall be cumulative, and the exercise of one right or remedy by Tenant shall not impair its right to exercise any other right or remedy.

- D. Holding Over. If either party terminates this Lease and in the event that Tenant continues to occupy the Leased Premises after the termination of this Lease or expiration of its Term without entering into a new lease, said tenancy shall be construed to be a “tenancy from month to month” upon all of the other terms and conditions herein contained.

15. Hazardous Substances

The Leased Premises are located above the garage in Landlord's Public Works Building and certain hazardous materials and products will be present for use in Landlord's normal course of business. Except as permitted above and for materials contained in products used in de minimis quantities for ordinary cleaning and office purposes, Landlord shall not permit or cause any party to bring any hazardous materials into the Public Works Building. Tenant shall not bring any hazardous materials into the Leased Premises or the Public Works Building with the exception of products used for ordinary cleaning and office purposes.

Landlord has not tested for radon in the Public Works Building and cannot guarantee low levels due to its natural occurrence.

16. Signage

Tenant must obtain Landlord's written approval for any signage installed by Tenant that is visible from outside of the Public Works Building or within the common areas of the Public Works Building. Such signage shall be installed at the expense of Tenant.

17. Governing Law

This Lease shall be governed by the laws of the State of Minnesota.

18. Entire Agreement

This document constitutes the entire agreement between the parties. All previous agreements, whether oral or written, are superseded by and merged with this

Lease. Subsequent changes to this Lease shall not be binding unless reduced to writing and signed by both parties.

19. Counterparts

This Lease may be executed in counterparts.

20. Notices

All notices required under this Lease shall be in writing and effective upon:

- A. Personal delivery;
- B. Two business days after certified mail via USPS; or
- C. Email from Tenant to Landlord's Assistant City Manager.

Notices shall be addressed to:

Landlord: Attn: Assistant City Manager – mike.darrow@maplewoodmn.gov
City of Maplewood
1830 East County Road B
Maplewood, MN 55109

Tenant: Metro-INET
Attn: Executive Director
1902 County Road B East
Maplewood, MN 55109

IN WITNESS WHEREOF

The parties have executed this Lease as of the dates indicated below.

LANDLORD: CITY OF MAPLEWOOD

TENANT: METRO-INET

By: _____

By: _____

Marylee Abrams

Its: Mayor

Its: _____

By: _____

By: _____

Michael Sable

Its: City Manager

Its: _____

CITY COUNCIL STAFF REPORT

Meeting Date August 25, 2025

REPORT TO: Michael Sable, City Manager

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

PRESENTER: Danette Parr, Community Development Director

AGENDA ITEM: Resolution Approving the Record of Decision for Century Ponds Development

Action Requested: ☒ Motion ☐ Discussion ☐ Public Hearing

Form of Action: ☒ Resolution ☐ Ordinance ☐ Contract/Agreement ☐ Proclamation

Policy Issue:

The city council needs to determine if the findings of fact and record of decision for the Century Ponds Environmental Assessment Worksheet (EAW) satisfy the requirements for making a negative declaration regarding the need for an Environmental Impact Statement (EIS).

Recommended Action:

Motion to approve the resolution approving the record of decision and the negative declaration of the need for an Environmental Impact Statement for the Century Ponds Development.

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

State statute requires an EAW to be processed and considered for the Century Ponds project.

Background:

The purpose of an Environmental Assessment Worksheet (EAW) is to examine the potential environmental impacts of a proposed project. The City of Maplewood is the Responsible Governmental Unit (RGU) for this EAW. If a project is determined to have the potential for significant environmental effects, further environmental review in the form of an EIS is required.

The EAW analyzed the potential environmental impacts of the Century Ponds project. This project proposes a residential development with single-family homes and townhomes on a 92.25-acre

former golf course in Maplewood, located at the southwest corner of Lower Afton Road East and Century Avenue South. The development will include internal roads and connections to municipal utilities.

The EAW was distributed to the necessary jurisdictions and published in the EQB Monitor on July 1, 2025, initiating a 30-day public comment period that concluded on July 31, 2025.

During this period, the city received comments from five agencies: the Minnesota Department of Transportation, Minnesota Pollution Control Agency, Metropolitan Council, Minnesota Department of Natural Resources (MnDNR), and the Ramsey Washington Metro Watershed District (RWMCD). Key themes from these agencies included:

- Clarifying wastewater flows and improvements
- Acknowledging the Comprehensive Plan amendment process through the Met Council
- Considering water quality and energy conservation strategies
- Coordinating with MnDNR regarding Sullivant's milkweed
- Inquiring about the soil contamination investigation status
- Ensuring the developer adheres to RWMCD's requirements

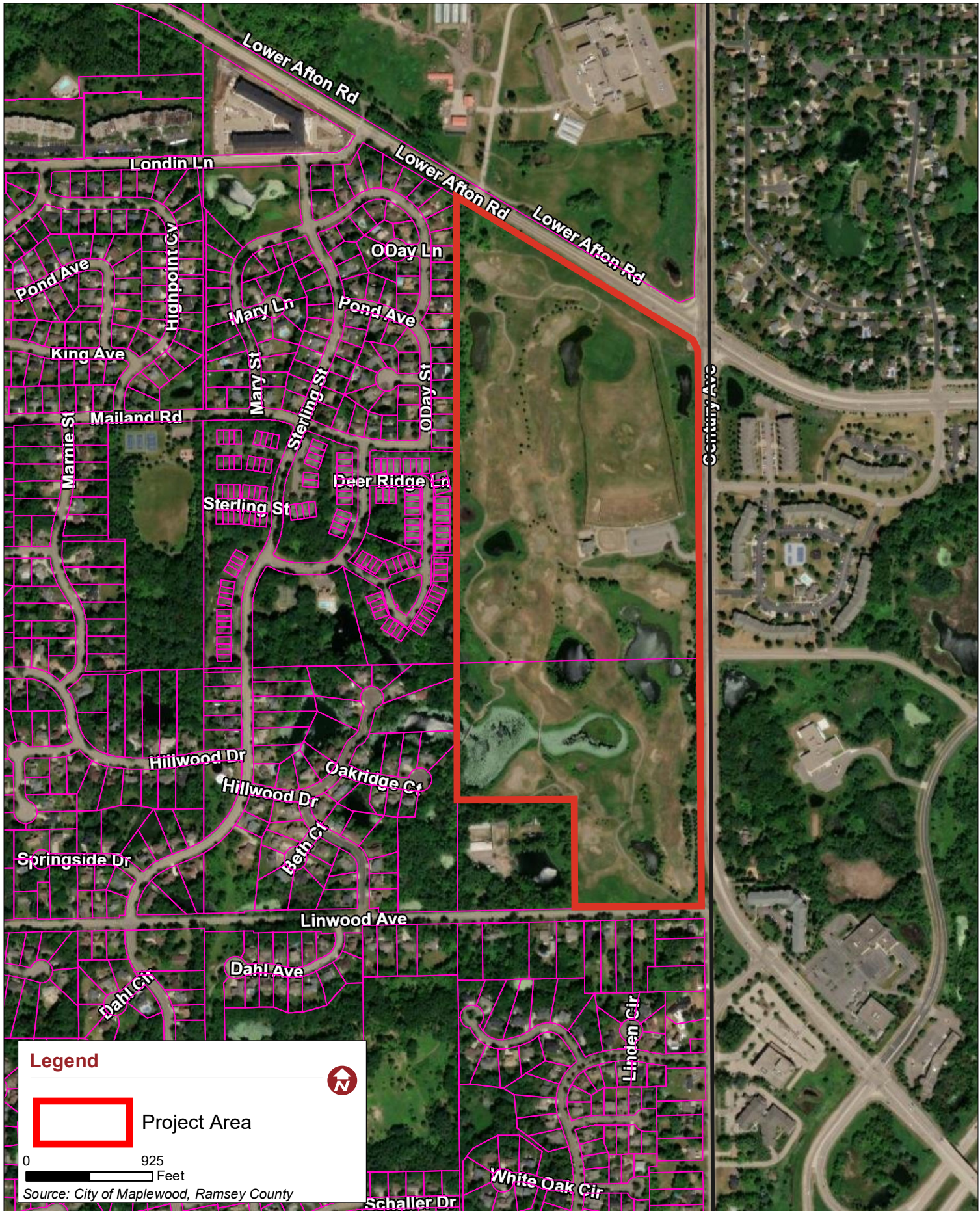
Additionally, five comments were received from the general public, focusing on:

- Concerns about water, wildlife, and traffic impacts from the development
- Questions about sidewalks, vegetation, and utility connections to nearby residents

The attached findings of fact and record of decision document include all agency and general public comments and responses. In addition, the EAW document can be found on the project page located at www.maplewoodmn.gov/CenturyPonds.

Attachments:

1. Overview Map
2. Resolution Approving the Record of Decision and the Negative Declaration of the Need for an Environmental Impact Statement for the Proposed Century Ponds Development
3. Response to Comments, Findings of Fact, and Record of Decision
4. PowerPoint Presentation



CITY OF MAPLEWOOD, MINNESOTA

RESOLUTION _____

**RESOLUTION APPROVING THE RECORD OF DECISION AND THE NEGATIVE
DECLARATION OF THE NEED FOR AN ENVIRONMENTAL IMPACT STATEMENT FOR
THE CENTURY PONDS DEVELOPMENT**

WHEREAS, DR Horton, Inc. (the “Proposer”) proposes to redevelop a 92.25-acre former golf course site to construct 134 single-family homes and 73 townhomes for a total of 207 units located in the southwest quadrant of Lower Afton Rd E (CSAH 39) and Century Ave S (CSAH 25) in Maplewood (the “Project”); and

WHEREAS, the Project crosses the threshold of a mandatory environmental assessment worksheet (“EAW”) for a residential development consistent per Minnesota Rules, Part 4410.4300, subpart 19(C); and

WHEREAS, the EQB has designated the City of Maplewood (the “City”) as the Responsible Governmental Unit (“RGU”) for the Project pursuant to the Minnesota Environmental Policy Act and Minnesota Rules, Chapter 4410; and

WHEREAS, the EAW was prepared by Alliant Engineering on behalf of the Proposer, who submitted completed data portions of the EAW to the City consistent with Minnesota Rules, Part 4410.1400; and

WHEREAS, the City retained Kimley-Horn and Associates, Inc. (the “Consultant”) to assist the City in reviewing the EAW and completing the EAW process; and

WHEREAS, the EAW was prepared using the form approved by the Minnesota Environmental Quality Board (“EQB”) for EAWs in accordance with Minnesota Rules, Part 4410.1300; and

WHEREAS, the City submitted a copy of the EAW to all public agencies on the EAW distribution list and published the EAW in the EQB Monitor on July 1, 2025, in accordance with applicable state laws, rules, and regulations; and

WHEREAS, the EAW comment period lasted from July 1, 2025 to July 31, 2025, and five regulatory agencies and five members of the public submitted written comments during the comment period; and

WHEREAS, the City acknowledges the comments received from the Metropolitan Council, Minnesota Department of Natural Resources, Minnesota Department of Transportation, Minnesota Pollution Control Agency, Ramsey-Washington Metro Watershed District and five members of the public; and

WHEREAS, Minnesota Rules, Part 4410.1700, subpart 6 require the City to determine whether the Project has the potential for significant environmental effects requiring the preparation of an environmental impact statement (“EIS”); and

WHEREAS, Minnesota Rules, Part 4410.1700, subpart 7 further require the City to consider the following factors in making such determination:

- a. Type, extent, and reversibility of environmental effects;
- b. Cumulative potential effects: whether the cumulative potential effect is significant; whether the contribution from the Project is significant when viewed in connection with other contributions to the cumulative potential effect; the degree to which the Project complies with approved mitigation measures specifically designed to address the cumulative potential effect; and the efforts of the Proposer to minimize the contributions from the Project;
- c. The extent to which the environmental effects are subject to mitigation by ongoing public regulatory authority; and
- d. The extent to which environmental effects can be anticipated and controlled as a result of other available environmental studies undertaken by public agencies or the Project Proposer, including other environmental impact statements; and

WHEREAS, at its meeting on August 25, 2025, the City Council considered the Response to Comments, Findings of Fact, and Record of Decision prepared by the Consultant and which is the Response to Comments, Findings of Fact, and Record of Decision; and

WHEREAS, City staff reviewed the Response to Comments, Findings of Fact, and Record of Decision and finds it to be consistent with the evidence submitted to the City and the applicable statutes and regulations, to the best of their knowledge, and recommends the City Council approve them and determine that no EIS is necessary, reasonable or warranted with respect to the Project under the circumstances; and

WHEREAS, the City Council desires to make and approve the Response to Comments, Findings of Fact, and Record of Decision and determine that no EIS is required with respect to the Project ("Negative Declaration").

NOW, THEREFORE, BE IT RESOLVED, after careful consideration and based on all of the evidence presented by the Consultant, the Proposer, and other persons or otherwise known to the RGU, the City Council adopts and approves the Response to Comments, Findings of Fact, and Record of Decision for the Century Ponds Development Environmental Assessment Worksheet in the form which is Response to Comments, Findings of Fact, and Record of Decision.

BE IT FURTHER RESOLVED, the City Council determines that the EAW was prepared in compliance with the procedures of the Minnesota Environmental Policy Act and Minnesota Rules, Parts 4410.1000 to 4410.1700.

BE IT FURTHER RESOLVED, the City Council determines that, the EAW satisfactorily addressed the issues for which existing information could have been reasonably obtained.

BE IT FURTHER RESOLVED, the City Council determines that the Project does not have the potential for significant environmental effects based upon the above findings and the evaluation of the criteria in accordance with Minnesota Rules, Part 4410.1700, subpart 7.

BE IT FURTHER RESOLVED, the City Council determines that the Negative Declaration is appropriate and no EIS is required for the Project pursuant to the Minnesota Environmental Policy Act or Minnesota Rules, Chapter 4410.

BE IT FINALLY RESOLVED, that the City staff and consultants are hereby authorized and directed to take all necessary steps and actions, including the execution of necessary documents, to otherwise complete the environmental review process and to accomplish the intent of this Resolution and the Negative Declaration. The City Clerk is specifically authorized and directed to mail a copy of this Resolution to the Proposer and anyone who submitted timely and substantive comments within five days of the date it was adopted. The City Clerk is also specifically authorized and directed to submit this Resolution for distribution in the EQB Monitor.

Adopted this 25th day of August, 2025.

Marylee Abrams, Mayor

ATTEST:

Andrea Sindt, City Clerk

CENTURY PONDS

RESPONSE TO COMMENTS, FINDINGS OF FACT, AND RECORD OF DECISION

CITY: MAPLEWOOD

COUNTY: RAMSEY

Responsible Governmental Unit (RGU)

City of Maplewood
1830 County Road B
Maplewood, MN 55109
<https://maplewoodmn.gov/>

August 2025

Prepared by:



ALLIANT

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Tables

Table 5 (from EAW). Land Cover of the Project Site Before and After the Proposed Development

Table 6 (from EAW). Green Infrastructure of the Project Site Before and After the Proposed Development

Table 7 (from EAW): Required Permits and Approvals for Proposed Project

Appendices

Appendix A. Agency and Public Comments Submitted to the City of Maplewood

Appendix B. City of Maplewood Resolution Finding of No Need for EIS

1. INTRODUCTION

The Century Ponds project is a proposed low-density development consisting of single-family homes and townhomes on a 92.25 acre former golf course in the City of Maplewood, Ramsey County, Minnesota. It is located in the southwest quadrant of Lower Afton Rd E (CSAH 39) and Century Ave S (CSAH 25) and will include internal roads and connection to municipal utilities.

An Environmental Assessment Worksheet (EAW) was prepared pursuant to Minnesota Rules Part 4410.4430, Subp. 19. Residential Development. The EAW and the respective comments have been reviewed in accordance with Minnesota Rules 4410.1700 to determine if the project has potential for significant environmental effects. This document includes responses to comments received by the City of Maplewood, the Findings of Fact supporting the decision, and the Record of Decision indicating an Environmental Impact Statement (EIS) is not necessary for this project.

2. EAW NOTIFICATION, DISTRIBUTION, AND COMMENT PERIOD

In accordance with Minnesota Rules 4410.1500, the EAW was completed and distributed to persons and agencies on the office of Environmental Quality Board (EQB) distribution list. The notification was published in the EQB Monitor on July 1, 2025, initiating the 30-day public comment period. A news release was published on June 27, 2025 on the City of Maplewood's website providing the general public with access to the EAW document. The comment period ended on July 31, 2025.

3. COMMENTS RECEIVED

GOVERNMENT AGENCIES:

The City received comment letters from five government agencies. These include:

- Minnesota Department of Transportation (MnDOT) – dated July 3, 2025
- Minnesota Pollution Control Agency (MPCA) – dated July 21, 2025
- Metropolitan Council (Met Council) – dated July 30, 2025
- Minnesota Department of Natural Resources (MN DNR) – dated July 31, 2025
- Ramsey Washington Metro Watershed District (RWMWD) – dated July 22, 2025

None of the comments recommended the preparation of an EIS.

GENERAL PUBLIC COMMENTS:

The City received five comments from the general public. These include:

- Stuart Bestland – dated July 8, 2025
- Michael Hager – dated July 30, 2025
- Oliver of Gladstone, Maplehood United – dated July 30, 2025
- John Zakelji, President of Friends of Maplewood Nature – dated July 30, 2025
- Shelley Buck – dated July 31, 2025

4. RESPONSE TO COMMENTS

This document responds to comments individually. It includes summaries of comments followed by responses. The complete comment letters and emails are included in **Appendix A**. Responses to comments are generally confined to substantive issues that “address the accuracy and completeness of the material contained in the EAW, potential impacts that may warrant further investigation before the project is commenced, and the need for an EIS on the proposed project.” (MN Rules 4410.1600). Some of the comments included general remarks or recommendations. Such comments are noted for the record and further detail of the statements or recommendations is included in **Appendix A**.

4.1 COMMENTS FROM GOVERNMENT AGENCIES

4.1.1 MnDOT

Comment: MnDOT has reviewed the EAW and has no comments since the proposed project should have little or no impact on MnDOT’s highway system

Response: This comment has been noted for the record.

4.1.2 MPCA

Comment: Wastewater – Section 12.b.i.1 states that the project is expected to add approximately 145 pounds per day to the sanitary sewer which equates to approximately 17 gallons per day. These values should be clarified. Projects served by Metropolitan Council Environmental Services (MCES) typically use 274 gallons per day (gpd) per home for planning purposes. With 207 homes that would result in an average daily design flow of 56,718 gpd.

Response: These values should be updated to the City of Maplewood’s predicted flow rate of 275 gal./unit/day per 1 parcel as referenced in the City’s comprehensive sanitary sewer plan. Therefore, the average daily design flow for sanitary sewer would be 56,925 gallons per day. This correction is summarized below in the Finding of Facts section.

Comment: Wastewater – this section also mentions that other improvements are needed to the sanitary sewer system that the project will connect to. More details about those improvements necessary for the project should be provided. A location map showing the sewer route to the wastewater treatment plant and where improvements are needed should be provided.

Response: This section mentions that the City of Maplewood’s 2040 Comprehensive Plan involves improvements to sanitary sewer system throughout the city to meet the needs of increased development throughout the area. However, there are no improvements that are needed to the existing system that the development ties into meet the demands of the proposed development.

The site is proposed to be served by an existing stub at MH18 along regional interceptor 1-MW-410 located near the northwest corner of the property and at an existing City of Woodbury sanitary stub located in the southwest corner (off Century Ave.). There will be no improvements made to the existing sanitary systems that the proposed development is tied into. Wastewater will follow its current existing route to the MCES Metro Plant.

4.1.3 Met Council

Comment: Item 7 – Climate. Discussion of anticipated climate trends is adequate. In addition to native plants, the project proposer should consider climate adapted vegetation to better withstand and mitigate the impacts of drought and large rain events. In Table 5, Land Cover of the Project Site Before and After Proposed Development, 39 acres of “Residential” are identified in the “After” column. Met Council staff notes that “Resident” is a land use and not a land cover. Council staff recommend showing the 39 acres of “Residential” as either “Impervious surface” or “Lawn/Landscaping” to better reflect the changing conditions and climate adaptation and resilience impacts.

Response: This comment has been noted for the record. The correction the land cover table in the EAW is summarized below in the Finding of Facts section.

Comment: Item 10 – Land Use – Comprehensive Plan. The City will need to amend the 2040 future land use map so the adopted 2040 plan is consistent with the proposed development. The proposal includes 239 new homes in a mix of detached single family and townhomes. The site is guided Park; and to develop as proposed, a residential designation is needed.

Response: The City is aware of the amendment. As part of the land entitlement process, the project proposer will be including a comprehensive plan amendment and rezoning application to change the site’s guided Park designation to residential.

Comment: Item 10 – Land Use – Forecasts. This expected development fits within the current 2040 and 2050 forecast for the community. The City may consider requesting a forecast adjustment if the proposed development will be built and absorbed before the 2030 Census; please contact Met Council Community Development staff to discuss.

Response: This comment has been noted for the record.

Comment: Water Resources – Sanitary Sewers. The Metropolitan Disposal System has adequate capacity for this project location. Based on the wastewater information provided in the EAW, the site is proposed to be served either northwest to an existing stub at MH18 along regional interceptor 1-MW-410 or a portion to the northwest and a portion to the southeast to an existing local Woodbury sewer. A direct connect permit is required for the northwest connection to the existing stub on 1-MW-410. Contact Tim Wedin, Interceptor Engineering at the Metropolitan Council Environmental Services regarding this connection.

Service to the southeast through Woodbury's local system represents unmetered flow from Maplewood to Woodbury, with the flow eventually being captured at Woodbury's billing meter, M018. An intercommunity agreement with Woodbury to determine how wastewater billing will be handled is required. There are existing agreements in place between the two cities. One of those agreements is for the Century Avenue sewer and could potentially be updated to include the proposed new service area. An MPCA sanitary sewer extension permit is also required, which includes Metropolitan Council review and approval. Please reach out to David Sahli at MPCA regarding the MPCA sanitary sewer extension permit.

An amendment to the adopted 2040 Plan is required before review of the MPCA sanitary sewer extension permit application and the Metropolitan Council direct connect permit application be completed.

Response: The project proposer is aware of the required sanitary sewer permits that are required and will obtain these permits prior to project construction.

Comment: Water Resources – Water Supply. Development and redevelopment, particularly at the scale of this proposal, provide several opportunities to incorporate practices that improve water efficiency and protect water quality. As more site-specific plans are developed, Council staff encourage the City to identify risks to water quality and incorporate mitigation strategies that protect surface water and groundwater resources. We also encourage City to identify and implement opportunities for water conservation and efficiency, to minimize any increases in water demand.

Response: The site is designed to meet the local and state requirements to protect water quality. Water conservation strategies may be identified during the plan's approval process.

Comment: Greenhouse Gas Emissions. The anticipated greenhouse gas emissions are reasonable and the proposed mitigation measures are appropriate. The proposer should consider use of energy conservation planting strategies, such as vegetation that provides shade

to east and west-facing windows while avoiding shade to south-facing windows to maximize solar exposure during the winter and minimize solar exposure in the summer.

Response: The project proposer has received your comment for consideration on using energy conservation planting strategies.

4.1.4 MN DNR

Comment: The DNR appreciates that native seed mixes will be utilized within the development, especially because the project area is located within a High Potential Zone for the federally-endangered rusty patched bumble bee. Please note that further coordination with DNR is required regarding the state-threatened Sullivant's milkweed that has been found on site. The project proposed should contact reports.nhis@state.mn.us with further information about the location and number of individuals present in order to discuss approved avoidance measures and/or the need for a Permit to Take.

Response: The project proposer is aware of the requirements for Sullivant's milkweed and will coordinate with the DNR about determining the appropriate avoidance measures and/or need for a Permit to Take.

4.1.5 RWMWD

Comment: Section 7 (Table 4) of the EAW describes the climate adaption strategies, including a statement that "98% of the site will be enhanced open/natural area," however, the current plan shows less than 98% open/natural area under proposed conditions.

Response: This is an error in the EAW document. The proposed enhanced open/natural area on site will compromise approximately 24% of the site.

Comment: Section 7 (Table 4) of the EAW states there is "low risk" for contamination as a result of the project. Is there any evidence of existing soil or water contamination from previous land uses? What level of geotechnical investigation has been completed for any potential existing contamination that may be disturbed through proposed grading and/or excavation activities?

Response: A Phase I and Phase II environmental site assessment (ESA) were previously completed on the site by AET. The results of the Phase II indicated that the concentrations of agricultural chemicals on site are likely natural occurring and not indicative of a release. Therefore, the Phase II did not recommend further investigation or cleanup of the site. The proposed grading and excavation activities are not anticipated to encounter any contamination on site.

Comment: Section 10.a.iii states that the "nearest floodplain is approximately one mile north of the project site;" however, RWMWD regulates all areas modeled to be inundated in the 100-year rainfall event as floodplain. Per comments provided to the applicant in Feb 2025, the project design will need to include cut/fill volumes below the 100-year water surface elevation in each wetland and floodplain area based on the RWMWD stormwater model to demonstrate RWMWD Rule D requirements are met.

Response: The design engineer received the comment on the February 2025 submittal. The next submittal package will include the requested cut/fill volumes below the 100-year water surface elevation to meet the RWMWD Rule D requirements.

Comment: Section 11 of the EAW states that approximately “300,000 cubic yards of soil movement” is expected during the project. RWMWD recommends disturbance of the site in phases to more effectively implement the erosion and sediment control plan and Stormwater Pollution Prevention Plan (SWPPP).

Response: The project proposer will work with the contractor to phase grading as efficiently as possible for the site.

Comment: Section 12.b.ii of the EAW indicates that “most runoff will remain onsite by traveling to the wetlands or into the constructed stormwater ponds.” RWMWD Rule C requires that stormwater runoff directed to wetland areas is pretreated. Due to the acreage proposed to be disturbed, temporary sediment ponds will be required per the state’s NPDES permit requirements and RWMWD Rule F.

Response: The design engineer is aware of RWMWD’s Rule C requiring stormwater runoff to be pre-treated in stormwater basins before draining into the wetlands on site. Stormwater on site will be routed to temporary sediment ponds during construction and permanent stormwater basins post construction to be treated before draining into the wetlands on site. The stormwater for the proposed development is designed to meet the City of Maplewood, RWMWD, the MPCA’s NPDES permit requirements.

Comment: Section 21.c. of the EAW references an incorrect infiltration requirement. Per the watershed district, 1.1” of runoff from impervious surfaces is required to be captured and infiltrated onsite. Where infiltration is not feasible due to poor soils, additional volume is required to be captured and filtered in accordance with RWMWD Rule C.

Response: The design engineer is aware of RWMWD’s Rule C and the 1.1” of runoff from impervious surfaces. The soils on-site are not suitable for infiltration; therefore, the stormwater management system will use filtration systems per RWMCD’s requirements.

Comment: Based on findings from Section 14 of the EAW, care should be taken to preserve habitat and protect species that are endangered, threatened, or of special concern, including Henslow’s sparrow, Sullivan’s milkweed, Northern long-eared bat, monarch butterfly, and Rusty patched bumble bee. If the proposed development is approved, RWMWD implements grant funding for water quality practices and native habitat restoration. Coordination on any additional water quality or habitat improvements could be made with RWMWD staff; however, the project must first demonstrate meeting the minimum permit requirements.

Response: This comment has been noted for the record.

4.2 COMMENTS FROM THE GENERAL PUBLIC

4.2.1 Stuart Bestland

Comment: D.R. Horton has a history of hiring illegal aliens for their construction work sites. What assurances and compliance verification processes are in place to ensure that illegal immigrants are not being employed at this job site? Whether they are being hired directly or by a subcontractor.

Response: The EAW document is a planning document that addresses categories of social, economic, and environmental issues potentially present on a project. This comment is not related to addressing the accuracy and/or completeness of the EAW and is not relevant to the content of the EAW.

4.2.2 Michael Hager

Comment: Environment – regardless of DR Horton’s assertion the animals and environment would not be impacted in any meaningful way it is incompressible given the number of single-family homes and townhomes of that magnitude including roads to carry the additional traffic will impact the following:

- Impact to endangered/threatened species – Rusty Patched Bumble Bee, Northern Long Eared Bat and Monarch butterflies
- Protection of animals including turkeys, deer, and coyotes
- Increase of noise and light pollution from new homes and townhomes, streetlights, and increased vehicle traffic
- Negative impact of run-off caused by fertilizer, gas, oil, and rainwater in such a small area

Response: The EAW acknowledges that impacts to some plants and wildlife will be unavoidable with the proposed design. However, the proposed design is mindful of creating a large area of contiguous native species habitat that will benefit plant and wildlife species after the development is created. In addition to the proposed landscaping plan, this native enhancement area creates a buffer between existing residential areas adjacent to the site to reduce noise and light pollution from the development. The proposed development follows the Ramsey-Washington Metro Watershed District rules to route stormwater to stormwater basins to pre-treat the water before it flows into the surrounding wetlands thus enhancing the water quality of the wetlands on site.

Comment: Safety – this D.R. Horton will increase the overall risk of those living in the existing neighborhood in the following ways:

- Increased vehicle traffic. The City has already acknowledged the frequency of cars driving on Linwood Ave. at excessive speeds. Adding additional single-family homes and

townhomes will increase the traffic on Linwood Ave. and will further exacerbate an already unsafe road for neighbors driving and walking on Linwood Ave.

- There are currently no sidewalks on Linwood Ave. on either side of the street and with the new D.R. Horton development there are no proposed sidewalks to ensure the safety of people walking on Linwood Ave. even though vehicle traffic will increase.

Response: The County required that the traffic from the townhomes proposed in the southern part of the project area have access only through Linwood Ave and not to both Century Ave. S and Linwood Ave. The traffic study in Appendix G of the EAW analyzed the traffic volumes anticipated to Linwood Ave. and found that the existing and proposed conditions along Linwood Ave. are expected to operate safely and efficiently with the additional traffic from the proposed development.

There is a 5' concrete sidewalk proposed along northern Linwood Ave. bordering the proposed townhome area that will connect to the 10' public bituminous trail at the southeast corner of the property near Linwood Ave. This will ensure that pedestrians have a safe area to walk along Linwood Ave.

Comment: If a stop sign is added in front of any of the homes on Linwood Ave. it will increase the risk of getting into an accident and additional traffic congestion for the current neighbors.

Response: No stop sign is proposed in front of any of the homes on Linwood Ave. A stop sign is only proposed along the west side of the townhome road for vehicles exiting the development onto Linwood Ave.

Comment: It seems that the existing homes/neighbors along Linwood Ave. are bearing the brunt of additional traffic which also increases the risk to our safety.

Response: The County required that the traffic from the townhomes proposed in the southern part of the project area have access only through Linwood Ave and not to both Century Ave. S and Linwood Ave. The traffic study in Appendix G of the EAW analyzed the traffic volumes anticipated to Linwood Ave. and found that the existing and proposed conditions along Linwood Ave. are expected to operate safely and efficiently with addition of the traffic from the proposed development.

Comment: As I have mentioned multiple times at the D.R. Horton public meetings the park/walking path requested by the City Council of D.R. Horton be placed closest to Linwood Ave. to create space next to Linwood Ave. and provide a buffer for the existing homes on Linwood Ave. It would also make it easier for the general public to access the park and not have it hidden deep into the new development which will likely only be used by the people in the D.R. Horton development.

Response: The park is centrally located on the proposed development to allow the public to easily access the area from multiple locations bordering the site. In addition, there is a proposed parking area near the park that the public can drive to access the park and the walking trails that connect to it.

Comment: It seems unbalanced the proposed townhomes with the smallest lot size is right across from the existing homes on Linwood Ave. that have 1+ acre lots. This will negatively impact property values of the existing homes on Linwood Ave.

Response: This comment will be reviewed as part of the City's land entitlement process.

Comment: A buffer/set back should be added to the plan to minimize noise and light pollution from those already living on Linwood Ave. This was added to the most recent D.R. Horton proposal for the west side of the development. Why isn't there a similar buffer created for the existing residents of Linwood Ave.? Again, we feel we are bearing the brunt of the burden of the D.R. Horton development compared to other surrounding/existing neighborhoods.

Response: The proposed development has a 30-foot setback from the edge of Linwood Ave. right of way to the edge of the first proposed townhomes per the City of Maplewood required setback requirements.

Comment: We are requesting a minimum 6-foot berm and vegetation be added to the D.R. Horton development on the Linwood Ave. side to minimize noise and visual pollution to the existing homes on Linwood Ave.

Response: The site is designed with the required City of Maplewood setbacks. The proposed development has a 30-foot setback from the edge of the Linwood Ave. right of way to the edge of the first proposed townhomes. To minimize noise and visual pollution, D.R. Horton's landscape plan shows dense landscape plantings to create a buffer between Linwood Ave. and the proposed townhomes. Additionally, the site design proposes to preserve the existing wetland area on the eastern side of the project and create a stormwater basin adjacent to the wetland to the east that borders Linwood Ave. This will create additional buffer and open space between Linwood Ave. residents and the proposed development.

Comment: What is the plan for city water and sewer for the existing homes on Linwood Ave.? Is this something that can be discussed with the current residents?

Response: The City and project proposer will review the improvements to the utilities in the area as part of the land entitlement process and will update residents in the area on the utility layout for the project.

4.2.3 Oliver of Gladstone, Maplehood United

Comment: The current proposal carves up the site for low-density single-family homes – duplicating a suburban model that's already proven fiscally unsustainable. The spread-out, low-density development like this simply does not generate enough long-term tax revenue to cover the future costs of infrastructure maintenance. I urge the city to allow a broader, more inclusive range of housing type: duplexes, townhomes, small-scale multifamily, cottage courts. I urge the city to reimagine this project through the lens of its 2040 plan, long-term fiscal health, social inclusion, and climate resilience. Consider forming a design task force or using a charrette

process to explore alternative site plans that reflect Strong Towns values and community engagement.

Response: The city will consider these policy changes during the comprehensive plan amendment process for the site.

4.2.4 John Zakelji, President of Friends of Maplewood Nature

Comment: The EAW does not acknowledge all of the Rusty patched bumble bee observations at this site. Page 28-29 mentions a “sighting in July 2024 in the northwestern pond area.” Actually, there were two widely separate sightings, one in the northwestern pond area and a second in the south central area, both verified on Bumble Bee Watch. The ecological survey in the EAW, Appendix E, pages 3 and 6, does not acknowledge either of the above 2024 sightings.

Response: In the EAW document, there was an inadvertent omission of text clarifying that the project proposer is aware of the separate sightings on the site in July 2024. Based on the data from the Bumble Bee Watch, the sightings are listed as occurring on 7/28/2024 in separate areas of the site as mentioned instead of only in the northwestern pond area. The project proposer is aware of the separate sightings. The ecological survey was conducted in June 2024 and referenced data from the Bumble Bee Watch at that time. The July 2024 sightings were not confirmed at the time that the ecological survey was finalized and thus the ecological survey did not reference these sightings.

Comment: Perhaps this is not the role of the EAW, but we ask the city and D.R. Horton to describe how the above environmental mitigation steps will be monitored and maintained in both the short and long term. We look forward to working with the city and D.R. Horton regarding issues such as conservation easements, ownership of natural areas, delineation of responsibility and funding of maintenance of natural areas, public access, short and long term plans for maintenance and preservation of natural areas, and education and encouragement for homeowners and the HOA to provide the natural habitat in yards and other private areas in the development.

Response: The project proposer and the City of Maplewood are still discussing how the mitigation steps will be monitored and maintained. The decisions that are made will be included in the developer’s agreement for the project. The project proposer and the City of Maplewood will continue to keep the Friends of Maplewood updated once decisions have been made.

4.2.5 Shelley Buck

Comment: I have serious concerns about the impact this proposed development will have, especially on our plant and animal relatives. To say that bats, cranes, butterflies, and bees “would likely disperse to adjacent and/or similar habitats” is so out of touch and disrespectful to these relatives as well as those of us who love and enjoy them. I also have concerns that D.R.

Horton does not seem apt to do a Phase I archaeological survey simple because it is not required. I strongly suggest you require D.R. Horton to do a Phase I archaeological survey.

Response: The comment about wildlife dispersing to adjacent and/or similar habitats is what is anticipated to occur during the construction of the site. In Section 14 of the EAW, the EAW acknowledges that during construction and grading of the site, there will likely be temporary impacts to wildlife on the site. However, after construction, as stated in Section 14 of the EAW, the site is likely to provide additional quality habitat to plant and animal species with the enhancement of the wetland buffers with native seed mix and the large contiguous area of native enhancement area in the southern part of the project site. The project proposer understands the importance of protecting plant and animal species on the site and has sought additional input from the U.S. Fish and Wildlife Service, the Friends of Maplewood, and the City of Maplewood in their design process to ensure that a large area of natural habitat is available to plant and wildlife species with their proposed development.

A Section 106 review is not required for this project; however, as part of the EAW process the Minnesota State Historic Preservation Office was consulted to conduct a review of the site and recommended the Phase I archaeological study. The project proposer is currently looking into having a Phase I archaeological study conducted on the site.

5. FINDINGS OF FACT

5.1 PROJECT DESCRIPTION

5.1.1 Proposed Project

The Century Ponds project is a proposed low-density development consisting of single-family homes and townhomes on a 92.25-acre former golf course in the City of Maplewood, Ramsey County, Minnesota. It is located in the southwest quadrant of Lower Afton Rd E (CSAH 39) and Century Ave S (CSAH 25) and will include internal roads and connections to municipal utilities.

Updates to the EAW based on comments above:

- **Section 7. Climate Adaption and Resilience (Table 4)**
The project design, adaptation row is updated to state: “24% of the site will be enhanced open/natural area, further ameliorating urban heat islands and extreme temperatures.”
- **Section 8. Cover Types (Table 5 and Table 6)**

Table 5. Land Cover of the Project Site Before and After the Proposed Development

Land Cover Type ¹	Before (acres)	After (acres)
Wetlands and shallow lakes (<2 meters deep)	10	10
Wooded/forest ²	6	6

Grassland ³	63	0
Green infrastructure TOTAL (from table below*) ⁴	11	30
Impervious surface ⁵	2	44
Stormwater Pond (wet sedimentation basin) ⁶	0	2
TOTAL	92	92

Notes:

¹The total land cover acreage is reported as the sum of the unrounded values.

²Wooded/forest: There are pockets of trees throughout the project site. Along the west and east boundaries are the densest forest cover which will remain undisturbed.

³Grassland: The majority of the existing grassland here includes the planted turf that was part of the old golf course. The enhancement areas on site will include native grasses and flowering plants and is included in the green infrastructure category.

⁴Green infrastructure: The majority of the green infrastructure category includes the proposed native enhancement areas. See Table 6 below.

⁵Impervious surface: These numbers include the residential pad areas which encompasses the home, driveway, and associated lawn and the proposed neighborhood roads. It does not include current and proposed walking trails.

⁶Detention ponds.

Table 6. Green Infrastructure of the Project Site Before and After the Proposed Development

Green Infrastructure	Before (acres)	After (acres)
Constructed infiltration systems (infiltration basins/infiltration trenches/rainwater gardens/bioretention areas without undergrains/swales with impermeable check dams) ¹	0	2
Constructed tree trenches and tree boxes	0	0
Constructed wetlands	2	0
Constructed green roofs	0	0
Constructed permeable pavements	0	0
Other (describe) ²	9	28
TOTAL	11	30

¹Filtration basins

²Other represents existing habitat areas and proposed enhanced areas.

- **Section 12.b.i.1. Water Resources, Wastewater**

The sentence in the EAW discussing the estimated pounds per day of sanitary sewage from the property is updated to say: “The project is expected to add approximately 56,925 pounds per day to the sanitary sewer which is within the capacity of the MCES Metro Plant. This value is based on the City of Maplewood’s predicted flow rate of 275 gal./unit/day per 1 parcel as referenced in the City’s comprehensive sanitary sewer plan.

- **Section 14. b. Fish, Wildlife, Plant Communities, and Sensitive Ecological Resources (Rare Features)**

The sentence in the EAW discussing the rusty patched bumble bee sightings in July 2024 is updated to say: “Additionally, in July 2024, the rusty patched bumble bee was found in the northwestern and south central part of the site and is recorded on the Bumble Bee Watch website.”

5.1.2 Site Description and Existing Conditions

The project site was formerly a golf course called the Ponds at Battle Creek that closed in September 2021. The project site is currently zoned as Farm Residential. The majority of land cover is brush, grassland, and wetlands with an abandoned club house and parking lot located towards the center of the project site. There are numerous cart trails located throughout the project site. The land has remained undisturbed since the golf course closed, aside from mowing activity completed by Ramsey County.

5.1.3 Decision Regarding the Potential for Significant Environmental Effects

Minnesota Rules 4410.1700, Subp. 7 lists four criteria that shall be considered in deciding whether a project has the potential for significant environmental effects. Those criteria and the City’s findings are presented below.

A. Type, Extent, and Reversibility of Environmental Effects

Minnesota Rules 4410.1700, Subp. (A) indicates the first factor that the City must consider is the “type, extent, and reversibility of environmental effects.” The City’s findings are set forth below.

- **Climate Adaption and Resilience**
Analyzing general average annual temperature, total annual precipitation, and the drought severity index, the general trends for eastern Minnesota include warmer temperatures, less precipitation, and more variable and extreme conditions, such as higher maximum temperature and more variable precipitation that could lead to more drought periods. The project has identified adaptations that will be implemented into the development design to mitigate future climate trends in the area.
- **Cover Types**
The project will convert an approximately 92.25-acre abandoned golf course to low and medium density residential development that will include lawn/landscaping, stormwater infrastructure, open grassland area, and an internal roadway network. The green infrastructure on the site after development will include constructed filtration systems and proposed habitat enhancement areas.
- **Land Use**

A Comprehensive Plan Amendment to reclassify the property as a park into residential development in the City's Comprehensive Plan was applied for by project proposer. The amendment is currently pending approval from the City of Maplewood. The proposed Century Ponds Project is consistent with the envisioned growth of the adjacent land use in the area. There are no special zoning areas identified such as shoreland, floodplain, wild and scenic rivers, critical area, or agricultural preserves on or adjacent to the site.

- **Geology, Soils, and Topography/Land Forms**

Site grading during construction is expected to require an average of 11 feet of cut over 92.25 acres. This yields an estimate of 300,000 cubic yards of soil movement. Grading activities will construct new roads, building residential pads, sidewalks, trails, a park, and stormwater features. During construction, appropriate sediment and stormwater best management practices will be utilized to prevent erosion and runoff from the site. After construction, the soils will be stabilized to minimize erosion and stormwater facilities will regulate surface water runoff to pre-treat water before it drains into surrounding water features.

- **Water Resources**

- **Wetlands and Surface Waters**

Kjolhaug Environmental Services completed a wetland delineation in November 2023 of the site. 14 wetlands were delineated onsite. The Ramsey-Washington Metro Watershed District (RWMWD) approved the wetland delineation and issued a Notice of Decision in May 2024. RWMWD approved that Wetlands 1, 2, 3, 4, 7, and 8 are considered incidental wetlands since they are excavated in historic upland areas. These wetland areas were created as part of the development of the Ponds at Battle Creek golf course in 2002. Incidental wetlands, as defined under the Wetland Conservation Act, are wetlands that were created in non-wetland areas and impacts to these features are not regulated.

- **Wastewater**

The project is expected to produce normal domestic wastewater that will be typical of residential development and will be designed within the limitations of the existing sanitary sewer system. The project is proposed to be connected to the existing stub in the northwest corner of the property to serve the northern part of the site and the southern part of the site will connect to the City of Woodbury's sanitary stub located in the southeast corner (off Century Ave.) to serve the townhomes. By splitting the sanitary sewer into north and south

service areas, it will lead to less construction activities impacting the wetlands located in the central part of the site central wetland area.

- **Water Quality**

Compliance with stormwater requirements will minimize and mitigate potential adverse effects on receiving water. Project construction will add impervious surfaces to the site which consists of streets, residential homes, and driveways. Stormwater rate and volume controls will limit increases in runoff volume and associated pollutant transport. Runoff will be pretreated in stormwater basins on site before draining into surrounding wetlands and stormwater runoff quality and quantity will be designed to meet the City of Maplewood, Ramsey Washington Metro Watershed District, and the MPCA's National Pollutant Discharge and State Disposal System (NPDES/SDS). This will mitigate potential adverse effects on water quality.

- **Water Appropriation**

Temporary groundwater appropriation may be necessary during construction for mass grading and to install utilities. The irrigation well on site will be abandoned and sealed prior to redevelopment. The proposed development will connect to St. Paul Regional Water Services.

- **Contamination/Hazardous Materials/Wastes**

The Minnesota Pollution Control Agency's (MPCA) "What's in my Neighborhood" (WIMN) search indicated that there is one known or documented existing contamination hazard in the project site – an active and permitted hazardous waste generator, very small quantity, associated with the prior golf course. The generator will be removed prior to the construction grading and disposed of at an approved waste facility. Within 0.5 miles of the project, there are 41 known or documented contamination hazards. The MPCA's website indicates that these sites have been properly investigated and managed. Therefore, these sites are not expected to adversely impact the project site.

- **Fish, Wildlife, Plant Communities, and Sensitive Ecological Resources (Rare Features)**

The project is expected to convert approximately 76 acres of golf course grassland and existing impervious surface into residential development, stormwater features, and open grassland habitat. The existing natural wetlands on site will be preserved in their existing state as part of the development. During construction, the mobile wildlife present on the project site will likely disperse to adjacent and/or similar habitats. Areas previously planted with native and non-native flowering plants may be disturbed during construction. However, as part of the development, protective buffers will be created around preserved wetlands and open space will be reestablished with native vegetation and trees, creating suitable habitat and resources for small birds, mammals, and insects,

including pollinators. If a threatened and endangered species survey is necessary for the project, it will be completed prior to construction to ensure appropriate avoidance and minimization measures are taken.

- **Historic Properties**

There are no historic properties or archaeological sites identified on the project site. The SHPO review letter stated that there has been prior disturbance of the site due to the golf course, and that due to the site's proximity to archaeological sites found off-site, a Phase I archaeological survey is recommended.

- **Visual**

Unique scenic views include several natural wetlands with native vegetation and wildlife on site. Century Ponds will not create any unusual visual impacts. The visual effect will transition views from predominately open brush and grassland to single family homes, townhomes, public access roads, and stormwater basins. The site will maintain a large open contiguous area in the southern part of the project site.

- **Air**

Dust will be generated during the construction process on the site. Mitigation of the short-term dust and odors impacts will be managed through proper coordination and construction planning.

The proposed residential subdivision will generate small sources of stationary source emissions through natural gas/electricity used in heating and cooling of the homes. This will result in direct and indirect sources of stationary greenhouse gas emissions (GHG) at a small quantity. Emissions are expected to be similar to those of the single-family and multi-family residential units near the site.

The project does not require an indirect source permit. No baseline air quality monitoring or modeling is proposed and no measures to mitigate the increase in vehicle related emissions are being considered.

- **Greenhouse Gas (GHG) Emissions Carbon Footprint**

The greenhouse gases that will be emitted during the project's lifetime include construction vehicles, land use conversion, off-site utilities, residential vehicle usage, and off-site waste management. The development will incorporate mitigation measures into the design and development of the project to reduce the project's GHG emissions.

- **Noise**

Noise levels will temporarily increase during construction of the site then stay consistent with the residential development adjacent to the property when construction is completed. The nearest receptors to the site are single family residential homes, apartment complexes, a retirement community, and a correctional facility. Noise levels

on site will vary during construction depending on where construction is occurring on site, time of operation, and distance between receptors and construction equipment.

Construction noise can be mitigated by restricting construction work to daytime hours. Contractors will be required to minimize noise impacts by maintaining equipment properly, including noise controls as specified by manufacturers. The project will adhere to the Maplewood noise rules and standards that indicates noise should occur within specified levels depending on land use and time of day.

After construction, noise levels are expected to be at or near existing levels for a typical residential development. Where berms and landscaping will be used to provide noise mitigation for the surrounding residents and businesses. Similar to construction noise, the residential use of the property will adhere to the City's noise rules and standards. The St. Paul gun range will continue to be a source of noise once construction is completed. Based on a sound study performed on site, it was recommended that windows on townhomes on the south side of the site, facing the range, be doubled paned to mitigate noise.

- **Transportation**

A Traffic Study was completed in 2025 to analyze the concept plan for the site. Operations analysis results identify a Level of Service (LOS) which indicates the quality of traffic flow through an intersection. Intersections are given a ranking from LOS A through LOS F. LOS A indicates the best traffic operation with vehicles experiencing minimal delays. LOS F indicates an intersection where demand exceeds capacity, or a breakdown of traffic flow.

Based on the traffic operations analysis of existing conditions, all study intersections operate adequately under existing AM and PM peak hours. The signalized intersections (Century Avenue and Lower Afton Road/Valley Creek Road, Century Avenue/Lake Road and Century Avenue/Apartments) operate at overall intersection LOS B or better. Through/stop intersections (Century Avenue with Parkwood Drive, Pouliot Parkway, and Linwood Avenue) operate acceptably with overall intersection LOS A and minimal side-street delay (LOS A).

Overall, the proposed development is expected to have minimal impact to the existing transportation system. Traffic impacts will be further analyzed during the City's preliminary plat review process. Any traffic mitigation identified in the review will be implemented with project construction. This will include both vehicular and pedestrian improvements and turn lane recommendations.

B. Cumulative Potential Effects

Minnesota Rule 4410.1700, Subp. 7 (B) indicates that the second factor the City must consider is whether the proposed project has potentially significant cumulative effects. This includes “whether the cumulative potential effect is significant, whether the contribution from the project is significant when viewed in connection with other contributions to the cumulative potential effect; the degree to which the project complies with approved mitigation measures specifically designed to address the cumulative potential effect; and the efforts of the project proposer to minimize the contributions from the project.” The City’s findings are described below.

The potential cumulative effects on public infrastructure include municipal water supply systems, sanitary sewer conveyance and treatment systems, stormwater management systems, traffic and transportation systems. The development will be connected to the watermain, which is proposed to be extended from the existing service stubs on Lower Afton Road, Mailand Road right-of-way and Linwood Avenue to create a looped system. Sanitary sewer is proposed to be connected to the existing stub in the northwest corner of the property to serve the single family residential homes and to the City of Woodbury’s sanitary stub located in the southeast corner (off Century Ave.) to serve the townhomes. These utilities have capacity and pressure adequate to meet the needs of the development. The project will drain to the Metropolitan Council treatment facility in Saint Paul.

Stormwater runoff from projects within the City of Maplewood will ultimately drain into the Mississippi River. The federal, state, and local stormwater regulations for development projects combined with the implementation of BMPs to control erosion and sedimentation during construction are anticipated to minimize cumulative effects of pre- and post-development runoff into downstream surface waters.

The effects on traffic and transportation for this project include three entry points to the site: one on Century Ave. S, one on lower Afton Rd, and one Linwood Ave E. These changes will allow access to the site, while having no significant impact on traffic flow of the surrounding area. The City of Maplewood has the capacity to support the public infrastructure needed to support this project; therefore, cumulative effects on public infrastructure are not anticipated.

The cumulative effects of suburban development can affect natural resources such as groundwater and waterbodies. It can also result in loss of wetlands and fragmentation of wildlife habitat. Eight wetlands were delineated in November 2023. The project will preserve the natural wetlands on site and enhance the buffer surrounding them. In addition, the open enhancement area will provide a large contiguous habitat corridor that provides additional protection to wetlands on site. Therefore, it is unlikely that significant changes to existing natural habitat will occur as a result of the development.

C. Extent to Which Environmental Effects are Subject to Mitigation

Minnesota Rule 4410.1700, Subp 7 (C) indicates that a third factor the City must consider is the “extent to which environmental effects are subject to mitigation by ongoing public regulatory authority.” The City’s findings are described in Table 7 below.

Environmental effects on water quality, wetlands, and traffic are subject to additional approvals and/or mitigation through requirements of local, state, and federal regulations, ordinances, management plans, and permitting processes. Potential environmental effects associated with this project will be mitigated in accordance with applicable rules and regulations. The following permits and approvals are required for the project addressed under the EAW.

Table 7 (in the EAW). Required Permits and Approvals for the Proposed Project

Unit of Government	Types of Application	Status
Federal		
U.S. Army Corps of Engineers (USACE)	Clean Water Act Section 404 Permit Approved Jurisdictional Determination	To be submitted
State		
Minnesota Department of Health (MDH)	Watermain Extension Permit	To be submitted
Minnesota Department of Natural Resources (MN DNR)	Water Appropriation Permit (Construction Dewatering) Incidental Take Permit	To be submitted, if necessary To be submitted, if necessary
Minnesota Pollution Control Agency (MPCA)	National Pollution Discharge Elimination System (NPDES)/State Disposal System (SDS) General Permit	To be submitted
Minnesota Pollution Control Agency (MPCA)	Sanitary Sewer Extension Approval	To be submitted
	Section 401 Water Quality Certification or Waiver	To be submitted, if necessary
	10-day Demolition Notification	If needed
Metropolitan Council	Sewer Permit	To be submitted
Local		
City of Maplewood	Stormwater Management Plan	To be submitted
	Erosion and Sediment Control Plan	To be submitted
	Comprehensive Plan Amendment	Submitted
	Rezoning	Submitted
	Preliminary Plat	Submitted
	Final Plat Approval	To be submitted
	General Development Plan	To be submitted
	Grading Permit	To be submitted
	Building Permit	To be submitted
Ramsey County	Right-of-Way Permit	To be submitted
	Access Permit (s)	To be submitted
Washington County	Right-of-Way Permit	To be submitted
Ramsey-Washington Metro Watershed District	Watershed District Permit	To be submitted
Ramsey-Washington Metro Watershed District	Wetland Boundary/Type Approval	Approved

D. Extent to Which Environmental Effects can be Anticipated and Controlled

Minnesota Rules 4410.1700, Subp 7 (D) indicates the final factor the City must consider is the “extent to which environmental effects can be anticipated and controlled as a result of other environmental studies undertaken by public agencies or the project proposer, including other EISs.” The City’s findings are set forth below.

1. The proposed project design, plans, EAW, related studies, and mitigation measures apply knowledge, approaches, standards, and best management practices gained from previous experience and projects that have, in general, successfully mitigated potential offsite environmental effects.
2. The EAW, in conjunction with this document, contains or references the known studies that provide information or guidance regarding environmental effects that can be anticipated and controlled.
3. Other project studies under environmental reviews in Minnesota have included studies and mitigation measures comparable to those included in this EAW.
4. There are no elements of the project that pose the potential for significant environmental effects that cannot be addressed by the project design, assessment, permitting, and development processes, and by ensuring conformance with regional and local plans.
5. The environmental effects of this development can be anticipated and controlled by the permit application and review processes of the City of Maplewood, Ramsey Washington Watershed District and regulatory agencies.
6. The City of Maplewood finds that the environmental effects of the project can be adequately anticipated and controlled given the results of the environmental review and permitting process.

E. RECORD OF DECISION

Based on the EAW, the response to comments, and the Findings of Fact, the City of Maplewood, the RGU for this environmental review, concludes the following:

1. The EAW was prepared in compliance with the procedures of the Minnesota Environmental Policy Act and Minnesota Rules, Parts 4410.1000 to 4410.1700 (2015);
2. The EAW satisfactorily addressed the issues for which existing information could have been reasonably obtained;
3. Based on the criteria established in Minnesota Rules 4410.1700, the project does not have the potential for significant environmental effects;
4. The City makes a “Negative Declaration,” and
5. **An EIS is not required.**

Appendix A

AGENCY AND PUBLIC COMMENTS SUBMITTED TO
THE CITY OF MAPLEWOOD



Re: Century Ponds EAW

From Michael A. Martin <michael.martin@maplewoodmn.gov>
Date Thu 7/3/2025 2:57 PM
To Muhic, P Cameron (DOT) <cameron.muhic@state.mn.us>

Thank you for the email.

From: Muhic, P Cameron (DOT) <cameron.muhic@state.mn.us>
Sent: Thursday, July 3, 2025 2:52:58 PM
To: Michael A. Martin <michael.martin@maplewoodmn.gov>
Subject: Century Ponds EAW

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Good afternoon Mr. Martin,

Thank you for the opportunity to review the EAW for **Century Ponds**. The Minnesota Department of Transportation (MnDOT) has reviewed the EAW and has no comments, as the proposed project should have little or no impact on MnDOT's highway system.

Cordially,

Cameron Muhic
Principal Planner
MnDOT Metro District
651-234-7797
Cameron.Muhic@state.mn.us



Marshall Office | 504 Fairgrounds Road | Suite 200 | Marshall, MN 56258-1688 | 507-537-7146
800-657-3864 | Use your preferred relay service | info.pca@state.mn.us | Equal Opportunity Employer

July 21, 2025

VIA EMAIL

Michael Martin
City of Maplewood
1830 County Road 8
Maplewood, Minnesota 55109
michael.martin@maplewoodmn.gov

RE: Century Ponds – Environmental Assessment Worksheet

Dear Michael Martin:

Thank you for the opportunity to review and comment on the Environmental Assessment Worksheet (EAW) for the Century Ponds project (Project) located in Ramsey County, Minnesota. The Project consists of a low-density development consisting of single-family homes and townhomes on a 92.25-acre former golf course in the City of Maplewood, Ramsey County, Minnesota. It is located in the southwest quadrant of Lower Afton Road East (CSAH 39) and Century Avenue South (CSAH 25) and will include internal roads and connection to municipal utilities. Regarding matters for which the Minnesota Pollution Control (MPCA) has regulatory responsibility and other interests, the MPCA staff has the following comments for your consideration.

Wastewater

- Section 12.b.i.1. states that the Project is expected to add approximately 145 pounds per day to the sanitary sewer which equates to approximately 17 gallons per day. These values should be clarified. Projects served by Metropolitan Council Environmental Services (MCES) typically use 274 gallons per day (gpd) per home for planning purposes. With 207 homes that would result in an average daily design flow of 56,718 gpd.
- This section also mentions that other improvements are needed to the sanitary sewer system that the Project will connect to. More details about those improvements necessary for the Project should be provided. A location map showing the sewer route to the wastewater treatment plant and where improvements are needed should be provided.

We appreciate the opportunity to review this Project. Please be aware that this letter does not constitute approval by the MPCA of any or all elements of the Project for the purpose of pending or future permit actions by the MPCA. Ultimately, it is the responsibility of the Project Proposer to secure any required permits and to comply with any requisite permit conditions. If you have any questions concerning our review of this EAW, please contact me by email at chris.green@state.mn.us or by telephone at 507-476-4258.

Michael Martin
Page 2
July 21, 2025

Sincerely,

Chris Green

This document has been electronically signed.

Chris Green, Project Manager
Environmental Review Unit
Resource Management and Assistance Division

CG:rs

Attachment

cc: Dan Card, MPCA (w/ attachment)
Melinda Neville, MPCA (w/ attachment)
Nicole Peterson, MPCA (w/ attachment)
Colin Boysen, MPCA (w/ attachment)
Lauren Dickerson, MPCA (w/ attachment)
Deepa deAlwis, MPCA (w/ attachment)
Innocent Eyoh, MPCA (w/ attachment)
Julie Henderson, MPCA (w/ attachment)
David Sahli, MPCA (w/ attachment)



July 30, 2025

Michael Martin, Assistant Community Development Director
City of Maplewood
1830 County Road B
Maplewood, MN 55109

RE: City of Maplewood – Environmental Assessment Worksheet (EAW) – Century Ponds
Metropolitan Council Review No. 23104-1
Metropolitan Council District No. 12

Dear Michael Martin:

The Metropolitan Council received the EAW for the Century Ponds project in Maplewood on July 1, 2025. The proposed project is located in the southwest quadrant of Lower Afton Road East and Century Avenue South, on the site formerly known as The Ponds at Battle Creek Golf Course. The proposed development consists of 92.25 acres of single-family homes and townhomes.

The staff review finds that the EAW is complete and accurate with respect to regional concerns and does not raise major issues of consistency with Council policies. An EIS is not necessary for regional purposes.

We offer the following comments for your consideration.

Item 7: Climate (*Shawn James, CD 651-602-1233*)

The discussion of anticipated climate trends is adequate. In addition to native plants, the project proposer should consider climate adapted vegetation to better withstand and mitigate the impacts of drought and large rain events. In Table 5, Land Cover of the Project Site Before and After Proposed Development, 39 acres of “Residential” are identified in the “After” column. Met Council staff notes that “Residential” is a land use and not a land cover. Council staff recommend showing the 39 acres of “Residential” as either “Impervious surface” or “Lawn/landscaping” to better reflect the changing conditions and climate adaptation and resilience impacts.

Item 10: Land Use – Comprehensive Plan (*Patrick Boylan, CD 651-602-1438*)

The City will need to amend the 2040 future land use map so the adopted 2040 Plan is consistent with the proposed development. The proposal includes 239 new homes in a mix of detached single family and townhomes. The site is currently guided Park; and to develop as proposed, a residential designation is needed.

Item 10: Land Use – Forecasts (*Todd Graham, Research 651-602-1322*)

This expected development fits within the current 2040 and 2050 forecast for the community. The City may consider requesting a forecast adjustment if the proposed development will be built and absorbed before the 2030 Census; please contact Met Council Community Development staff to discuss.

Item 12: Water Resources - Sanitary Sewers (Roger Janzig, ES roger.janzig@metc.state.mn.us)

The Metropolitan Disposal System has adequate capacity for this project location.

Based on the wastewater information provided in the EAW, the site is proposed to be served either northwest to an existing stub at MH18 along regional interceptor 1-MW-410 or a portion to the northwest and a portion to the southeast to an existing local Woodbury sewer. A direct connect permit is required for the northwest connection to the existing stub on 1-MW-410. Contact Tim Wedin, Interceptor Engineering at the Metropolitan Council Environmental Services (651-602-4571) (Timothy.Wedin@metc.state.mn.us) regarding this connection.

Service to the southeast through Woodbury's local system represents unmetered flow from Maplewood to Woodbury, with the flow eventually being captured at Woodbury's billing meter, M018. An intercommunity agreement with Woodbury to determine how wastewater billing will be handled is required. There are existing agreements in place between the two cities. One of those agreements is for the Century Avenue sewer and could potentially be updated to include the proposed new service area. An MPCA sanitary sewer extension permit is also required, which includes Metropolitan Council review and approval. Please reach out to David Sahli at MPCA (651-757-2687) (David.Sahli@pca.state.mn.us) regarding the MPCA sanitary sewer extension permit.

An amendment to the adopted 2040 Plan is required before review of the MPCA sanitary sewer extension permit application and Metropolitan Council direct connect permit application can be completed.

Item 12: Water Resources – Water Supply (Lanya Ross, ES 651-602-1803)

Development and redevelopment, particularly at the scale of this proposal, provide several opportunities to incorporate practices that improve water efficiency and protect water quality. As more site-specific plans are developed, Council staff encourages the City to identify risks to water quality and incorporate mitigation strategies that protect surface water and groundwater resources. We also encourage the City to identify and implement opportunities for water conservation and efficiency, to minimize any increases in water demand.

Item 18: Greenhouse Gas Emissions (Shawn James, CD 651-602-1233)

The anticipated greenhouse gas emissions are reasonable and the proposed mitigation measures are appropriate. The proposer should consider use of energy conservation planting strategies, such as vegetation that provides shade to east and west-facing windows while avoiding shade to south-facing windows to maximize solar exposure during the winter and minimize solar exposure in the summer.

This concludes the Council's review of the EAW. The Council will not take formal action on the EAW. If you have any questions or need further information, please contact Patrick Boylan, Principal Reviewer, at 651-602-1438 or via email at patrick.boylan@metc.state.mn.us.

Sincerely,



Angela R. Torres, AICP, Senior Manager
Local Planning Assistance

CC: Tod Sherman, Development Reviews Coordinator, MnDOT - Metro Division
Mark Jenkins, Metropolitan Council District 12
Chai Lee, Metropolitan Council District 13
Patrick Boylan, Sector Representative/Principal Reviewer
Reviews Coordinator

N:\CommDev\LPA\Communities\Maplewood\Letters\Maplewood 2025 Century Ponds EAW Ok With Comments 23104-1.docx



Century Ponds EAW - DNR Comments

From Collins, Melissa (DNR) <Melissa.Collins@state.mn.us>
Date Thu 7/31/2025 4:19 PM
To Michael A. Martin <michael.martin@maplewoodmn.gov>
Cc Michael Suel <msuel@drhorton.com>

External message alert: This message originated from outside the City of Maplewood email system. **Use caution** when clicking hyperlinks, downloading pictures or opening attachments.

Dear Michael Martin,

Thank you for the opportunity to review the Century Ponds Environmental Assessment Worksheet for the project located in Ramsey County. The DNR appreciates that native seed mixes will be utilized within the development, especially because the project area is located within a High Potential Zone for the federally-endangered rusty patched bumble bee. Please note that further coordination with DNR is required regarding the state-threatened Sullivant's milkweed that has been found on site. The proposer should contact reports.nhis@state.mn.us with further information about the location and number of individuals present in order to discuss approved avoidance measures and/or the need for a Permit to Take.

Thank you,

Melissa Collins

Regional Environmental Assessment Ecologist | Ecological and Water Resources

Pronouns: She/her/hers

Minnesota Department of Natural Resources

1200 Warner Road

St. Paul, MN 55106

Phone: 651-259-5755

Email: melissa.collins@state.mn.us
mndnr.gov





Mr. Michael Martin
 City of Maplewood
 Assistant Community Development Director

Re: Century Ponds EAW

Ramsey-Washington Metro Watershed District (RWMWD) has two regulatory roles in the review and permitting of the proposed development. First, RWMWD is the Local Government Unit (LGU) responsible for implementation of the Minnesota Wetland Conservation Act (WCA) for this area of Maplewood, with collaboration and oversight from the MN Board of Water & Soil Resources (BWSR), MN Department of Natural Resources (DNR), and Ramsey County. Second, RWMWD has adopted watershed district rules for land-disturbing activity within its jurisdictional area.

The RWMWD rules at a local watershed level regulate things like stormwater management, flood control, wetland management, and erosion and sediment control. A preliminary permit application submittal was received by RWMWD on 2/10/25 with comments provided to the permit applicant on 2/17/25. RWMWD staff, in collaboration with the watershed district's engineering consultant Barr Engineering, will review a future revised application when it has been submitted by the developer and provide updated comments within the context of the watershed district's rules. Following the review process, staff will provide a recommendation to the RWMWD Board of Managers, who are ultimately responsible for approving or denying grading permit requests for the purposes of land-disturbance and construction activities.

RWMWD staff appreciate the opportunity to submit additional comments/feedback on the following for consideration:

- Section 7 (Table 4) of the EAW describes climate adaptation strategies, including a statement that "98% of the site will be enhanced open/natural area," however the current site plan shows less than 98% open/natural space under proposed conditions.
- Section 7 (Table 4) of the EAW states there is "low risk" for contamination as a result of the project. Is there any evidence of existing soil or water contamination from previous land uses? What level of geotechnical investigation has been completed for any potential existing contamination that may be disturbed through proposed grading and/or excavation activities?
- Section 10.a.iii states that the "nearest floodplain is approximately one mile north of the project site," however RWMWD regulates all areas modeled to be inundated in the 100-year rainfall event as floodplain. Per comments provided to the applicant in Feb 2025, the project design will need to include cut/fill volumes below the 100-year water surface elevation in each wetland and floodplain area based on the RWMWD stormwater model to demonstrate RWMWD Rule D requirements are met.

Quality Water for Quality Life.

(651) 792-7950
 fax (651) 792-7951

office@rwmwd.org
 rwmwd.org

2665 Noel Drive
 Little Canada, MN 55117

- Section 11 of the EAW states that approximately “300,000 cubic yards of soil movement” is expected during the project. RWMWD recommends disturbance of the site in phases to more effectively implement the erosion and sediment control plan and Stormwater Pollution Prevention Plan (SWPPP).
- Section 12.b.ii of the EAW indicates that “most runoff will remain onsite by traveling to the wetlands or into the constructed stormwater ponds.” RWMWD Rule C requires that stormwater runoff directed to wetland areas is pretreated. Due to the acreage proposed to be disturbed, temporary sediment ponds will be required per the state’s NPDES permit requirements and RWMWD Rule F.
- Section 21.c of the EAW references an incorrect infiltration requirement. Per the watershed district’s rules, 1.1” of runoff from impervious surfaces is required to be captured and infiltrated onsite. Where infiltration is not feasible due to poor soils, additional volume is required to be captured and filtered in accordance with RWMWD Rule C.
- Based on findings from Section 14 of the EAW, care should be taken to preserve habitat and protect species that are endangered, threatened, or of special concern, including Henslow’s sparrow, Sullivant’s milkweed, Northern long-eared bat, monarch butterfly, and Rusty patched bumble bee. If the proposed development is approved, RWMWD implements grant funding for water quality practices and native habitat restoration. Coordination on any additional water quality or habitat improvements could be made with RWMWD staff, however the project must first demonstrate meeting the minimum permit requirements.

Thank you,

Nicole Maras
Ramsey-Washington Metro Watershed District
Regulatory Program Manager

Quality Water for Quality Life

(651) 792-7950
fax (651) 792-7951

office@rwmwd.org
rwmwd.org

2665 Noel Drive
Little Canada, MN 55117



Re: DR Horton South Maplewood project

From Michael A. Martin <michael.martin@maplewoodmn.gov>

Date Tue 7/8/2025 4:18 PM

To Stuart Bestland <stu.bestland@icloud.com>

Cc Stu stu.bestland@yahoo.com <stu.bestland@yahoo.com>; Chonburi Lee <chonburi.lee@maplewoodmn.gov>

Hello,

Thank you for sending in your comments. They have been received.

From: Stuart Bestland <stu.bestland@icloud.com>

Sent: Tuesday, July 8, 2025 2:18 PM

To: Michael A. Martin <michael.martin@maplewoodmn.gov>

Cc: Stu stu.bestland@yahoo.com <stu.bestland@yahoo.com>; Chonburi Lee <chonburi.lee@maplewoodmn.gov>

Subject: DR Horton South Maplewood project

[You don't often get email from stu.bestland@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Hello Mr. Martin,

DR Horton has a history of hiring illegal aliens for their construction work sites.

What assurances and compliance verification processes are in place to insure that illegal immigrants are not being employed at this job site? Whether they are being hired directly or by a subcontractor.

Thank you,

Stuart Bestland
South Maplewood resident



EAW Response

From Hager, Michael <Michael.Hager@andersencorp.com>
Date Wed 7/30/2025 11:19 AM
To Michael A. Martin <michael.martin@maplewoodmn.gov>

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Dear Michael,

The neighbors on Linwood Ave have the following concerns regarding the recent EAW study related to the DR Horton development proposal and we have summarized our concerns below:

1. Environment – regardless of DR Horton’s assertion the animals and environment would not be impacted in any meaningful way it is incompressible given the number of single-family homes and townhouses of that magnitude including roads to carry the additional traffic will impact the following:
 1. Impact to endangered/threatened species - Rusty Patched Bumble Bee, Northern Long Eared Bat and Monarch butterflies
 2. Protection of animals including turkeys, deer and coyotes
 3. Increase of noise and light pollution from new homes and townhouses, streetlights and increased vehicle traffic
 4. Negative impact of run-off caused by fertilizer, gas, oil and rainwater in such a small area
2. Safety – this DR Horton development will increase the overall risk of those living in the existing neighborhood in the following ways:
 1. Increased vehicle traffic. The city has already acknowledged the frequency of cars driving on Linwood Ave at excessive speeds. Adding additional single-family homes and townhouses will increase the traffic on Linwood Ave and will further exacerbate an already unsafe road for neighbors driving and walking on Linwood Ave
 2. There are currently no sidewalks on Linwood Ave on either side of the street and with the new DR Horton development there are no proposed sidewalks to ensure the safety of people walking on Linwood Ave even though vehicle traffic will increase
3. If a stop sign is added in front of any of the homes on Linwood Ave it will increase the risk of getting into an accident and additional traffic congestion for the current neighbors
4. It seems that the existing homes/neighbors along Linwood Ave are bearing the brunt of additional traffic which also increases the risk to our safety
5. As I have mentioned multiple times at the DR Horton public meetings the park/walking path requested by the City Council of DR Horton be placed closest to Linwood Ave to create space next to Linwood Ave and provide a buffer for the existing homes on Linwood Ave. It would also make it easier for the general public to access the park and not have it hidden deep into the new development which will likely only be used by the people in the DR Horton development
6. It seems unbalanced the proposed townhouses with the smallest lot size is right across from the existing homes on Linwood Ave that have 1+ acre lots. This will negatively impact property values of the existing homes on Linwood Ave
7. A buffer/set back should be added to the plan to minimize noise and light pollution from those already living on Linwood Ave. This was added to the most recent DR Horton proposal for the West side of the development. Why isn’t there a similar buffer created for the existing residents of Linwood Ave? Again, we

feel we are bearing the brunt of the burden of the DR Horton development compared to other surrounding/existing neighborhoods

8. We are requesting a minimum 6-foot berm and vegetation be added to the DR Horton development on the Linwood Ave side to minimize noise and visual pollution to the existing homes on Linwood Ave
9. What is the plan for city water and sewer for the existing homes on Linwood Ave? Is this something that can be discussed with the current residents?

We wholeheartedly agree with the Maplewood Mayor and City Council that this land is a “jewel” and should be developed as such. We as a community have one opportunity to get this right and hope you take whatever time is needed to find the best overall solution for the city of Maplewood and its current residents. We would appreciate you taking into account our concerns and request additional development proposals from DR Horton so it can be a win for Maplewood and its existing residents. We know that finding balance with existing neighbors and development companies (e.g. DR Horton) is not always easy, but as your constituents we hope that we, as established residents of Maplewood, would receive the benefit of the doubt on key issues to minimize the negative impact to us in the future. We want to be able to share with our neighbors and friends what a great job the Maplewood Mayor and City Council performed in their support of the neighbors during the DR Horton development project.

If you have any questions you can contact any of us at the email below next to our names.

Thank you!

Michael Hager	2670 Linwood Ave E, Maplewood	mhager@centurylink.net
Debbie Hager	2670 Linwood Ave E, Maplewood	dkhager@centurylink.net
Nicholas Hager	2680 Linwood Ave E, Maplewood	nicholasmhager@gmail.com
William Hager	2680 Linwood Ave E, Maplewood	mcd00448@gmail.com
Kim Johnson	2660 Linwood Ave E, Maplewood	kej1551@gmail.com
Dorothy Johnson	2660 Linwood Ave E, Maplewood	dorothyj4410@gmail.com

Mike Hager
Pronouns – He/They
Work 651-264-6155
Mobile 651-955-9520
Michael.hager@andersencorp.com

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Re: Public Comment on Century Ponds EAW – A Call for Resilient, Human-Scaled Development

From Michael A. Martin <michael.martin@maplewoodmn.gov>

Date Wed 7/30/2025 8:51 AM

To MaplehoodUnited <maplehoodunited@gmail.com>

Cc Marylee Abrams <marylee.abrams@maplewoodmn.gov>; Kathleen Juenemann <kathy.juenemann@maplewoodmn.gov>; Chonburi Lee <chonburi.lee@maplewoodmn.gov>; Rebecca Cave <rebecca.cave@maplewoodmn.gov>; Nikki Villavicencio <nikki.villavicencio@maplewoodmn.gov>; Kelly.Miller@co.ramsey.mn.us <Kelly.Miller@co.ramsey.mn.us>

Bcc Michael Sable <michael.sable@maplewoodmn.gov>; Danette Parr <danette.parr@maplewoodmn.gov>

Hello,

Thank you for submitting your comments on the EAW. They have been recorded.

From: MaplehoodUnited <maplehoodunited@gmail.com>

Sent: Wednesday, July 30, 2025 8:00 AM

To: Michael A. Martin <michael.martin@maplewoodmn.gov>

Cc: Marylee Abrams <marylee.abrams@maplewoodmn.gov>; Kathleen Juenemann <kathy.juenemann@maplewoodmn.gov>; Chonburi Lee <chonburi.lee@maplewoodmn.gov>; Rebecca Cave <rebecca.cave@maplewoodmn.gov>; Nikki Villavicencio <nikki.villavicencio@maplewoodmn.gov>; Kelly.Miller@co.ramsey.mn.us <Kelly.Miller@co.ramsey.mn.us>

Subject: Public Comment on Century Ponds EAW – A Call for Resilient, Human-Scaled Development

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Dear Development Director Martin and Members of the Maplewood City Council,
I'm writing to submit a public comment in response to the Environmental Assessment Worksheet (EAW) for the proposed [Century Ponds | Maplewood, MN](#) redevelopment project.

As a resident and regional stakeholder who cares deeply about the long-term prosperity and sustainability of our metro area, I urge the City of Maplewood to take a broader, more thoughtful, fiscally resilient, and future-oriented approach to this key site.

A Rare Opportunity – Don't Waste It

Century Ponds is not a greenfield in the exurbs—it's a 92-acre former golf course inside the 494 loop, walking distance from a major hospital, transit routes, shopping, and jobs. It is a once-in-a-generation opportunity to build a neighborhood that actually reflects the human-scale character and dynamism of great places.

But instead of seizing that opportunity, the current proposal carves up the site for low-density single-family homes—duplicating a suburban model that’s already proven fiscally unsustainable. This is not just a missed opportunity; it is a liability Maplewood cannot afford.

This Development Won’t Pay for Itself

From a *Strong Towns* perspective, the problem isn’t density for density’s sake—it’s that spread-out, low-intensity developments like this simply don’t generate enough long-term tax revenue to cover the future costs of infrastructure maintenance. This has been proven across the country, and we’re seeing it locally too—roads deteriorate, city budgets tighten, and it’s residents who eventually pay the price. Let’s not pretend that stretching pipes and pavement across 100 acres of sparse development is “green” or fiscally wise. The very idea that this project is “preserving green space” by capping density is backward: when we fail to build homes near jobs, services, and transit, we push new growth outward—where it *does* destroy woods, wetlands, and farmland.

We Need More Than Single-Family Homes

I’m not opposed to housing here. In fact, I want to see more! But I urge the city to allow a broader, more inclusive range of housing types: duplexes, townhomes, small-scale multifamily, cottage courts. A more dynamic mix would allow the site to serve young families, seniors looking to downsize, essential workers at nearby hospitals, and people priced out of neighboring cities.

This is how resilient towns grow—*incrementally, affordably, and for everyone*.

The nearby Woodwinds Hospital, Gold Line BRT, and access to both I-494 and Highway 10 make this site ideal for the type of **compact, connected, and complete neighborhood** the region desperately needs. We shouldn’t settle for outdated zoning assumptions that pretend anything more than a single-family home is “too dense” for the area with (2.3 units per acre)—especially when hundreds of apartments already exist *across the street* in Woodbury and Maplewood approved a denser plan for the 20 years ago for the award winning [New Century Housing Development](#) just to the south with 162 units on 57 acres (3 units per acre). That’s 30% more density in the city previously approved in a less desirable location than the Century Ponds Site!

Let’s Build a Neighborhood, Not a Subdivision

This could be more than a tax-revenue band-aid—it could be a beautiful, people-oriented neighborhood with walkable streets, parks, a range of housing options, and small-scale civic or commercial spaces. Maplewood deserves better than another cul-de-sac cluster surrounded by drive lanes and runoff.

Please don’t let the EAW be the end of public input. I urge the city to reimagine this project through the lens of its 2040 plan, long-term fiscal health, social inclusion, and climate resilience. Consider forming a design task force or using a charrette process to explore alternative site plans that reflect *Strong Towns* values and community engagement.

Thank you for the opportunity to comment. I appreciate the city’s commitment to public dialogue and hope you’ll see this project as the bold opportunity it is.

Respectfully,

Oliver of Gladstone
maplehoodunited@gmail.com

Ponds EAW Comments from Friends of Maplewood Nature – 7-30-25

To:

Michael Martin

Assistant Community Development Director | City of Maplewood

1830 County Road B E

Maplewood, MN 55109

Michael.Martin@MaplewoodMN.gov

Thank you for the opportunity to comment on the draft EAW for Century Ponds.

The Friends of Maplewood Nature appreciates that DR Horton and their consultants met with us and other environmental advocates on October 24, 2024 to discuss environmental issues. And we appreciate that the draft EAW addresses many of the issues that we raised, particularly in the following quote from the EAW page 31:

In addition to the (DNR) guidelines outlined above, the project proposer has identified measures to avoid, minimize, and mitigate impacts to protected species found on site.

- Rusty patched bumble bee and monarch butterfly: The development will include 21 acres of enhancement areas throughout the site. These areas will be seeded with native seed mix and provide a larger contiguous area of native foraging habitat for wildlife and pollinator species. The site will minimize the use of herbicides throughout these native planting areas and avoid the application of insecticides and fungicides.
 - The USFWS has been contacted throughout the planning stages of this project. The USFWS has stated that since the project does not have a federal nexus, the project proposer is not federally subject to the Endangered Species Act requirements. The USFWS is aware that the rusty patched bumble bee has been seen on the site and recommended that voluntary foraging enhancement on the site could help mitigate potential impacts to pollinator species. Additionally, though the rusty patched bumble bee is not a MN DNR protected species, the MN DNR did recommend reseeding disturbed soils with native species of grasses and forbs using BWSR Seed Mixes and MnDOT Seed Mixes. As stated above, the project is committed to enhancing a large contiguous area of native habitat to provide an abundance of foraging and nesting habitat for pollinator and wildlife species.

Plant species of special concern:

- 8 swamp white oaks will be removed and 4 swamp white oaks will be preserved. The proposed project intends to plant an additional 20 swamp white oaks throughout the property.

- One Kentucky coffee tree was documented on the project site and will remain undisturbed.
- White wild indigo, rattlesnake master, and creeping juniper are present in the sporadic native plantings on site. Impacts to some of these sporadic plantings will occur; however, other native plantings will be preserved and included in a larger contiguous native planting area.
- Impacts to natural wetlands and their surrounding buffers will be avoided. The wetland buffers will be enhanced with native vegetation.
- Any slopes requiring erosion control blanket will use biodegradable fabrics (natural netting) to mitigate impacts to wildlife.
- Trees that will be cleared during construction will be replaced throughout the site per the City's tree ordinance.

However, the EAW does not acknowledge all of the Rusty patched bumble bee observations at this site:

- Page 28 – 29 mention a “sighting in July 2024 in the northwestern pond area.” Actually, there were two widely separated sightings, one in the northwestern pond area and a second in the south central area, both verified on Bumble Bee Watch:
 - <https://www.bumblebeewatch.org/sightings/bee/193402/>
 - <https://www.bumblebeewatch.org/sightings/bee/195777/>
- The ecological survey in the EAW, Appendix E, pages 3 and 6, does not acknowledge either of the above 2024 sightings.

Perhaps this is not the role of an EAW, but we ask the city and DR Horton to describe how the above environmental mitigation steps will be monitored and maintained in both the short and long term. We look forward to working with the city and DR Horton regarding issues such as:

- Conservation easements
- Ownership of natural areas
- Delineation of responsibility and funding for maintenance of natural areas
- Public access
- Short and long term plans for maintenance and preservation of natural areas
- Education and encouragement for homeowners and the HOA to provide natural habitat in yards and other private areas in the development

John Zakelj, President

Friends of Maplewood Nature

July 31, 2025

Michael Martin
Assistant Community Development Director
City of Maplewood
1830 County Road B E
Maplewood, MN 55109

Harj (Hello), Mr. Martin:

I am submitting my comments on DR Horton's EAW for the Century Ponds proposed housing development. I live around the corner from this site and have serious concerns about the impact this proposed development will have, especially on our plant and animal relatives. I am a Dakota winyan (woman) and a former Tribal president for Tinta Wita (Prairie Island Indian Community). As a Dakota, I have a different worldview. I see the plants, animals, water as relatives just as us 2-leggeds are.

I am alarmed at the flippant attitude towards our plant and animal relatives on this site. The milkweed is used as food in a soup and the #1 food source for butterflies and bees. The white wild indigo is used in cooking. The Kentucky coffee tree is used in medicine, particularly to relieve constipation. The juniper is used in ceremonies and the berries are a food medicine for us. The white oak is a food source for us and animals. It is also a part of our ceremonial stories.

The bats, whooping cranes, monarch butterfly, and rusty patched bumble bee are all reliant on these plants. It is a whole eco-system that relies on one another. To say that the bats, cranes, butterflies, and bees "would likely be deterred" and "mobilize to other suitable habitats in the surrounding area" or "will likely disperse to adjacent and/or similar habitats" is so out of touch and disrespectful to these relatives as well as to those of us who love and enjoy them. We are constantly losing natural spaces around here and to continually say they can just go somewhere else is wrong!

I also have concerns that DR Horton does not seem apt to do a Phase I archeological survey simply because it is not required. The area around us from this site to Wakan Tipi and Wicañapi Regional Park have great significance to the Dakota people. I strongly suggest you require DR Horton to do the Phase I archeological survey. They would work with Minnesota Indian Affairs Council and should also work with Prairie Island's THPO on this. As a Dakota person I am really tired of us being left out of these kinds of projects. We have a different relationship with the land than most and I feel we need to be more thoughtful in this process.

I'm not sure how they are funding this project but if there are any federal funding sources used or federal permits needed, they have to do a Section 106 review. I know the MnSHPO report spells this out but I wanted to reiterate it since there is a history in Minnesota of not taking this seriously. As a Tribal leader I had to deal with my fair share of disregard to us and our history.

If you have any questions or comments, do not hesitate to contact me at shelcbuck@aol.com or 651-271-1498.

Pidamayaye ye (thank you),

Shelley Buck
748 Linden Cir S., Maplewood, MN 55119

Appendix B

CITY OF MAPLEWOOD RESOLUTION

FINDING OF NO NEED FOR EIS



August 25, 2025 City Council Meeting

Overview of the Environmental Assessment Worksheet
(EAW) for the Century Ponds Project at former Ponds at
Battle Creek golf course

Roles of RGU and Proposer

- **Project Proposer:** DR Horton
 - Initiated project and EAW
- **Project Proposer Consultant:**
 - Alliant prepared the EAW on behalf of the project proposer
- **RGU:** City of Maplewood
 - Responsible for preparation of the EAW
 - Reviews EAW to ensure completeness and adequacy
- **RGU Consultant:**
 - City retained Kimley-Horn to review the EAW on behalf of the City




Century Ponds Project

- Located on a 92.25-acre site that was a former golf course in the SW quadrant of Lower Afton Rd E (CSAH 39) and Century Ave S (CSAH 25)
- 207 total units
 - 134 single family homes
 - 73 townhome units
- Required EAW under Mn Rules Subp 19. Residential Development



Century Ponds

Legend

 Study Area

What is an EAW?

- An EAW is a document designed to lay out the basic facts of a project to determine if additional environmental review is required
- The EAW form consists of 22 questions and is published by the Environmental Quality Board (EQB)

Purpose of an EAW

- Informs the public about the project
- Provides information on future permitting and approvals
- Helps identify potential impacts and mitigation strategies
- An EAW does not approve or deny a project
 - It is a source of information to guide other approvals and permitting decisions



EAW Topics

- Climate Adaption
- Cover Types
- Land Use
- Geology/Soils
- Water Resources
 - Wetlands and Surface Waters
 - Stormwater
 - Water and Sewer Infrastructure
- Contamination and Hazardous Materials*
- Habitat and Endangered Species*
- Historic Properties
- Visual
- Greenhouse gas analysis
- Transportation*
- Air and Noise
- Cumulative

** Additional studies for this EAW included: Phase I/II
ESA, traffic study, ecological study*

Impacts and Mitigation Summary

Resource Area	Mitigation Strategy
Climate Adaption and Resilience	Project design will incorporate energy efficient building materials, comply with the City's landscaping ordinance (adding 453 new trees), enhanced open space and green infrastructure.
Land Use	Comprehensive Plan amendment to re-guide the site to residential.
Geology/Soils	Apply Best Management Practices during and after construction to stabilize soils and prevent erosion and runoff.



Impacts and Mitigation Summary

Resource Area	Mitigation Strategy
Water Resources - Wetlands	No impacts to Wetland Conservation Act (WCA) regulated wetlands anticipated.
Water Resources – Wastewater	Development will produce normal domestic wastewater and will be designed within the limitations of the existing sanitary sewer system.
Water Resources – Water Quality	Runoff will be pretreated in stormwater basins on site before draining into surrounding wetlands and stormwater runoff quality and quantity will be designed to meet agency requirements.
Water Resources – Water Appropriation	Development will connect to St. Paul Regional Water Services and is within capacity.

Impacts and Mitigation Summary

Resource Area	Mitigation Strategy
Contamination	Waste material and debris associated with construction will be contained on site and disposed of in a manner consistent with State Laws and City of Maplewood Ordinances.
Protected Species	<ul style="list-style-type: none">• Protective buffers will be created around preserved wetlands and open space will be reestablished with native vegetation/seed mixes and trees.• Proposer will coordinate with the DNR about determining the appropriate avoidance measures and/or need for a Permit to Take Sullivant's milkweed, if applicable.



Impacts and Mitigation Summary

Resource Area	Mitigation Strategy
Protected Species (cont'd)	<ul style="list-style-type: none">• Henslow’s sparrow suitable nesting habitat should be avoided during the breeding season between May 15 and July 15, per MnDNR guidance. If avoidance during the breeding season is not feasible, areas that will be disturbed that contain suitable nesting habitat will need to be surveyed for active nests.• 4 of 8 swamp white oaks will be preserved, and proposer plans to plant 20 additional; and one Kentucky coffee tree will also be preserved.• Where possible, native plantings will be preserved and included in a larger contiguous native planting area.• Trees that will be cleared during construction will be replaced throughout the site per the City’s tree ordinance.

Impacts and Mitigation Summary

Resource Area	Mitigation Strategy
Historic Properties	State Historic Preservation Office review letter stated that due to the site's proximity to archaeological sites found off-site, a Phase I archaeological survey is recommended.
Visual	Landscape plantings will be included in the development per the City of Maplewood landscape ordinance.
Air	Short-term dust and odors impacts will be managed through proper coordination and construction planning.



Impacts and Mitigation Summary

Resource Area	Mitigation Strategy
Greenhouse Gas (GHG)	Development will incorporate mitigation measures into the design and development of the project to reduce the project's GHG emissions.
Noise	Noise study recommended that windows on townhomes on the south side of the site, facing the gun range, be doubled paned to mitigate noise.
Transportation	Proposed development is expected to have minimal impact to the existing transportation system. Traffic impacts will be further analyzed during the City's preliminary plat review process.

Comment Period Summary

- 30-day comment period from July 1-31, 2025
- 5 public comments
 - Themes: concerns about water, wildlife, traffic impacts from development, questions about sidewalks, vegetation, and wastewater connections to nearby residents
- 5 agency comments (MnDOT, MPCA, Met Council, MnDNR, RWMWD)
 - Themes: clarifying wastewater flows and improvements, acknowledging Comp Plan amendment process through Met Council, consideration of water quality and energy conservation strategies, coordination needed with MnDNR on the Sullivant's milkweed, question on soil contamination investigation status, ensuring developer follows RWMCD's requirements



Does the Project Have Significant Environmental Effects?

The project does not have significant environmental effects, according to Minnesota Rules, part 4410.1700, subpart 7:

- A. Type, extent, and reversibility of environmental effects.
- B. Cumulative potential effects.
- C. The extent to which the environmental effects are subject to mitigation by ongoing public regulatory authority.
- D. The extent to which environmental effects can be anticipated and controlled as a result of other available environmental studies undertaken by public agencies or the project proposer, including other EISs.