

AGENDA
MAPLEWOOD CITY COUNCIL
7:00 P.M. Monday, October 27, 2025
City Hall, Council Chambers
Meeting No. 20-25

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. October 13, 2025 City Council Workshop Meeting Minutes
2. October 13, 2025 City Council Meeting Minutes

F. APPOINTMENTS AND PRESENTATIONS

1. Administrative Presentations
 - a. Council Calendar Update
2. Council Presentations
3. Retirement of K-9 Officer "Ronan"
 - a. Resolution Pertaining to the Retirement and Ownership of Maplewood Service Dog (K-9) "Ronan"
 - b. Agreement to Assume Ownership of Retired Canine
4. Resolution of Appreciation for Nancy Edwards, Environmental and Natural Resources Commission

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

1. Approval of Claims
2. Third Quarter 2025 Financial Report
3. Resolution to Accept Donation for Youth Scholarship Fund
4. 2025 Ramsey County SCORE Agreement
5. Resolution to Accept MnDOT's Offer for Right-of-Way Acquisition for TH 5 Improvements, City Project 25-10
6. Conditional Use Permit Review, Menards, 2280 Maplewood Drive North
7. Conditional Use Permit Review, Justice Alan Page Elementary School, 2410 Holloway Avenue East
8. Conditional Use Permit Review, Harriet Tubman Center East, 2675 Larpenteur Avenue East
9. Abatement Agreement Regarding Conditions Creating a Hazardous Property and Public Nuisance, 1851 North Saint Paul Road East

- H. PUBLIC HEARINGS** – *If you are here for a Public Hearing please familiarize yourself with the Rules of Civility printed on the back of the agenda. Sign in with the City Clerk before addressing the council. At the podium please state your name and address clearly for the record. All comments/questions shall be posed to the Mayor and Council. The Mayor will then direct staff, as appropriate, to answer questions or respond to comments.*
1. Century Ponds Proposed Development, 601 Century Avenue South
 - a. Public Hearing
 - b. Public Vacation of an Easement Resolution
- I. UNFINISHED BUSINESS**
1. Budget Presentation – Fire/EMS Department
- J. NEW BUSINESS**
1. Wakefield Park Community Building Solar Project
 - a. Solar on Public Buildings Grant Application
 - b. Contract with Minnesota Solar
 2. Century Ponds Proposed Development, 601 Century Avenue South
 - a. Comprehensive Plan Amendment (4 votes)
 - b. Ordinance Amendment Rezoning to PUD
 - c. Resolution Authorizing Publication of the Ordinance by Title and Summary (4 votes)
 - d. Wetland Buffer Variance Resolution
 - e. Preliminary Plat Resolution
 - f. Design Review Resolution
- 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
6:00 P.M. Monday, October 13, 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 6:00 p.m. by Mayor Abrams.

B. ROLL CALL

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

C. APPROVAL OF AGENDA

Councilmember Cave moved to approve the agenda as submitted.

Seconded by Councilmember Lee Ayes – All

The motion passed.

D. UNFINISHED BUSINESS

None

E. NEW BUSINESS

1. Financial Management Plan

City Manager Sable and Finance Director Rueb gave the staff report and provided background on the agenda item. Bruce Kimmel, Senior Municipal Advisor with Ehlers, gave the presentation. Council asked questions and shared comments about the plan.

No Action Required.

F. ADJOURNMENT

Mayor Abrams adjourned the meeting at 6:44 p.m.

A meeting of the City Council was held in the City Hall Council Chambers and was called to order at 7:00 p.m. by Mayor Abrams.

Mayor Abrams thanked staff for the conversation at the previous workshop regarding the 10-year financial plan and reminded residents of the free mattress collection in October and the Trunk or Treat event on October 25 from 1pm – 4 pm.

C. ROLL CALL

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

Councilmember Juenemann moved to approve the agenda as submitted.

Seconded by Councilmember Cave Ayes – All

The motion passed.

E. APPROVAL OF MINUTES

1. September 18, 2025 City Council Special Meeting Minutes

Councilmember Lee moved to approve the September 18, 2025 City Council Special Meeting Minutes as submitted.

Seconded by Councilmember Cave Ayes – All

The motion passed.

2. September 22, 2025 City Council Workshop Meeting Minutes

Councilmember Juenemann moved to approve the September 22, 2025 City Council Workshop Meeting Minutes as submitted.

Seconded by Councilmember Lee

Ayes – All

The motion passed.

3. September 22, 2025 City Council Meeting Minutes

Councilmember Juenemann moved to approve the September 22, 2025 City Council Meeting Minutes as submitted.

Seconded by Councilmember Cave

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

None

- 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 Lee moved to approve agenda items G1-G9.

Seconded by Councilmember Juenemann

Ayes – All

The motion passed.

1. Approval of Claims

Councilmember Lee moved to approve the approval of claims.

ACCOUNTS PAYABLE:

\$ 820,710.36 Checks # 124319 thru # 124359
dated 9/23/25

\$ 205,561.35 Checks # 124360 thru # 124406
dated 10/7/25

\$ 521,222.08 Disbursements via debits to checking account
dated 9/1/25 thru 9/14/25

\$ 1,547,493.79 Total Accounts Payable

PAYROLL

\$ 845,735.70 Payroll Checks and Direct Deposits dated 9/26/25

\$ 845,735.70 Total Payroll

\$ 2,393,229.49 GRAND TOTAL

Seconded by Councilmember Juenemann Ayes – All

The motion passed.

**2. Voting Operations, Technology & Election Resources (VOTER) Account
County – Municipality Agreement with Ramsey County**

Councilmember Lee moved to approve the State of Minnesota Voting Operations,
Technology & Election Resources (VOTER) Account, County – Municipality Agreement
with Ramsey County.

Seconded by Councilmember Juenemann Ayes – All

The motion passed.

**3. First Amendment of Metropolitan Livable Communities Act Livable
Communities Demonstration Account Transit Oriented Development Grant
Agreement, 1375 Frost Avenue**

Councilmember Lee moved to approve the First Amendment of Metropolitan Livable
Communities Act Livable Communities Demonstration Account Transit Oriented
Development Grant Agreement with the Metropolitan Council and authorize the mayor
and city manager to execute the document.

Seconded by Councilmember Juenemann Ayes – All

The motion passed.

4. Fire Department Response Vehicle Purchase

Councilmember Lee moved to approve the purchase of a new fire department response
vehicle.

Seconded by Councilmember Juenemann Ayes – All

The motion passed.

5. Microsoft Software Subscription Renewal

Councilmember Lee moved to approve the Microsoft software subscription renewal payment.

Seconded by Councilmember Juenemann Ayes – All

The motion passed.

6. State of Minnesota Office of Traffic Safety DWI/Traffic Safety Grant 2026

Councilmember Lee moved to approve the grant agreement with the State of Minnesota Office of Traffic Safety for the 2026 DWI/Traffic Safety Officer.

Seconded by Councilmember Juenemann Ayes – All

The motion passed.

7. 2025 Community Tree Planting Grant Application

Councilmember Lee moved support for the City's 2025 Community Tree Planting Grant Application with the Department of Natural Resources.

Seconded by Councilmember Juenemann Ayes – All

The motion passed.

8. Kavira Contract

Councilmember Lee moved to approve the one (1) year contract with Kavira Health for the Direct Primary Care Program.

Seconded by Councilmember Juenemann Ayes – All

The motion passed.

9. Police Department Duty Rifle Procurement

Councilmember Lee moved to approve the purchase of forty-eight (48) Geissele duty rifles with accessories.

Seconded by Councilmember Juenemann Ayes – All

The motion passed.

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

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

None

I. UNFINISHED BUSINESS

1. Budget Presentation – City Administration, Finance, and Communications

City Manager Sable introduced the budget process. Assistant City Manager/HR Director Darrow, Finance Director Rueb, and Communications Manager Sherren gave the presentation. City Manager Sable added additional information.

No action required.

J. NEW BUSINESS

1. Massage Center License for Moss & Moonlight LLC, 2395 Ariel St North

City Clerk Sindt gave the staff report. Jasie Barbour and Reide Bibeau-Peper, with Moss & Moonlight LLC, addressed council and provided further information.

Councilmember Cave moved to approve the Massage Center license for Moss & Moonlight LLC, located at 2395 Ariel St North, Suite A.

Seconded by Councilmember Juenemann Ayes – All

The motion passed.

2. Review of Applications for 2026 Charitable Gambling Funds

Senior Administrative Manager Knutson gave the staff report. Council discussed the allocation options presented and agreed by consensus to proceed with the equal allocation option.

No action required.

3. Resolution to Accept SAFER Grant Award

Fire & EMS Chief Mondor gave the staff report.

Councilmember Juenemann moved to approve the resolution accepting the Fiscal Year 2024 Federal Emergency Management Agency Staffing for Adequate Fire and Emergency Response (SAFER) grant.

Resolution 25-10-2431

RESOLUTION TO ACCEPT GRANT AWARD FROM THE FEDERAL EMERGENCY
MANAGEMENT AGENCY, STAFFING FOR ADEQUATE FIRE
AND EMERGENCY RESPONSE

WHEREAS, this federal grant was created to provide funding directly to fire departments to help them increase or maintain the number of front-line personnel in their communities; and

WHEREAS, the goal is to enhance local fire department abilities to comply with staffing, response and operational hazards.

WHEREAS, the City of Maplewood was notified of a grant award on September 25th, 2025.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Maplewood, Minnesota, accepts the grant award for the Fiscal Year 2024 Federal Emergency Management Agency Staffing for Adequate Fire and Emergency Response Grant for six fire personnel.

Seconded by Councilmember Cave

Ayes – All

The motion passed.

K. AWARD OF BIDS

None

L. ADJOURNMENT

Mayor Abrams adjourned the meeting at 8:04 p.m.

CITY COUNCIL STAFF REPORT

Meeting Date October 27, 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:

November 10: Work Session: YMCA Discussion
Council Meeting: Department Budget Presentations: Police

November 24: Council Meeting: Department Budget Presentations: Information Technology, Public Works and Community Development

December 8: Council Meeting: Truth in Taxation Hearing for 2026 Budget and 2026-2030 CIP

Council Comments:

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

1. Transit Discussion

Community Events and Notifications:

Rice Larpenreur Winter Warm Up, Saturday, December 13, 1 – 3 PM
Santa Parade, Saturday, December 20, 9 AM – 1 PM

Maplewood Living Schedule:

Author	Due Date	Edition
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.

CITY COUNCIL STAFF REPORT

Meeting Date October 27, 2025

REPORT TO: Michael Sable, City Manager

REPORT FROM: Brian Bierdeman, Public Safety Director

PRESENTER: Brian Bierdeman, Public Safety Director

AGENDA ITEM: Retirement of K-9 Officer "Ronan"

- a. Resolution Pertaining to the Retirement and Ownership of Maplewood Service Dog (K-9) "Ronan"
- b. Agreement to Assume Ownership of Retired Canine

Action Requested: ☒ Motion ☐ Discussion ☐ Public Hearing

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

Policy Issue:

The City of Maplewood's K-9 Officer "Ronan" is retiring from active duty and a transfer of ownership to the canine handler (Sergeant Joe Demulling) is proposed. Sergeant Demulling has agreed to take full possession, ownership and responsibility for Ronan from the date of removal from regular K-9 service on November 1, 2025.

Recommended Action:

- a. Motion to approve the attached Resolution Pertaining to the Retirement and Ownership of Maplewood Service Dog (K-9) "Ronan".
- b. Motion to approve the attached Agreement to Assume Ownership of Retired Canine.

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

n/a

Background:

The City of Maplewood Police Department has had a successful police service dog (K-9) program that has served the City for many years. Since 2019, Maplewood Police Sergeant Joe Demulling

has served as a department police service dog handler and completed a comprehensive and demanding training program with his canine partner, "Ronan".

During that time, Sergeant Joe Demulling and Ronan were responsible for the apprehension of more than 80 criminal suspects, 214 high-risk deployments and the effective and efficient execution of countless building and evidence searches. During their partnership, Sergeant Demulling and Ronan demonstrated the unique skills and abilities of police service dogs to thousands of local residents and visitors at community, civic and school events.

K-9 Officer Ronan will retire from service with the Maplewood Police Department at the completion of his tour of duty on the morning of November 1, 2025.

As the relationship between a police officer handler and a service dog is unique and storied, and it is commonplace for official ownership of the retired police service dog to be transferred to the handler/partner, Sergeant Joe Demulling has agreed to assume full ownership, responsibility and care of Ronan for the remainder of his days.

Attachments:

1. Resolution Pertaining to the Retirement and Ownership of Maplewood Service Dog (K-9) "Ronan"
2. Agreement to Assume Ownership of Retired Canine

**CITY OF MAPLEWOOD
RAMSEY COUNTY, MINNESOTA**

**A RESOLUTION PERTAINING TO THE RETIREMENT AND OWNERSHIP STATUS
OF MAPLEWOOD POLICE SERVICE DOG (K-9) “RONAN.”**

WHEREAS, the Maplewood Police Department has had a successful police service dog (K-9) program that has honorably and ably served the City since 1977; and

WHEREAS, in 2019, then-Maplewood Sergeant Joe Demulling was selected to serve as the department's police service dog handler and completed a comprehensive and demanding training program with his canine partner “Ronan;” and

WHEREAS, upon completion of the training program, Sergeant Joe Demulling and Ronan began a successful partnership of service to the City; and

WHEREAS, Sergeant Joe Demulling and Ronan were responsible for the apprehension of more than 80 criminal suspects, 214 high-risk deployments, and the effective and efficient execution of countless building and evidence searches; and

WHEREAS, during their partnership, Sergeant Joe Demulling and Ronan demonstrated the unique skills and abilities of police service dogs to thousands of local residents and visitors at community, civic, and school events in excess of 100 hours; and

WHEREAS, Ronan will be retired from service with the City of Maplewood at the completion of his tour of duty on November 1st, 2025; and

WHEREAS, the relationship between the police officer handler and K-9 is unique and storied, and it is commonplace and Maplewood Police tradition for official ownership of the retired police service dog to be transferred to the handler/partner; and

WHEREAS, Sergeant Joe Demulling has agreed to assume full ownership, responsibility, and care of Ronan for the remainder of his days.

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

1. That the faithful, valued, and committed service of Maplewood police service dog, Ronan, is hereby acknowledged and lauded; and
2. That the care and training of Ronan provided by Maplewood Police Sergeant Joe Demulling is recognized and commended; and
3. That full ownership, responsibility, and care for Ronan shall be transferred to Sergeant Joe Demulling in accordance with the separate Agreement and “Bill of Sale” document; and
4. That transfer of ownership to Sergeant Joe Demulling shall be without remuneration in recognition of the special bond and unique characteristics of police service dogs; and

5. That the City Attorney prepared an Agreement and “Bill of Sale” transferring ownership from the City to Sergeant Joe Demulling, as executed by Sergeant Joe Demulling and the Chief of Police, is accepted and approved, and, finally
6. That the City Council of Maplewood hereby extends its deepest appreciation to Sergeant Joe Demulling for his exceptional dedication, professionalism, and compassionate stewardship of his canine partner, Ronan. The Council further recognizes and honors K-9 Ronan for his loyal and distinguished service to the City of Maplewood and its residents. The Council celebrates his well-earned retirement from active police service as a member of the Maplewood Police Department and his transition to life as a member of the Demulling family.

Adopted this the 27th day of October, 2025,

Marylee Abrams, Mayor

Attest:

Andrea Sindt, City Clerk

**MAPLEWOOD POLICE DEPARTMENT
CANINE UNIT**

AGREEMENT TO ASSUME OWNERSHIP OF RETIRED CANINE
"Bill of Sale"

This Agreement is entered into between the City of Maplewood (City) and Sergeant Joe Demulling, the trainer, handler, and caregiver (handler) to K9 Ronan, a certified police dog (canine) utilized and owned by the City.

City and handler both acknowledge that the canine is a unique piece of "property," utilized by the City in that it is a living creature that, by its biology, training, and instinct forms a bond with its handler. City and handler also acknowledge that the canine, Ronan, and handler, Sergeant Joe Demulling, have maintained that canine/handler relationship for 6 years and that the aforementioned bond has been established;

City and handler both acknowledge that the useful service of the canine, Ronan, has come to an end for the City's policing purposes.

City and handler acknowledge that due to the bond between the handler and the canine, to allow the canine to be disposed of by public auction, as a piece of surplus "property," would be irresponsible, inhumane, and pose potential liability to the City in that the canine may never acclimate and accept another human handler and thus be then-disposed to antisocial, potentially harmful behavior;

The City and handler have reached an agreement that the canine unit will either need to be released to the handler or euthanized to protect the public and limit the City's exposure to liability stemming from the canine's retirement. The City and handler also agree that the useful life of the canine does not equate to its actual life, and that the canine should be allowed to live out its years if possible.

In recognition of the above, Sergeant Joe Demulling has agreed to take full possession, ownership, and responsibility for the canine, Ronan, from the date of removal from regular K-9 service on November 1st, 2025. The transfer of ownership of the canine from the City to Sergeant Joe Demulling, without remuneration to the City, is premised on the purpose of protecting the City from potential liability and preserving the canine's life by transitioning the animal to a domestic pet environment. City acknowledges the aforementioned as appropriate and compelling under the circumstances.

Handler shall hold City harmless from this date forward, and City shall be held harmless for any and all future actions attributable to the canine, "Ronan."

This executed Agreement shall serve as the "Bill of Sale" for canine, Ronan, and is approved by a separate resolution of the Maplewood City Council.

Chief Brian Bierdeman
Maplewood Police Department

Sergeant Joe Demulling

CITY COUNCIL STAFF REPORT

Meeting Date October 27, 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: Resolution of Appreciation for Nancy Edwards, Environmental and Natural Resources Commission

Action Requested: ☒ Motion ☐ Discussion ☐ Public Hearing

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

Policy Issue:

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

Recommended Action:

Motion to approve a Resolution of Appreciation for Nancy Edwards, Environmental and Natural Resources Commission.

Fiscal Impact:

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

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

Strategic Plan Relevance:

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

The City appreciates its citizen volunteers and provides recognition for members upon resignation. During her term on the Commission, Nancy Edwards helped guide environmental policies and ordinances and has assisted with environmental outreach in the City.

Background:

Nancy Edwards resigned as a member of the Environmental and Natural Resources Commission on June 17, 2025. Ms. Edwards served on the Commission for two years and four months, from February 13, 2023, to June 17, 2025.

Commission Action

The Environmental and Natural Resources Commission recommended approval of a resolution of appreciation for Nancy Edwards on September 10, 2025.

Attachments:

1. Resolution of Appreciation for Nancy Edwards, Environmental and Natural Resources Commission

RESOLUTION OF APPRECIATION FOR NANCY EDWARDS

WHEREAS, Nancy Edwards has been a member of the Maplewood Environmental and Natural Resources Commission for two years and four months, serving from February 13, 2023, to June 17, 2025. Ms. Edwards has served faithfully in those capacities; and

WHEREAS, during her term on the Environmental and Natural Resources Commission, Ms. Edwards helped guide City environmental ordinances and policies including the Green Building Code, Climate Mitigation Planning process, City solid waste and energy programs, and assisted with the Commission's environmental education and outreach.

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

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

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

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

Passed by the Maplewood City Council on October 27, 2025

Marylee Abrams, Mayor

Attest:

Andrea Sindt, City Clerk

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CITY COUNCIL STAFF REPORT

Meeting Date October 27, 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:	☒ Motion	☐ Discussion	☐ Public Hearing
Form of Action:	☐ Resolution	☐ Ordinance	☐ Contract/Agreement ☐ 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:

\$ 2,130,122.75 Checks # 124407 thru # 124457
dated 10/14/25

\$ 595,283.73 Checks # 124458 thru # 124486
dated 10/21/25

\$ 516,797.22 Disbursements via debits to checking account
dated 10/06/25 thru 10/19/25

\$ 3,242,203.70 Total Accounts Payable

PAYROLL

\$ 799,627.52 Payroll Checks and Direct Deposits dated 10/10/25

\$ 799,627.52 Total Payroll

\$ 4,041,831.22 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
124407	10/14/2025	24 ABLE HOSE & RUBBER INC	NEW WATER FILL HOSES FOR WATER TRUCKS	\$ 282.30
124408	10/14/2025	43 ADAM'S PEST CONTROL INC	MOSQUITO AND TICK TREATMENT AT EMTF	90.00
124409	10/14/2025	1769 BARNETT WHITE BEAR	WHEEL PARTS	228.03
124410	10/14/2025	36 CHARITABLE GAMBLING	2025 CHARITABLE GAMBLING AWARD	2,500.00
124411	10/14/2025	6320 COMPANION ANIMAL CONTROL	SEPTEMBER 2025 - ANIMAL CONTROL SERVICES	100.00
124412	10/14/2025	464 EMERGENCY AUTOMOTIVE TECH, INC	PUSH BUMPER REPLACEMENT #941 VIN 1C4RDJFG0RC139661	1,164.23
	10/14/2025	464 EMERGENCY AUTOMOTIVE TECH, INC	POWER SUPPLY CORDS FOR MISC. SQUAD COMPUTER DOCKS	653.05
124413	10/14/2025	4067 ESCAPE FIRE PROTECTION INC	FIRE STATION 2/BCA: FIRE PROTECTION WORK	1,905.00
124414	10/14/2025	3 ESCROW REFUND	EC ESCROW RELEASE: 2694 MAPLEWOOD DR	3,000.00
124415	10/14/2025	6009 HEALTHCALL, LLC	PARAMEDIC SOFTWARE - SEPTEMBER 2025	1,070.00
124416	10/14/2025	827 L M C I T	WC CLAIM #00495490	172.81
	10/14/2025	827 L M C I T	WC CLAIM #00517463	176.74
	10/14/2025	827 L M C I T	WC CLAIM #00517684	225.84
	10/14/2025	827 L M C I T	WC CLAIM #00521123	1,448.25
124417	10/14/2025	846 LANGUAGE LINE SERVICES	SEPTEMBER - PHONE TRANSLATION SERVICES	916.71
124418	10/14/2025	7202 LEXISNEXIS RISK DATA MANAGEMENT LLC	SEPTEMBER 2025 - ACCURINT SERVICES	666.67
124419	10/14/2025	4329 LITTLE FALLS MACHINE, INC.	SNOWPLOW PARTS	971.04
124420	10/14/2025	917 MACQUEEN EMERGENCY	HEAD HARNESS - FIRE GEAR	2,080.30
	10/14/2025	917 MACQUEEN EMERGENCY	NEW FIRE TRUCK EQUIPMENT	1,221.10
	10/14/2025	917 MACQUEEN EMERGENCY	NEW FIRE TRUCK EQUIPMENT	935.55
	10/14/2025	917 MACQUEEN EMERGENCY	NEW FIRE TRUCK EQUIPMENT	1,028.75
	10/14/2025	917 MACQUEEN EMERGENCY	NEW FIRE TRUCK EQUIPMENT	1,981.25
	10/14/2025	917 MACQUEEN EMERGENCY	NEW FIRE TRUCK EQUIPMENT	1,102.95
	10/14/2025	917 MACQUEEN EMERGENCY	NEW FIRE TRUCK EQUIPMENT	88.13
	10/14/2025	917 MACQUEEN EMERGENCY	NEW FIRE TRUCK EQUIPMENT	4,886.95
	10/14/2025	917 MACQUEEN EMERGENCY	NEW FIRE TRUCK EQUIPMENT	450.71
	10/14/2025	917 MACQUEEN EMERGENCY	FIRE HELMET AND GEAR	1,302.11
	10/14/2025	917 MACQUEEN EMERGENCY	NEW FIRE TRUCK EQUIPMENT	439.51
124421	10/14/2025	7263 MARTIN MARIETTA MATERIALS	BITUMINOUS MATERIAL - SPOT PAVING	11,940.21
	10/14/2025	7263 MARTIN MARIETTA MATERIALS	BITUMINOUS MATERIAL - PATCHING	329.64
124422	10/14/2025	5222 MARTIN-MCALLISTER	PUBLIC SAFETY ASSESSMENTS & FEEDBACK	1,700.00
124423	10/14/2025	7208 MES SERVICE COMPANY, LLC	FIRE GLOVES - 5 SETS	642.50
	10/14/2025	7208 MES SERVICE COMPANY, LLC	COMBO GAS BOTTLE	340.91
124424	10/14/2025	5838 MINNESOTA BENEFIT ASSOCIATION	MONTHLY PREMIUM - NOVEMBER 2025	116.85
124425	10/14/2025	1088 MN POLLUTION CONTROL AGENCY	MPCA CERTIFICATION RENEWAL - SS	23.00
	10/14/2025	1088 MN POLLUTION CONTROL AGENCY	MPCA CERTIFICATION RENEWAL - DJ	23.00
124426	10/14/2025	6257 NINE NORTH	SEPTEMBER 2025 AV SERVICES - MONTHLY	1,650.00
124427	10/14/2025	6033 NORTHWEST LASERS & INSTRUMENTS	WHITE LOCATE FLAGS	546.00
124428	10/14/2025	1 ONE TIME VENDOR	SANITARY SEWER REPAIR: 1724 COUNTY ROAD C EAST	14,646.00
124429	10/14/2025	1 ONE TIME VENDOR	CITY PROJ 24-12: 2437 MATTERHORN SPRINKLER REIM	153.31
124430	10/14/2025	1 ONE TIME VENDOR	SANITARY SEWER REPAIR REIMBURSEMENT: 1655 DEMONT	2,122.63
124431	10/14/2025	1 ONE TIME VENDOR	BLD-25-02186RP PERMIT FEE PLUS STATE SURTAX	45.00
124432	10/14/2025	1 ONE TIME VENDOR	CN 25-007117 RELEASE	9,834.51
124433	10/14/2025	6269 OPTUM	AUGUST 2025 - EMPLOYER HSA FSA FEES	269.75
124434	10/14/2025	6014 MARK REHDER	SEPTEMBER 2025: TREE INSPECTION SERVICES	1,923.79
124435	10/14/2025	5879 ROADKILL ANIMAL CONTROL	ROADKILL REMOVAL - SEPTEMBER 2025	129.00
124436	10/14/2025	7277 ANDREW MICHAEL ZAPPA	ENGRAVING FOR DEPT. SIM GUNS	510.00
124437	10/14/2025	3879 SANSIO	AUGUST 2025 SANFAX SERVICE	50.00
124438	10/14/2025	2632 SERVICE MASTER	SEPTEMBER 2025 - CLEANING SERVICES	202.62
	10/14/2025	2632 SERVICE MASTER	OCTOBER 2025 - CLEANING SERVICES	202.62
124439	10/14/2025	1836 ST PAUL, CITY OF	TRAINING - STREET SAFE	1,000.00
124440	10/14/2025	4207 STRYKER SALES, LLC	ASSEMBLY POWER CORD	28.08
	10/14/2025	4207 STRYKER SALES, LLC	ASSEMBLY BATTERY CHARGER	1,217.58
	10/14/2025	4207 STRYKER SALES, LLC	BATTERY CHARGER MOUNT PLATE	45.75
124441	10/14/2025	5005 SUN CONTROL OF MINNESOTA, INC.	SUPPLY AND INSTALL SUN CONTROL IN BREAK ROOM	886.00
124442	10/14/2025	6441 SWITS, LTD	TRANSLATION FOR CODE ENFORCEMENT HANGERS	69.63
124443	10/14/2025	5834 US BANCORP GOV'T LEASING & FINANCE, INC.	FIRE TRUCK LEASE PMT 077-0020196-004	112,427.61
124444	10/14/2025	5114 BOLTON & MENK, INC.	CITY PROJ 24-12: CONSTRUCTION STAKING	11,956.50
	10/14/2025	5114 BOLTON & MENK, INC.	CITY PROJ 24-07: CENTURY PONDS DEVELOPMENT REVIEW	10,426.00
124445	10/14/2025	211 BRAUN INTERTEC CORP.	KOHLMAN PARK PHASE 1 ESA: PROF SRVCS THRU 9/5/25	4,000.00
124446	10/14/2025	5312 ENVUE TELEMATICS, LLC	GEO TAB PRO PLAN - OCTOBER 2025 FEE	624.00

Check Register
City of Maplewood

Check	Date	Vendor	Description	Amount
124447	10/14/2025	585 GOPHER STATE ONE-CALL	SEPTEMBER 2025 - NET BILLABLE CALL TICKETS	785.70
124448	10/14/2025	687 HUGO'S TREE CARE INC	2025 STUMP GRINDING	72,768.00
124449	10/14/2025	7095 JAYNE FRAHM	PLAN REVIEW SERVICES - SEPT/OCT 2025	672.00
124450	10/14/2025	5353 MANSFIELD OIL CO	CONTRACT DIESEL - OCTOBER 2025	7,411.06
124451	10/14/2025	393 MN DEPT OF LABOR & INDUSTRY	BUILDING PERMIT STATE SURCHARGE - SEPTEMBER 2025	2,707.27
124452	10/14/2025	2903 PARK CONSTRUCTION CO	CITY PROJ 24-12: APPLICATION FOR PAYMENT #3	1,633,930.93
124453	10/14/2025	5670 PETERSON COUNSELING AND CONSULTING LLC	SEPTEMBER 2025 - COUNSELING SERVICES	1,890.00
124454	10/14/2025	1337 RAMSEY COUNTY-PROP REC & REV	AUGUST 2025 - POLICE FIELD OPS BILLING	190.00
	10/14/2025	1337 RAMSEY COUNTY-PROP REC & REV	CAD SERVICES - AUGUST 2025	6,068.17
	10/14/2025	1337 RAMSEY COUNTY-PROP REC & REV	DISPATCH SERVICES - AUGUST 2025	40,385.08
124455	10/14/2025	4845 TENNIS SANITATION LLC	AUGUST 2025 RESIDENTIAL RECYCLING	81,212.33
124456	10/14/2025	1190 XCEL ENERGY	CITY PROJ 24-12: MAPLEWOOD STREET IMPROVEMENTS	56,566.06
	10/14/2025	1190 XCEL ENERGY	FIRE SIRENS	60.27
	10/14/2025	1190 XCEL ENERGY	ELECTRIC & GAS UTILITY	209.80
	10/14/2025	1190 XCEL ENERGY	ELECTRIC UTILITY	1,595.61
124457	10/14/2025	5013 YALE MECHANICAL LLC	FIRE STATION #3 - BOILER REMOVAL	2,500.00
51 Checks in this report.				<u><u>\$ 2,130,122.75</u></u>

Check Register
City of Maplewood

Check	Date	Vendor	Description	Amount
124458	10/21/2025	52 ADVANCED GRAPHIX INC	SIGNS FOR UNIT NUMBERS ON VEHICLES	\$ 1,342.50
124459	10/21/2025	5559 AL TECHNOLOGIES, LLC	OCTOBER 2025 - BENEFITS CONNECT	424.49
124460	10/21/2025	7280 ASCENTEK, INC.	WASTE OIL DISPOSAL	80.00
	10/21/2025	7280 ASCENTEK, INC.	WASTE OIL FILTER DISPOSAL	86.25
124461	10/21/2025	3 ESCROW REFUND	EC ESCROW RELEASE: 1160 FROST AVE	5,000.00
124462	10/21/2025	3 ESCROW REFUND	EC ESCROW RELEASE: 1830 HOWARD STREET N	300.00
124463	10/21/2025	3 ESCROW REFUND	EC ESCROW RELEASE: 1660 MYRTLE	3,500.00
124464	10/21/2025	531 FRA-DOR INC.	BLACK DIRT	102.50
124465	10/21/2025	3330 HOISINGTON KOEGLER GROUP INC	2025 PLANNING SERVICES - CENTURY PONDS REVIEW	3,064.60
124466	10/21/2025	7185 INDEPENDENT TESTING TECHNOLOGIES INC	CITY PROG 24-12: BITUMINOUS TESTING	8,520.00
124467	10/21/2025	755 JEFFERSON FIRE & SAFETY INC	REPLACEMENT GEAR FROM PAINT DAMAGE	8,425.61
124468	10/21/2025	5533 KIRVIDA FIRE	REAR INTAKE PIPE REPLACEMENT	9,212.35
124469	10/21/2025	7035 LOCKRIDGE GRINDAL NAUEN P.L.L.P.	PROFESSIONAL SERVICES - OCTOBER	3,333.33
124470	10/21/2025	1081 M C P A	CJDN ACCESS FEE (BCA) 7/1/25 to 6/30/26	7,680.00
124471	10/21/2025	917 MACQUEEN EMERGENCY	NEW FIRE TRUCK EQUIPMENT	468.76
124472	10/21/2025	7263 MARTIN MARIETTA MATERIALS	BITUMINOUS MATERIAL - SPOT PAVING	8,269.29
	10/21/2025	7263 MARTIN MARIETTA MATERIALS	BITUMINOUS MATERIAL - SPOT PAVING	1,100.79
	10/21/2025	7263 MARTIN MARIETTA MATERIALS	BITUMINOUS MATERIAL - SPOT PAVING	3,916.35
124473	10/21/2025	5222 MARTIN-MCALLISTER	STAFF EVALUATIONS X4 & FEEDBACK	13,300.00
124474	10/21/2025	1 ONE TIME VENDOR	SANITARY SEWER REPAIR: 1260 JUNCTION	13,975.00
124475	10/21/2025	1 ONE TIME VENDOR	LISC TWIN CITIES GRANT REQUEST	16,562.00
124476	10/21/2025	1 ONE TIME VENDOR	EMS MC REFUND - LIAB/ATTORNEY PMT REC'D FOR CLAIM	1,671.68
124477	10/21/2025	6107 TOKLE INSPECTIONS, INC.	ELECTRICAL INSPECTIONS - SEPT 2025	8,975.24
124478	10/21/2025	6485 TRUEPOINT SOLUTIONS	SEPTEMBER 2025 ACCELA SUPPORT SERVICES	2,887.50
124479	10/21/2025	5931 TRUGREEN PROCESSING CENTER	LAWN SERVICES - SOUTH STATION	122.77
124480	10/21/2025	5525 USDA, APHIS, GENERAL	DEER REMOVAL	4,911.89
124481	10/21/2025	211 BRAUN INTERTEC CORP.	CITY PROJ 23-08: PROF SERVICES THROUGH 10/3/2025	635.50
124482	10/21/2025	5598 KELLY & LEMMONS, P.A.	PROSECUTION SERVICES - SEPTEMBER	17,245.00
124483	10/21/2025	6084 LINCOLN FINANCIAL GROUP	MONTHLY PREMIUM - AUGUST 2025	474.04
	10/21/2025	6084 LINCOLN FINANCIAL GROUP	MONTHLY PREMIUM - AUGUST 2025	4,202.10
	10/21/2025	6084 LINCOLN FINANCIAL GROUP	MONTHLY PREMIUM - AUGUST 2025	3,561.52
	10/21/2025	6084 LINCOLN FINANCIAL GROUP	MONTHLY PREMIUM - AUGUST 2025	3,189.39
124484	10/21/2025	5353 MANSFIELD OIL CO	CONTRACT GASOLINE - OCTOBER 2025	11,685.50
124485	10/21/2025	985 METROPOLITAN COUNCIL	WASTEWATER - NOVEMBER	417,860.81
124486	10/21/2025	1202 NYSTROM PUBLISHING CO INC	OCTOBER 2025 MAPLEWOOD LIVING	9,196.97
29 Checks in this report.				<u><u>\$ 595,283.73</u></u>

CITY OF MAPLEWOOD
Disbursements via Debits to Checking Account

Settlement Date	Payee	Description	Amount
10/10/2025	Creating Healthy Communities	PR - Employee Contributions	\$ 43.04
10/6/2025	Delta Dental	Dental Premium	1,217.36
10/14/2025	Delta Dental	Dental Premium	2,017.75
10/10/2025	ICMA (Vantagepointe)	PR - Deferred Compensation	7,500.62
10/10/2025	ICMA (Vantagepointe)	Retiree Health Savings	1,160.00
10/10/2025	Labor Unions	Union Dues	4,541.74
10/10/2025	MidAmerica	HRA Flex Plan - AUL	12,944.23
10/10/2025	MN Dept of Revenue	PR - State Payroll Tax	34,888.14
10/16/2025	MN Dept of Revenue	MN CARE Tax	8,750.00
10/10/2025	Optum Health	DCRP & Flex Plan Payments	264.00
10/17/2025	Optum Health	DCRP & Flex Plan Payments	1,416.66
10/10/2025	Optum Health	H.S.A. Payments	11,401.34
10/10/2025	P.E.R.A.	PR - P.E.R.A.	178,429.78
10/10/2025	U.S. Treasurer	PR - Federal Payroll Tax	138,551.19
10/10/2025	US Bank VISA One Card*	Purchasing Card Items	49,397.17
10/7/2025	VOYA - State Plan	PR - Deferred Compensation	32,148.60
10/10/2025	VOYA - State Plan	PR - Deferred Compensation	32,125.60
			<u>\$ 516,797.22</u>

Purchasing Card Items

Transaction Date	Posting Date	Merchant Name	Transaction Amount	Name
9/30/2025	10/1/2025	GRAINGER	\$575.58	DAVE ADAMS
9/23/2025	9/25/2025	OFFICEMAX/DEPOT 6164	11.36	REGAN BEGGS
9/25/2025	9/26/2025	TARGET 00007518	17.34	REGAN BEGGS
9/25/2025	9/26/2025	DOLLAR TREE	16.26	REGAN BEGGS
9/25/2025	9/26/2025	COSTCO WHSE #1021	22.96	REGAN BEGGS
9/30/2025	10/1/2025	COSTCO WHSE #1021	65.97	REGAN BEGGS
9/19/2025	9/22/2025	QR-CODES.COM	29.99	CHAD BERGO
9/22/2025	9/23/2025	ISSUU	(2,259.00)	CHAD BERGO
9/30/2025	10/1/2025	SMARTPRESS.COM	271.27	CHAD BERGO
9/30/2025	10/1/2025	TARGET 00024067	31.10	KATELYN BERGSTROM
9/30/2025	10/1/2025	CUB FOODS #1599	8.49	KATELYN BERGSTROM
9/30/2025	10/2/2025	THE HOME DEPOT #2801	71.88	KATELYN BERGSTROM
9/23/2025	9/24/2025	BITUMINOUS ROADWAYS INC	324.38	PAT BICHNER
9/23/2025	9/25/2025	SAFE-FAST(MW)	14.74	PAT BICHNER
9/22/2025	9/24/2025	IACP	600.00	BRIAN BIERDEMAN
9/19/2025	9/22/2025	AMAZON MKTPL*T95GJ0573	158.77	NEIL BRENEMAN
9/19/2025	9/22/2025	AMAZON MKTPL*IS2GH2NF3	35.95	NEIL BRENEMAN
9/20/2025	9/22/2025	CINTAS CORP	574.31	TROY BRINK
9/24/2025	9/25/2025	CINTAS CORP	364.66	TROY BRINK
10/1/2025	10/2/2025	CINTAS CORP	132.73	TROY BRINK
9/17/2025	9/22/2025	MENARDS OAKDALE MN	(24.99)	SCOTT CHRISTENSON
9/26/2025	9/29/2025	STATE SUPPLY COMPANY IN	1,273.36	SCOTT CHRISTENSON
10/1/2025	10/2/2025	WALTERS CLIMATE	1,835.88	SCOTT CHRISTENSON
10/1/2025	10/2/2025	WALTERS CLIMATE	1,047.27	SCOTT CHRISTENSON
10/1/2025	10/3/2025	BUILDING CONTROLS & SOLUT	202.77	SCOTT CHRISTENSON
9/21/2025	9/23/2025	THE HOME DEPOT #2801	90.97	THOMAS DABRUZZI
9/23/2025	9/24/2025	LEAGUE OF MINNESOTA CITI	30.00	MIKE DARROW
9/23/2025	9/25/2025	EVEREST EMERGENCY VEHICLE	1,567.29	BRAD DAVISON
9/26/2025	9/29/2025	IN *WHP TRAININGTOWERS	182.64	BRAD DAVISON
9/28/2025	9/30/2025	THE HOME DEPOT #2801	49.88	BRAD DAVISON
9/29/2025	9/30/2025	MANAGING A FIRE COMPANY	670.00	BRAD DAVISON
9/30/2025	10/2/2025	THE HOME DEPOT #2801	121.08	BRAD DAVISON
10/1/2025	10/2/2025	OPENAI *CHATGPT SUBSCR	20.00	BRAD DAVISON
10/2/2025	10/3/2025	AUDIBLE*NJ4T31QA2	21.95	BRAD DAVISON
9/25/2025	9/26/2025	AMAZON MKTPL*NJ3ME4VQ0	24.98	TOM DOUGLASS
9/25/2025	9/26/2025	SITEONE LANDSCAPE SUPPLY,	229.53	DOUG EDGE
9/23/2025	9/24/2025	QUADIENT LEASING USA O	1,089.27	MYCHAL FOWLDS
9/29/2025	9/29/2025	COMCAST / XFINITY	16.24	MYCHAL FOWLDS
9/29/2025	9/30/2025	GRAMMARLY* AUXQRBQ	3,480.00	MYCHAL FOWLDS
9/30/2025	10/1/2025	OPENAI *CHATGPT SUBSCR	20.00	MYCHAL FOWLDS
9/30/2025	10/1/2025	COMCAST BUSINESS	413.00	MYCHAL FOWLDS
9/19/2025	9/22/2025	CLAUDE.AI SUBSCRIPTION	20.00	NICK FRANZEN
9/23/2025	9/24/2025	OPENAI *CHATGPT SUBSCR	20.00	NICK FRANZEN
9/24/2025	9/24/2025	WASABI TECHNOLOGIES	135.25	NICK FRANZEN
9/25/2025	9/25/2025	AMAZON MARK* NJ7QM0GW0	131.90	NICK FRANZEN
9/26/2025	9/26/2025	AMAZON MARK* IO1C64UW3	27.54	NICK FRANZEN
9/29/2025	9/29/2025	ZOHO* ZOHO-ANALYTICS	1,380.00	NICK FRANZEN
9/29/2025	10/1/2025	MENARDS 3385	51.48	DAVID FRIBERG
9/29/2025	9/30/2025	U OF M CONTLEARNING OL	150.00	TONY GABRIEL
9/19/2025	9/22/2025	MICROSOFT*MICROSOFT 365 P	10.82	ALEX GERONSIN
9/19/2025	9/22/2025	ADOBE INC	32.50	ALEX GERONSIN
9/21/2025	9/22/2025	GALLS	222.99	MICHAEL HAGEN

Purchasing Card Items

Transaction Date	Posting Date	Merchant Name	Transaction Amount	Name
9/23/2025	9/24/2025	AIRGAS - NORTH	570.66	MICHAEL HAGEN
9/23/2025	9/24/2025	FIRE DOG LEATHERWORKS	47.50	MICHAEL HAGEN
9/23/2025	9/24/2025	ASPEN MILLS	323.35	MICHAEL HAGEN
9/24/2025	9/25/2025	AIRGAS - NORTH	86.40	MICHAEL HAGEN
9/26/2025	9/29/2025	FEDEX OFFIC61700006171	12.45	MICHAEL HAGEN
9/28/2025	9/29/2025	AMAZON MKTPL*HR8DT59K3	51.67	MICHAEL HAGEN
9/29/2025	9/29/2025	AMAZON MKTPL*8E1HK0N03	122.25	MICHAEL HAGEN
9/30/2025	10/1/2025	ASPEN MILLS	1,440.70	MICHAEL HAGEN
9/19/2025	9/22/2025	POSITIVE PROMOTIONS	660.95	JODI HALWEG
9/23/2025	9/24/2025	SAMS CLUB #6309	259.09	JODI HALWEG
9/23/2025	9/24/2025	COSTCO WHSE #1021	197.46	JODI HALWEG
9/24/2025	9/25/2025	POSITIVE PROMOTIONS	486.47	JODI HALWEG
9/26/2025	9/29/2025	4 ALL PROMOS	291.03	JODI HALWEG
9/26/2025	9/29/2025	4 ALL PROMOS	339.15	JODI HALWEG
9/18/2025	9/22/2025	THE HOME DEPOT #2801	105.70	TAMARA HAYS
9/19/2025	9/22/2025	THE HOME DEPOT #2801	57.92	TAMARA HAYS
9/22/2025	9/23/2025	SP BAD WORKWEAR	166.00	TAMARA HAYS
9/26/2025	9/29/2025	LTG POWER EQUIPMENT	336.07	TAMARA HAYS
9/25/2025	9/26/2025	SHERWIN-WILLIAMS703127	208.48	GARY HINNENKAMP
10/1/2025	10/3/2025	THE HOME DEPOT #2801	124.07	GARY HINNENKAMP
9/22/2025	9/24/2025	THE HOME DEPOT #2801	47.76	DAVID JAHN
9/20/2025	9/22/2025	AMAZON RETA* 4V4MP8GI3	63.58	MEGHAN JANASZAK
9/23/2025	9/23/2025	AMAZON MKTPL*E35116U63	123.45	MEGHAN JANASZAK
9/17/2025	9/22/2025	CK HOLIDAY # 03519	37.91	BARB JOHNSON
9/22/2025	9/22/2025	AMAZON MARK* NK1DT2I83	16.87	BARB JOHNSON
9/23/2025	9/24/2025	COSTCO WHSE #1021	206.09	BARB JOHNSON
9/25/2025	9/26/2025	SQ *NATIONAL TACTICAL OFF	50.00	BARB JOHNSON
9/26/2025	9/26/2025	AMAZON MARK* NJ3YW6H70	240.12	BARB JOHNSON
10/2/2025	10/2/2025	AMAZON MARK* NJ3904W11	23.51	BARB JOHNSON
10/2/2025	10/3/2025	AMAZON MARK* NV6PT18J0	85.89	BARB JOHNSON
9/25/2025	9/26/2025	AMAZON MKTPL*K43728D23	18.37	ELIZABETH JOHNSON
9/26/2025	9/29/2025	DEPARTMENT OF LABOR AND I	45.00	RANDY JOHNSON
9/26/2025	9/29/2025	DEPARTMENT OF LABOR AND I	25.00	RANDY JOHNSON
9/26/2025	9/29/2025	DEPARTMENT OF LABOR AND I	45.00	RANDY JOHNSON
10/1/2025	10/2/2025	SQ *KCM EGGROLLS LLC	1,912.62	RANDY JOHNSON
9/22/2025	9/23/2025	FAMILY THAI KITCHEN LLC	132.44	LOIS KNUTSON
9/30/2025	10/1/2025	OPENAI *CHATGPT SUBSCR	20.00	LOIS KNUTSON
9/20/2025	9/22/2025	CINTAS CORP	75.89	GINA KUCHENMEISTER
9/22/2025	9/23/2025	SP MN GOVERNMENT PUBLI	120.52	GINA KUCHENMEISTER
9/23/2025	9/25/2025	ODP BUS SOL LLC# 106869	150.82	GINA KUCHENMEISTER
9/24/2025	9/25/2025	CINTAS CORP	75.89	GINA KUCHENMEISTER
10/1/2025	10/2/2025	CINTAS CORP	75.89	GINA KUCHENMEISTER
10/2/2025	10/3/2025	GALLS	1,839.98	GINA KUCHENMEISTER
9/27/2025	9/29/2025	AMAZON MKTPL*NJ13282K0	57.76	JASON KUCHENMEISTER
9/30/2025	10/1/2025	OPENAI *CHATGPT SUBSCR	20.00	STEVE LOVE
9/22/2025	9/22/2025	AMAZON MKTPL*A264T2TL3	24.99	MICHAEL MALESKI
9/23/2025	9/24/2025	SP CF FIREHOUSE ID	63.41	MICHAEL MALESKI
9/23/2025	9/24/2025	SP CF FIREHOUSE ID	22.91	MICHAEL MALESKI
9/25/2025	9/26/2025	PAYPAL *BLACKSMOKES BLACK	307.80	MICHAEL MALESKI
9/27/2025	9/29/2025	GDP*COLBERT ENGRAVING T	32.10	MICHAEL MALESKI
10/1/2025	10/2/2025	THE UPS STORE 2171	16.16	MICHAEL MALESKI
10/1/2025	10/3/2025	SP CF FIREHOUSE ID	(9.41)	MICHAEL MALESKI

Purchasing Card Items

Transaction Date	Posting Date	Merchant Name	Transaction Amount	Name
9/26/2025	9/29/2025	HAMPTON INN RESORT	286.06	MIKE MARTIN
9/29/2025	10/1/2025	BORCHERT S MEAT MARKET	50.00	MIKE MARTIN
9/25/2025	9/26/2025	TELEFLEX LLC	1,330.00	BRAD MCGEE
9/25/2025	9/29/2025	BOUND TREE MEDICAL LLC	1,270.14	BRAD MCGEE
9/25/2025	9/29/2025	THE HOME DEPOT #2801	32.60	JASON MLODZIK
9/19/2025	9/22/2025	TST* DONATELLI'S	37.80	MICHAEL MONDOR
9/30/2025	9/30/2025	OPENAI *CHATGPT SUBSCR	20.00	MICHAEL MONDOR
9/26/2025	9/29/2025	JONES & BARTLETT LEARNING	(21.99)	JOHANNA MOUTON
10/1/2025	10/2/2025	OPENAI *CHATGPT SUBSCR	20.00	JOHANNA MOUTON
10/1/2025	10/3/2025	MENARDS OAKDALE MN	44.95	JOHN NAUGHTON
9/30/2025	10/1/2025	GORDON BRUSH MFG CO INC	185.06	KEN NIELSEN
9/23/2025	9/24/2025	PRAIRIE RESTORATIONS	775.00	JERRY NOVAK
9/22/2025	9/23/2025	AMAZON MARK* YT2Q14PF3	21.64	DANETTE PARR
9/24/2025	9/25/2025	TARGET 00021014	23.14	DANETTE PARR
9/25/2025	9/26/2025	BRIDGETOWER MEDIA	329.00	DANETTE PARR
9/25/2025	9/29/2025	OFFICE DEPOT #375	26.97	DANETTE PARR
9/28/2025	9/29/2025	WALGREENS #9065	25.00	DANETTE PARR
9/22/2025	9/23/2025	FACTORY MOTOR PARTS (19)	161.15	STEVEN PRIEM
9/22/2025	9/23/2025	FACTORY MOTOR PARTS (19)	65.19	STEVEN PRIEM
9/25/2025	9/26/2025	MACQUEEN EMERG/EQUIP	3,805.21	STEVEN PRIEM
9/25/2025	9/26/2025	FACTORY MOTOR PARTS (19)	194.37	STEVEN PRIEM
9/26/2025	9/29/2025	SAFELITE AUTOGLASS	530.69	STEVEN PRIEM
9/29/2025	9/30/2025	FACTORY MOTOR PARTS (19)	61.10	STEVEN PRIEM
9/30/2025	10/1/2025	FACTORY MOTOR PARTS (19)	25.62	STEVEN PRIEM
9/30/2025	10/1/2025	TRI-STATE BOBCAT	879.43	STEVEN PRIEM
9/30/2025	10/2/2025	BOYER FORD TRUCKS	199.78	STEVEN PRIEM
10/1/2025	10/2/2025	IN *BEAR ISLE LLC DBA EME	18.20	STEVEN PRIEM
10/1/2025	10/2/2025	IN *BEAR ISLE LLC DBA EME	39.95	STEVEN PRIEM
10/1/2025	10/2/2025	FACTORY MOTOR PARTS (19)	223.53	STEVEN PRIEM
10/1/2025	10/2/2025	FACTORY MOTOR PARTS (19)	40.20	STEVEN PRIEM
10/1/2025	10/2/2025	FACTORY MOTOR PARTS (19)	151.32	STEVEN PRIEM
9/19/2025	9/22/2025	CINTAS CORP	87.13	AUDRA ROBBINS
9/23/2025	9/24/2025	ASCAP LICENSE FEE	495.67	AUDRA ROBBINS
9/23/2025	9/25/2025	ON SITE SANITATION INC	154.00	AUDRA ROBBINS
9/23/2025	9/25/2025	ON SITE SANITATION INC	77.00	AUDRA ROBBINS
9/23/2025	9/25/2025	ON SITE SANITATION INC	77.00	AUDRA ROBBINS
9/25/2025	9/26/2025	AMAZON MARK* 2I4Z19AS3	25.99	AUDRA ROBBINS
9/25/2025	9/26/2025	WALMART.COM	59.90	AUDRA ROBBINS
9/25/2025	9/26/2025	BACKDROP	165.99	AUDRA ROBBINS
9/25/2025	9/29/2025	ON SITE SANITATION INC	162.00	AUDRA ROBBINS
9/26/2025	9/29/2025	BEST WESTERN WILLMAR	263.88	AUDRA ROBBINS
9/26/2025	9/29/2025	MINNESOTA NURSERY AND LAN	294.00	AUDRA ROBBINS
9/28/2025	9/29/2025	AMAZON MARK* I00O03I83	21.98	AUDRA ROBBINS
9/29/2025	9/29/2025	AMAZON MARK* GQ11X5JP3	84.95	AUDRA ROBBINS
9/29/2025	9/30/2025	CINTAS CORP	137.97	AUDRA ROBBINS
9/29/2025	10/1/2025	ON SITE SANITATION INC	3,353.00	AUDRA ROBBINS
9/23/2025	9/25/2025	FSP*ARROWWOOD RESORT & CO	408.69	JOSEPH RUEB
9/24/2025	9/25/2025	SITEONE LANDSCAPE SUPPLY,	104.66	ROBERT RUNNING
9/25/2025	9/26/2025	PAYPAL *HERBALIFE	295.00	STEPHANIE SHEA
9/19/2025	9/22/2025	CVS/PHARMACY #01751	59.73	JOE SHEERAN
9/26/2025	9/29/2025	COSTCO WHSE #1021	55.75	KAYLA SPANDE
9/30/2025	10/1/2025	COSTCO WHSE #1021	56.54	KAYLA SPANDE

Purchasing Card Items

Transaction Date	Posting Date	Merchant Name	Transaction Amount	Name
9/21/2025	9/22/2025	UBER *TRIP	9.98	JOSEPH STEINER
9/19/2025	9/22/2025	CRYE PRECISION LLC	3,414.21	BRIAN TAUZELL
9/22/2025	9/22/2025	TACTACAM	13.00	BRIAN TAUZELL
9/22/2025	9/23/2025	TRI-STATE BOBCAT	19.98	MATT WOEHRLE
9/30/2025	10/1/2025	TERMINAL SUPPLY - TROY 1	44.48	MATT WOEHRLE
9/24/2025	9/25/2025	MTI	87.19	BOON XIONG
9/24/2025	9/26/2025	NUSS TRUCK & EQUIPMENT	468.77	BOON XIONG
10/1/2025	10/2/2025	TRI-STATE BOBCAT	502.38	BOON XIONG
10/1/2025	10/2/2025	TRI-STATE BOBCAT	77.21	BOON XIONG
			<u>\$ 49,397.17</u>	

**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
	10/10/25	ABRAMS, MARYLEE	\$ 698.39	\$ 27.99
	10/10/25	ADAMS, DAVID	3,432.93	
	10/10/25	ARNOLD, AJLA	1,192.38	
	10/10/25	BARTZ, PAUL	215.59	135.59
	10/10/25	BAUMAN, ANDREW	6,167.10	
	10/10/25	BEGGS, REGAN	2,867.38	
	10/10/25	BEITLER, NATHAN	5,427.01	
	10/10/25	BENJAMIN, MARKESE	4,584.19	
	10/10/25	BERGO, CHAD	4,479.46	261.67
	10/10/25	BERGSTROM, KATELYN	2,935.50	
	10/10/25	BICHNER, PATRICK	2,338.70	
	10/10/25	BIERDEMAN, BRIAN	7,964.29	
	10/10/25	BJORK, BRANDON	75.00	
	10/10/25	BOOR, JACOB	4,343.88	
	10/10/25	BORN, BRIAN	3,813.15	
	10/10/25	BOWKER, BENJAMIN	3,578.40	
	10/10/25	BREIMHURST, LAUREN	3,131.39	
	10/10/25	BRENEMAN, NEIL	3,864.03	
	10/10/25	BRINK, TROY	4,254.97	
	10/10/25	BRITT, AIRION	3,964.42	
	10/10/25	BROKENSHIRE, MATTHEW	476.00	
	10/10/25	BUCKLEY, BRENT	3,359.50	
	10/10/25	BURT-MCGREGOR, EMILY	4,715.50	
	10/10/25	BUSACK, ANNMARIE	2,524.62	
	10/10/25	BUSACK, DANIEL	6,582.39	
	10/10/25	CAMPBELL, MACLANE	4,023.95	
	10/10/25	CAVE, REBECCA	590.40	
	10/10/25	CHANG, KENG	3,288.60	
	10/10/25	CHRISTENSON, SCOTT	2,924.72	
	10/10/25	CONDON, MITCHELL	4,483.39	
	10/10/25	CONNOLLY, PETER	4,026.24	
	10/10/25	COOK, NICKLAUS	4,069.99	
	10/10/25	COOK, TANNER	4,095.47	
	10/10/25	CORTESI, LUANNE	2,621.80	
	10/10/25	COUNTRYMAN, BRENDA	1,920.00	
	10/10/25	CRAWFORD, RAYMOND	5,534.27	
	10/10/25	CRUMMY, CHARLES	5,625.51	
	10/10/25	DABRUZZI, THOMAS	5,157.48	
	10/10/25	DARROW, MICHAEL	6,894.73	
	10/10/25	DAVISON, BRADLEY	5,358.03	

**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
	10/10/25	DEMULLING, JOSEPH	6,243.78	
	10/10/25	DOUGLASS, TOM	3,227.08	
	10/10/25	DUCHARME, JOHN	3,817.33	
	10/10/25	DUGAS, MICHAEL	6,236.68	
	10/10/25	EDGE, DOUGLAS	3,198.92	
	10/10/25	EICHER, SAMUEL	3,798.34	
	10/10/25	ENGSTROM, ANDREW	4,410.76	
	10/10/25	ESPESETH, SHAWN	3,076.00	
	10/10/25	EVANS, CHRISTINE	3,152.80	
	10/10/25	FINWALL, SHANN	4,091.41	
	10/10/25	FORSYTHE, MARCUS	5,114.01	22.75
	10/10/25	FOWLDS, MYCHAL	6,364.82	
	10/10/25	FRANCO VINCENT, RACHEL	4,091.87	
	10/10/25	FRANZEN, NICHOLAS	5,505.58	790.50
	10/10/25	FRIBERG, DAVID	2,840.49	
	10/10/25	FRITZE, DEREK	5,630.84	
	10/10/25	GABRIEL, ANTHONY	9,784.28	
	10/10/25	GALBA, VALERIE	2,403.20	
	10/10/25	GEISELHART, BENJAMIN	5,554.12	
	10/10/25	GERONSIN, ALEXANDER	3,965.78	
	10/10/25	GIVAND, JONATHAN	4,704.00	
	10/10/25	GORACKI, GERALD	90.00	
	10/10/25	GREEN, JAMIE	5,870.94	
	10/10/25	GRUHLKE, LUKE	5,735.87	
	10/10/25	HAGEN, JOHN	4,588.51	
	10/10/25	HAGEN, MICHAEL	4,424.00	
	10/10/25	HALWEG, JODI	4,530.83	
	10/10/25	HAMMOND, ELIZABETH	2,851.80	
	10/10/25	HANG, RYAN	3,871.30	
	10/10/25	HAWKINSON, TIMOTHY	5,048.21	
	10/10/25	HAYS, TAMARA	3,597.23	
	10/10/25	HER, PHENG	4,631.69	
	10/10/25	HER, TERRELL	4,080.19	
	10/10/25	HERBST, JONATHEN	2,766.89	
	10/10/25	HINNENKAMP, GARY	3,658.41	
	10/10/25	HOEMKE, MICHAEL	5,983.54	
	10/10/25	JACOBSON, CARL	5,143.50	
	10/10/25	JAHN, DAVID	3,484.34	
	10/10/25	JANASZAK, MEGHAN	3,864.03	
	10/10/25	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
	10/10/25	JENSEN, JOSEPH	3,148.19	
	10/10/25	JOHNSON, BARBARA	2,464.57	
	10/10/25	JOHNSON, ELIZABETH	2,867.38	
	10/10/25	JOHNSON, EMMA	5,080.70	
	10/10/25	JOHNSON, RANDY	5,143.50	
	10/10/25	JOHNSON, TRAVIS	3,198.40	
	10/10/25	JONES, DONALD	3,228.97	
	10/10/25	JORDAN, TIMOTHY	2,658.60	
	10/10/25	JUENEMANN, KATHLEEN	590.40	
	10/10/25	KNUTSON, LOIS	4,278.10	
	10/10/25	KONG, TOMMY	6,601.20	
	10/10/25	KRAL, EMMA	3,991.49	
	10/10/25	KUBAT, ERIC	4,974.80	
	10/10/25	KUCHENMEISTER, GINA	3,184.30	
	10/10/25	KUCHENMEISTER, JASON	2,809.60	
	10/10/25	LANDER, CHARLES	5,307.18	
	10/10/25	LANIK, JAKE	3,939.95	
	10/10/25	LARSON, MICHELLE	2,623.91	
	10/10/25	LEE, CHONBURI	590.40	
	10/10/25	LENERTZ, NICHOLAS	4,484.19	
	10/10/25	LENTZ, DANIEL	4,322.46	
	10/10/25	LEONARD, JULIUS	3,578.40	
	10/10/25	LETO, CALEB	3,345.37	
	10/10/25	LOVE, STEVEN	7,648.05	
	10/10/25	LYNCH, KATHERINE	5,077.56	
	10/10/25	MAINKA, WENDY	4,526.19	
	10/10/25	MALESKI, MICHAEL	4,683.07	
	10/10/25	MALLET, MICHAEL	5,879.08	
	10/10/25	MARINO, JASON	5,180.80	
	10/10/25	MARK, OLAF	5,070.23	
	10/10/25	MARTIN, MICHAEL	5,818.91	149.80
	10/10/25	MCGEE, BRADLEY	4,991.11	
	10/10/25	MCKANE, QUINN	270.00	
	10/10/25	MCNAMARA, JAIDA	238.00	
	10/10/25	MEANS, SILAS	238.00	
	10/10/25	MEISSNER, BRENT	3,234.30	
	10/10/25	MERKATORIS, BRETT	4,700.61	
	10/10/25	MILLER, SETH	3,385.74	
	10/10/25	MLODZIK, JASON	2,942.89	
	10/10/25	MONDOR, MICHAEL	7,529.82	

**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
	10/10/25	MOORE, PATRICK	75.00	
	10/10/25	MORALES, MARIO	3,578.40	
	10/10/25	MOUA, JENNIFER	690.97	
	10/10/25	MOUTON, JOHANNA	3,072.20	18.48
	10/10/25	MOY, PAMELA	2,772.00	
	10/10/25	MURRAY, RACHEL	6,425.65	
	10/10/25	NAUGHTON, JOHN	3,530.55	
	10/10/25	NAVARA, NICHOLAS	2,020.80	
	10/10/25	NEILY, STEVEN	5,638.64	
	10/10/25	NELSON, TAKITA	127.50	
	10/10/25	NIELSEN, KENNETH	5,283.77	
	10/10/25	NORVE, ROBERT	4,563.22	
	10/10/25	NOVAK, JEROME	4,755.28	
	10/10/25	ORE, JORDAN	5,330.92	
	10/10/25	ORLANDO, TYLER	3,640.00	
	10/10/25	PARR, DANETTE	7,657.32	
	10/10/25	PASDO, JOSEPH	4,308.10	
	10/10/25	PATROS, CLARE	3,777.79	
	10/10/25	PAYNE, DEDRIC	3,412.47	
	10/10/25	PEKAREK, JOSHUA	3,578.40	
	10/10/25	PIPKIN, JULIA	3,632.75	
	10/10/25	PODGORSKI, REECE	3,578.40	
	10/10/25	PRIEM, STEVEN	3,429.90	
	10/10/25	QUIRK, JAMES	4,593.43	
	10/10/25	RENNER, MICHAEL	4,321.06	
	10/10/25	RETHWILL, SCOTT	4,408.99	
	10/10/25	ROBBINS, AUDRA	5,271.00	
	10/10/25	ROONEY, PATRIC	3,819.22	
	10/10/25	RUEB, JOSEPH	6,549.45	
	10/10/25	RUNNING, ROBERT	3,489.91	
	10/10/25	SABLE, MICHAEL	8,988.88	
	10/10/25	SALCHOW, CONNOR	4,815.49	
	10/10/25	SCHMITZ, KEVIN	3,132.98	
	10/10/25	SCHORR, JENNIFER	2,458.58	
	10/10/25	SCHROEDER, LEE	5,023.05	
	10/10/25	SCHULTZ, SCOTT	5,171.02	
	10/10/25	SEDLACEK, JEFFREY	4,477.19	
	10/10/25	SHANLEY, HAYLEY	2,794.14	
	10/10/25	SHEA, STEPHANIE	3,632.75	
	10/10/25	SHEERAN, JOSEPH	5,560.05	
	10/10/25	SIKORSKI, EVAN	18.95	

**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
	10/10/25	SINDT, ANDREA	4,703.49	
	10/10/25	SPANDE, KAYLA	2,867.39	
	10/10/25	SPARER, CAITLIN	3,384.33	
	10/10/25	STANLEY, JENNIFER	4,172.19	
	10/10/25	STARKEY, ROBERT	5,190.15	
	10/10/25	STEELE, CARTER	4,900.52	
	10/10/25	STEELE, NANCY	4,972.76	
	10/10/25	STEINER, JOSEPH	6,223.08	
	10/10/25	STEJSKAL, JAYSON	4,700.60	
	10/10/25	STOCK, AUBREY	4,460.78	
	10/10/25	STOKES, KAL	3,454.31	
	10/10/25	STRONG, TYLER	4,566.79	
	10/10/25	SUEDKAMP, ADAM	5,476.38	
	10/10/25	SWETALA, NOAH	4,358.17	
	10/10/25	TAUZELL, BRIAN	7,138.61	
	10/10/25	TAYLOR, ASHLEY	4,781.36	
	10/10/25	TEVLIN, TODD	3,155.11	
	10/10/25	THIENES, PAUL	3,513.54	46.52
	10/10/25	ULVENES, AMANDA	3,633.79	
	10/10/25	VERGARA, JOCELYN	2,858.97	
	10/10/25	VILLAVICENCIO, NICHOLE	590.40	
	10/10/25	VUE, COLIN	1,026.00	
	10/10/25	WARDELL, JORDAN	5,707.54	
	10/10/25	WEAVER, TAWNY	4,053.30	
	10/10/25	WELLENS, MOLLY	2,968.80	
	10/10/25	WENZEL, JAY	4,804.74	
	10/10/25	WERTH, JENNIFER	2,986.40	
	10/10/25	WILBER, JEFFREY	3,177.99	
	10/10/25	WILLIAMSON, MICHAEL	4,255.76	
	10/10/25	WOEHRLE, MATTHEW	3,394.02	
	10/10/25	XIONG, BOON	3,377.13	
	10/10/25	XIONG, KAO	4,584.19	
	10/10/25	XIONG, PETER	3,869.60	
	10/10/25	XIONG, TUOYER	4,450.79	
	10/10/25	YANG, SOLOMAN	4,011.23	
	10/10/25	YANG, THANG	4,541.13	
	10/10/25	YOUNG, MATTHEW	3,402.40	
	10/10/25	ZAPPA, ANDREW	4,278.00	
	10/10/25	ZAPPA, ERIC	4,183.57	
	10/10/25	ZIEMAN, SCOTT	42.00	
			<u>\$ 799,627.52</u>	<u>\$ 1,453.30</u>

CITY COUNCIL STAFF REPORT
Meeting Date October 27, 2025

REPORT TO: Michael Sable, City Manager
REPORT FROM: Joe Rueb, Finance Director
PRESENTER: Joe Rueb, Finance Director
AGENDA ITEM: Third Quarter 2025 Financial Report

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

Policy Issue:

Ensure transparency by providing a financial report to the Council, taxpayers, and other interested parties.

Recommended Action:

No action is required.

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

Financial reports are primarily concerned with communication and transparency; however, the budget covers all areas of the strategic plan.

Background:

This report includes an investment update along with a General Fund budget to actual expenditure update for the quarter ending September 30, 2025.

Attachments:

1. Third Quarter 2025 Financial Report



Third Quarter 2025 Financial Report

**City of Maplewood
Investment Summary
For the Quarter Ended September 30, 2025**

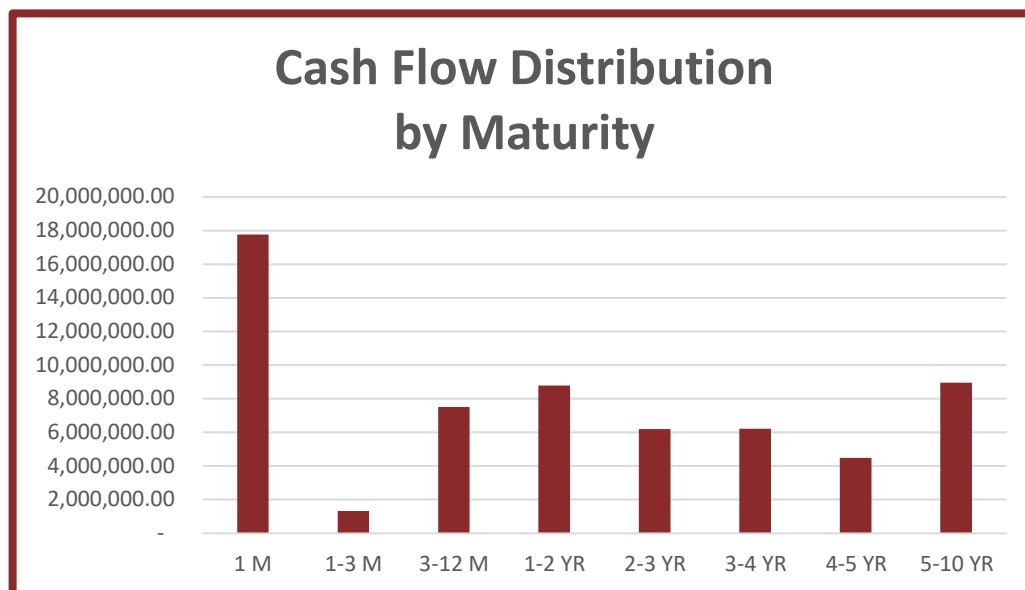
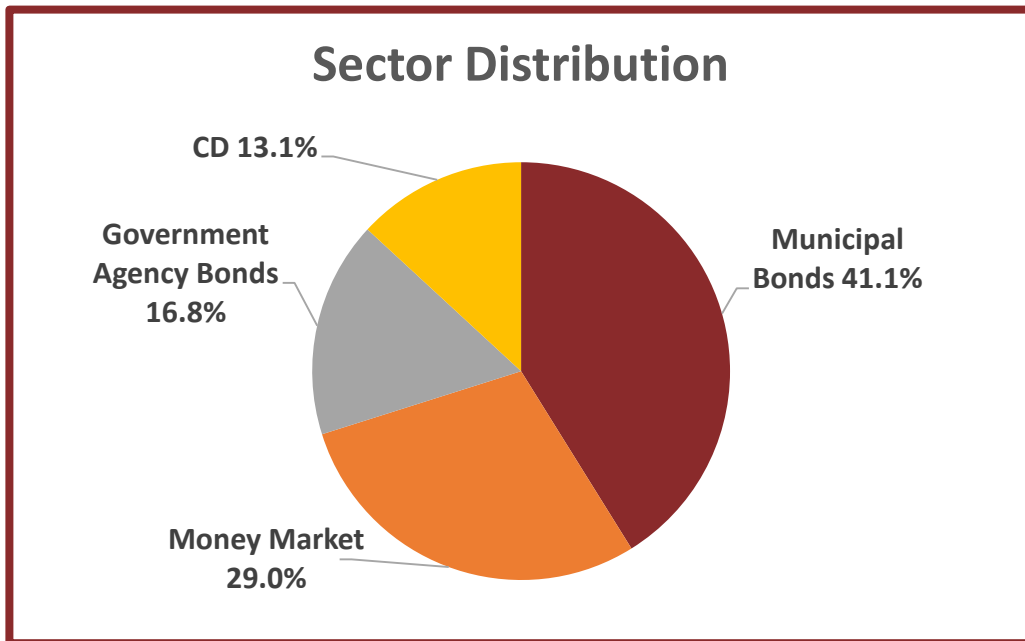
G2, Attachment

Portfolio Characteristics

Portfolio Value	\$62,152,866	Average Duration	2.908
Market Value	\$61,860,088	# of Positions	151
Total Accrued Interest	\$292,778 (1)	Callable	8.92% (3)
Annualized Gross Income	\$1,241,566 (2)		

Notes

- (1) Interest that has been earned or incurred but hasn't been paid out yet.
(2) Anticipated interest income for fiscal year 2025.
(3) Percent of positions that are callable and can be redeemed prior to the maturity date.



City of Maplewood
General Fund Budget to Actual (Unaudited)
For the Quarter Ended September 30, 2025

G2, Attachment

	Annual Budget	Budget Thru 09/30/2025	Actuals Thru 09/30/2025	Variance - Favorable (Unfavorable)	Percent Expended Based on Budget Thru 09/30/2025
Expenditures					
Administration	2,377,456	1,783,092	1,501,207	281,885	84.2
City Council	217,656	163,242	142,273	20,969	87.2
Community Development	2,050,269	1,537,702	1,461,825	75,877	95.1
Finance	1,018,179	763,634	751,747	11,888	98.4
Fire	3,839,049	2,879,287	2,707,427	171,860	94.0
Parks & Natural Resources	1,917,443	1,438,082	1,397,813	40,270	97.2
Police	13,421,801	10,066,351	9,691,143	375,208	96.3
Public Works	3,920,093	2,940,070	2,887,174	52,895	98.2
Total Expenditures	28,761,946	21,571,460	20,540,608	1,030,852	95.2

Item Explanation of items with a percentage less than 80% or greater than 120%

(1)

CITY COUNCIL STAFF REPORT

Meeting Date October 27, 2025

REPORT TO: Michael Sable, City Manager

REPORT FROM: Steven Love, Public Works Director/City Engineer
Audra Robbins, Parks & Recreation Manager
Neil Breneman, Recreation Program Supervisor

PRESENTER: Steven Love, Public Works Director/City Engineer

AGENDA ITEM: Resolution to Accept Donation for Youth Scholarship Fund

Action Requested: ☒ Motion ☐ Discussion ☐ Public Hearing

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

Policy Issue:

The City Council will consider approving the attached resolution, for acceptance of a donation check from Mik Mart Ice Cream (\$52.50) for our youth scholarship fund.

Recommended Action:

Motion to approve the attached resolution accepting donation in the amount of \$52.50 from Mik Mart Ice Cream and to authorize the Finance Director to increase the Youth Scholarship Fund budget by that amount: \$52.50.

Fiscal Impact:

Is There a Fiscal Impact? ☐ No ☒ Yes, the true or estimated cost is \$52.50

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

Strategic Plan Relevance:

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

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

Background:

The money being donated is from Mik Mart Ice Cream sales at our Celebrate Summer Events in which ten percent of sales from the event are donated to the Youth Scholarship Fund.

Attachments:

1. Resolution Accepting Donation

**RESOLUTION
APPROVAL OF ACCEPTANCE OF DONATION FROM MIK MART ICECREAM TOWARDS
THE PARKS AND NATURAL RESOURCES YOUTH SCHOLARSHIP PROGRAM**

WHEREAS, Mik Mart Ice Cream has presented a donation of \$52.50 towards the Parks and Natural Resources Youth Scholarship program.

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

1. The City of Maplewood is authorized to accept this donation for the Parks and Natural Resources Department youth scholarship fund.

Approved this 27th day of October, 2025.

CITY COUNCIL STAFF REPORT

Meeting Date October 27, 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: 2025 Ramsey County SCORE Agreement

Action Requested: ☒ Motion ☐ Discussion ☐ Public Hearing

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

Policy Issue:

Ramsey County offers Select Committee on Recycling and the Environment (SCORE) grants to cities to enhance or improve their recycling efforts. The County awards the grant funds on a per capita basis to help cities with their recycling programs. Maplewood has historically used SCORE grant funding to offset the cost of collecting residential recyclables through the City's recycling contract. SCORE grant funds can also be used for administration, promotional activities, equipment, and/or food scraps collection.

Recommended Action:

Motion to approve the 2025 SCORE Agreement with Ramsey County and direct the Mayor and City Manager to sign the agreement. Minor revisions as approved by the City Attorney are authorized as needed.

Fiscal Impact:

Is There a Fiscal Impact? ☐ No ☒ Yes, the true or estimated cost is \$97,044 of SCORE grant funding with an additional \$14,009 if the City achieves recycling incentives.

Financing source(s): ☐ Adopted Budget ☐ Budget Modification ☐ New Revenue Source
☐ Use of Reserves ☒ Other: The 2025 recycling program budget will be subsidized by the Ramsey County SCORE grant for amounts of \$97,044 to \$111,053 (depending on incentives) to help fund the collection of recyclables in the City.

Strategic Plan Relevance:

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

The 2025 SCORE grant funds will be used to offset the cost of residential recycling collection by Tennis Sanitation. Maplewood's single and multi-family residential recycling system helps the City manage its solid waste.

Background:

On January 13, 2025, the City Council authorized the submittal of the 2025 SCORE grant application. Ramsey County awarded Maplewood's 2025 SCORE grant on January 15, 2025.

Ramsey County has changed how they administer the SCORE grants and have finalized the 2025 SCORE grant agreement. New agreements will have a one-year term, with renewals up to four years to include a new work plan and new total award amount.

The 2025 SCORE Agreement has a term of January 1, 2025, through December 31, 2025, and may be renewed for up to an additional four years as determined by the County. Previously, Ramsey County required the SCORE agreements be processed and signed yearly.

The City was awarded \$97,044, plus \$14,009 of incentive funds if recycling incentives are achieved. Incentives outlined in the 2025 Recycling Performance Work Plan include:

1. Park Recycling Improvements: Enhancing recycling practices within a park setting. This initiative could involve various strategies to promote responsible waste management and environmental stewardship.
2. Promote BizRecycling: Actively work with and promote BizRecycling to businesses and institutions in collaboration with Ramsey/Washington Recycling & Energy for organics recycling and food waste reduction programs.

Last year the County awarded Maplewood a SCORE grant in the amount of \$100,449, and funding for incentives equaling \$19,133. Incentives completed in 2024 included park recycling improvement research to include reviewing options for improved recycling/trash containers and labeling at Wakefield Park; and coordinating recycling improvements with BizRecycling and Tennis Sanitation to three multi-family properties that stopped offering recycling due to contaminations.

Attachments:

1. 2025 SCORE Grant Agreement and 2025 Recycling Performance Work Plan

**AGREEMENT BETWEEN
RAMSEY COUNTY AND THE MUNICIPALITY
FOR A SCORE (The Governor's Select Committee on Recycling and the Environment) FUNDING
RECYCLING GRANT**

This Agreement is between Ramsey County (the "County") and the City of Maplewood (the "Municipality").

Every year, Ramsey County receives SCORE (Governor's Select Committee On Recycling and the Environment) funding from the Minnesota Pollution Control Agency. These funds are passed through to the municipalities to provide partial support for municipal recycling and related programs. To receive SCORE funding, municipalities must apply for the funding annually as well as adhere to the SCORE funding requirements.

1. MUNICIPALITY OBLIGATIONS

a. Collection

1. The Municipality shall ensure residential recycling service is available weekly or every other week to residents at their place of residence, including all multi-unit dwellings and manufactured home parks.
2. The Municipality shall provide recycling for at least the following materials at curbside and multi-unit dwelling properties:
 - a. Paper.
 - b. Cardboard.
 - c. Glass bottles.
 - d. Metal cans.
 - e. Cartons.
 - f. Plastic beverage and food containers.
 - g. Organics when present.
3. Ensure the collection of textiles for recycling is available to residents through curbside collection and to multi-unit dwellings through special collection or drop-off.
4. The Municipality shall add additional recyclable materials as reliable markets become available.
5. The Municipality shall maintain a long-term funding mechanism for its residential recycling programs.
6. The Municipality commits to the following one or two incentive(s) resources,
The Municipality shall implement the incentives specified in Attachment A: Recycling Performance Workplan listing them in their annual work plan in accordance with the guidelines outlined in Section 1(b) of this Agreement and will work to incorporate the Municipality's established environmental justice goals into both base and incentive funding structures. Attachment A is attached and made part of this Agreement.

b. Recycling Performance Work Plan

Each work plan year, the Municipality shall implement the strategies specified in Attachment A to measure its progress towards achieving recycling goals. Work plans may be updated if agreed to by both parties in writing.

c. Reimbursement

1. Expenses eligible for reimbursement must be in accordance with the established eligible expenses. Funds not spent by the Municipality during the budget year will be retained by the County. Unspent funds may be used by the County for SCORE-eligible expenditures as determined by the County. If applicable, the Municipality shall use the SCORE funds as specified by the Joint Powers Agreement for Recycling Funding dated July 1, 2019.
2. The County shall reimburse the Municipality a maximum not to exceed sum of **\$97,044** in base funding with **\$14,009** in incentive funding. Subject to the provisions of section 1(c)(5) below, the Municipality shall receive two payments for base funds. A payment of 50% of the total base funding award will be made within 35 days of receipt of an invoice, and in no case prior to the first day of March. The second payment of 50% of the total base funding award will be made within 35 days of receipt of an invoice, and in no case before the first day of June. The Municipality may invoice for the entire incentive funding amount upon completion of the incentive project by submitting an invoice and appropriate documentation of expenses.
3. The Municipality shall not use grant funds for expenses, or a portion of expenses, which have been or will be reimbursed by other parties, or for expenses that do not meet the eligibility criteria outlined in the SCORE grant application.
4. The County's obligation under this Agreement is subject to the availability and provision of funding from the State of Minnesota. The County may immediately cancel this Agreement or reduce the reimbursement to the Municipality to the extent funds received from the State are reduced or eliminated. The County is acting as fiscal agent for the Municipality and in no event shall be obligated to reimburse the Municipality in an amount in excess of that actually received from the State.
5. The County may deny reimbursement to the Municipality, or seek recovery of payments disbursed to the Municipality, if the Municipality is unable to verify that recycling collection service is provided at each place of residence, including multi-unit dwellings and manufactured home parks. The amount that the County may deny or seek recovery of, is that portion of the grant amount equivalent to the proportion of households not provided recycling collection service.

d. Program and Performance Reports

1. The Municipality shall meet with county staff for a mid-year status update related to the SCORE incentives funds by July 31 each year of this Agreement.

2. The Municipality shall submit a year-end report to the County through ReTRAC, the County's recycling and solid waste data management tool, by March 1 of each following year of the completed year. The report is to include information on recycling at all residential units, including multi-unit dwellings and manufactured home parks, even if the Municipality does not provide collection services to those units.

- a. The Municipality shall submit a narrative report to support the incentive work completed within the year. The Municipality is responsible for providing complete and accurate information for all applicable screens in the ReTRAC database.

e. Financial Reports

1. The Municipality shall submit, if requested by the County in its sole discretion, an audited financial report that shows how funds received from the County pursuant to this Agreement were disbursed.
2. Financial reports shall be in a form to be determined by the County, in its sole discretion.
3. If the Municipality has a Joint Powers Agreement for Recycling Funding, the Municipality shall submit a letter which certifies that SCORE funds have been used pursuant to the Joint Powers Agreement and this Agreement.

2. TERM

The term of this Agreement shall be from January 1, 2025, through December 31, 2025 and may be renewed for up to an additional 4 years as determined by the County. Each renewal year will require a new workplan and a new total award amount.

3. CANCELLATION

Either party may cancel this Agreement at any time upon thirty (30) days written notice to the other party. In the event of termination, the Municipality shall be entitled to reimbursement for those eligible expenses incurred up to the termination date, provided the expenses have been incurred according to the budget shown in Attachment A and the Municipality is not otherwise in default of any terms and conditions in this Agreement.

4. DEFAULT

Any of the following shall constitute default on the part of the Municipality:

- a. The failure of the Municipality to use funds in a manner consistent with this Agreement and Attachment A.
- b. The failure of the Municipality or its (sub)contractor(s) to use their best efforts to ensure the maximum collection and marketing of recyclable materials from all residential units.
- c. The failure of the Municipality to provide information satisfactory to the County as required in this Agreement, including information for the report required under Section 1(d).

- d. The failure of the Municipality to meet any terms and conditions of this Agreement.

5. GENERAL CONDITIONS

- a. All services and duties performed by the Municipality pursuant to this Agreement shall be performed to the satisfaction of the County and in accordance with all applicable federal, state, and local laws, ordinances, rules and regulations as a condition of payment. The Municipality agrees that it will comply with all federal, State and local statutes and ordinances relating to nondiscrimination.
- b. The Municipality is an independent contractor and shall not be the employee of the County for any purpose. The County shall not be responsible for the payment of any taxes, either federal or State, on behalf of the Municipality, nor shall the County be responsible for any fringe benefits. No Civil Service or other rights of employment will be acquired by virtue of the Municipality's services.
- c. The Municipality shall indemnify, hold harmless and defend the County, its officials, agents, and employees against any and all liability, losses, costs, damages, expenses, claims, or actions, including attorney's fees, which the County, 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 Municipality, its officials, agents, or employees, in the execution, performance, or failure to adequately perform the Municipality's obligations pursuant to this Agreement.
- d. All data collected, created, received, maintained or disseminated for any purpose in the course of this Agreement is governed by the Minnesota Government Data Practices Act, Minn. Stat. Ch. 13, or any other applicable State statute, any State rules adopted to implement the Act and statutes, as well as federal statutes and regulations on data privacy.
- e. All books, records, documents and accounting procedures and practices of the Municipality and its (sub)contractor(s), if any, relative to this Agreement are subject to examination by the County and the State Auditor, as appropriate, in accordance with the provisions of Minnesota Statutes §16C.05, Subd. 5.
- f. The Municipality shall make all reasonable efforts to ensure that their employees, officials and subcontractors do not engage in violence while performing under this agreement. Violence, as defined by the Ramsey County Workplace Violence Prevention and Respectful Workplace Policy, is defined as words and actions that hurt or attempt to threaten or hurt people; it is any action involving the use of physical force, harassment, intimidation, disrespect or misuse of power and authority, where the impact is to cause pain, fear or injury.
- g. The Municipality will be required to pay any subcontractor within ten days of receipt of payment from the County for undisputed services provided by the subcontractor. The Municipality will be required to pay interest of 1½ percent per month or any part of a month to the subcontractor on any undisputed amount not paid on time to the subcontractor. The minimum monthly interest penalty payment for an unpaid balance of \$100.00 or more is \$10.00. SCORE funds may

not be used towards interest penalty payments. For an unpaid balance of less than \$100.00, the Municipality shall pay the actual penalty due to the subcontractor. A subcontractor who prevails in a civil action to collect interest penalties from the Municipality must be awarded its costs and disbursements, including attorney's fees, incurred in bringing the action.

- h. All equipment purchased using funds provided in this Agreement shall remain the property of the Municipality.
- i. Any amendments to this Agreement shall be in writing and signed by both parties.

6. WASTE REDUCTION

The Municipality shall comply with Minnesota Statutes §115A.151 regarding recycling in local government facilities. The Municipality and its (sub)contractor(s) shall participate in a recycling program for at least four broad types of recyclable materials and shall favor the purchase of recycled products in its procurement processes. All reports, publications and documents produced as a result of this Agreement shall be printed on both sides of the paper, where commonly accepted publishing practices allow, on recycled and recyclable paper using soy-based inks, and shall be bound in a manner that does not use glue.

7. PUBLIC ENTITIES MANAGEMENT OF WASTE

The Municipality shall comply with Minnesota Statutes §115A.46 and §115A.471 when arranging for the management of mixed municipal solid waste and assure delivery of such waste to a waste processing facility for resource recovery.

8. Recycling Markets Support Fund

Ramsey County will reserve for the Municipality a portion of the Ramsey County Recycling Markets Support Fund (RMSF). This portion will be equal to the proportion of the county's population residing in the Municipality, according to the most recent population estimates posted by the Metropolitan Council, multiplied by the total amount of the RMSF. To gain access to these funds, the Municipality must first apply to Ramsey County, in accordance with the guidelines in place at the time for distribution of the RMSF. The Municipality will be allowed to seek reimbursement for incurred expenses, in accordance with its application as approved by Ramsey County. Ramsey County shall reimburse the Municipality for adequately documented requests consistent with such an approved application and the RMSF guidelines. The Municipality must provide evidence, upon request, that no RMSF monies were used to transport materials to a landfill and/or landfill recyclable materials. Ramsey County reserves the right at any time to amend the total amount of the RMSF, to amend the guidelines for distribution of the RMSF or to eliminate the RMSF.

RAMSEY COUNTY

Ling Becker, County Manager

Date: _____

Approval Recommended:

Amy Caron, Public Health Director

Approved as to form and insurance:

Assistant County Attorney

CITY OF MAPLEWOOD

By _____
Title: City Manager _____

Date: _____

Approved as to Form:

By _____
Municipality Attorney

By _____
Clerk/Treasurer

Attachment A

2025 Recycling Performance Work Plan

Minimum Requirements

1. Complete all 2025 SCORE requirements, including reporting on time and submitting a mid-year status report along with a final narrative report.
2. Provide outreach to all residents about the Municipality's recycling program and submit copies of materials to the County.
3. Use County materials and information when and where appropriate to promote increased recycling, reuse, and repair (e.g., Fix-it Clinics), medicine collection, household hazardous waste, organic waste and yard waste participation.
 - i. Send materials to the County for review prior to distribution.
 - ii. Include county contact information on materials:
 1. 24/7 Recycling & Disposal Hotline: 651-633-EASY (3279)
 2. RamseyRecycles.com
 - iii. Provide links to the County web pages on Municipality website.
4. Regularly update recycling content on the Municipality's website.
5. Promote BizRecycling resources to businesses and Multi-unit Recycling.
6. Work to incorporate the Municipality's established environmental justice goals into both base and incentive funding structures.
7. Use hauler data to identify those not recycling and target educational materials.
8. Ensure all multi-unit properties are meeting State law requirements to recycle and are receiving free County resources.
9. Increase opportunities for recycling in public spaces.
 - i. All recycling bins must be paired with a trash bin and in good condition.
 - ii. Labels must be readable.
 - iii. Promote the County's event container lending program and green event planning tips.
10. Enforce recycling contracts, including the assessment of penalties for non-compliance.
 - i. Audit reporting by obtaining hauler weight tickets.
 - ii. Have labels replaced if not readable.
11. Work with the County to educate and move toward Food Scraps Pick up Program for all residents.
12. Attend County Recycling Coordinator meetings and attend a yearly composition study.

Additional Incentive Activities Approved: improve recycling, reuse, repair, reduce and rot.

1. The Municipality shall focus on enhancing recycling practices within a park setting. This initiative could involve various strategies to promote responsible waste management and environmental stewardship.
2. Actively work with and promote BizRecycling to businesses and institutions in collaboration with Ramsey/Washington Recycling & Energy for organics recycling and food waste reduction programs.

CITY COUNCIL STAFF REPORT

Meeting Date October 27, 2025

REPORT TO: Michael Sable, City Manager

REPORT FROM: Steven Love, Public Works Director

PRESENTER: Steven Love, Public Works Director

AGENDA ITEM: Resolution to Accept MnDOT's Offer for Right-of-Way Acquisition for TH 5 Improvements, City Project 25-10

Action Requested: ☒ Motion ☐ Discussion ☐ Public Hearing

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

Policy Issue:

The Minnesota Department of Transportation (MnDOT) is leading a roadway project on Trunk Highway 5 (TH 5) from Minnehaha Avenue to Lakewood Drive. The proposed project includes a 4-to-3-lane conversion, signal replacements, a new trail, drainage improvements, and ADA improvements. To build the proposed drainage improvements MnDOT is looking to acquire a portion of a piece of property owned by the City. The City Council will consider the resolution to accept MnDOT's offer for right-of-way acquisition for TH 5 improvements, City project 25-10.

Recommended Action:

Motion to approve the attached Resolution to Accept MnDOT's Offer for Right-of-Way Acquisition for Trunk Highway 5 Improvements, City Project 25-10 and direct the Mayor and City Manager to sign the Offer to Sell, the Memorandum of Conditions and the Warranty Deed. Minor revisions as approved by the City Attorney are Authorized as needed.

Fiscal Impact:

Is There a Fiscal Impact? ☐ No ☒ Yes, the true or estimated cost is \$14,000 paid to the City of Maplewood.

Financing source(s): ☐ Adopted Budget ☐ Budget Modification ☐ New Revenue Source
☐ Use of Reserves ☒ Other: MnDOT is offering to pay the City of Maplewood \$14,000 to acquire a portion of property owned by the City to be used as MnDOT right-of-way.

Strategic Plan Relevance:

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

The property acquired by MnDOT will be used as right-of-way for street, trail, and stormwater improvements related to MnDOT's TH 5 improvement project.

Background

The City of Maplewood currently owns the property at 2314 Stillwater Road (TH 5), situated at the northeast corner of the intersection of TH 5 and Bush Avenue (see attached Property Map). Portions of this property are currently being used for ponding and right-of-way for TH 5 and Bush Avenue.

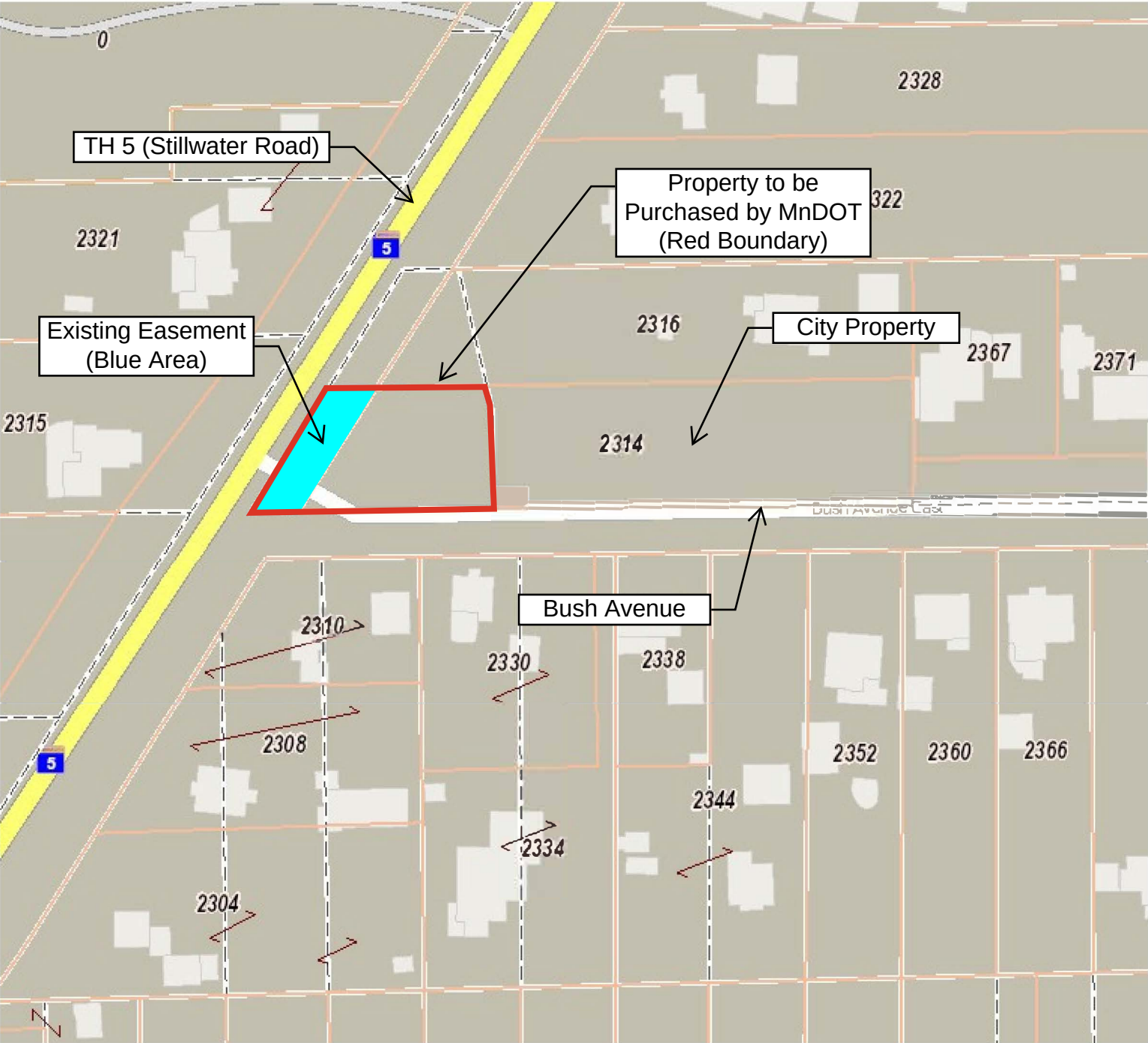
MnDOT is proposing to construct a stormwater pond at the northeast corner of TH 5 and Bush Avenue as part of its street improvement project. MnDOT is looking to acquire 11,119 square feet of the City's property (red boundary on Property Map), of which MnDOT currently has a right-of-way easement over the west 3,044 square feet (blue area on Property Map). The certified appraised amount offered to the City is \$14,000.

The City Council held a public hearing and has approved municipal consent for the final layout for MnDOT's Trunk Highway 5 improvement project. The project includes a 4-to-3 lane conversion, signal replacements, new trail construction, drainage, and ADA improvements. Municipal consent was required as the project reduces the number of through lanes from four to three lanes and requires acquisition of permanent rights-of-way to construct a new trail along the east side of TH 5.

Attachments

1. Property Map
2. Resolution to Accept MnDOT's Offer for Right-of-Way Acquisition for TH 5 Improvements, City Project 25-10
3. MnDOT Right-of-Way Plat No. 62-92
4. Offer to Sell and Memorandum of Conditions
5. Warranty Deed

Property Map



**RESOLUTION
TO ACCEPT MNDOT'S OFFER FOR RIGHT-OF-WAY
ACQUISITION FOR TH 5 IMPROVEMENTS,
City Project 25-10**

WHEREAS, the Minnesota Department of Transportation (MnDOT) is planning an improvement project for Trunk Highway 5 from Minnehaha Avenue to Stillwater Avenue; and

WHEREAS, MnDOT has determined the need to acquire a portion of property owned by the City of Maplewood for right-of-way purposes, depicted as Parcel 226 on MnDOT's Right-of-Way Plat No. 62-92; and

WHEREAS, as MnDOT has submitted an offer for right-of-way acquisition totaling \$14,000, and

WHEREAS, MnDOT's offer is based on a Minimum Damage Acquisition Report.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Maplewood, Minnesota, that MnDOT's offer for right-of-way acquisition for Trunk Highway 5 is approved.

Approved this 27th day of October 2025.

CONTROL SECTION NO. 6230(5=45)903

The Commissioner of Transportation is hereby certifying this plat, designating the definite location of, and assigning the Commissioner's Order for; those portions of Trunk Highway No. 5 as shown on this plat, pursuant to Minnesota Statutes, Section 160.085, Section 160.14 subd. 1, Section 161.16 subd. 2, and Section 161.18.

It is further ordered that the Commissioner of Transportation's Orders covering any existing right of way, outside of the plat boundary, shall remain in full force and effect until such time the existing right of way Orders are rescinded.

It is further ordered that it is necessary to acquire all trees, shrubs, grass and herbage within the right of way of said Trunk Highway, and to keep and have the exclusive control of the same.

Commissioner's Order No.	Location	Nature of Interest:
101208	Plat No. 62-92	Definite location, width drainage easement, ar
Certified:		temporary easement

Certified:
Nancy Daubenberger
Commissioner of Transportation
Rebecca Parzyck Digitally signed
by Rebecca Parzyck, P.E.
Metro District-Right of Way Engineer

I hereby certify that this plat was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota; that the parcel(s) are correctly delineated on this plat; that the proposed right of way boundary lines are correctly designated on this plat; and that this plat meets the requirements of Minnesota Statutes, Section 160.085, and Section 161.18.

Certified: **INTENTIONALLY BLANK** 53071
by Joshua J. DeLaew License No. Date
MdDOT District Office

I hereby certify that this plat was surveyed by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota; that all right of way boundary measurements are correctly shown on this plat; that all monuments depicted on this plat have been, or will be, placed in accordance to Minnesota Statute Section 160.14 subd. 1; that Certificates of Location for the Public Land Survey Corner monuments as shown on this plat have been or will be filed in accordance with Minnesota Statute 381.12; and that all Public Land Survey monuments and measurements shown on this plat are correctly depicted.

Certified: **INTENTIONALLY BLANK** 49546
by Michael D. Nelson License No. _____ Date _____
McDOT District Office

PARCEL 352 TEMPORARY EASEMENT BOUNDARY DATA			
FROM	TO	DESBETWEEN	LENGTH
90212	90209	35.00	52'27.00"
70101	70100	20.00	14'47'01.00"
70100	70103	47.42	23'28'54.00"
70103	70104	138.25	6'02.00"
70103	70105	19.75	17'57.00"
70103	70106	C = 277.65	17'30'33.00"
At 278.28	At 1193.42	d = 1372.17" R	0.00"
70106	70207	8.00	9'16.44"
70207	70208	C = 16.61	18'22'40.00"
At 35.67	At 1193.42	d = 607.94" R	0.00"
70208	70309	63.10	17'19'33.00"
70309	70310	35.78	14'38'16.00"
70310	70311	135.58	0.00"
70311	70312	39.83	20'15'58.00"
70312	70313	C = 152.17	20'51'54.00"
At 152.83	At 473.68	d = 1872.93" R	0.00"
70313	70314	315.54	23'59'30.00"
70314	70315	315.54	23'59'30.00"

RIGHT OF WAY IN REGISTERED LAND SURVEY NO. 582									
PARCEL	OWNER	LOCATION	TOWNSHIP NUMBER	N 1/4, 1/2, 3/4, S 1/4	TEMPORARY EASEMENT	PERMANENT N/4 INTEREST			
				SQ. FEET MORE OR LESS	SQ. FEET MORE OR LESS	EXPIRES			
312	GETTHEMANN LUTHERAN CHURCH	TRACTS A AND B	582720	3473	12390	12/16/2028	FEF		
RIGHT OF WAY IN AUDITOR'S SUBDIVISION NO. 77									
231	SANDORNE DANA MENONDA AND KARLIN VARELLA MUÑOZ ARISTO	LOT 1	5927	2824	12/11/2028	FEF			
230	MICHAEL AND PATRICIA A. KEEN	LOT 3	5595	1728	12/11/2028	FEF			
227	BRAD A. AND KATHY L. LENZKE	LOT 3	5595	1728	12/11/2028	FEF			
226	CITY OF MAPLEWOOD	LOT 3	32119			FEF			
RIGHT OF WAY IN MINNEHAHA SUBURBAN HEIGHTS									
226	WMH TRS	LOTS 14 AND 15	1556	12/11/2028					
201	MINNEHAHA "N"	LOT 15 AND 16	1120						

NOTE: TEMPORARY COMMISSIONER'S ORDERS IN PUBLIC ROADS WILL EXPIRE ON 12/31/2020

PLAT BOUNDARY DATA			
FROM TO	OSDISTANCE(I)	ADJUSTED	
19 25	09201	33.00	339 12' 30"
20 26	09202	33.00	339 12' 30"
09202	09203	201.24	332 42' 48"
09203	09204	84.13	332 42' 48"
09204	09205	11.10	334 17' 15"
09205	09206	12.80	337 48' 00"
09206	09207	21.28	337 48' 00"
09207	09208	4.00	339 03' 15"
09208	09209	32.18	337 48' 00"
09209	09210	C 744.19	337 48' 00"
to 70.78	to 1100.02	to 46.093(1/2)	to 297.76(1/2)
09211	09212	27.72	350 13' 12"
09212	09213	143.42	346 06' 47"
09213	09214	10.10	346 06' 47"
09214	09215	C 316.17	337 52' 24"
to 33.11	to 1185.42	to 19 27' 19" (1/2)	to 277.22(1/2)
09216	09217	12.12	343 13' 33"
09217	09218	10.10	343 13' 33"
09218	09219	31.08	339 03' 15"
09219	09220	C 344.20	320 27' 08"
to 30.00	to 1185.42	to 19 27' 19" (1/2)	to 277.22(1/2)
09220	09221	35.43	332 42' 48"
09221	09222	35.43	332 42' 48"
09222	09223	37.72	332 42' 48"
09223	09224	70.00	330 17' 09' 34"
09224	09225	35.43	330 17' 09' 34"
09225	09226	36.081	332 42' 48"
09226	09227	C 118.19	332 42' 48"
to 33.11	to 1185.42	to 19 27' 19" (1/2)	to 277.22(1/2)
09227	09228	200.49	332 42' 48"
09228	09229	35.43	332 42' 48"
09229	09230	15.92	340 03' 15"
09230	09231	32.67	337 02' 34"

NOTE: 89212, 89215, AND 89220 ARE RLS CAPS
89213, 89214, AND 89221 ARE RLS NO. 14945
89222 IS RLS NO. 9235
89228 AND 89230 IS RLS NO. 16379

NOTES

- Measurements are based on the Minnesota County Coordinates System assuming 0 degrees 9 minutes 0 seconds for Grid North and all distances are horizontal lengths.
2. Distances are shown in U.S. Survey Feet.
3. Boundary monuments will be set following substantial completion of the project.
4. Tolerance for tolerance for boundary monuments as shown on this plat is plus or minus 0.10 foot.
5. Any Public Land Survey Corner monument shown on this plat, if collaterated by construction, will be perpetuated per Minnesota Statute 360.15.
6. Owners names are for reference only and are subject to change.
7. All parcels shown on this plat may or may not have been acquired by the State of Minnesota. Check the Minnesota Department of Natural Resources website for more information.
8. Township Order (T.O.) gives the State of Minnesota all rights, title, easements, and appurtenances that are held by a political subdivision until the date said Township Order expires.
9. The State's interests depicted on this plat may be altered through Commissioner's Order or a new plat. This plat is subject to the Minnesota Department of Natural Resources Metro District Survey plat.

OFFICE OF REGISTRAR OF TITLES
RAMSEY COUNTY, MINNESOTA

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN
THIS OFFICE FOR PUBLIC RECORD ON THIS _____
DAY OF _____, 20__ AT _____
AND WAS DULY RECORDED AS DOCUMENT NO. _____

REGISTRAR OF TITLES

OFFICE OF COUNTY RECORDER
RAMSEY COUNTY, MINNESOTA

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN
THIS OFFICE FOR PUBLIC RECORD ON THIS _____
DAY OF _____, 20____ AT _____
AND WAS DULY RECORDED AS DOCUMENT NO. _____

COUNTY RECORDER

Office of Land Management (2-98)

STATE OF MINNESOTA
DEPARTMENT OF TRANSPORTATION**OFFER TO SELL AND
MEMORANDUM OF CONDITIONS**

RECOMMENDED FOR APPROVAL

Supervisor of Direct Purchase
APPROVED

By

C.S.: 6230 (5=45) 903 Parcel: 226 County: Ramsey

Owners and addresses: City of Maplewood, 1830 County Road B East, Maplewood, Minnesota, 55109;

For a valuable consideration, on this _____ day of _____, _____ the undersigned owners hereby offer to sell and convey to the State of Minnesota for a total consideration of fourteen thousand Dollars (\$14,000.00) a fee simple title to the real estate or an interest therein situated in Ramsey County, Minnesota, described in the copy of the instrument of conveyance hereto attached.

The undersigned parties have this day executed an instrument for the conveyance of the aforesaid real estate or an interest therein to the State of Minnesota, and have conditionally delivered the same to the State of Minnesota, which instrument shall have no effect until and unless this offer to sell and convey is accepted in writing by the Office of Land Management of the Minnesota Department of Transportation within 90 days from the date of this offer. Such notice of acceptance shall be by certified mail directed to the address appearing after our signatures hereto. If this offer is not so accepted within the time limited herein such conveyance shall be of no effect, and said instrument shall forthwith be returned to the undersigned owners.

If this offer is accepted it is mutually agreed by and between the owners and the State as follows:

(1) Possession of the real estate shall transfer to the State on ~~days after~~ the date of acceptance. The owners shall have the right to continue to occupy the property or to rent same to the present occupants or others until the date of transfer of possession. Any change in occupancy shall be subject to approval and concurrence by the State. On or before the date for transfer or possession the owners will vacate the real estate and the improvements (if any) located thereon, or cause same to be vacated, remove all personal effects therefrom and have all utilities (if any) shut off by the supplier of same. No buildings appurtenances or other non-personal items or fixtures will be removed from the premises by the owners or renters, including plumbing and heating fixtures, etc. The owners shall notify the Department of Transportation as soon as the improvements are vacated. The owners will maintain the improvements during their period of occupancy and will make all necessary repairs at their own expense. The State's prospective bidders for the purchase or demolition of the improvements on the property shall have the right of entry for inspection purposes during the last 10 days of possession by the owners.

(2) Title to said real estate shall pass to the State of Minnesota as of the date of said acceptance subject to conditions hereinafter stated.

(3) Buildings (if any) on said real estate shall be insured by the owners against loss by fire and windstorm in the amount of present coverage or if none in force then in an amount not less than the current market value during the entire period of the owners' occupancy of the buildings on the real estate, such policy or policies of insurance to be endorsed to show the State's interest.

(4) If the State of Minnesota is acquiring all or a major portion of the property, mortgages (if any) on the property shall be satisfied in full by the State of Minnesota. The amount paid by the State of Minnesota to satisfy said mortgage(s) shall be deducted from the amount to be paid to the owners under the terms of this agreement. The amount paid by the State of Minnesota to satisfy the mortgage(s) shall include interest on the mortgage(s) to date that payment is made to the mortgage holder.

(5) If the State of Minnesota is acquiring only a minor portion of the property, and the property is encumbered by a mortgage, it shall be the responsibility of the owners to furnish a partial release of mortgage. The mortgage holder will be included as a payee along with the owners on the check drawn in payment for the property. Any fee charged by the mortgage holder for the partial release of mortgage must be paid for by the owners.

(6) The owners will pay all delinquent (if any) and all current real estate taxes, whether deferred or not, which are a lien against the property. **Current taxes shall include those payable in the calendar year in which this document is dated.** The owners will also pay in full any special assessments, whether deferred or not, which are a lien against the property. The owners will also be responsible for and will pay in full any pending special assessments. The owners' obligation to pay deferred and pending taxes and assessments shall continue after the sale and shall not merge with the delivery and acceptance of the deed.

(7) If encumbrances, mechanics liens or other items intervene before the date the instrument of conveyance is presented for recording and same are not satisfied or acknowledged by the owners as to validity and amount and payment thereof authorized by the owners, said instrument of conveyance shall be returned to the owners.

(8) Payment to the owners shall be made in the due course of the State's business after payment of taxes, assessments, mortgages and all other liens or encumbrances against said real estate. The owners will not be required to vacate the property until the owners have received payment.

(9) No payments shall be made of any part of the consideration for said sale until marketable title is found to be in the owners and until said instrument of conveyance has been recorded.

(10) The owners hereby acknowledge receipt of a copy of the instrument of conveyance executed by them on this date, and a copy of this offer and memorandum.

(11) It is understood that unless otherwise hereinafter stated the State acquires all appurtenances belonging to the premises including:

OWNERS

CITY OF MAPLEWOOD

By _____

Its _____

And _____

Its _____

(Address of Owner where acceptance is to be mailed.)

WARRANTY DEED

STATE DEED TAX DUE HEREON: \$ _____

C.S. 6230 (5=45) 903

Parcel 226

Date: _____

County of Ramsey

For and in consideration of the sum of fourteen thousand Dollars (\$14,000.00),

City of Maplewood, a municipal corporation under the laws of the state of Minnesota, Grantor, hereby conveys and warrants to the State of Minnesota, Grantee, real property in Ramsey County, Minnesota, described as follows:

All of the following:

That part of Lot 3, AUDITOR'S SUBDIVISION NO. 77, shown as Parcel 226 on Minnesota Department of Transportation Right of Way Plat Numbered 62-92 as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

together with all hereditaments and appurtenances belonging thereto. Subject to mineral rights and utility easements of record, if any.

Check box if applicable:

- ☐ The Seller certifies that the seller does not know of any wells on the described real property.
- ☐ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number _____.)
- ☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

CITY OF MAPLEWOOD

By _____

Its _____

And _____

Its _____

STATE OF MINNESOTA)
)SS.
COUNTY OF RAMSEY)

The foregoing instrument was acknowledged before me this _____ day of _____, _____, by _____ and _____, the _____ and _____ of City of Maplewood, a municipal corporation under the laws of the state of Minnesota, on behalf of the municipal corporation.

NOTARY PUBLIC

My commission expires: _____

This instrument was drafted by the
State of Minnesota, Department of
Transportation, Legal and Property
Management Unit,
395 John Ireland Blvd.
St. Paul, MN 55155-1800

Send tax statements to Grantee:
State of Minnesota
Department of Transportation
METRO District Right of Way
1500 W. County Road B2
Roseville, MN 55113

CITY COUNCIL STAFF REPORT

Meeting Date October 27, 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, Menards, 2280 Maplewood Drive North

Action Requested: ☒ Motion ☐ Discussion ☐ Public Hearing

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

Policy Issue:

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

Recommended Action:

Motion to approve the CUP review for Menards, located at 2280 Maplewood Drive North, 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 the council to review conditional use permits within one year of initial approval unless such review is waived by council decision. At the one-year review, the council may specify an indefinite or specific term for subsequent reviews, not to exceed five years.

Background:

The city approved a conditional use permit amendment for Menards to construct a new building and warehouse on March 9, 2020. Construction of the new building is complete. Last fall, city engineering staff worked with Menards and the neighboring property at 1180 Highway 36 East to resolve a drainage concern. No issues have been reported from either party. All project conditions of approval are being met. Staff will continue to monitor this site for compliance. Staff has no other concerns with this project and recommend reviewing again only if a problem arises or a significant change is proposed.

Reference Information*Site Description*

Site Size: Menard Inc. site - 17.19 acres

Surrounding Land Uses

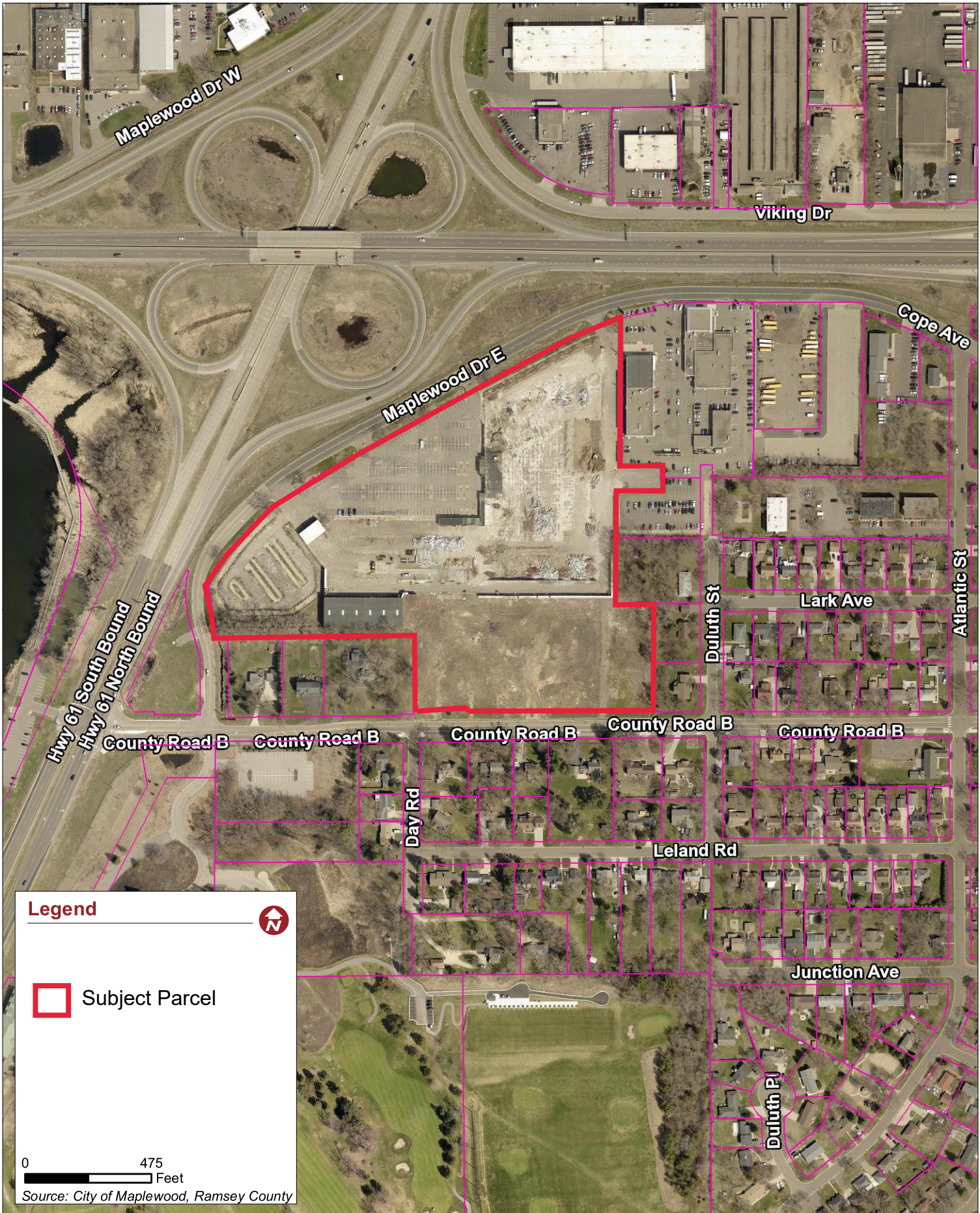
North: Highway 36
South: Single Dwelling Residential
East: Countryside VW/FIAT and single-family residential
West: Highway 61

Planning

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

Attachments:

1. Overview Map
2. Site Plan
3. City Council Meeting Minutes, March 9, 2020

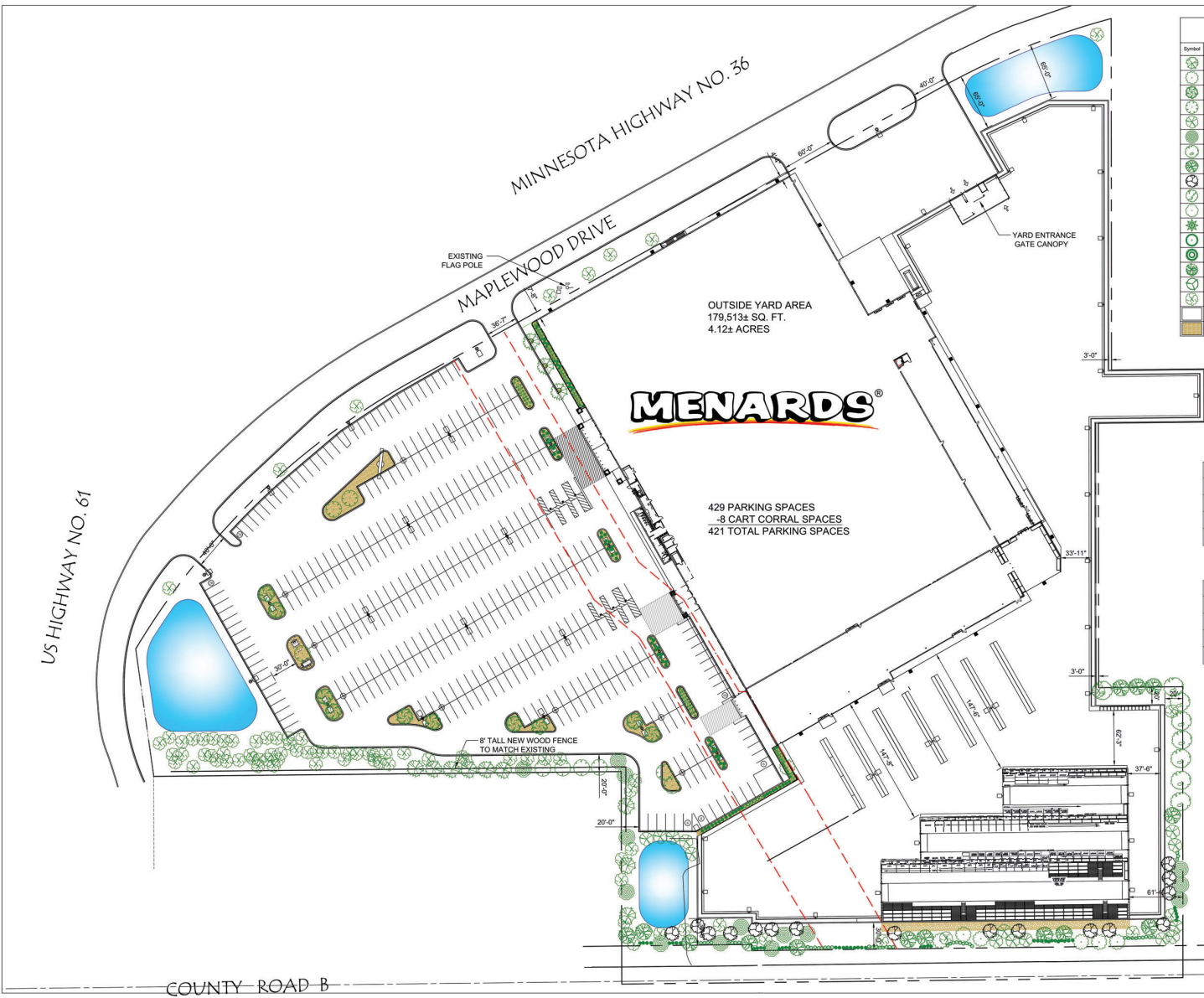


OVERALL LANDSCAPE LEGEND					
Symbol	Botanical, Common Name	Size At Planting	Height At Maturity	Width At Maturity	Quantity
	Styrax reticulata 'Tony Slik', Ivory Silk Japanese Tree Lilac	1.75" Dia.	20-30'	15-20'	12
	Pyrus calleryana 'Atkinsonii', Aristocrat Callery Pear	1.75" Dia.	30-40'	20-25'	7
	Makia x hybrid 'Thunbergii', Paradise Flowering Crabapple	1.75" Dia.	15-20'	10-20'	10
	Cercis canadensis, Eastern Redbud	1.75" Dia.	20-30'	25-30'	9
	Betula nigra 'Heritage', Heritage River Birch	1.75" Dia.	40-70'	40-60'	14
	Acer rubrum 'Painted Sunburst', Painted Sunburst Red Maple	2.5" Dia.	40-60'	40-60'	14
	Acer saccharum, Sugar Maple	2.5" Dia.	40-60'	30-40'	8
	Celtis occidentalis 'Prairie Pride', Prairie Pride Common Hackberry	2.5" Dia.	40-60'	40-60'	14
	Pinus pungens 'Glauca', Colorado Blue Spruce	6" Ht.	40-60'	15-20'	16
	Syringa japonica 'Little Princess', Little Princess Spirea	3 Gal.	1.5-2.5'	2-3'	33
	Cornus sericea 'Kalmii', Kalmii's Dwarf Dogwood	3 Gal.	3-5'	2-3'	43
	Moribate decussata, Silveran Cypress	1 Gal.	6-12'	4-12'	18
	Rex verticillata, Winterberry	3 Gal.	3-12'	3-12'	51
	Hydrangea arborescens, Smooth Hydrangea	3 Gal.	3-5'	3-5'	68
	Symphoricarpos viticollata, Corallberry	3 Gal.	3-5'	4-6'	99
	Rudbeckia hirta var. subvar. 'Goldsturm', Goldenrod Black-eyed Susan	1 Gal.	3-5'	1-2'	24
	Existing Trees				81
	4-6" Red Stone (Small Washstones)				
	1-1/2" River Rock (Landscape Planters)				

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

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


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



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

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

1.02 The applicant has requested approval of multiple setback variances.

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

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

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

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

And:

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

And

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

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

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

AND

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

AND

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

AND

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

AND

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

AND

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

Section 2. Standards.

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

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

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

Section 3. Findings.

3.01 The proposal meets the specific conditional use permit standards.

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

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

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

3.03

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

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

3.04

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

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

Section 4. City Review Process

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

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

Section 5. City Council

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

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

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

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

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

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

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

Seconded by Councilmember Neblett

Ayes – All

The motion passed.

On this 9th day of March, 2020, the City Council of the City of Maplewood, Minnesota, met in regular session and the following resolutions were adopted:

Resolution No. 20-03-1790, a resolution to amend the Comprehensive Plan of the City of Maplewood, Minnesota, to update the land use map to reflect the current land use conditions in the City of Maplewood, Minnesota, and to update the Comprehensive Plan to reflect the current land use conditions in the City of Maplewood, Minnesota.

The Resolution is hereby adopted and the City Council of the City of Maplewood, Minnesota, hereby certifies that the Resolution is a true and correct copy of the Resolution as adopted by the City Council of the City of Maplewood, Minnesota.

Attest:

City Clerk

City Council

City of Maplewood, Minnesota

On this 9th day of March, 2020, the City Council of the City of Maplewood, Minnesota, met in regular session and the following resolutions were adopted:

Resolution No. 20-03-1790, a resolution to amend the Comprehensive Plan of the City of Maplewood, Minnesota, to update the land use map to reflect the current land use conditions in the City of Maplewood, Minnesota, and to update the Comprehensive Plan to reflect the current land use conditions in the City of Maplewood, Minnesota.

The Resolution is hereby adopted and the City Council of the City of Maplewood, Minnesota, hereby certifies that the Resolution is a true and correct copy of the Resolution as adopted by the City Council of the City of Maplewood, Minnesota.

Attest:

City Clerk

City Council

City of Maplewood, Minnesota

CITY COUNCIL STAFF REPORT

Meeting Date October 27, 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, Justice Alan Page Elementary School, 2410 Holloway Avenue East

Action Requested: ☒ Motion ☐ Discussion ☐ Public Hearing

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

Policy Issue:

The conditional use permit (CUP) for Justice Alan Page Elementary School, located at 2410 Holloway Avenue East, is due for review.

Recommended Action:

Motion to approve the CUP review for Justice Alan Page Elementary, located at 2410 Holloway Avenue East, 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 the council to review conditional use permits within one year of initial approval unless such review is waived by council decision. At the one-year review, the council may specify an indefinite or specific term for subsequent reviews, not to exceed five years.

Background:

The city approved a conditional use permit for the construction of a new educational institution on June 8, 2020. The new elementary school project is complete, and all conditions are being met. Staff has no concerns regarding the overall project. Staff recommends reviewing the project review again only if a problem arises or a significant change is proposed.

Reference Information*Site Description*

Site Size: 19.86 Acres

Surrounding Land Uses

North: Holloway Avenue/ Residential Homes (North St. Paul)

South: Residential Homes (North St. Paul)

East: Single-Dwelling Residential Homes

West: Lakewood Drive/Single-Dwelling Residential Homes

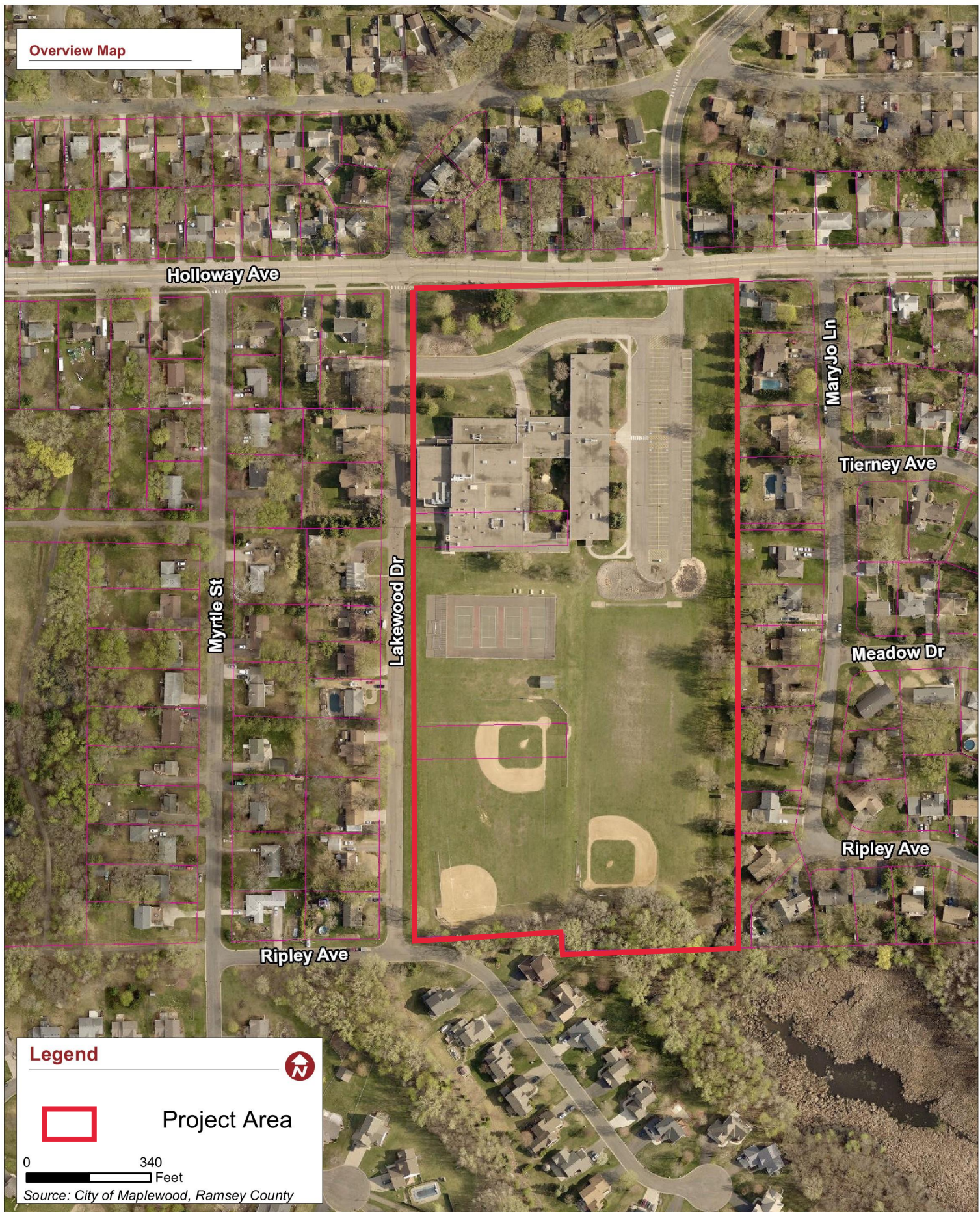
Planning

Existing Land Use: Institutional

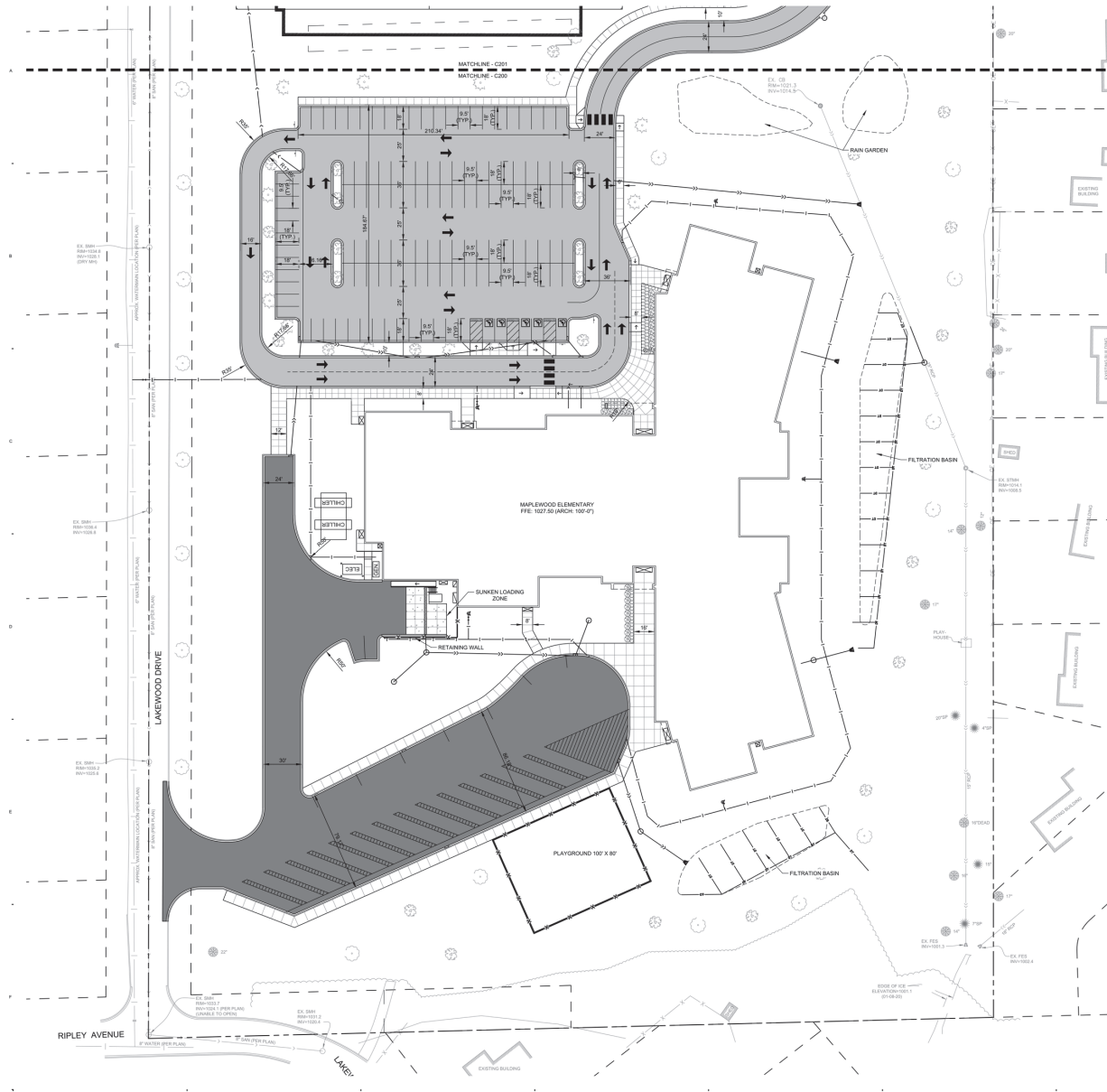
Existing Zoning: Single-Dwelling Residential

Attachments:

1. Overview Map
2. Site Plan
3. City Council Meeting Minutes, Dated June 8, 2020



MN



SYMBOL LEGEND

- NEW LIGHT DUTY BITUMINOUS PAVEMENT SEE DETAIL 10C000
- NEW HEAVY DUTY BITUMINOUS PAVEMENT SEE DETAIL 30C000
- NEW LIGHT DUTY CONCRETE PAVEMENT SEE DETAIL 30C000
- NEW HEAVY DUTY CONCRETE PAVEMENT SEE DETAIL 40C000
- NEW AG-LIME DETAIL 10C000
- NEW STODIAPRON SEE STRUCTURAL/ARCHITECTURAL
- NEW CHAIN LINK FENCE SEE PLAN FOR HEIGHT
- PAVEMENT MARKINGS

- KEY NOTES**
- NEW LIGHT DUTY BITUMINOUS PAVEMENT DETAIL 10C000
 - NEW HEAVY DUTY BITUMINOUS PAVEMENT DETAIL 30C000
 - NEW LIGHT DUTY CONCRETE PAVEMENT DETAIL 30C000
 - NEW HEAVY DUTY CONCRETE PAVEMENT DETAIL 40C000
 - NEW BURMOUNTABLE CURB DETAIL 30C000
 - NEW 8612 CONCRETE CURB DETAIL 30C000
 - TRANSITION CURB
 - NEW AG-LIME DETAIL 10C000
 - NEW TRENCH DRAIN DETAIL 30C000
 - NEW RETAINING WALL DETAIL 30C000
 - NEW PARKING SIGN AND POST DETAIL 10C000
 - ADA PARKING
 - NO PARKING ACCESSIBLE
 - ADA LOADING ZONE
 - STOP SIGN
 - BUSES ONLY
 - NEW FLAG POLE DETAIL 11C000
 - NEW ACCESSIBLE CURB RAMP
 - TYPE 1 DETAIL 12AC000
 - TYPE 2 DETAIL 12BC000
 - TYPE 3 DETAIL 12CC000
 - NEW CHAIN LINK BACKSTOP DETAIL 10C000
 - NEW 4' HEIGHT CHAIN LINK FENCE DETAIL 20C000
 - W MAINTENANCE STRIP DETAIL 40C000
 - NEW 6' HEIGHT CHAIN LINK FENCE DETAIL 10C000
 - MATCH EXISTING CURB DETAIL 30C000
 - NEW VALLEY GUTTER DETAIL 30C000
 - NEW CONCRETE DRIVEWAY APRON DETAIL 30C000
 - SEE MECHANICAL
 - SEE ELECTRICAL
 - SEE ARCHITECTURAL

**CITY SUBMITTAL
NOT FOR CONSTRUCTION**

Scale

North

0 15 30 60

**NEW MAPLE WOOD
ELEMENTARY
SCHOOL**

2410 Holloway Ave E
Maplewood, MN 55109

**INDEPENDENT SCHOOL
DISTRICT #622**

2520 12th Ave E
North St. Paul, MN 55109



**WOLD ARCHITECTS
AND ENGINEERS**

180 Hudson Ave., Suite 300
St. Paul, MN 55101

**Larson
Engineering, Inc.**

3524 Labors Road
White Bear Lake, MN 55110
651.481.9125 (F) 651.481.9201
www.larsonengr.com

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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.

Design: **Shirley P.E.**
Date: **04.28.20** Lic. No.: **23793**

Inspector	Date	Notes

Comm: **12/28/19**
Draw: **04/28/20**
Check: **GAB**

**PAVING AND
DIMENSION
PLAN - SOUTH**

C200

NEW MAPLE WOOD
ELEMENTARY
SCHOOL

2410 Holloway Ave E
Maplewood, MN 55109

INDEPENDENT SCHOOL
DISTRICT #622
2520 12th Ave E
North St. Paul, MN 55109



WOLD ARCHITECTS
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wold.com | 651.227.7773

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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the state of Minnesota.

Design: [Signature] P.E.
Date: 04.28.22 Lic. No.: 23793

Inspector	Date	Notes

Comm: 1208108
Date: 04.28.22
Drawn: JCH/ML
Check: GAB

Scale: 1" = 30'

PAVING AND
DIMENSION
PLAN - NORTH

C201

SYMBOL LEGEND

- NEW LIGHT DUTY BITUMINOUS PAVEMENT SEE DETAIL 10C000
- NEW HEAVY DUTY BITUMINOUS PAVEMENT SEE DETAIL 10C000
- NEW LIGHT DUTY CONCRETE PAVEMENT SEE DETAIL 10C000
- NEW HEAVY DUTY CONCRETE PAVEMENT SEE DETAIL 10C000
- NEW AG-LINE SEE DETAIL 10C000
- NEW STODIAPRON SEE STRUCTURAL/ARCHITECTURAL
- NEW CHAIN LINK FENCE SEE PLAN FOR HEIGHT
- PAVEMENT MARKINGS

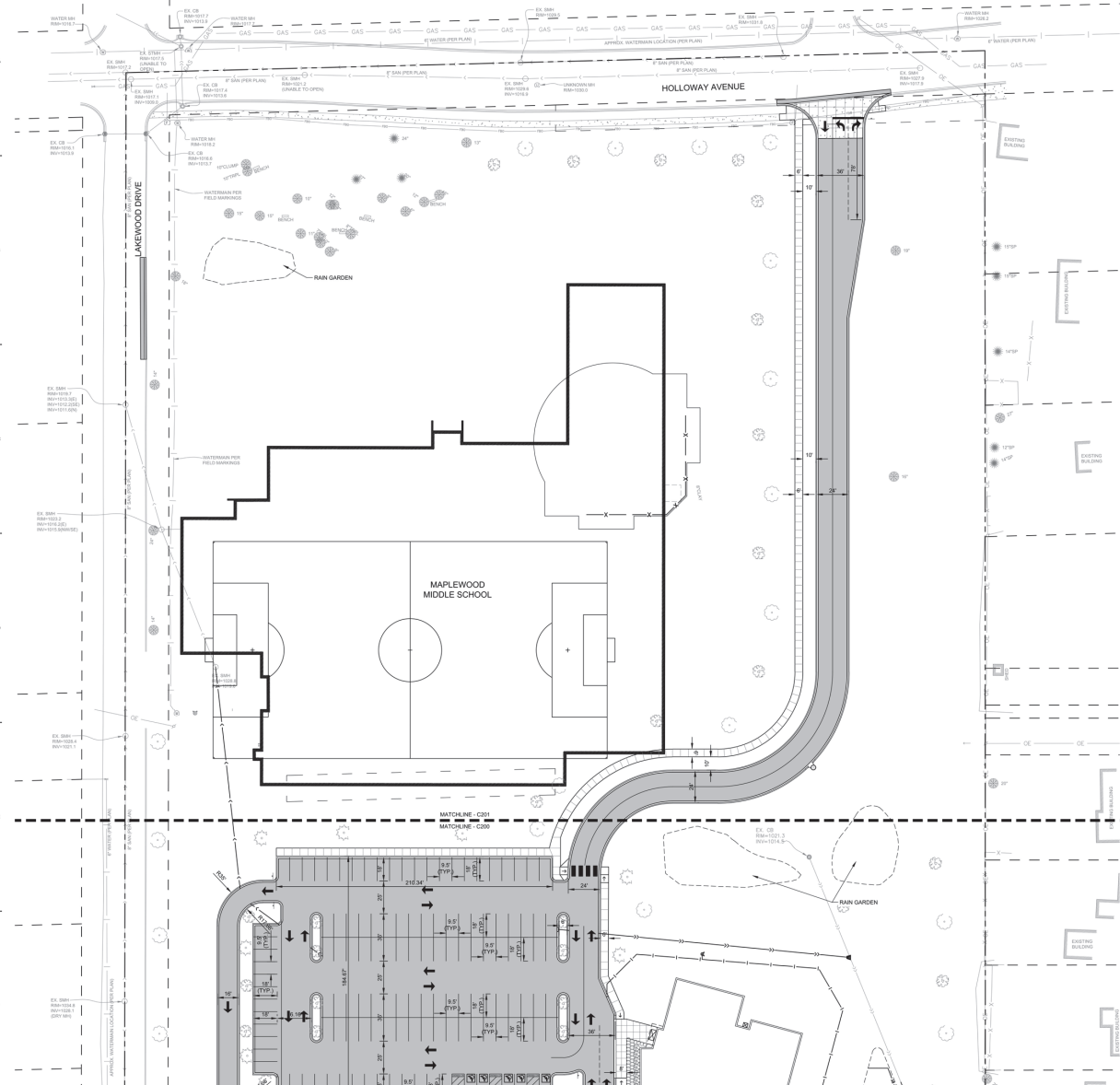
KEY NOTES

- 1) NEW LIGHT DUTY BITUMINOUS PAVEMENT, DETAIL 10C000
- 2) NEW HEAVY DUTY BITUMINOUS PAVEMENT, DETAIL 10C000
- 3) NEW LIGHT DUTY CONCRETE PAVEMENT, DETAIL 10C000
- 4) NEW HEAVY DUTY CONCRETE PAVEMENT, DETAIL 10C000
- 5) NEW BURNMOUNTABLE CURB, DETAIL 10C000
- 6) NEW 8612 CONCRETE CURB, DETAIL 10C000
- 7) TRANSITION CURB
- 8) NEW AG-LINE, DETAIL 10C000
- 9) NEW TRENCH DRAIN, DETAIL 10C000
- 10) NEW RETAINING WALL, DETAIL 10C000
- 11) NEW PARKING SIGN AND POST, DETAIL 10C000
- 12) ADA PARKING
- 13) NO PARKING ACCESSIBLE
- 14) ADA LOADING ZONE
- 15) STOP SIGN
- 16) RUBBER ONLY
- 17) NEW FLAG POLE, DETAIL 11C000
- 18) NEW ACCESSIBLE CURB RAMP
- 19) TYPE 1, DETAIL 12A000
- 20) TYPE 2, DETAIL 12B000
- 21) TYPE 3, DETAIL 10C000
- 22) NEW 4" HEIGHT CHAIN LINK FENCE, DETAIL 10C000
- 23) NEW 6" HEIGHT CHAIN LINK FENCE, DETAIL 10C000
- 24) NEW 8" HEIGHT CHAIN LINK FENCE, DETAIL 10C000
- 25) MATCH EXISTING CURB, DETAIL 10C000
- 26) NEW VALLEY GUTTER, DETAIL 10C000
- 27) NEW CONCRETE DRIVEWAY APRON, DETAIL 10C000
- 28) SEE MECHANICAL
- 29) SEE ELECTRICAL
- 30) SEE ARCHITECTURAL



CITY SUBMITTAL
NOT FOR CONSTRUCTION

MN



MINUTES
MAPLEWOOD CITY COUNCIL
7:00 P.M. Monday, June 8, 2020
Held Remotely Via Conference Call
Meeting No. 11-20

J. CONSENT AGENDA

- 2. New Maplewood Elementary School, 2410 Holloway Avenue East**
 - a. Conditional Use Permit Resolution**
 - b. Design Review Resolution**

Community Development Director Thomson gave the report. Sean Kelly with Wold Architects gave further information.

Councilmember Juenemann moved to approve the resolution for a conditional use permit for a new elementary school to be constructed at 2410 Holloway Avenue East.

Resolution 20-06-1825
CONDITIONAL USE PERMIT RESOLUTION

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

Section 1. Background.

- 1.01 Independent School District 622 has requested approval of a conditional use permit for a new elementary school building.
- 1.02 The property is located at 2410 Holloway Avenue East and is legally described as:

Tract A

The East 174 feet of the North 250 feet of the West 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 13, Township 29, Range 22 West, according to the United States Government Survey thereof, subject to the rights of the public in the North 33 feet thereof for Holloway Avenue, said tract being also described as Lot 1, Block 1, Wiesner Park, together with abutting south half of Holloway Avenue, according to the plat of said Wiesner Park on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.

Tract B

The West 1/4 of the Northeast 1/4 of the Southwest 1/4, Section 13, Township 29, Range 22, according to the United States Government Survey thereof, except the East 174 feet of the North 250 feet thereof, subject to the rights of the public in the North 33 feet thereof for Holloway Avenue and in the West 33 feet thereof for Meyer Avenue, said tract being described as all of Wiesner Park, except Lot 1, Block 1 thereof and except the south half of Holloway Avenue abutting upon said Lot 1, Block 1, according to the plat of said Wiesner Park on file and of record in the

office of the Register of Deeds in and for Ramsey County, Minnesota.

Tract C

The East 1/2 of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 13, Township 29, Range 22, Ramsey County, Minnesota, according to the United States Government Survey thereof, subject to the rights of the public in the North 33 feet thereof for Holloway Avenue.
(Abstract Property)

Section 2. Standards.

2.01 City Ordinance Section 44-1092(3) requires a Conditional Use Permit for Educational Institutions.

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 May 19, 2020, the planning commission held a public hearing. The city staff published a hearing notice in the Pioneer Press and sent notices to the surrounding property owners. The planning commission gave everyone at the hearing a chance to speak and present written statements. The planning commission recommended that the city council approve this resolution.
2. On June 8, 2020, the city council discussed this resolution. They considered reports and recommendations from the planning commission and city staff.

Section 5. City Council

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

1. Adherence to the design and site plans date-stamped April 22, 2020. 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 end. The council may extend this deadline for one year.
3. The city council shall review this permit in one year.
4. Comply with all city ordinance requirements for signage.
5. Parking on Lakewood Drive North for any school-related events is limited to the east side of the street.
6. Provide year-round screening adjacent to the south and east property lines to the homes aligned with either the parking lot or new school building and along the west property line adjacent to the school's loading dock and chiller equipment.

Seconded by Councilmember Neblett

Ayes – All, via roll call

The motion passed.

CITY COUNCIL STAFF REPORT

Meeting Date October 27, 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, Harriet Tubman Center East, 2675 Larpenteur Avenue East

Action Requested: ☒ Motion ☐ Discussion ☐ Public Hearing

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

Policy Issue:

The conditional use permit (CUP) for Harriet Tubman Center East, 2675 Larpenteur Avenue East is due for review.

Recommended Action:

Motion to approve the CUP review for Harriet Tubman Center East, located at 2675 Larpenteur Avenue East, 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 such review is waived by council decision. At the one-year review, the council may specify an indefinite or specific term for subsequent reviews, not to exceed five years.

Background:

The city approved a conditional use permit for Harriet Tubman Center East to construct an exterior dog run and expand the use of its commercial kitchen on September 23, 2024. Construction of Harriet's Haven for Pets is nearly complete but still requires final inspections. Christine Brinkman, of Tubman, said they are still working to secure the required funding for their commercial kitchen plans. Once funding is in place, the commercial kitchen plans will move forward. Staff has no

concerns with this project and recommends reviewing again in one year to check in on the status of the project.

Reference Information

Site Description

Campus Size: 7.4 acres
Existing Land Use: Tubman Center East

Surrounding Land Uses

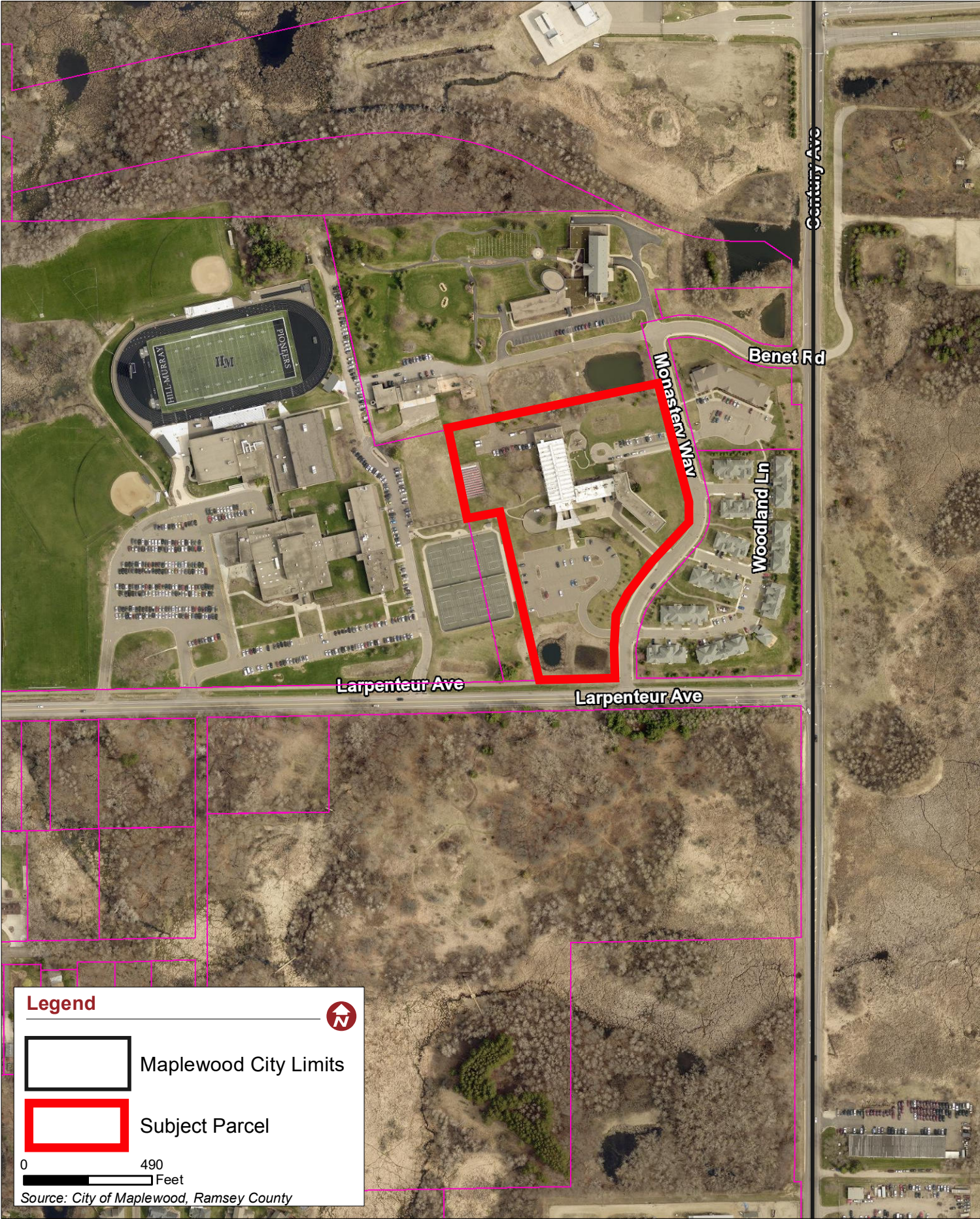
North: St. Paul's Monastery
East: Century Trails Seniors Apartments and Trails Edge Town Houses
South: Larpenleur Avenue and City of Maplewood open space land
West: Hill-Murray High School and athletic fields

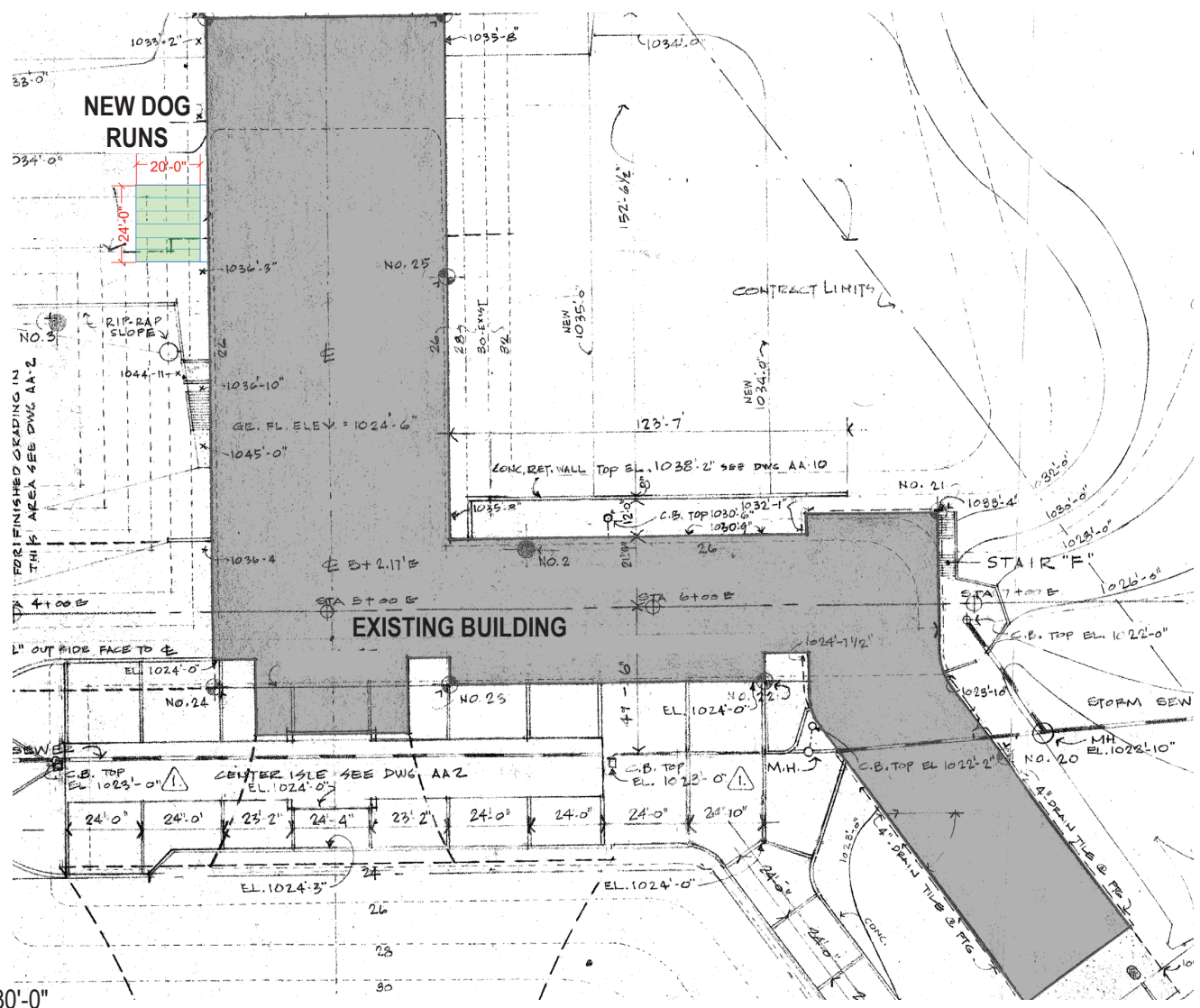
Planning

Existing Land Use: High-Density Residential
Existing Zoning: Multiple Dwelling

Attachments:

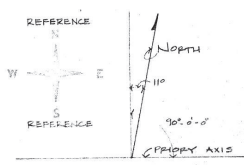
1. Overview Map
2. Site Plan
3. City Council Meeting Minutes, September 23, 2024





SITE PLAN 1" = 30'-0"

Tubman Center East



023-10630-001 07/12/24



MINUTES
MAPLEWOOD CITY COUNCIL
7:00 P.M. Monday, September 23, 2024
City Hall, Council Chambers
Meeting No. 19-24

J. NEW BUSINESS

2. Conditional Use Permit Resolution, Harriet Tubman Center East, 2675 Larpenteur Ave East

Community Development Director Parr gave the presentation. Christine Brinkman, Senior Director of Operations with Harriet Tubman Center, provided additional information.

Councilmember Lee moved to approve the resolution for a conditional use permit for Harriet Tubman Center East to allow an exterior dog run and expanded use of its commercial kitchen located at 2675 Larpenteur Avenue East.

Resolution 24-09-2353
CONDITIONAL USE PERMIT RESOLUTION

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

Section 1. Background.

1.01 Harriet Tubman Center East has requested a conditional use permit to allow an exterior dog run and expanded use of its commercial kitchen.

1.02 The property is located at 2675 Larpenteur Avenue East and is legally described as:

Century Trails Common Lot 2 Block 1

The PID for the property is 13-29-22-44-0004.

Section 2. Standards.

2.01 City Ordinance Section 44-1092(3) requires a Conditional Use Permit for an institution of any educational, philanthropic or charitable nature.

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

1. The use would be located, designed, maintained, constructed and operated to be in conformity with the City's Comprehensive Plan and Code of Ordinances.
2. The use would not change the existing or planned character of the surrounding area.

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

Section 3. Findings.

- 3.01 The proposal meets the specific conditional use permit standards.

Section 4. City Review Process

- 4.01 The City conducted the following review when considering this conditional use permit request.
1. On September 17, 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 September 23, 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 site plan approved by the city. Staff may approve minor changes.
2. The proposed use must be substantially started within one year of council approval or the permit shall become null and void. The council may extend this deadline for one year.
3. The City Council shall review this permit in one year.
4. This permit allows the Tubman Center East to continue its previously approved use of shelter housing. It also permits the applicant's support activities such as a legal center, offices, counseling services group rooms, child care, playground, classrooms, community gathering spaces, space for collaborative community partnerships, community gardens, and bus shelters.
5. This permit approves the expanded use of the site's commercial kitchen. The kitchen owner and any operators using the facility shall acquire all necessary approvals and licenses from the state of Minnesota and the City of Maplewood to operate the kitchen facility.
6. Trucks making deliveries for the kitchen facility shall be limited to 7 a.m. and 7 p.m.
7. This permit approves the exterior dog run, which shall be maintained and operated in a manner that does not create nuisances for nearby properties.
8. All construction—interior and exterior—related to the dog run and commercial kitchen on the subject property requires a building permit to be submitted for review and approval by the Building Official.
9. No supplies or materials are permitted to be stored outside.
10. Any trash and recycling receptacles stored outside must be within an enclosure that meets city requirements.

Seconded by Councilmember Juenemann

Ayes – All

The motion passed.

CITY COUNCIL STAFF REPORT

Meeting Date October 27, 2025

REPORT TO: Michael Sable, City Manager

REPORT FROM: David Anderson, Assistant City Attorney

PRESENTER: Danette Parr, Community Development Director

AGENDA ITEM: Abatement Agreement Regarding Conditions Creating a Hazardous Property and Public Nuisance, 1851 North Saint Paul Road East

Action Requested: ☒ Motion ☐ Discussion ☐ Public Hearing

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

Policy Issue:

The subject property (the "Property") is located at 1851 North Saint Paul Road East. On July 14, 2025, the city council deemed the building hazardous and formally ordered the abatement of the hazardous and nuisance conditions on the Property.

Staff recommends approval of the agreement with the owners, which provides a means to ensure the abatement of the hazardous and nuisance conditions on the Property and spares both parties the time and expense associated with district court proceedings. City staff and the city attorney will be present during the meeting if there are questions about the draft agreement.

Recommended Action:

Motion to approve and authorize the execution of the Abatement Agreement for the property located at 1851 North Saint Paul Road East.

Fiscal Impact:

Is There a Fiscal Impact? ☐ No ☒ Yes, the true or estimated cost is dependent on how much of the work is completed by the owner. The estimated cost of all work is approximately \$170,000 and city will only perform such work to the extent it is not completed by the owners. If the city performs any work, the agreement and the law expressly authorize the city to recover its costs via a special assessment against the Property, which would then go onto the Property's tax rolls for future payment by the owners.

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

Code enforcement is a key function of city services, and the use of abatement is a tool to compel compliance.

Background:

On February 5, 2025, the Property and the building were inspected by the city's building department pursuant to a duly obtained administrative search warrant and it was determined that both the building and exterior portions of the Property are hazardous, unsafe, and constituted a public nuisance under state law and the city code.

More specifically, the building department observed the following conditions:

- (i) significant portions of the main level ceilings have collapsed, revealing a deteriorated underlying sheetrock ceiling;
- (ii) the exposed sheetrock ceiling shows signs of leaking, fallen sections that expose attic insulation, makeshift and inadequate patching, and extensive mold growth and water damage;
- (iii) mold growth is also visible on various walls throughout the main level;
- (iv) building and plumbing fixtures have been removed from the building, including most kitchen sinks, counters, copper water pipes, and other equipment;
- (v) the electrical system has major deficiencies, including exposed lighting fixtures, incomplete and unsafe wiring, and electrical panels that have been stripped of all breakers and wiring;
- (vi) the basement shows indication of previous flooding of a depth of approximately four feet, including watermarks and rust on remaining equipment; and
- (vii) the interior spaces are extensively filled with accumulated garbage, rubbish, deteriorated building materials, and other debris.

The exterior components of the Property also featured the following conditions:

- (i) the foundation for the exterior walk-in cooler is failing, visibly pulling the cooler away from the building's wall;
- (ii) the exterior sidewalks are sinking, cracked, and steeply sloped away from the building, making level transportation unsafe;
- (iii) a front corner window of the building is broken with temporary coverings; and
- (iv) the exterior of the Property contains an accumulation of rubbish and debris.

On July 14, 2025, considering the above, the City Council deemed the building hazardous and formally ordered the abatement of the hazardous and nuisance conditions on the Property. The city council resolution authorized the city attorney to initiate legal proceedings against the Property's owners to make the Property safe and bring it into compliance with state and local laws.

The abatement order required the property owners to either:

- (i) repair, replace or remedy all non-compliant conditions described above; or
- (ii) demolish the structure.

On July 28, 2025, the owners were personally served with the city's abatement order. The owners then reached out to the city attorney's office and expressed their intent to demolish the structure. Rather than initiating formal legal proceedings in district court, the city attorney has negotiated the attached abatement agreement with the owners. The agreement provides the property owner

through December of 2025 to demolish the building, remove all personal property and restore the Property to a safe and lawful condition. If the property owners fail to meet said deadline, the city will be authorized to demolish the building and assess the costs related thereto against the Property.

Attachments:

1. Abatement Agreement
2. City Resolution 25-07-2417 approved July 14, 2025
3. Inspection Report dated February 5, 2025

ABATEMENT AGREEMENT

This Abatement Agreement (the “Agreement”) is entered into as of this ____ day of _____, 2025, by and between the city of Maplewood, a Minnesota municipal corporation (the “City”), and Yui Keung Chow and Lily Chow, fka Feng Jiao Li, married to each other (the “Owners”). The City and the Owners may be referred to collectively herein as the “Parties.”

RECITALS

WHEREAS, the Owners are fee owners of certain real property located at 1851 North Saint Paul Road, Maplewood, Ramsey County, Minnesota and legally described on the attached Exhibit A (the “Property”); and

WHEREAS, the Property contains a commercial building (the “Building”) which is currently unoccupied; and

WHEREAS, numerous physical inspections of the Property and Building have been conducted by the City’s code enforcement team and the following conditions were among those observed: significant portions of the main level ceilings have collapsed and fallen into the Building’s interior; the sheetrock ceiling has considerable damage including apparent leaking, fallen portions exposing insulation in the attic space, insufficient patching blocking some of the holes, and extensive mold growth and water damage; the walls on the main level have mold growth; building fixtures have been removed including most kitchen sinks, counters, copper plumbing, and other equipment; there are notable electrical deficiencies including exposed lighting fixtures with insufficient wiring, and the electrical panels are stripped of all wiring and breakers; the foundation for the exterior walk-in cooler is failing; exterior sidewalks are sinking and sloping away from the Building at a steep angle and are cracked and unsafe for level transportation; the front corner of the Building has a broken window with temporary coverings; the Building’s basement features watermark stains and rust on equipment indicating the basement to have previously flooded to a depth of approximately four feet; the Building’s interior is extensively

filled with piled up garbage, rubbish, deteriorated building materials, and other debris, including throughout all occupiable spaces that were safely accessible; and the Property's exterior contains an accumulation of other rubbish and debris and

WHEREAS, based on above-described conditions, the City has determined that (1) the Building is "hazardous," as defined by Minnesota Statutes, section 463.15, (2) the Building is "unsafe," as defined by Minnesota Administrative Rules 1300.0180, and (3) the Building and Property are a public nuisance in violation of the Maplewood City Code (the "City Code") and state law; and

WHEREAS, pursuant to both Minnesota Statutes, chapter 463 and chapter 18 of the City Code, the Owners have both been duly served with a summons, complaint, and abatement order that require the Owners abate the Property's hazardous and nuisance conditions and, in the event that they fail to do so, the City is further provided with the express legal authority to facilitate said abatement on its own and assess the Property for the cost thereof; and

WHEREAS, by entering into this Agreement, the Parties wish to jointly facilitate the abatement of the Property's hazardous and nuisance conditions and avoid the time and expense associated with formal legal proceedings.

NOW, THEREFORE, in consideration of the mutual covenants and promises set forth in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by the Parties, the Parties hereby agree as follows:

AGREEMENT

1. **Recitals**. The Parties agree that the foregoing Recitals are true and correct and are fully incorporated into this Agreement.
2. **The Property**. The Parties agree and acknowledge that based on the present condition of the Building, it is hazardous, as that term is defined by Minnesota Statutes, section 463.15, and unsafe, as that term is defined by Minnesota Administrative Rules 1300.0180, and that the Property constitutes a public nuisance, as that term is defined in Chapter 18 of the City Code and

state law. The Owners represent that they have a valid interest in the Property, and that they have the full legal power and authority to enter into this Agreement.

3. Abatement Work. The Owners understand and acknowledge that due to the circumstances described herein, demolishing the Building is the most efficient and cost-effective manner to abate its hazardous and unsafe condition. Accordingly, the Owners, at their own cost and expense, agree to demolish the Building in its entirety and remove all personal property from the Property in accordance with all state and local regulations on or before December 31, 2025 (the “Deadline”). Demolition of the Building by the Deadline, as required in the preceding sentence, shall consist of removing and properly disposing of the entire Building and all of its appurtenances, removing all debris, materials and any personal property from the Property, including, without limitation, all rubbish and debris located on the entire Property, and restoring the Property to a safe and lawful condition, all in accordance with state and local regulations and any applicable permitting and disposal requirements (collectively, the “Work”). For the avoidance of doubt, the entire Building and all components of it must be completely removed from the Property, including, but not limited to, any foundation materials and all exterior rubbish and debris. The demolishing of the Building must be performed by a licensed professional and meet applicable state and local requirements. If the Owners fail to perform all such Work by the Deadline, the Parties agree that the City or its contractors may immediately enter onto the Property, perform any outstanding Work, and thereafter assess all of its costs in doing so pursuant to section 6 of this Agreement, without the need for any further action, approval, or court order. The Owners hereby authorize the City to enter onto the Property and perform an inspection on or after the Deadline to ensure that all Work has been completed to the City’s satisfaction and in a manner consistent with this Agreement.

4. District Court Proceedings. By entering into this Agreement, the City agrees that it will not initiate formal legal proceedings in civil court against the Owners regarding the Property’s

hazardous and nuisance conditions, except as otherwise expressly authorized in section 9 of this Agreement, unless the Owners breach any of the terms of this Agreement.

5. Cost Estimate. In the event the City is required to perform any of the Work, the estimated maximum cost, including the demolition of the Building, proper disposal of all personal property, and restoration of the Property, is \$170,000. However, the Parties understand and agree that actual costs might fluctuate and amount to up to 150 percent of that estimated figure, or \$255,000. The Parties agree that if the Owners fail to complete the Work in accordance with the timeline contemplated in section 3 of this Agreement, and the City subsequently performs any of said Work, as expressly authorized herein, 100 percent of the actual cost of the Work performed by the City or its contractor(s) shall be assessed against the Property in accordance with section 6 below.

6. Special Assessment of City Expenses; Waivers. In the event that the City enters onto the Property to perform any of the Work, to the extent expressly authorized herein, the City is authorized, pursuant to Minnesota Statutes, Section 463.21, chapter 18 the City Code, and this Agreement, to assess all expenses that it incurs to undertake such Work in an amount not to exceed 150 percent of the estimated figure contained in section 5 of this Agreement, or \$255,000. The Owners, for themselves and their successors and assigns, waive the right to object to the City's assessment of such amounts by the City and waives the right to any hearings and associated appeals related to said assessment pursuant to Minnesota Statutes, section 429.081 or any other law or ordinance, and further specifically agrees with respect to such special assessment that:

- (a) any requirements of Minnesota Statutes, chapter 429 or other law with which the City does not comply are hereby waived;
- (b) the increase in fair market value of the Property as a whole resulting from the Work will be in an amount at least equal to the total cost assessed to the Property, and that such increase in fair market value is reasonable and a special benefit resulting from said Work; and

- (c) assessment of the actual cost of the Work against the Property as outlined above is reasonable, fair, and equitable and there are no other properties against which such costs should be assessed.

The City will provide for the payment of such special assessment in no more than five annual installments commencing with taxes payable in the year following certification to the county, with interest at the annual rate of five percent (5%) accruing from the date of certification of the assessment. The Parties expressly agree and understand that no further notices or steps shall be required by the City to effectuate and levy the above-authorized assessment against the Property except for the City's adoption of a resolution and certification of said assessment to Ramsey County in accordance with this Agreement. At the written request of the Owners, the City shall provide proof of its costs incurred which were the basis of any assessment levied.

7. Right of Entry.

- (a) The Owners hereby grant to the City, and its agents, employees, contractors, and invitees, a right and license to enter upon the Property for the purpose of conducting all activities on the Property necessary to inspect the Property to determine compliance with this Agreement, to perform any of the Work in accordance with this Agreement, if necessary, and to bring materials, equipment, and other items onto the Property which may be reasonably needed in connection with the Work.
- (b) The right of entry outlined herein shall expire upon completion of the Work and final inspection by the City of the Property thereafter.
- (c) In consideration for such right of entry, the City agrees to use the Property only for the purposes described herein and will do no unnecessary damage to the land.

- 8. Indemnification; Waiver of Claims.** The Owners agree to indemnify, hold harmless, and defend the City, its officials, employees, contractors, and agents from and against any and all liability, loss, costs, damages, expenses, claims, actions, or judgments, including reasonable attorneys' fees which they, or their agents or contractors may hereinafter sustain, incur, or be

required to pay, arising out of or by reason of this Agreement. Nothing in this Agreement shall be construed as a waiver by the City of any immunities, defenses, or other limitations on liability to which the City is entitled by law, including but not limited to the maximum monetary limits on liability established by Minnesota Statutes Chapter 466 or otherwise. Should the City complete any of the Work, the Owners waive any and all claims against the City for the removal or destruction of the Building and any and all personal property. As part of this waiver, the Owners knowingly acknowledge and agree that none of the items to be removed have more than nominal value, nor are they salvageable and, accordingly, the City may dispose of said items and need not make any attempt to salvage or sell said items.

9. Cost Exceeds Estimate. In the event that the City is permitted hereunder to complete any of the Work on the Property and determines that the actual cost of the work will exceed 150 percent of the estimated cost contained herein (\$255,000), it will notify the Owners of such determination in writing. The Owners will then have 10 calendar days to determine whether to consent to an increase in the amount of the assessment to include the increased costs. If the Owners notify the City in writing within such period that they will accept the increase, then the City will proceed with the Work. If such notice is not given by the Owners, the City may, in its sole discretion, proceed with undertaking the Work knowing that it will be limited to specially assessing the Property for only 150 percent of the estimated cost contained herein or, alternatively, may proceed to request additional cost reimbursement from the Court pursuant to Minnesota Statutes, chapter 463 and chapter 18 of the City Code.

10. General Provisions. This Agreement represents the entire agreement between the Parties and supersedes in all respects all prior agreements of the Parties, whether written or otherwise. No change, modification or waiver of any provisions of this Agreement will be binding unless it is in writing and signed by both Parties. This Agreement shall be construed according to the laws of the State of Minnesota.

11. Execution in Counterparts. This Agreement may be executed and delivered in multiple counterparts, each of which, when so delivered, shall be an original, but such counterparts shall together constitute but one and the same instrument and agreement.

12. Run with the Land; Enforcement. The provisions of this Agreement shall run with the Property and be binding upon the Parties and their respective heirs, successors, and assigns. Furthermore, the Owners agree to pay the City's costs and expenses, including reasonable attorneys' fees, in the event a suit or action is brought by the City against the Owners to enforce the terms of this Agreement.

13. Recording; Court Filing. The City may record this Agreement against the Property in the land records of Ramsey County. It is the intent of the Parties that this Agreement is in a form which is recordable among the land records and the Parties agree to make any changes to this Agreement as may be necessary to effectuate the recording and filing of this Agreement against the Property.

14. Severability. If any term, provision, or condition contained in this Agreement shall, to any extent, be invalid or unenforceable, the remainder of this Agreement (or the application of such term, provision, or condition to persons or circumstances other than those in respect to which it is invalid or unenforceable) shall not be affected, and each term, provision, or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

15. Compliance with Laws and Regulations. In performing all obligations contained herein, the Parties must abide by all applicable federal, state, and local statutes, ordinances, rules, and regulations.

16. Termination of Agreement. This Agreement shall terminate upon the satisfactory completion of the Work by the Owners, in the City's sole discretion, or, if the City undertakes any of the Work, upon final payment of the special assessment levied against the Property regarding said Work. Upon termination of this Agreement, the City shall thereafter execute and deliver such documents, in recordable form, that are necessary to extinguish its rights hereunder.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be duly executed in their names and on their behalf on or as of the dates indicated herein.

THE CITY:

By: _____
Marylee Abrams, Mayor

By: _____
Michael Sable, City Manager

STATE OF MINNESOTA)
) ss.
COUNTY OF RAMSEY)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Marylee Abrams and Michael Sable, the mayor and city manager, respectively, of the city of Maplewood, a Minnesota municipal corporation, on behalf of the city.

Notary Public

THE OWNERS:

By: Yui Keung Chow

By: Lily Chow

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Yui Keung Chow and Lily Chow, fka Feng Jiao Li, married to each other, the Owners.

Notary Public

THIS INSTRUMENT DRAFTED BY:

Kennedy & Graven, Chartered
700 Fifth Street Towers
150 South Fifth Street
Minneapolis, MN 55402
(612) 337-9300

EXHIBIT A

Legal Description of the Property

That part of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 29, Range 22, lying Northwesternly of North St. Paul Road. Subject to roads, except that part of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 29 North, Range 22 West, lying Northerly of the center line of the North St. Paul Road and Easterly of the following described line: Commencing at the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 14; thence East along the North line of said Southwest 1/4 of the Southwest 1/4 bearing North 89 degrees 42 1/2 East, for a distance of 817 feet to the beginning of the line herein to be described; thence on a line bearing South 39 degrees 46 feet East a distance of 149.80 feet more or less to the center line of the North St. Paul Road and there terminating.

Except all that part of vacated Van Dyke Street between Ripley Avenue and North St. Paul Road, adjacent to Lot 1, Block 1, Meister's Highlands, Ramsey County, Minnesota.

Abstract Property (PID 142922330005)

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Maplewood, Minnesota, was duly called and held in the Council Chambers of said City on the **14th day of July, 2025** at 7:00 p.m.

The following members were present:

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

Resolution Ordering the Abatement of Hazardous Building and Public Nuisance Conditions, 1851 North Saint Paul Road

Councilmember Juenemann moved to approve the Resolution Ordering the Abatement of Conditions Creating Hazardous Building and a Public Nuisance at 1851 North Saint Paul Road.

Resolution 25-07-2417

**RESOLUTION ORDERING THE ABATEMENT OF HAZARDOUS BUILDING
AND PUBLIC NUISANCE CONDITIONS AT 1851 NORTH SAINT PAUL ROAD**

RECITALS

WHEREAS, the property located at 1851 North Saint Paul Road and legally described on Exhibit A attached hereto (the "Subject Property") contains a commercial building structure (the "Building") and is located in the city of Maplewood (the "City"); and

WHEREAS, according to public records, the Subject Property is owned by Yui Keung Chow and Feng Jiao Li (the "Owners") and, to the best of the City's knowledge, is presently unoccupied; and

WHEREAS, on February 5, 2025, pursuant to a duly obtained administrative search warrant, a physical inspection of the Subject Property and the Building was conducted by the city's building official, Randy Johnson (the "Building Official"), and the city's neighborhood preservation specialist, Paul Thienes, during which the following conditions were observed:

- 1) Significant portions of the main level ceilings have collapsed and fallen into the Building's interior, exposing a deteriorating pre-existing sheetrock ceiling.
- 2) The observable portions of the sheetrock ceiling have considerable damage including apparent leaking, fallen portions exposing insulation in the attic space,

insufficient makeshift patching blocking some of the holes, and extensive mold growth and water damage.

- 3) Walls on the main level of the Building have apparent mold growth.
- 4) Building and plumbing fixtures have been removed including most kitchen sinks, counters, copper water pipes, and other equipment.
- 5) The Building has notable electrical deficiencies including exposed lighting fixtures with insufficient wiring, and the electrical panels being stripped of all wiring and breakers.
- 6) The foundation for the exterior walk-in cooler is failing and appears to pull the cooler away from the Building wall.
- 7) Exterior sidewalks are sinking and sloping away from the Building at a steep angle and are cracked and unsafe for level transportation.
- 8) The front corner of the Building has a broken window with temporary coverings.
- 9) The Building's basement features watermark stains and rust on leftover equipment indicating the basement to have previously flooded to a depth of approximately four (4) feet.
- 10) The Building's interior is extensively filled with piled up garbage, rubbish, deteriorated building materials, and other debris, including throughout all occupiable spaces that were safely accessible.
- 11) The exterior portion of the Subject Property contains an accumulation of other rubbish and debris.

WHEREAS, since the above-mentioned inspection, there have been no permits pulled for the Building that would indicate any improvements to the conditions observed on February 5, 2025; and

WHEREAS, Minnesota Statutes, section 463.15, subdivision 3 defines a "hazardous building" as "any building... which because of inadequate maintenance, dilapidation, physical damage, unsanitary condition or abandonment, constitutes a fire hazard or a hazard to public safety or health"; and

WHEREAS, Minnesota Rules, section 1300.0180 deems a structure "unsafe" if it is structurally unsafe, not provided with adequate egress, a fire hazard, or otherwise dangerous to human life; and

WHEREAS, section 18-31(5) of the Maplewood City Code (the "City Code") deems it a public nuisance to accumulate rubbish, debris, and other offensive materials on property; and

WHEREAS, in light of the foregoing, the City's building official has determined that the Building is in a complete state of disrepair and is hazardous and unsafe; and

WHEREAS, Minnesota Statutes, section 463.161 and section 18-37 of the City Code authorize the city council to order the owner of any hazardous building or nuisance property within the City to correct or remove said conditions; and

WHEREAS, additionally, Minn. R. 1300.0180 expressly requires that unsafe structures "be abated [under] Minnesota Statutes, sections 463.15 to 463.26."; and

WHEREAS, based on the information presented, the city council has determined that the condition of the Subject Property and the Building constitutes a hazard and a public nuisance in violation of both state and local law and, therefore, should be abated.

RESOLUTION

NOW, THEREFORE, BE RESOLVED by the city council of the city of Maplewood as follows:

1. The city council adopts, as factual findings, all of the recitals listed above.
2. The city council finds that the Building is hazardous, as defined by Minnesota Statutes, section 463.15, and unsafe, as defined in Minnesota Rules, section 1300.0180.
3. The city council also finds that the condition of the Subject Property constitutes a public nuisance, as defined by both state and local law, and violates the aforementioned sections of the City Code, and is a menace to the health of the inhabitants of the city.
4. The city attorney shall finalize an abatement order substantially similar to that attached as Exhibit A attached hereto.
5. The city attorney is authorized to take all necessary legal steps to effectuate service of this resolution and the corresponding abatement order in the manner required by state and/or local law.
6. The city attorney and city staff are authorized to take all necessary legal steps to secure compliance with the abatement order and to obtain authority to remove and abate the hazardous and nuisance conditions on the Subject Property by court order and collect and/or assess the costs thereof against the Subject Property, as otherwise permitted by state and/or local law

EXHIBIT A Abatement Order

STATE OF MINNESOTA

DISTRICT COURT

COUNTY OF RAMSEY

SECOND JUDICIAL DISTRICT

Case Type: Other Civil

In the Matter of the Hazardous Building and

Nuisance Property Located at 1851 North
Saint Paul Road, Maplewood, Minnesota

ORDER FOR ABATEMENT OF
HAZARDOUS BUILDING
AND PUBLIC NUISANCE

TO: All owners, occupants, and all lienholders of record.

The city council of the city of Maplewood, Minnesota hereby orders that within 45 days of service of this order that you abate the hazardous and nuisance conditions which exist on the property located at 1851 North Saint Paul Road, Maplewood, Minnesota, which property is legally described as: *[insert legal before finalizing/serving]*.

Specifically, the city of Maplewood, pursuant to Minnesota Statutes, chapter 463 and the Minnesota State Building Code, has determined that the unoccupied commercial building structure (the "Building") located at the above-referenced property is hazardous and unsafe due to the following observations: Significant portions of the main level ceilings have collapsed and fallen into the Building's interior, the sheetrock ceiling has considerable damage including apparent leaking, fallen portions exposing insulation in the attic space, insufficient makeshift patching blocking some of the holes, and extensive mold growth and water damage, the walls on the main level have mold growth, building fixtures have been removed including most kitchen sinks, counters, copper plumbing, and other equipment, there are notable electrical deficiencies including exposed lighting fixtures with insufficient wiring, and the electrical panels being stripped of all wiring and breakers, the foundation for the exterior walk-in cooler is failing, exterior sidewalks are sinking and sloping away from the Building at a steep angle and are cracked and unsafe for

level transportation, the front corner of the Building has a broken window with temporary coverings, the Building's basement features watermark stains and rust on leftover equipment indicating the basement to have previously flooded to a depth of approximately four feet, and the Building's interior is extensively filled with piled up garbage, rubbish, deteriorated building materials, and other debris, including throughout all occupiable spaces that were safely accessible.

Additionally, the exterior portion of the above-referenced property contains an unlawful accumulation of other rubbish and debris. For those reasons, the city of Maplewood, pursuant to chapter 18 of the Maplewood City Code and Minnesota Statutes, section 609.74, also has determined that the property constitutes a public nuisance.

Pursuant to the above-referenced statutes and ordinances, it is hereby ORDERED that you abate the above-mentioned conditions within 45 days of the date of service of this order by either (i) razing (demolishing) the Building and removing all debris and other materials from the property, or (ii) performing each and every one of the following items:

- 1 Repair or replace all of the Building's deteriorated foundations, walls and other structural components in accordance with the Minnesota State Building Code, including a structural analysis of deteriorated components to ensure safety and habitability;
- 2 Repair or replace all of the Building's deteriorated ceilings in accordance with the Minnesota State Building Code;
- 3 Repair or replace all electrical wiring and installation in accordance with the Minnesota State Building Code;
- 4 Determine the existence of mold due to the significant water infiltration and mitigate said mold, as deemed necessary;

- 5 Repair all plumbing and provide the Building with required utilities in accordance with the Minnesota State Building Code;
6. Remove all accumulations of garbage, rubbish, deteriorated building materials, and other debris from the Building's interior to ensure the health and safety of occupants and sufficient ingress and egress throughout the Building; and
7. Remove the accumulations of rubbish and debris from the property's exterior.

All such work is subject to permitting and required inspections by staff members of the city to ensure compliance with applicable rules and law. This order is not a permit. You are further advised that unless such corrective action is taken or an answer is served on the city and filed within 21 days of the date of service of this order upon you, a motion for summary enforcement of this order may be made to the Ramsey County District Court.

Finally, you are further advised that if you do not comply with this order and the city is compelled to take corrective action, it will pursue the Building's demolition and other exterior nuisance abatement efforts, and all necessary costs incurred by the city in taking such corrective action will be collected and assessed against the property pursuant to Minnesota Statutes, section 463.21 and section 18-37 of the Maplewood City Code. In connection thereto, the city also intends to recover all of its expenses incurred in carrying out this order, including specifically but not exclusively, filing fees, service fees, publication fees, attorneys' fees, appraisers' fees, witness fees, including expert witness fees and traveling expenses incurred by the city from the time this order was originally made, also pursuant to state and local law.

[signature page to follow]

Dated _____, 2025

KENNEDY & GRAVEN, CHARTERED

By: _____
McKaia Dykema (#0505388)
David T. Anderson (#0393517)
700 Fifth Street Towers
150 South Fifth Street
Minneapolis, MN 55402
(612) 337-9300
Attorneys for City of Maplewood

ACKNOWLEDGMENT

The undersigned acknowledges that costs, disbursements and reasonable attorney and witness fees may be awarded pursuant to Minn. Stat. § 549.211, subd. 2, to the party against whom the allegations in this pleading are asserted.

David T. Anderson

Seconded by Councilmember Villavicencio

Ayes – All

The motion passed.

STATE OF MINNESOTA)
COUNTY OF RAMSEY) SS
CITY OF MAPLEWOOD)

I, the undersigned, being the duly qualified and appointed City Clerk of the City of Maplewood, Minnesota, DO HEREBY CERTIFY that I have compared the attached and foregoing extract of minutes of a regular meeting of the City Council of the City of Maplewood, held on the **14th day of July, 2025** with the original on file in my office, and the same is a full, true and complete transcript therefrom insofar as the same relates to the Resolution Ordering the Abatement of Conditions Creating Hazardous Building and a Public Nuisance at 1851 North Saint Paul Road.

WITNESS my hand and sealed this **17th Day of July, 2025.**



Andrea Sindt, City Clerk
City of Maplewood, Minnesota



1851 North Saint Paul – South China Island Inn Inspection Report

Date of Inspection: February 5, 2025

Inspection Team: Randy Johnson – Building Official
Paul Thienes – Neighborhood Preservation Specialist

Report by: Randy Johnson – Building Official

Summary Statement:

The building is in a complete state of disrepair and is not considered habitable. Based on our observations made during our inspection, it is our opinion that this structure is considered hazardous and an unsafe building. For the protection of public safety, the building must be abated as soon as possible. This structure needs to be razed, or the property owner needs to obtain the required building permits in a timely fashion and make the necessary repairs to make the building habitable again.

Historical Background:

The property has been vacant and has not been operational as a business since 2020. Our city code enforcement staff has documented complaints regarding this property dating back to 2020 when they closed the business. The property is a dumping ground and our city code enforcement staff are consistently dealing with the cleanup of rubbish that is left at the property.

On January 28, 2025, an Administrative Search Warrant was issued by Judge Reynaldo Aligada, of the Second Judicial District of Ramsey County, for the purpose of allowing an inspection team to enter the property and assess the condition of the property and structure.

Observations:

On the morning of February 5, 2025, the inspection team comprising of Randy Johnson and Paul Thienes, Building Official and Neighborhood Preservation Specialist, respectively, for the City of Maplewood, entered the property at 1851 North Saint Paul. When we arrived at the property, the front entrance, which consisted of a pair of glass doors, had one of the glass doors unsecured because the dead bolt propped the door, so it was not completely shut.

We opened the door and identified ourselves, but the property was vacant. We entered the building and began our investigation of the property and took several photos of the condition of the property. When we exited the building, we were not able to close the front door completely because of the dead bolt and we left the door in the same condition as when we first arrived at the property. Paul Thienes reached out to the Police Department and made them aware of the condition of the front entrance door and the fact that the building was unsecured.



Photo 1 – Photo of the front entrance



Photo 2 – Photo of the front entrance propped open by the dead bolt

- Main dining room
 - A large portion of the drop ceiling in the dining area had collapsed
 - The existing construction above the drop ceiling was an existing sheetrock ceiling.
 - The sheetrock ceiling had portions where the sheetrock had fallen due to moisture and deterioration which exposed the insulation in the roof truss attic space.
 - Portions of the sheetrock ceiling had water spots and what appeared to be mold growth on the surface of the sheetrock.
 - The walls had what appeared to be mold growth on most of the walls.
 - There were areas of the sheetrock ceiling where it appeared to be leaking and someone had screwed plastic trays to block up holes in the ceiling



Photo 3 – Main dining room and buffet area



Photo 4 – Main dining room area



Photo 5 -Main entrance and dining room



Photo 6 – Front area of the restaurant



Photo 7 – Front entrance and cashier area



Photo 8 - Photo showing what appears to be mold on ceiling



Photo 9 – Dining room and cashier area



Photo 10 -Dining room area



Photo 11 -Ceiling with plastic tray blocking holes in the ceiling



Photo 12 -Looking from the kitchen to the dining room area



Photo 13 – Ceiling above the front entrance with patches in the ceiling



Photo 14 – Photo of the condition of the sheetrock ceiling

- Kitchen
 - Most of the kitchen sinks, counters and equipment have been removed from the kitchen.
 - There were exposed electrical lighting fixtures and questionable electrical wiring throughout
 - The electrical panel has been stripped of all breakers and wiring
 - The ceiling tiles have been removed and the grid for the suspended ceiling was damaged and rusted
 - Portions of the sheetrock ceiling had water spots and what appeared to be mold growth on the surface of the sheetrock.
 - The walls also had what appeared to be mold growth on many of the walls.



Photo 15 – The sinks and counters have been removed from the kitchen



Photo 16 – Photo of the kitchen showing condition of the hood and cooking line



Photo 17 – Back side of the cooking line and hood

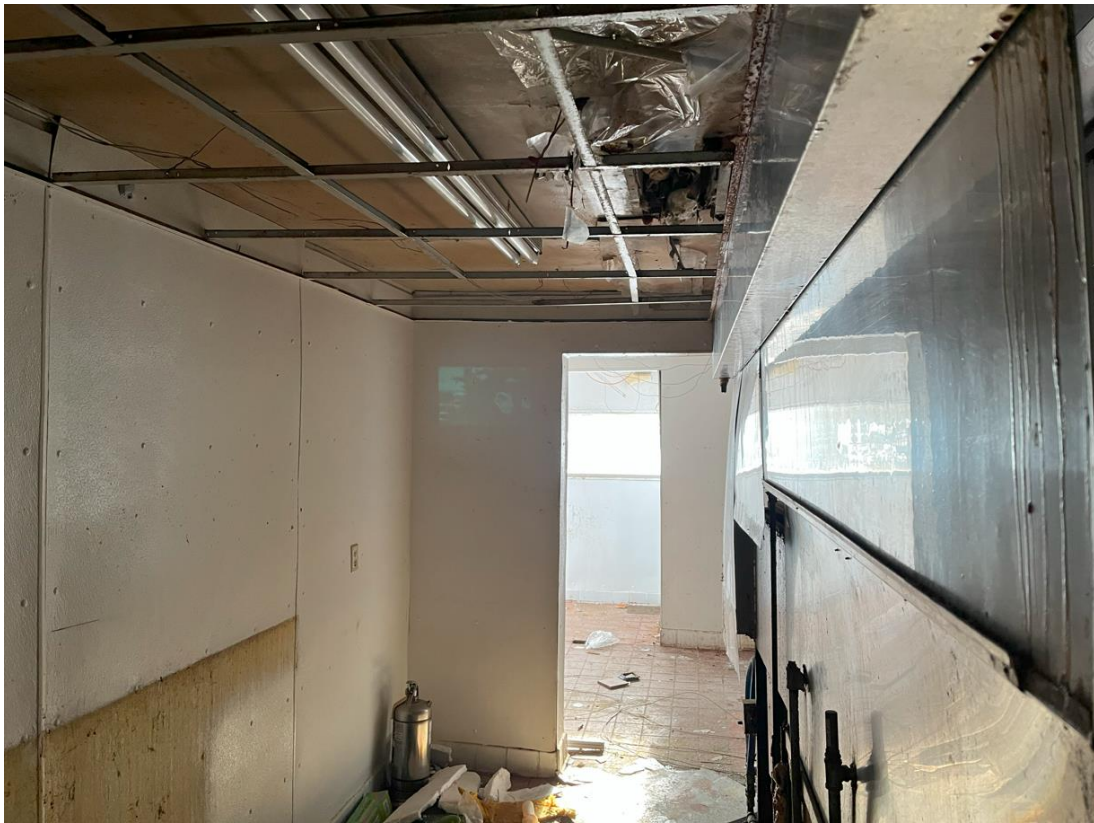


Photo 18 – Signs of a roof leak with the rusted ceiling grid and the added poly at the ceiling



Photo 19 – Damaged electrical lighting in the kitchen



Photo 20 – Deteriorated ceiling area in the kitchen



Photo 21 – Questionable electrical wiring in the kitchen



Photo 22 -Electrical panel in kitchen has been stripped of all breakers and wiring



Photo 23 – Signs of roof leaks and extensive mold growth



Photo 24 – Signs of roof leaks and mold growth



Photo 25 – Additional signs of moisture and mold growth in the kitchen office



Photo 26 – Trash in the kitchen area

- Building exterior
 - o The sidewalks around the building were cracked and appeared to be sinking and sloping away from the building at a steep angle. This appears to have been like this for many years.
 - o The foundation for the exterior walk-in cooler at the rear of the building was failing such that the cooler was pulling away from the exterior wall.



Photo 27 – Photo of the front of the building



Photo 28 – Sidewalks around the building settling



Photo 29 – Back corner of the building with cracked and settling sidewalks



Photo 30 – Back of the building



Photo 31 – Back of the building



Photo 32 – Cooler addition at the back of the building



Photo 33 – Rubbish and debris in the fenced area at the back of the building



Photo 34 – Rubbish and debris in the fenced area at the back of the building



Photo 35 – The foundation for the exterior walk-in cooler at the rear of the building was failing such that the cooler was pulling away from the exterior wall.



Photo 36 – Front corner of the building with a broken window

- Basement
 - There are signs that the basement had flooded to a depth of approximately 4 feet based on the stains on the wall and the rust on the equipment
 - The electrical wiring has been stripped out of the electrical panels.
 - The copper water piping had been removed



Photo 37 – Basement showing water damage and signs of being flooded



Photo 38 – Rubbish in the basement

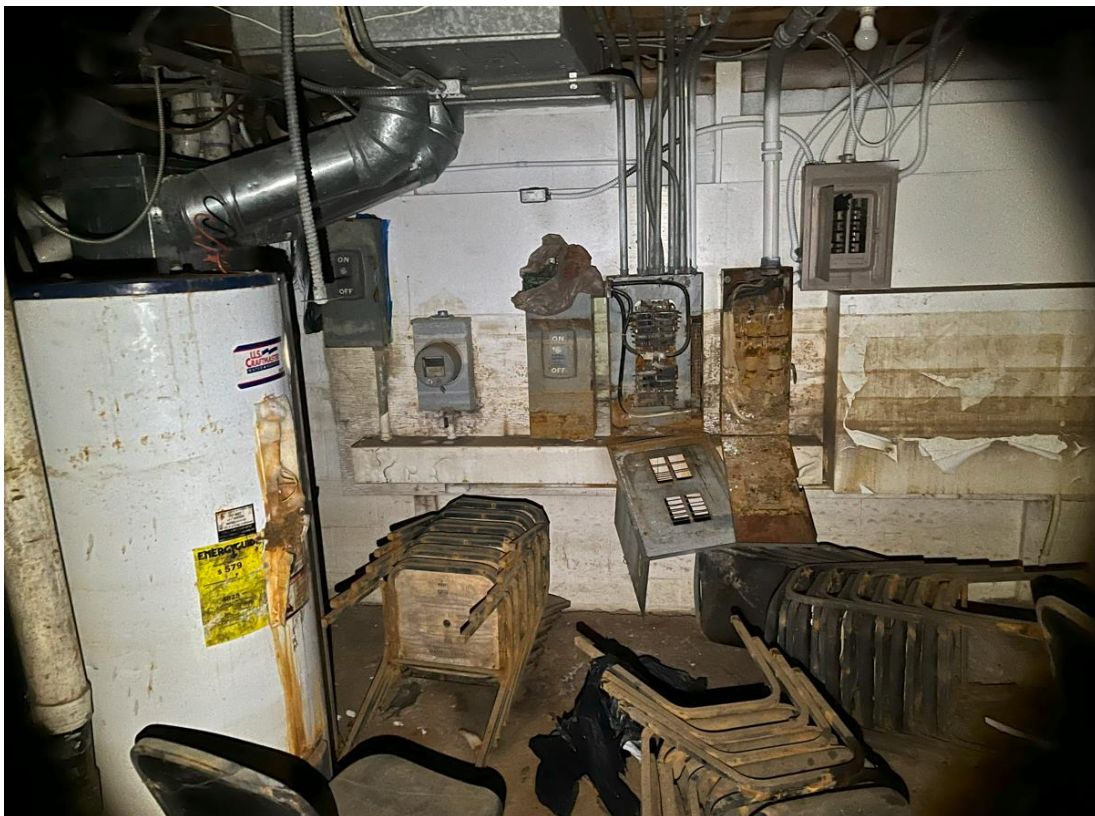


Photo 39 – Electrical panels have been stripped and rusted due to flood waters



Photo 40 - Appears that the basement has filled with water to approximately 4 feet

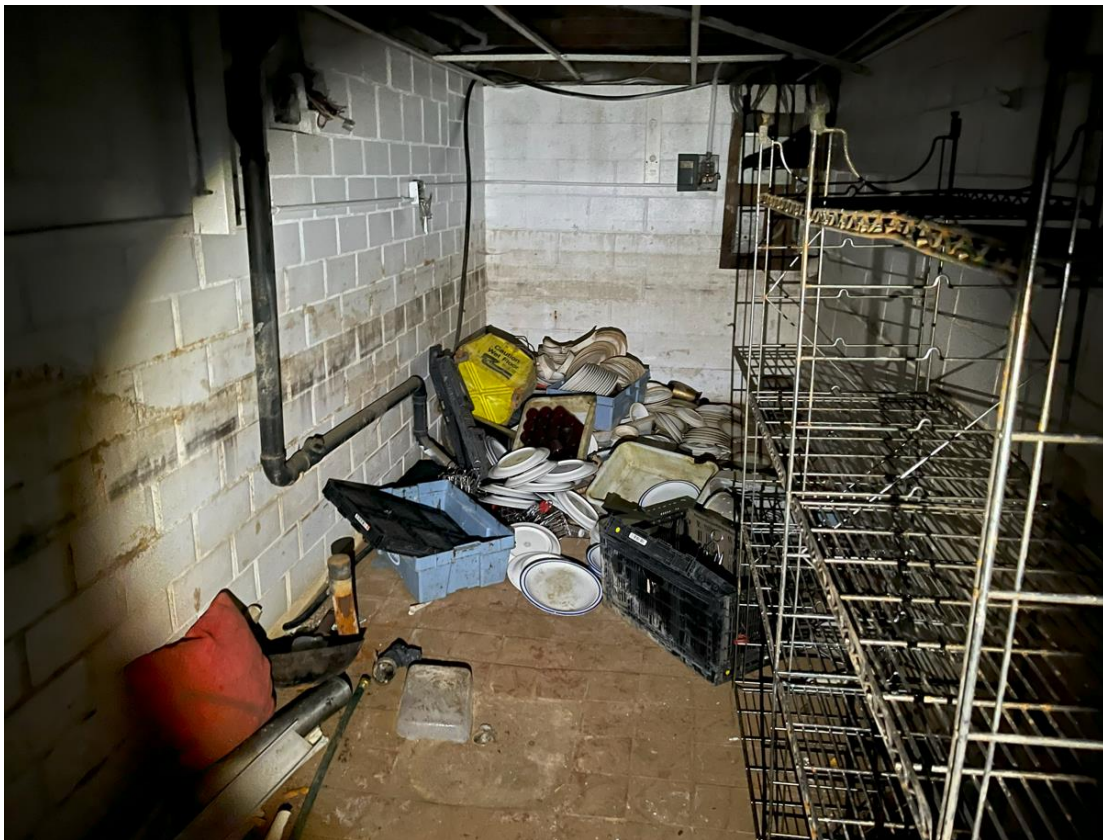


Photo 41 – Rubbish in the basement

Inspection Summary:

The building is in a complete state of disrepair and is not considered habitable. Based on our observations made during our inspection, it is our opinion that this structure is considered hazardous and an unsafe building. For the protection of public safety, the building must be abated as soon as possible. This structure needs to be razed, or the property owner needs to obtain the required building permits in a timely fashion and make the necessary repairs to make the building habitable again.



Randy Johnson – Building Official

Date: 5/5/2025

CITY COUNCIL STAFF REPORT

Meeting Date October 27, 2025

REPORT TO: Michael Sable, City Manager

REPORT FROM: Michael Martin, AICP, Assistant Community Development Director
Rita Trapp, AICP, HKGi

PRESENTER: Danette Parr, Community Development Director

AGENDA ITEM: Century Ponds Proposed Development, 601 Century Avenue South
a. Public Hearing
b. Public Vacation of an Easement Resolution

Action Requested: ☒ Motion ☐ Discussion ☒ Public Hearing

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

Policy Issue:

DR Horton is proposing a planned unit development with 133 detached single-family homes and 73 townhouse units on the former Battle Creek golf course owned by Ramsey County and located in the southwest quadrant of Lower Afton Road East and Century Avenue South. To move forward with the project, the applicant is requesting approval of a public vacation of a wetland buffer easement. The city council is required to hold a public hearing on this request.

The applicant is also seeking approval of a comprehensive plan amendment, rezoning to a Planned Unit Development, wetland buffer variance, preliminary plat, and design review which will be considered by the city council later in its agenda. The planning commission has already held a public hearing regarding these requests.

Recommended Action:

- a. Hold the public hearing.
- b. Motion to approve a resolution for the public vacation of an easement.

Fiscal Impact:

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

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

Strategic Plan Relevance:

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

Background:

In 2019, Ramsey County announced the closure of the Ponds at Battle Creek golf course. In 2020 and 2021, Ramsey County and the City of Maplewood collaborated on a community engagement process to review potential development scenarios for this property. Building on this groundwork, Ramsey County identified a potential developer and ultimately approved a purchase agreement with DR Horton to develop the property.

DR Horton's proposed Planned Unit Development (PUD) will include 206 dwelling units, 133 of which are proposed single-family homes on two different lot sizes (55' and 65' lots) and 73 of which are attached townhomes. Each unit has an attached two- or three-car garage.

The proposed project's total lot area is 92.23 acres. The site is located along Century Avenue South, between Linwood Avenue East and Lower Afton Road East.

The single-family homes are on the northern end of the parcel, with access via Lower Afton Road and Century Avenue South. The townhomes are in the southern portion of the parcel, with access via Linwood Avenue East. Due to wetlands being preserved on the site, vehicle access is not permitted between the two parts of the development. The proposed development includes a 1.73-acre public park and 1.80 miles of public paved trail.

Process

The city council is required to hold public hearings on vacation requests. This report only contains information related to the requested vacation. The rest of the project details can be found in the staff report that outlines the requests related to the comprehensive plan amendment, rezoning to a Planned Unit Development, wetland buffer variance, preliminary plat, and design review which can be found later in the meeting agenda. The resolution included with this report contains a condition that requires the remaining project requests to also be approved by the city council for this easement vacation to take effect.

Public Vacation

The applicant is seeking city approval to vacate portions of the existing wetland buffer easement in the southwest portion of the property. The applicant requests a vacation of the wetland buffer easement because the description does not align with the approved wetland delineation. This request will remove a wetland buffer easement that is not aligned with the location of the existing wetland. The applicant is proposing to construct townhomes in this area, and Block 8, Lots 18 through 22, currently overlap with the buffer easement that the applicant is proposing to vacate. The applicant will create new buffers that align with the existing location of the wetlands with the final plat. The required public hearing for this request will be held by the city council.

The drawing to the right details in yellow the location of the areas to be vacated. The new wetland buffer areas are displayed in the dashed blue lines.



Reference Information

Site Description

Campus Size: 92.23 acres
Existing Land Use: Vacant, former golf course

Surrounding Land Uses

North: Lower Afton Road and Ramsey County Correctional Facility
East: Century Avenue, multi-family buildings, medical clinic and single-family homes – these uses are in the City of Woodbury
South: Linwood Avenue and single-family homes
West: Single-family homes and Saint Paul Police Training Facility

Planning

Existing Land Use: Park – Proposed to be Amended to Low Density Residential
Existing Zoning: Farm – Proposed to be Amended to Planned Unit Development

Attachments:

1. Public Vacation of an Easement Resolution
2. Overview Map
3. Applicant Narrative
4. Existing Wetland Buffer Easement
5. Proposed Easement Vacation Areas
6. Presentation Slides

PUBLIC VACATION OF AN EASEMENT RESOLUTION

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

Section 1. Background.

- 1.01 D.R. Horton has requested the Maplewood City Council to vacate the following portions of a wetland buffer easement.

That part of the Wetland Buffer Easement as described in Document No. 3510497, recorded in the office of the County Recorder, Ramsey County, Minnesota (said easement is in the Southeast Quarter of the Southeast Quarter of Section 12, Township 28, Range 22, said County), lying southerly of the following described line:

Commencing at the southeast corner of said Section 12; thence North 00 degrees 25 minutes 17 seconds West, assumed bearing along the east line of said Southeast Quarter of the Southeast Quarter, a distance of 690.07 feet; thence South 89 degrees 34 minutes 43 seconds West 411.82 feet to the point of beginning of the line to be described; thence continuing South 89 degrees 34 minutes 43 seconds West 100.00 feet; thence North 68 degrees 09 minutes 42 seconds West 16.88 feet; thence North 71 degrees 45 minutes 54 seconds West 76.39 feet; thence South 60 degrees 00 minutes 57 seconds West 51.96 feet; thence North 85 degrees 38 minutes 32 seconds West 29.32 feet; thence South 89 degrees 34 minutes 43 seconds West 100.00 feet, and said line there terminating.

That part of the Wetland Buffer Easement as described in Document No. 3510497, recorded in the office of the County Recorder, Ramsey County, Minnesota (said easement is in the Southeast Quarter of the Southeast Quarter of Section 12, Township 28, Range 22, said County), lying easterly of the following described line:

Commencing at the southeast corner of said Section 12; thence North 00 degrees 25 minutes 17 seconds West, assumed bearing along the east line of said Southeast Quarter of the Southeast Quarter, a distance of 1048.95 feet; thence South 89 degrees 34 minutes 43 seconds West 401.32 feet to the point of beginning of the line to be described; thence South 100.00 feet; thence South 25 degrees 33 minutes 41 seconds East 13.55 feet; thence South 12 degrees 01 minutes 40 seconds East 30.92 feet; thence South 00 degrees 15 minutes 56 seconds East 40.24 feet; thence South 30 degrees 48 minutes 39 seconds West 5.18 feet; thence South 108.30 feet, and said line there terminating.

Section 2. Criteria

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

Section 3. Findings

3.01 The Maplewood City Council makes the following findings:

1. The existing wetland buffer easement does not align with the approved wetland delineation for the site.
2. The vacation is not counter to the public interest.
3. A new public wetland buffer easement will be dedicated to align with the approved wetland delineation for the site to replace the vacated easement.

Section 4. City Review Process

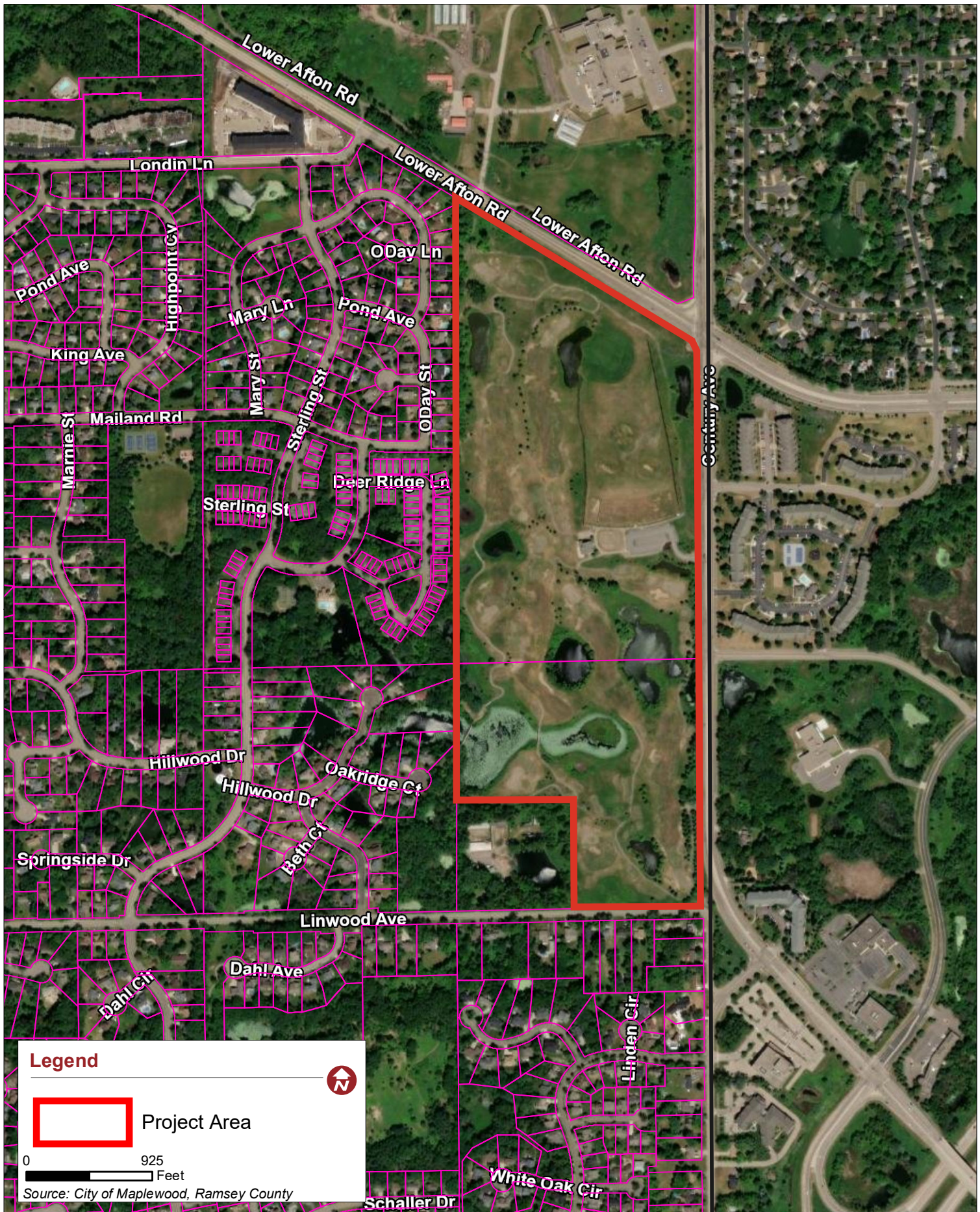
4.01 The city conducted the following review when considering the public vacation request.

1. On September 16, 2025, the planning commission considered the public vacation request.
2. On October 27, 2025, the city council discussed the public vacation request. City staff published two consecutive weeks of a meeting notice in the Pioneer Press and sent notices to the surrounding property owners. The city council gave everyone at the hearing a chance to speak and present written statements. They considered reports and recommendations from the planning commission and city staff.

Section 5. City Council

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

1. The applicant shall provide and dedicate a new public wetland buffer easement that aligns with the approved wetland delineation.
2. Approval of a comprehensive plan amendment, rezoning, variance, and preliminary plat applications for this project. If approval is not received, this resolution will become null and void.





August 5, 2025

Michael Martin
City of Maplewood
1830 County Rd B East
Maplewood, MN 55109

RE: Century Ponds - Easement Vacation

To Whom it May Concern:

Please find the below listed applications related to the proposed Century Ponds site:

1. Vacation of the wetland buffer easement.
2. Variance for grading and trails within in the wetland buffers.

VACATION OF WETLAND BUFFER EASEMENT

As indicated in the project narrative for the land use applications, there exists a wetland buffer easement in favor of the City of Maplewood around the large wetland in the southwest portion of the site. DR Horton requests this be vacated, as the wetland buffer easement description does not align with the approved wetland delineation. As described, the buffer currently encroaches into planned townhome Lots 18 through 22, Block 8 of the preliminary plat. New buffers will be created with the final plat of Century Ponds.

VARIANCE FOR GRADING & TRAILS WITHIN WETLAND BUFFERS

As part of the overall development of the site, grading will be necessary within the identified buffer areas. The purpose of the impacts is to remove existing trail, create new trails and create a stormwater system that will enhance the overall functionality and aesthetics of the wetlands on site. The accompanying Buffer Variance Exhibit quantifies 1.78 acres of impacted areas. Upon completion, the buffers will be seeded per approved plans.

In support of both applications, please find the following:

- Check in the amount of \$2,677 for application & recording fees

D.R. Horton, Inc.-Minnesota
20860 Kenbridge Court, Suite 100
Lakeville, MN 55044
www.drhorton.com

- o \$1,246 for Easement Vacation
- o \$1,431 for Buffer Variance

Easement Vacation

- Application - Easement Vacation
- Copy of the Grant of Wetland Buffer Easement to be vacated
- Exhibits and legal descriptions of the vacation areas

Wetland Buffer Variance

- Application - Wetland Buffer Variance
- Buffer Variance & Trail Exhibit - this shows the buffer variance areas as well as newly created sidewalks, trails to remain, trails to be removed and trails to be constructed.

Please let us know if you need additional information in processing this request. Thank you.

Respectfully,

DR. HORTON, INC. - MN

Mike Suel
msuel@drhorton.com
952.985.7823

Deb Ridgeway
dridgeway@drhorton.com
952.985.7864

Enclosure

0680
LK
1

GRANT OF WETLAND BUFFER EASEMENT

THIS INDENTURE is made this 18th day of June 2002, by the County of Ramsey, a political subdivision of the State of Minnesota ("Grantor") in favor of the City of Maplewood, a municipal corporation under the laws of the State of Minnesota ("Grantee").

WITNESSETH: Whereas Grantor is the owner of certain real estate located in the City of Maplewood, Ramsey County, Minnesota, and a portion of said land contains a wetland which Grantee desires to protect and preserve;

NOW THEREFORE, for and in consideration of the foregoing and the sum of \$1.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor hereby grants and conveys to the Grantee and easement in perpetuity to the real estate described in Exhibit A annexed hereto and by reference made a part of hereof for the purpose of preserving and protecting said easement area in its natural state as a wetland, buffer and open space.

It is understood and agreed that this indenture imposes no other obligations or restrictions upon the Grantor except as stated herein.

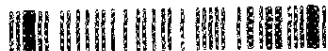
IN WITNESS WHEREOF, the Grantor has executed and delivered this instrument as of the date first above stated.

BOARD OF RAMSEY COUNTY COMMISSIONERS

DOC# 3510497

Certified Recorded On
JUNE 24, 2002 AT 09:00AM

Signed [Signature]
OFFICE CO. RECORDER
RAMSEY COUNTY MN



By [Signature]
Jim McDonough, Chair

By [Signature]
Bonnie Jackelen, Chief Clerk
2002-170

ENTERED IN TRANSFER RECORDS

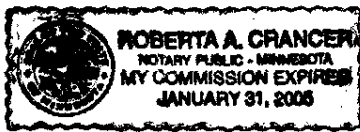
6-24-02
DIRECTOR, PROPERTY TAXATION
Ramsey County, Minnesota

By [Signature]

Return to: Ramsey County Parks and Rec. Dept.
Attn.: Kevin Finley
2015 N. Van Dyke Street
Maplewood, MN 55109

STATE OF MINNESOTA)
) ss
COUNTY OF RAMSEY)

The foregoing instrument was acknowledged before me this 18th day of June, 2002, by Jim McDonough, Chair, Ramsey County Board of Commissioners and Bonnie Jackelen, Chief Clerk, Ramsey County Board of Commissioners, on behalf of Ramsey County.

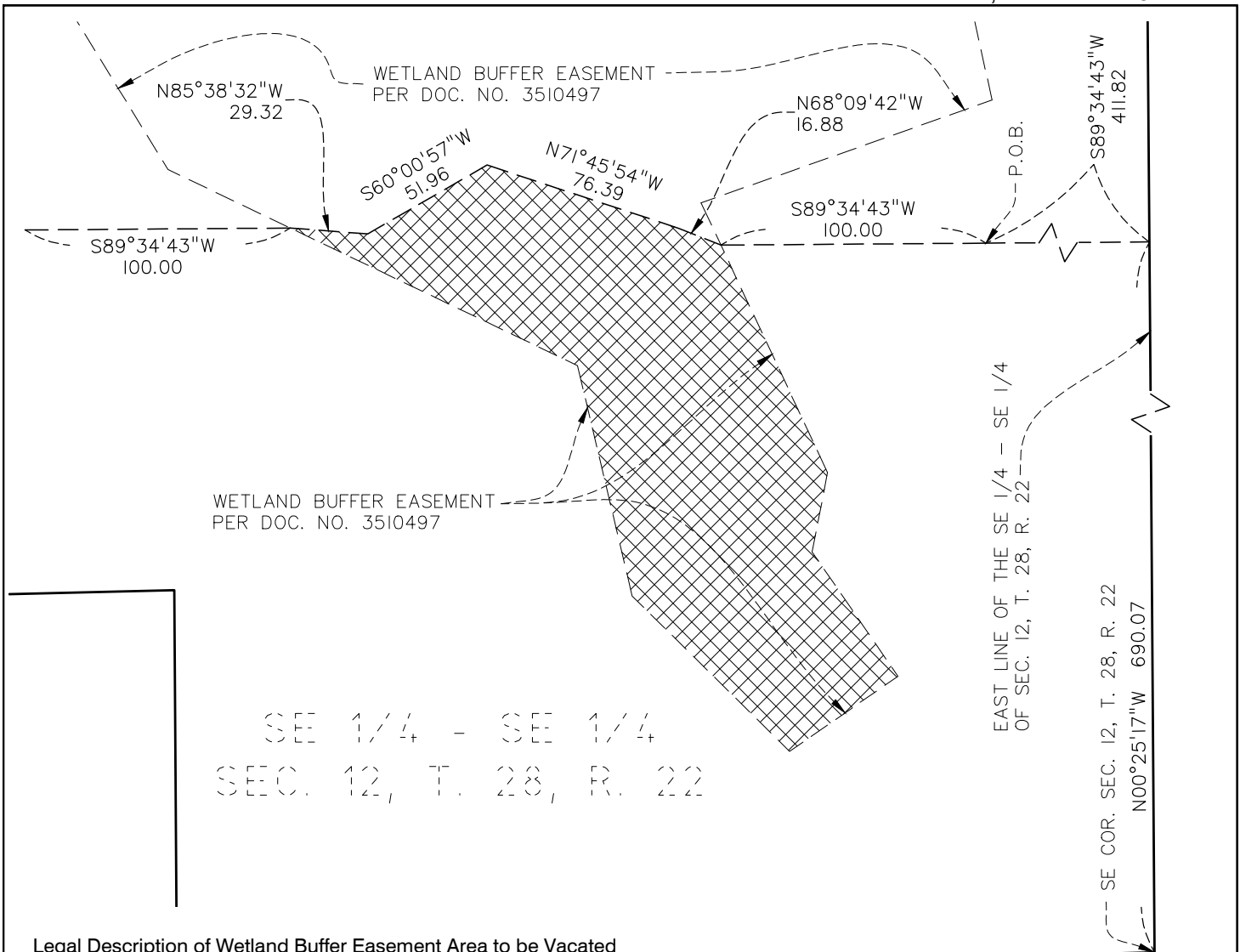


Roberto A. Crances
Notary Public

This instrument was drafted by:
David MacMillan
Asst. Ramsey County Attorney
560 Ramsey County Government Center West
50 West Kellogg Boulevard
St. Paul, MN 55102

EXHIBIT A

That part of the Southeast 1/4 of the Southeast 1/4, Section 12, Township 28 North, Range 22 West, Ramsey County, Minnesota describe as follows: Commencing at the Southwest corner of said Southeast 1/4 of the Southeast 1/4, thence northerly on the west line of said, Southeast 1/4 of the Southeast 1/4 a distance of 888.4 feet to the point of beginning of the land to be described; thence South seventy-four degrees, nineteen minutes, thirteen seconds East, a distance of thirty-five point five feet; thence North zero-three degrees, forty-three minutes, thirty-seven seconds East, a distance of two hundred nine point two feet; thence South seventy-eight degrees, fifty-nine minutes, twenty-four seconds East a distance of one hundred forty-four point seven feet; thence North thirty-five degrees, thirty-nine minutes, fifty-four seconds East, a distance of two hundred nine point three feet; thence North sixty-two degrees, eleven minutes, zero-eight seconds East, a distance of one hundred forty-three point six feet; thence South thirty-nine degrees, forty-four minutes, fifteen seconds East, a distance of one hundred seven point nine feet; thence North eighty-six degrees, thirty-three minutes, zero nine seconds East, a distance of eighty-three point two feet; thence South thirty-one degrees, zero six minutes, thirty-one seconds East, a distance of sixty-seven point seven feet; thence South sixty-four degrees, zero one minute, fifty-nine seconds East, a distance of one hundred seventy-one point three feet; thence South twelve degrees, fifty-six minutes, forty-seven seconds East, a distance of eighty-nine point three feet; thence South forty-four degrees, fifty-nine minutes, fifty-nine seconds East, a distance of eighty-three point four feet; thence North fifty-five degrees, forty minutes, eleven seconds East, a distance of forty-nine point seven feet; thence South thirty-four degrees, fourteen minutes, fifty-six seconds East, a distance of fifty-six point nine feet; thence North eleven degrees, eighteen minutes, thirty-five seconds East, a distance of thirty point six feet; thence South twenty-four degrees, forty-four minutes, twenty-two seconds East, a distance of one hundred twelve point three feet; thence North seventy degrees, fifty-six minutes, thirty-two seconds East, a distance of one hundred sixteen point four feet; thence South twelve degrees, zero five minutes, ten seconds East, a distance of seventy-six point four feet; thence North forty-two degrees, forty-seven minutes, fifty seconds East, a distance of ninety-seven point one feet; thence South thirty-six degrees, zero five minutes, zero six seconds East, a distance of one hundred forty-six point zero feet; thence South sixty-three degrees, forty-two minutes, forty-two seconds East, a distance of one hundred eighty-five point two feet; thence North fifty degrees, zero seven minutes, fifty-nine seconds East, a distance of one hundred sixty-nine point four feet; thence North eighty-two degrees, thirty minutes, zero seconds East, a distance of one hundred forty-one point two feet; thence South thirty-nine degrees, zero five minutes, thirty-five seconds East. A distance of two hundred sixty point one feet; thence North forty-six degrees, twenty-seven minutes, thirty-eight seconds East, a distance of two hundred fifty-one point one feet; thence South forty-five degrees, thirty-four minutes, twenty-two seconds East, a distance of one hundred thirty-four point four feet; thence South zero one degree, zero eight minutes, twenty-six seconds East, a distance of two hundred twenty-one point zero feet, to the point of beginning.



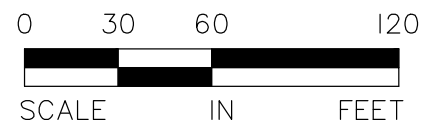
Legal Description of Wetland Buffer Easement Area to be Vacated

That part of the Wetland Buffer Easement as described in Document No. 3510497, recorded in the office of the County Recorder, Ramsey County, Minnesota (said easement is in the Southeast Quarter of the Southeast Quarter of Section 12, Township 28, Range 22, said County), lying southerly of the following described line:

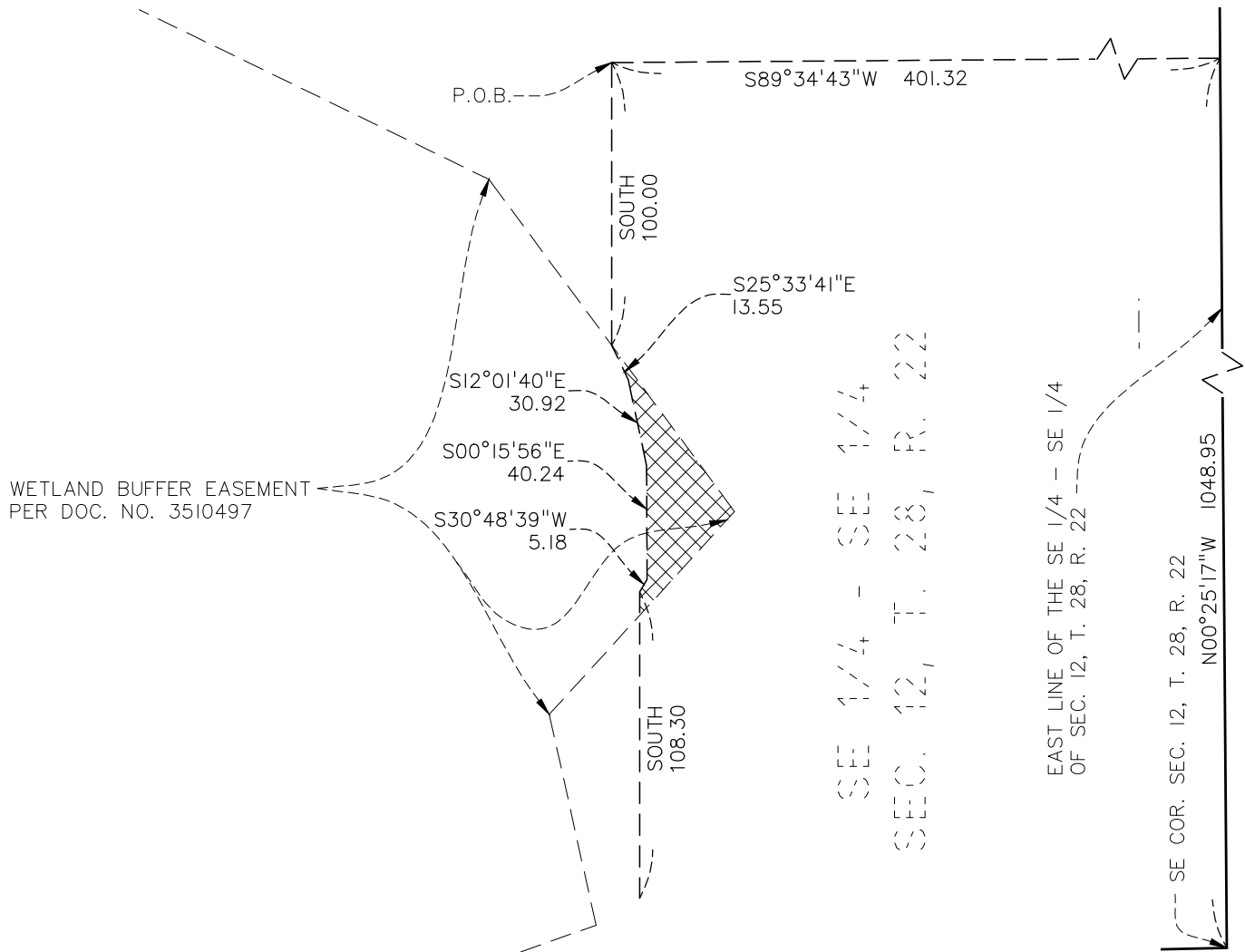
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Wetland Buffer Easement
Area to be Vacated



Design File: 4000041	Checked By: DE	CENTURY PONDS WETLAND BUFFER EASEMENT VACATION EXHIBIT MAPLEWOOD, MINNESOTA	 Alliant Engineering, Inc. 733 Marquette Ave, Ste 700 Minneapolis, MN 55402 612.758.3080 MAIN 612.758.3099 FAX www.alliant-inc.com
Dwg Name: ESM VAC-SOUTH	Drawn By: DE		
Date: 2/4/25	Scale: 1" = 60'		



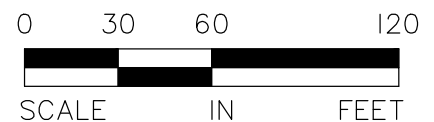
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Wetland Buffer Easement
Area to be Vacated



Design File: 4000041	Checked By: DE
Dwg Name: ESM VAC-EAST	Drawn By: DE
Date: 2/4/25	Scale: 1" = 60'

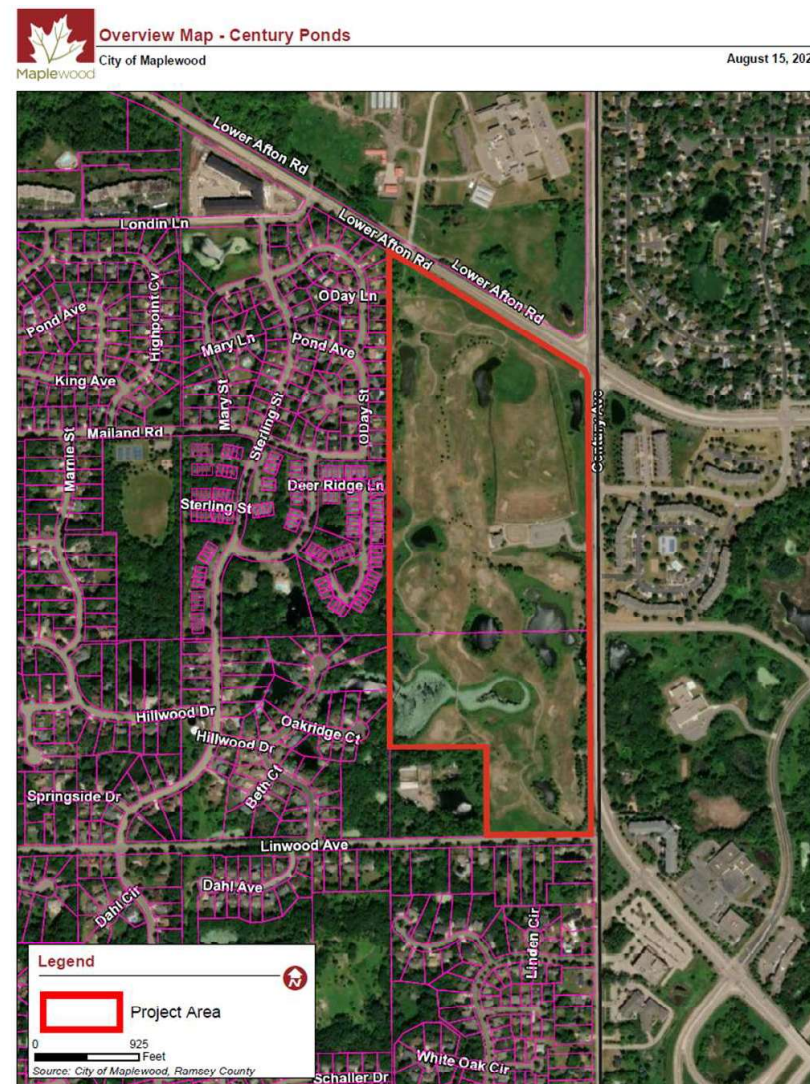
CENTURY PONDS
WETLAND BUFFER EASEMENT VACATION EXHIBIT
MAPLEWOOD, MINNESOTA



Alliant Engineering, Inc.
733 Marquette Ave, Ste 700
Minneapolis, MN 55402
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

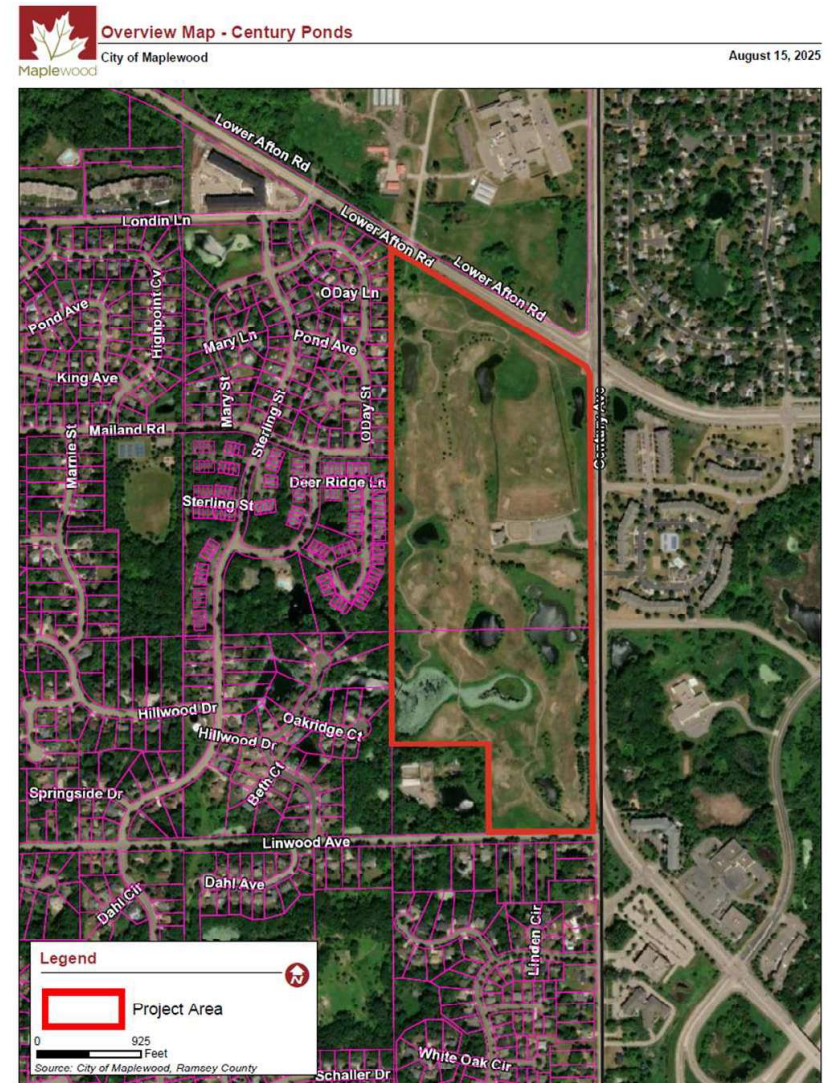
Century Ponds PUD

- New Residential Planned Unit Development
 - 133 detached single-family homes
 - 73 townhouse units
 - Southwest quadrant of Lower Afton Rd and Century Ave S
- Former site of the Ponds at Battle Creek golf Course
- 92.23 acre project area



Century Ponds PUD

- Requesting approval for
 - **Public Vacation**
 - Requires Public Hearing with City Council
- Council will consider following requests later in the meeting
 - Comprehensive Plan Amendment
 - Rezoning to a PUD
 - Wetland Buffer Variance
 - Preliminary Plat
 - Design Review
- Planning Commission held public hearing on these items



Century Ponds PUD

Public Vacation

- Requesting vacation of portions of existing wetland buffer easement in southeast portion of property
- Current buffer easement does not align with wetlands in approved wetland delineation
- Applicant will establish new buffers and easements to match delineated wetlands



Century Ponds PUD

Recommendation

- Hold the public hearing regarding the public vacation of an easement request
- With conditions of approval found in the report, staff is recommending approval of this public vacation of an easement

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CITY COUNCIL STAFF REPORT

Meeting Date October 27, 2025

REPORT TO: Michael Sable, City Manager

REPORT FROM: Michael Mondor, Fire and EMS Chief

PRESENTER: Michael Mondor, Fire and EMS Chief

AGENDA ITEM: Budget Presentation – Fire/EMS Department

Action Requested: ☐ Motion ☒ Discussion ☐ Public Hearing

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

Policy Issue:

As part of the 2026 budget process, department heads from all departments will be highlighting budget priorities. The Fire/EMS Department will provide an overview of priorities for 2026 and highlight notable changes.

Recommended Action:

No Action Needed

Fiscal Impact:

Is There a Fiscal Impact? ☐ No ☒ Yes, the true or estimated cost is \$10,701,480

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 staff are committed to providing the Mayor and Council members, stakeholders and taxpayers with information pertaining to each department that is clear and transparent prior to formal approval of the 2026 budget.

Background

Staff began its budget process in the spring of 2025. As part of this process, department heads met with the City Manager and Finance Director to discuss priorities in 2026. In August and September, our City Manager and Finance Director provided the City Council with budget scenarios prior to formally setting the levy limit in September. Prior to formally approving the 2026 budget, each department head will provide an overview of their 2026 budget, discuss priorities for the year ahead and address questions.

Attachments

1. PowerPoint Presentation
2. Department Memo Fire/EMS

Budget Overview

October 27, 2025

Fire/EMS Department



13.65% of General Fund Budget (Fire)

Fire/EMS Key Initiatives

- Implementation of Staffing Plan
- Firefighter Health, Safety and Wellness
- Community Connections
- Leverage Evolving Technology
- Professional Development





Maplewood

1830 County Road B East
Maplewood, MN 55109
(651) 249-2000

2026 MUNICIPAL PROPERTY TAX

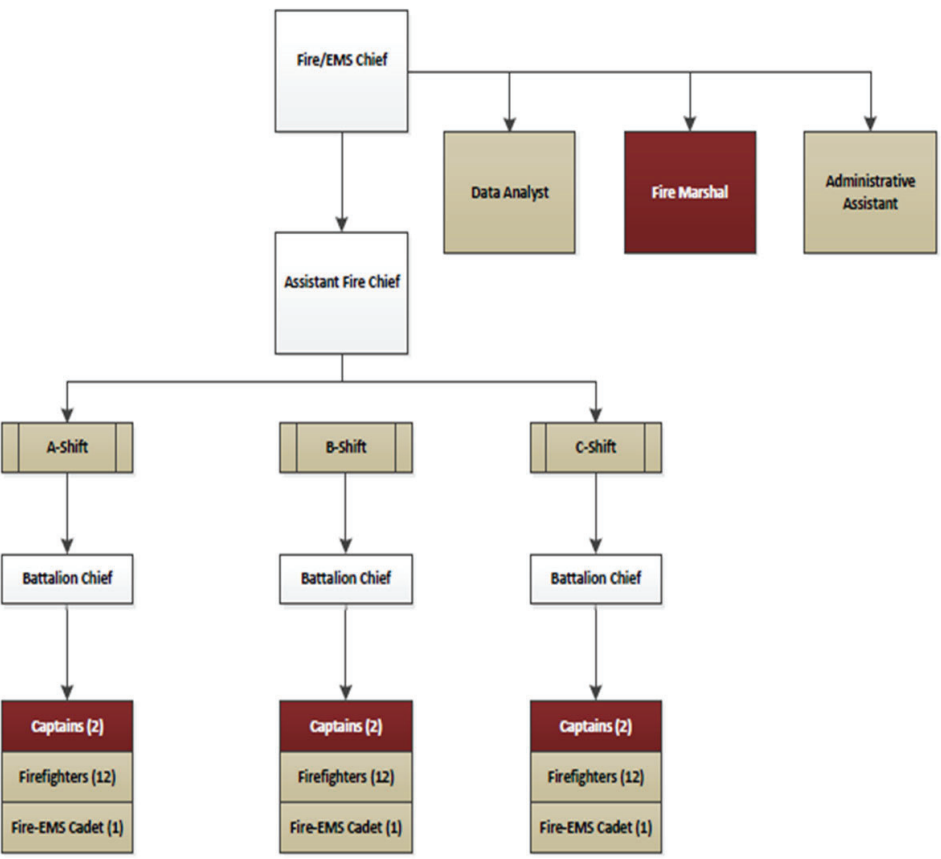
POLICE	\$ 48.02
FIRE/EMS	\$ 25.12
PUBLIC WORKS	\$ 14.67
ADMIN/COUNCIL/CITY CLERK	\$ 10.67
COMMUNITY DEVELOPMENT	\$ 7.32
PARKS AND NATURAL RESOURCES	\$ 7.07
FINANCE	\$ 3.78
DEBT SERVICE FUND	\$ 18.68
CAPITAL PROJECTS	\$ 7.17
MONTHLY RECEIPT*	\$142.50

**BASED ON 2026 MEDIAN VALUE HOME (\$353,300)*



For more on Maplewood's budgets scan the QR





Key Accomplishments



AWARDED FY2024 SAFER
GRANT TO HIRE 6-
FIREFIGHTERS



COMMUNITY
CONNECTIONS



TECHNOLOGY
ENHANCEMENTS



ENHANCED COMMUNITY
RISK REDUCTION
INITIATIVES



CONTINUED
PROFESSIONAL
DEVELOPMENT



SUSTAINED RESPONSE
TIME COMPLIANCE
DESPITE RISING CALL
VOLUMES



Fire/EMS Budget

Fire	2025 Original Budget	2026 Budget Request	Change from 2025	2027 Conceptual Budget	Change from 2026
Salaries/Wages/Benefits	3,258,539	3,588,906	10%	3,768,351	5%
Supplies & Materials	147,700	169,000	14%	177,450	5%
Professional Services	326,800	361,340	11%	379,407	5%
Internal Charges	106,010	129,239	22%	135,701	5%
TOTAL	3,839,049	4,248,485	11%	4,460,909	5%

Ambulance	2025 Original Budget	2026 Budget Request	Change from 2025	2027 Conceptual Budget	Change from 2026
Salaries/Wages/Benefits	4,623,918	5,125,472	11%	5,638,019	10%
Supplies & Materials	269,250	264,500	-2%	290,950	10%
Professional Services	676,732	745,220	10%	819,742	10%
Internal Charges	84,326	102,803	0%	107,943	5%
Depreciation	215,000	215,000	0%	225,750	5%
TOTAL	5,869,226	6,452,995	10%	7,082,404	10%

2026 Budget Impacts



Data Analyst position
(split with HR/Admin)



Employee Health and
Wellness Initiatives



Implementation of
Staffing Plan and
SAFER Grant Local
Match



Supply and Equipment
Replacement Costs



Technology Upgrades
and Requirements



Training and
Professional
Development

Looking ahead



“Level Up”
Leadership
Development for
Current and Aspiring
Leaders



Implementation of
Staffing Plan and
SAFER Grant



Enhanced Health,
Wellness and Safety
Initiatives



Implementation of
Emerging Pre-
Hospital Care
Initiatives



Local, State,
Regional and
National Advocacy



Regional
Partnerships:
East Metro Public
Safety Training
Facility Expansion
Project



Emergency
Preparedness
Optimization and
Education



Community Outreach,
Engagement and Voice



DATE: October 27, 2025

TO: Michael Sable, City Manager
Joe Rueb, Finance Director

CC: Brian Bierdeman, Public Safety Director

FROM: Michael Mondor, Fire and EMS Chief

RE: 2026 Budget Memo for the Fire/EMS Department

City of Maplewood Mission:

To sustainably provide for health, safety, and quality of life for all.

Sustainability

The fire department will continue to focus on sustainability efforts through a lens of financial stewardship, workforce stability, and operational effectiveness. The fire department has sought to make strategic investments that consider associated costs and balance with current and future service demands. The department is committed to ensuring ongoing value to the community that coincides with increased investment. The department has sought out grants to aid in the implementation of the department's long-range staffing plan.

The department recognizes recruitment and retention as a core element of sustainability. The department continues to recruit and retain a skilled and engaged workforce. The department has placed significant focus on employee health, safety, wellness, and engagement, which has dramatically improved workforce engagement.

The department will continue to emphasize sustainability for fleet, facilities, and equipment. This includes life-cycle planning for fleet and equipment, robust preventative maintenance schedules for fleet, equipment and facilities, and an exploration of how the department can explore environmentally friendly alternatives when making purchasing decisions.

Safety

The fire department has established the "MFD Way" which establishes the organizational framework for how the department operates. This framework is built to support the City of Maplewood's strategic priorities and organizational pillars. The department aims to be a regional and industry leader through

City of Maplewood

Office of the City Manager
1830 County Road B East
Maplewood, MN 55109

Office 651-249-2055
Fax 651-249-2059
www.maplewoodmn.gov

the prioritization of employee health, wellness, and safety. The fire department has continually invested in training, modern equipment, employee health screenings, and research projects, which will inform future decision-making. The fire department has focused on community safety, as evidenced by the department meeting the travel time performance of 8 minutes or less 90 percent of the time. The department prioritizes community risk reduction and engagement by conducting fire inspections, developing pre-plans, and maintaining a strong commitment to outreach efforts that both reduce the likelihood of emergencies and strengthen community relationships.

Development

The department remains committed to developing its workforce through advanced training and by fostering both formal and informal leadership opportunities. Continued investment in the Fire/EMS Cadet Program strengthens the department's internal pipeline and serves as a regional model for creating pathways into the fire service for underrepresented populations. Through these initiatives, the department builds organizational resilience and supports every employee in "Leveling Up" their leadership skills to better serve the community.

Budget Request Summary

Fire	2025 Original Budget	2026 Budget Request	Change from 2025	2027 Conceptual Budget	Change from 2026
Salaries/Wages/Benefits	3,258,539	3,588,906	10%	3,768,351	5%
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TOTAL	3,839,049	4,248,485	11%	4,460,909	5%

Ambulance	2025 Original Budget	2026 Budget Request	Change from 2025	2027 Conceptual Budget	Change from 2026
Salaries/Wages/Benefits	4,623,918	5,125,472	11%	5,638,019	10%
Supplies & Materials	269,250	264,500	-2%	290,950	10%
Professional Services	676,732	745,220	10%	819,742	10%
Internal Charges	84,326	102,803	0%	107,943	5%
Depreciation	215,000	215,000	0%	225,750	5%
TOTAL	5,869,226	6,452,995	10%	7,082,404	10%

Department Goals

First in Employee Wellness and Engagement: Prioritize staff well-being while creating opportunities for career fulfillment.

The department remains dedicated to the health, safety, and wellness of all employees. In the upcoming fiscal year, the department will strengthen the efforts of its Health, Safety, and Wellness Committee to ensure staff have access to industry-leading screenings, preventative care, and proactive mental health resources. Continued investment in technology and equipment will further enhance firefighter safety and support overall employee well-being.

Organizational Excellence and Accountability: The department and its employees are committed to setting industry standards and providing best-in-class delivery of fire and emergency medical services.

The fire department continues to implement the fire department staffing plan, which is reflected in the 2026 Fire Department Budget. The fire department applied for a Staffing for Adequate Fire and Emergency Response (SAFER) Grant requesting six full-time firefighters following council support in March of 2025. Staff were notified that the department was awarded the grant for nearly \$1.6 million on September 25, 2025. City Council approved acceptance of the grant on October 13, 2025.

Upon completion of the implementation of the plan, the department will have a minimum of two units staffed, responding to calls from the South Fire Station and a minimum of three units staffed, responding to calls from the North Station. This staffing level will address increasing call volumes while also ensuring that the department can meet the established response time standard. Additionally, minimum staffing on fire apparatus will be increased to a minimum of three firefighters on fire apparatus, which will better align the fire department's response with industry best practices while increasing safety, efficiency in operations, and improved response capabilities.

Community Centered: Commitment to engaging with the community to best meet their needs.

The department will continue to invest in training, education, and planning to identify what strategies, initiatives, policies and/or actions are required to ensure that the Maplewood Fire Department is an inclusive workplace that is welcoming to and reflective of the diverse population we serve. This work has been ongoing over the past several years and will continue in 2026.

The department will also continue to strengthen its investment in community outreach and engagement. In 2024, staff dedicated more than 1,300 hours to community events and are on pace to exceed that total in 2025. These efforts reflect the department's ongoing commitment to building meaningful relationships with residents and fostering trust through active community participation.

Exemplary Customer Service: Everyone we encounter will be cared for as family.

What is often referred to as the Maplewood Difference, the fire department will continue to invest in initiatives that increase meaningful connections with community members and will implement greater opportunities to instill community voice in department operations and outreach initiatives.

What challenges are you responding to with your budget request?

The recruitment and retention of Fire and EMS professionals remains extremely competitive. The city and department's investment in staff development, engagement, health, safety and wellness, along with the existing compensation, allows for the fire department to remain amongst the most competitive agencies in the State of Minnesota as it relates to recruitment and retention.

The city's investment in staffing addresses the department's ability to meet response time standards established by the City Council and improves overall emergency response, along with the safety and operational effectiveness of fire staff. The department has been awarded a SAFER grant, which will lessen the immediate financial impact of the department's staffing needs.

The 2026 budget also addresses operational and technology needs as the department replaces aging equipment and implements needed technology enhancements as the department transitions to the new National Emergency Response Information System.

Innovative Revenue Sources

The rate of reimbursement for ambulance transport is a local, statewide, and national issue. Simply raising fees does not address increasing costs due to mandatory Medicare and Medicaid write-offs. This will be a continued conversation at the State and Federal levels, and staff will continue to be a part of these conversations.

The department has relentlessly pursued State and Federal grants to support department operations. The department applied for and was awarded a SAFER grant in 2025 and will pursue Assistance to Firefighter (AFG) and Fire Prevention and Safety (FP&S) grants during the next application period. The department also regularly evaluates local grant opportunities and maximizes state programs to reimburse firefighter training.

Minnesota State Statute 275.066 SPECIAL TAXING DISTRICTS allows for fire protection and emergency medical services entities to create special taxing districts. While this represents an alternative funding approach, two or more political subdivisions must agree to establish such a district, and the result includes a tax that residents would be required to pay.

Other fee-for-service models have been reviewed in prior years, but were determined not to be feasible. Although some jurisdictions assess fees for certain response types - such as gas leaks, vehicle fires, lift assists, and motor vehicle accidents - these programs often raise policy considerations, as residents already fund many of these services through taxes. In addition, the administrative effort required to implement such models would outweigh the limited financial benefit, making them impractical for adoption at this time.

Resource Sharing Opportunities

The City continues to collaborate effectively across departments to maximize resources and achieve shared goals. Community outreach activities provide a strong example of how staff from multiple departments can accomplish more through coordinated efforts. The Public Safety Department naturally operates in a collaborative environment due to its aligned missions and operational needs. Similarly,

the partnership between the Fire Department and HR/Administration in sharing the Data Analyst position demonstrates a practical, problem-solving approach to meeting the needs of multiple departments.

The East Metro Public Safety Training Facility expansion project represents another example of effective resource sharing between police and fire services, with the goal of expanding training opportunities to police, fire, EMS, and social service agencies across the metro area. While bonding funds have not yet been secured to advance the project to its next phase, staff have continued working closely with elected officials to raise awareness and support. These efforts have included providing testimony and hosting bonding tours for both Senate and House members, reflecting positive momentum toward future funding.

Dollar Impact

The proposed 2026 budget includes \$831,921 in salaries/wages/benefits increases. This line item includes the addition of one firefighter, the local match for the SAFER grant, which will add 6 new firefighters, and one-half of the data analyst position. The increase in this category also encompasses contractual wage adjustments along with insurance, leave, and retirement benefits.

The Fire/EMS department has requested a \$16,550 increase in Supplies and Materials. This increase would allow the department to continue to replace aging fire hose and aging tools and equipment. This increase will also allow the department to implement new technology for gas detectors and power tools.

A \$103,028 increase is requested for Professional Services. These services include key wellness and safety initiatives such as Ready Rebound, Fatigue Science, enhanced firefighter screening physicals, and potential expansions to mental health and wellness programming. This increase will also allow the fire department to continue the implementation of a Fire/EMS software called First Due. The fire department currently utilizes several software platforms to perform fire department operations. In 2025, the department transitioned to the training module, asset management, and the implementation of the newly required National Emergency Response Information System (NERIS). Upon completion, this will allow the department to operate under a single software solution. Once fully implemented, the department will sunset legacy software programs, which will reduce some of the overall software costs.

The professional services increase also includes additional funds for travel and training due to the need to send employees to paramedic school and to provide professional development training for the department's leadership team and line staff. This increase will be offset by training reimbursement from the Minnesota Board of Fire Training and Education (MBFTE). In 2025, the department is scheduled to receive \$10,000 in training reimbursement and \$41,000 in redistribution awards. It is anticipated that the department will be allocated at least \$10,000 in training reimbursement in 2026. There is potential to recoup additional reimbursement through redistribution awards in 2026. Redistribution awards are based on available funds.

The 2026 budget also includes a \$41,706 increase for internal charges, which is allocated for internal IT charges.

Strategic Plan Alignment

The 2026 Fire/EMS Department's budget increase request supports and aligns with the city's overall mission of sustainably providing for health, safety, and quality of life for all while advancing several of the city's strategic priorities.

Salary/Wage Benefit Increases-Safety:

The request to add staffing as part of the department's overall staffing plan directly impacts the department's operational effectiveness. This addition will allow the fire department to increase minimum staffing at both fire stations, ensuring that fire suppression vehicles are staffed with a minimum of three firefighters 24 hours a day/7 days a week.

The salary/wage/benefit increases are significant; however, those increases aid in the recruitment and retention of highly qualified employees who continue to demonstrate commitment to the Maplewood difference, organizational, and citywide values.

Professional Services-Safety:

The requested budget increase for professional services will enhance safety as it will allow the department to expand firefighter health and safety initiatives. These initiatives include Ready Rebound, which is a health-and-recovery program designed for first-responders and Fatigue Science which is wearable technology that measures firefighter fatigue and will aid in the department's firefighter fatigue study. This increase will also allow for enhanced firefighter screening physicals, and the expansion of mental health and wellness programming.

Supplies and Materials-Safety and Sustainability:

The requested budget increase for supplies and materials will allow the department to continue to replace aging fire hose and aging tools and equipment, which will allow the department to implement new technology for gas detectors and power tools.

Prioritized Budget Increases

Priority 1: The proposed 2026 budget includes \$831,921 in salaries/wages/benefits increases. Continuing to make progress on the department's staffing plan is the department's number one priority in the 2026 budget.

Priority 2: The proposed budget includes a \$103,028 increase for Professional Services. Some of the cost increases in professional services are contractual; the remainder of the request will allow the department to enhance technology and firefighter health and wellness initiatives.

Priority 3: The proposed budget includes a \$16,550 increase in Supplies and Materials. Increases related to supplies and materials are directly related to equipment that is due for replacement. These items could be deferred if necessary, but are important to maintain department operations.

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CITY COUNCIL STAFF REPORT

Meeting Date October 27, 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: Wakefield Park Community Building Solar Project
a. Solar on Public Buildings Grant Application
b. Contract with Minnesota Solar

Action Requested: ☒ Motion ☐ Discussion ☐ Public Hearing

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

Policy Issue:

The 2025 Capital Improvement Plan includes funding for a solar system on the Wakefield Park Community Building. Maplewood is eligible to apply for a Solar on Public Buildings grant through the Minnesota Department of Commerce. If awarded, the grant would cover up to 60 percent of the solar system, not to exceed \$72,000.

Recommended Action:

- a. Motion of support for the Solar on Public Buildings Grant Application with the Minnesota Department of Commerce.
- b. Motion to approve the Wakefield Park Community Building solar system contract with Minnesota Solar and direct the Mayor and City Manager to sign the contract. Minor revisions as approved by the City Attorney are authorized as needed.

Fiscal Impact:

Is There a Fiscal Impact? ☐ No ☒ Yes, the true or estimated cost is \$70,125.00. or \$7,012.50, depending on the Solar on Public Building grant and Federal Investment Tax Credit.

Financing source(s): ☒ Adopted Budget ☐ Budget Modification ☐ New Revenue Source
☐ Use of Reserves ☒ Other: The total cost for the installation of solar on the Wakefield Park Community Building is \$70,125.00. This project is included in the 2025 Capital Improvement Plan (CIP) with funding from the Capital Improvement Fund and Environmental Utility Fund. The Solar on Public Buildings grant would cover up to 60 percent of the solar system, not to exceed \$72,000. If the City is successful with the grant application, it could reduce the City's cost by \$42,075. Additionally, the City is eligible for 30% Federal Investment Tax Credit of \$21,037.50 if the City pays a 5% safe harbor payment of \$3,506.25 by the end of the year and the project is completed by mid-2026. If successful with both the grant and the Federal Tax Credit, the City's cost could be reduced to \$7,012.50.

Strategic Plan Relevance:

- | | | |
|---|--|---|
| ☐ Community Inclusiveness | ✓ Financial & Asset Mgmt | ✓ Environmental Stewardship |
| ☐ Integrated Communication | ☐ Operational Effectiveness | ☐ Targeted Redevelopment |

The installation of a solar system on the Wakefield Park Community Building will help the City meet its 2040 Comprehensive Plan energy and climate goals. The solar system will offset most if not all of the energy use of the building. The Solar on Public Buildings Grant will assist the City in financing the solar system.

Background:

The 2025 Capital Improvement Plan includes \$100,000 for a solar system to be installed on the Wakefield Park Community Building, located at 1860 Hazelwood Street. The building was constructed in 2020 and designed with a pitched south-facing, solar-ready rooftop to ensure solar panels could be installed in the future. The building's average annual energy usage is 40,587 kWh.

Solar System Installation Quotes

City staff received four quotes for installing a solar system on the Wakefield Park Community Building. The estimates range from \$70,125 to \$88,510 for solar systems that would generate 28.05 kW to 33.44 kW of energy production, for an annual energy offset of 95% to 112%.

City staff have reviewed each proposal closely for system size, cost per watt, estimated energy production, equipment quality, overall cost, type of system, warranties, and company reputation. Staff determined that the proposal from Minnesota Solar would be the best value. This proposal includes the following details:

- Installation of 66 all-black in color solar panels and 3 inverters on the pitched roof portion of the building
- 30-year solar panel warranty, 12-year inverter warranty, 10-year workmanship warranty
- \$70,125.00 overall cost
- \$3,506.25 safe harbor down payment by December 31, 2025
- 28.05 kW of energy production, which covers 95% of the building's energy use

Solar on Public Buildings Grant

The Minnesota Solar on Public Buildings grant program is available to local units of government for solar systems on publicly owned and operated buildings. The grant will cover the cost of energy systems up to 40 kW or 120 percent of the building's annual energy consumption. Maplewood would be eligible for a grant up to 60 percent of the solar system cost, not to exceed \$72,000. If the City is successful with the grant application, it could reduce the City's cost by \$42,075.

During this year's Round 3 of the Solar on Public Buildings grant program, City staff submitted a solar readiness assessment for the Wakefield Park Community Building. On July 28, 2025, the Minnesota Department of Commerce notified the City that the building passed the readiness assessment and invited the City to submit a full application for the project. Full applications are due by November 14, 2025, with a response to the grant application within two weeks for the project to begin as soon as possible.

Federal Investment Tax Credit

The Federal Solar Investment Tax Credit (ITC) offers a 30% tax credit for qualified commercial solar installations with recent changes introducing stricter deadlines and compliance requirements. To qualify for the ITC and meet the new deadlines, the City must submit a 5% safe harbor deposit and have a binding solar system contract and delivery milestones by December 31, 2025. If this is done, Maplewood must begin the project by mid-2026. The estimated 30% Federal Investment Tax Credit amount that the City would be eligible for is \$21,037.50

If the City is awarded the 60% Solar on Public Buildings Grant and is eligible for 30% ITC, the total cost to the City would be the remaining 10% - \$7,012.50.

Comprehensive Plan Energy and Climate Goals

The 2040 Comprehensive Plan includes climate and energy goals in the Sustainability Chapter to include:

Goal 1: The City will follow the state energy goal guidelines of reducing greenhouse gas emissions to 20 percent of the City's 2015 baseline levels by 2050 (an 80 percent reduction).

- The City will establish interim goals every 5 to 10 years to ensure City emission reductions track against the primary goal outlined above, and to adjust policies and strategies as needed.
- Future interim goals will be established by the City at the completion of the first interim timeframe.

Goal 2: The City will encourage and support renewable energy.

- The City will obtain a minimum of 50 percent of all electric energy from renewable sources by 2040. This includes having a minimum of 20 percent in on-site solar photovoltaic generation within the City, with the balance being met through Xcel Energy's 31.5 percent renewable portfolio requirement.
- City facilities will be powered by 100% renewables by 2040.

Installation of solar systems on City buildings and facilities, such as the Wakefield Park Building, will help the City meet these goals.

Summary

To move forward with the solar project the City must sign the contract with Minnesota Solar, pay the 5% ITC safe harbor payment in the amount of \$3,506.25 by December 31, 2025, and begin the project no later than mid-2026. This will ensure the City receives the 30% Federal Investment Tax Credit for the project.

To be eligible for the Solar on Public Buildings grant, the City must submit a full application by the deadline of November 14, 2025. If awarded the City will be awarded a grant for up to 60% of the solar system cost - \$42,075.00.

Attachments:

1. Solar on Public Buildings Round 3 Readiness Assessment Notification
2. Solar System Contract with Minnesota Solar



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



Thank You for Choosing MN Solar!



Contract Prepared for: City of Maplewood
Address: 1830 County Road B East, Maplewood, MN 55109

Date: 10/20/25 11:38 AM
Prepared By: Lindsie Mckusick

Contract Terms & Conditions

- I. **AGREEMENT.** The Schedule, these Terms and Conditions, any special conditions, (together, the "Agreement") along with any Drawings or Specifications outlined in Agreement Acceptance section (together with the Agreement, the "Agreement Documents") shall govern the relationship between the parties for the construction project described in the Agreement.
- II. **LICENSE AND PERMIT FEES.** MN Solar, the Contractor, shall pay the agreed upon applicable local, state and federal license and permit fees, assessments and charges related to the Work as outlined on page 5 and within this Agreement. We do the best we can to estimate the permit costs, and have built into this bid \$250 in permit fees. In addition, \$500 is built into this bid for any special engineering costs, by the permitting agencies or similar. Any additional fees will be added to the final bill and we will make you aware as soon as we are aware of any additional permit or engineering fees.
- III. **EXECUTION OF THE WORK.** MN Solar, the Contractor, shall furnish all agreed upon labor, material, services, tools, equipment, and fixtures necessary to perform and complete in a good and workmanlike manner the Work described in the Agreement. All Work shall be done in accordance with, all laws, ordinances, building codes, rules and regulations applying to the Work. MNSolar, the Contractor, shall have control over, and be solely responsible for, all means, methods and sequences for performing the Work to the agreed upon system as outlined in page 4.
- IV. **SCHEDULE.** The Work shall be commenced based on current job queues, product and staff availability, and is completed at the discretion of MN Solar. The customer enters the job queue upon MN Solar receiving the Initial Down Payment.
- V. **PARTIES OBLIGATIONS.**
 - I. **Customer agrees to**
 - I. Make payments on time;
 - II. Notify MN Solar of any changes in the condition of the construction site;
 - III. Return any documents we send you for signature within twenty (20) days of receiving them.
 - II. **MN Solar agrees to**
 - I. Provide you, the customer, with estimated construction completion dates of their solar array;
 - II. Install the system agreed upon in this quote/contract;
 - III. Repair the System pursuant to the Limited Warranty in a reasonable amount of time;
 - IV. Install the system pursuant to all known laws, agencies, government rules, and similar.
- VI. **AUTOMATIC PAYMENT(S); FEES; LATE CHARGES.** In Addition to the other amounts you agree to pay in this contract, you agree to pay the following: Return Check Fee: For any check or withdrawal right that is returned or refused by your financial institution you shall be charged \$25 per occurrence (or such lower amount as required by law); Late payments: Accrue interest at eighteen percent (18%) annually or the maximum allowed by applicable law.
- VII. **COMPLETION.** The Work shall be deemed complete after it complies in all respects with the Agreement, the Contractor has completed all punch-list items, properly cleaned up its worksite, provided Owner with all required warranties, manuals, and record documents, and the system has been approved by the appropriate inspector.
- VIII. **PAYMENT.** The Customer shall make the Initial Payment of \$3,506.25 before December 31st, 2025. MN Solar uses an electronic check-processing program. When the project is 15 days prior to construction, MN Solar will reach out, for permission, to electronically process 40% of the total project cost (less the \$3,506.25 down payment) from the same checking account used for the first payment. Upon systems interconnection ready status (Construction Complete), regardless of interconnection status with the utility, MN Solar will reach out, for permission, to electronically process 50% of the total project cost. On Completion of the Work (Interconnection), MN Solar will reach out, for permission, to process the remaining 10% of the total project cost from the customers checking account on file. Completion is defined under the Execution of all the Work associated with the project, and a successful inspection by the appropriate body for their region. Manufacturer defects shall not affect payment terms.
 - I. **PAYMENT SCHEDULE.**
 - I. Downpayment (5% Safe Harbor) = \$3,506.26
 - II. 40% product payment [less \$3,506.25 Downpayment] = \$24,543.75
 - III. 50% upon system construction complete = \$35,062.50
 - IV. 10% after final witness test/interconnection = \$7,012.50

IX. **INDEMNITY.** To the fullest extent permitted by law, the customer shall indemnify, defend, protect, save and hold harmless MN Solar, its employees, officers, directors, agents, subcontractors, direct partners, successors and assigns from any and all third party claims, actions, costs, expenses (including reasonable attorneys' fees and expenses), damages, liabilities, penalties, losses, obligations, injuries, demands and liens of any kind or nature arising out of, connected with, relating to or resulting from your negligence or willful misconduct; provided, that nothing herein shall require you to indemnify MN Solar and subscription provider for its own negligence or willful misconduct. The provisions of this paragraph shall survive the termination or expression of this agreement.

X. **WARRANTIES.** MN Solar warrants for 10 Years that all labor, materials and equipment furnished under the Agreement are of the type and quality required by the Agreement Documents, and installed in a good and workmanlike manner and otherwise in accordance with the Agreement Documents. MN Solar further warrants that (i) it shall use sound construction principles and practices in the performance of the Work; (ii) it shall apply to the Work a high degree of skill, care, judgment and supervision to assure that the Work is performed properly and in accordance with the Agreement Documents; and (iii) the Work will be free from defects not inherent in the quality required or permitted. The 10 year warranty does not cover manufacture defects or failures of any product that is not the result of improper installation or use of the products, the manufacturer shall be responsible for those types of failures. Signing this agreement means you FULLY ACKNOWLEDGE THAT.

XI. **Default.** You will be in default under this agreement if any one of the following occurs:

- I. You fail to make any payment when it is due and such failure continues for a period of thirty (30) days;
- II. You or your guarantor have provided any false or misleading financial or other information to obtain financing;
- III. You or any guarantor makes an assignment for the benefit of creditors, admits in writing its insolvency, files or there is filed against you or if a voluntary petition in bankruptcy, is adjudicated bankruptcy or insolvent or undertakes or experiences and substantially similar activity, if applicable.

XII. **Remedies in Case of Default.** If this agreement is in default, we may take any one or more of the following actions. If the law requires us to do so, we will give you notice and wait any amount of time required before taking any of these actions. We may:

- I. Terminate this agreement;
- II. Take any reasonable action to correct your default or to prevent our loss; any reasonable amount we pay will be added to the amount you owe us and will be immediately due;
- III. Proceed, by appropriate court action, to enforce performance of this Contract and to recover damages for your breach;
- IV. Recover from you all accrued but unpaid Payments, taxes, late charges, penalties, interest and all or any other sums then accrued or due and owing, plus the unpaid balance of the aggregate rent, each payment discounted to present value at 5% per annum; or
- V. Use any other remedy available to us in this agreement or by law.

You agree to repay us for any reasonable amounts we pay to correct or cover your default. You also agree to reimburse us for any costs and expenses we incur relating to the default. By choosing any one or more of these remedies, MN Solar does not give up its right to use another remedy. By deciding not to use any remedy should this agreement be in default, MN Solar does not give up our right to use that remedy in case of a subsequent default. We may submit to credit reporting agencies negative credit reports that would be reflected on your credit record if you do not pay any amounts due under this agreement as required.

XIII. **Applicable Law; Arbitration.** PLEASE READ THIS SECTION CAREFULLY. ARBITRATION REPLACES THE RIGHT TO GO TO COURT, INCLUDING THE RIGHT TO A JURY AND THE RIGHT TO PARTICIPATE IN A CLASS ACTION SUIT OR SIMILAR PROCEEDING. IN ARBITRATION, A DISPUTE IS RESOLVED BY AN ARBITRATOR INSTEAD OF A JUDGE OR JURY. The laws of the state where you have rendered this agreement shall govern the agreement without giving effect to conflict of laws principles. We agree that any dispute, claim or disagreement between us shall be resolved exclusively by arbitration. The arbitration, including the selecting of the arbitrator, will be administered by JAMS, in Minneapolis, MN, under its Streamlined Arbitration Rules (the "Rules") by a single neutral arbitrator agreed on by the parties within thirty (30) days of the commencement of the arbitration. The arbitration will be governed by the Federal Arbitration Act. Either party may initiate the arbitration process by filing the necessary forms. We will use an accredited arbitration provider with offices in MN. If you initiate the arbitration, you will be required to pay any filing fees for both parties. If we initiate the arbitration we will cover all of MN Solar's fees. We will each bear the costs of our own attorneys and legal representation fees. BECAUSE YOU AND WE HAVE AGREED TO ARBITRATE ALL DISPUTES, NEITHER OF US WILL HAVE THE RIGHT TO LITIGATE THAT DISPUTE IN COURT, OR TO HAVE A JURY TRIAL ON THAT DISPUTE, OR ENGAGE IN DISCOVERY EXCEPT AS PROVIDED FOR IN THE RULES, WITH THE EXCEPTION OF DISPUTES RELATED TO YOUR CONTRACT PAYMENTS. FURTHER, YOU WILL NOT HAVE THE RIGHT TO PARTICIPATE AS REPRESENTATIVE OR MEMBER OF ANY CLASS PERTAINING TO ANY DISPUTE. THE ARBITRATOR'S DECISION WILL BE FINAL AND BINDING ON THE PARTIES AND MAY BE ENTERED AND ENFORCED IN ANY COURT HAVING JURISDICTION, EXCEPT TO THE EXTENT IT IS SUBJECT TO REVIEW IN ACCORDANCE WITH APPLICABLE LAW GOVERNING ARBITRATION AWARDS. OTHER RIGHTS THAT YOU OR WE WOULD HAVE IN COURT MAY ALSO NOT BE AVAILABLE IN ARBITRATION.

XIV. **Waiver.** Any delay or failure of a party to enforce any of the provisions of this agreement of, including but not limited to any remedies listed in this agreement, or to require performance by the other party of any of the provisions of this agreement, shall not be construed to be a waiver of such provisions or a party's right to enforce that provision; or affect the validity of this agreement of Subscriptions.

XV. **Publicity.** MN Solar will publicly use or display any images of your system, reviews, or statements. By signing this Agreement/Contract, you give MN Solar permission to take pictures of the system, offer reviews, statements, or system as installed to show to other customers or display on our website and marketing material.

XVI. **NOTICE OF RIGHT TO CANCEL.** YOU MAY CANCEL THIS AGREEMENT AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE YOU SIGN THIS AGREEMENT, WRITTEN CORRESPONDENCE MUST BE DONE TO RECORD THE TIMEFRAME OF CANCELATION.

XVII. **Pricing.** The pricing in the agreement/ contract/ quote is valid for 30 days after the date on this agreement, MN Solar reserves the right to reject this agreement unless you agree to our then current pricing.

I. Trenching is calculated at our best estimate via satellite imagery, pricing is subject to change dependent on actual distance of trench.

XVIII. **Rebates.** If a Rebate is part of this agreement, this agreement shall be struck null and void, upon customer not qualifying for an expected rebate prior to construction. Once construction begins, this agreement shall be honored regardless of rebate.

XIX. **Utility Fees.** Any additional fees associated with the utility for interconnection is not included in this Agreement and will be added to the final bill if needed. We will do our best to notify customer of expected interconnection costs as soon as we become aware of any.

I. If this solar installation requires a transformer upgrade the customer is solely responsible for all costs associated with said upgrade. MN Solar will inform the customer as soon as made aware if the electric utility requires a transformer upgrade.

XX. **Performance Guarantee.** There are no performance guarantees and in all cases the kWh's of the system are estimated to our best knowledge and experience with minimal shading, which may not reflect your location exactly. Power is estimated using the National Renewable Energy Laboratories (NREL) PVWatts Version 2.

XXI. **Engineering.** Any engineering that goes beyond a cost of \$500 will be an additional fee. MN Solar will inform you as soon as we become aware of additional engineering costs and what that cost will be. All of our special engineering fees become needed when requested by your local inspecting entity.

XXII. **Dirt Work.** Any damage to your lawn done by our crew(s), will be cleaned up with basic site restoration not to exceed \$150, unless previously discussed and included in the contract. If any trenching is required to complete your solar system, and your property contains a sprinkler system, septic system, or any in-ground systems that cannot be located by Gopher State One Call, it is solely the customers responsibility to locate all in-ground systems prior to any dirt work performed by MN Solar. MN Solar is not liable for any damages to in-ground systems that were not properly marked by the homeowner.

XXIII. **Monitoring.** Our free monitoring is limited to a standard installation of the monitoring. **If Internet, network, or similar is not available we will not be able to provide this service.** Any additional equipment necessary for installation that is abnormal for a "standard" installation may be billed as an additional cost. If there are changes made to the internet, network, or similar the customer will be responsible for associated costs service and material costs to reestablish monitoring connection.

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Customer Information

Name: City of Maplewood
Company:
Address: 1830 County Road B East
City, State, Zip: Maplewood, MN 55109
Phone: 651.249.2304
Email: shann.finwall@maplewoodmn.gov

Utility Provider

Xcel Energy

System Size DC

28.05kW

System Size AC

25kW



Phone: (320) 444-5696

Date: 10/20/25 11:38 AM

Prepared By: Lindsie Mckusick

Your MN Solar System



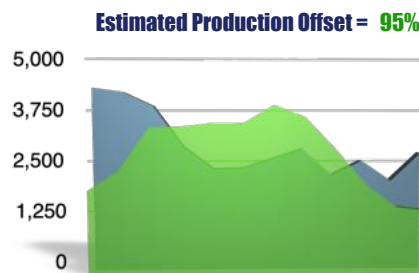
Number of Solar Panels

66



Number of Inverters

3



Annual kWh's Produced*

33,239 kWh's

System Design - Flush Metal Roof Mount



Additional Options

SolarInsure Warranty -	Declined
Energy Hub Upgrade -	Declined
Battery System/Backup Interface -	Declined
Generac Generator -	Declined
Consumption Monitoring -	Declined
SolarEdge Level II EV Charger -	Declined
IronRidge Contour Trim -	Declined
Critter Guard -	Declined
Enphase Microinverters -	Declined
Xcel Energy Incentive -	Declined

* Monthly kWh production estimate is calculated with your areas local weather station through PVWATTS Version 2 using an 81.63% overall system efficiency. There is typically minimal obstruction shading assumed in these calculations.

**Panel layout is subject to change. The layout pictured above is our best estimate design via satellite imagery. During installation our solar specialists will verify, and if needed, redesign, exact panel location.



MNSolar Workmanship Warranty

MN Solar offers one of the markets strongest warranties for 10 full years. Our warranty guarantees that your system will not fail due to our design or installation practices. As a fully licensed electrical and building contractor we understand all aspects of your system and we back it up with the strongest warranty.

Checklist

Please fill out below as accurately as possible so we can make sure your final design is as accurate as possible.

1. Roof Type

Provide pictures, to the best ability available, of any, and all, roof, or ground, 'surface(s)' intended for the installation of solar panels.

Indicate roof type. If other, or multiple, indicate here: _____

☐ Shingles ☐ Metal ☐ Cedar Shake ☐ Ground ☐ Ballasted

How old is your roof? _____

2. Communication

We use Basecamp (app and/or email notifications) for all communication, is that ok? ☐ Yes ☐ No

Email Address*: _____

If no, please specify preferred communication. _____

*Please note that this is the email address we will use when submitting your solar application to your utility.

3. System Monitoring

Our standard installation includes module-level, production monitoring. Please note that internet connection is required for system monitoring. If you have Wi-Fi Internet please fill out this section. If there is no internet access you can continue to section 4.

1. Can we have access to run a hardwired connection to your router? ☐ Yes ☐ No
2. If yes, where is your router? _____
3. What is your Wi-Fi Username? _____
4. What is your Wi-Fi Password? _____

4. Meter Location

Depending on your electric utility provider there is additional equipment that will be installed by your electric meter. Please provide 2 pictures of your electric meter. We need (1) close up picture (entire meter can) and (1) zoomed out (showing all wall space available). Please note, there will be additional equipment installed by your meter.

Where is your electric meter located? _____

Do you have an off-peak meter or are you on any special rate programs ? ☐ Yes ☐ No

If yes, please describe. _____

5. Install Timeline

We pride ourselves on our quick installation timelines! With your local AHJ and utility approval†, we can place you on our installation calendar. †Approval must be received before installation can begin.

Are you ready for installation right away? ☐ Yes ☐ No

If no, what other factors do we need to wait for (i.e., reroof, financing, etc.)? _____

Do you have a desired installation date? _____

6. Homeowners Associations

If you are in a Homeowners Association (HOA) we will work with them for approval to install your solar.

Are you in an HOA? ☐ Yes ☐ No If yes, have you received approval? ☐ Yes ☐ No

7. Other Considerations

We are here to provide all around 5-star service! If you have any special considerations or requests please let us know.

8. Referral Program

MN Solar offers a generous referral program. Every time you refer someone to us, and they make the switch to solar, you can receive up to \$500*! If you were referred by someone please let us know so we can make sure to thank them for their word of mouth!

*For every referral that installs a system that is 10kW or larger you will receive \$500. Systems under 10kW qualify for \$250

Referred By: _____

Signature Page

System Design - Flush Metal



Customer: City of Maplewood

Customer Contact: Shann Finwall, Sustainability Coordinator

Address: 1830 County Road B East, Maplewood, MN 55109

Phone: 651.249.2304

Email: shann.finwall@maplewoodmn.gov

Panels: 66 x Jinko Solar 425W w/ 25-Year Pro-Trust Warranty

System Size DC: 28.05kW

DC Optimizers: 66 x SolarEdge S500B

Inverter(s): 3 x SolarEdge SE10000H-US & SE10000H-US & SE5000H-US

System Size AC: 25kW

Incentive: Declined

Total Project Cost: \$70,125.00

I have read this Agreement/ Contract/ Proposal and the Exhibits in their entirety and I acknowledge that I have received a complete copy of this Agreement.

Customer
Signature: _____

Date: _____

City Manager

Customer
Signature: _____

Date: _____

Mayor



Approval
Signature: _____

Date: _____

Kim Benjamin

Please Mail First Payment to:
MN Solar
11830 County Road 13 SE
Watertown, MN 55388

Or via email to:
kim@MNSolarandMore.com



Addendum to Residential Solar Installation & Home Improvement Agreement

Customer Name(s): City of Maplewood

Installation Full Address: 1830 County Road B East Maplewood, MN 55109

This Addendum and the following terms and conditions are hereby incorporated in and made a part of the Residential Solar Installation & Home Improvement Agreement ("Agreement") between the Customer(s) listed above ("Customer") and MN Solar and More, LLC ("Contractor") with respect to the Property. This Addendum shall amend and supersede the Agreement with respect to the following terms and conditions.

This Agreement includes fleet monitoring services and one or more limited warranties provided by Solar Insure Inc. ("Solar Insure"). The included limited warranties cover: (i) component defects to the System for a period of thirty (30) years from the System's installation, (ii) roof penetrations made to support the System and that are directly related to the System's installation for a period of thirty (30) years from the System's installation, and (iii) related labor costs.

FOR SYSTEMS THAT INCLUDE BATTERY STORAGE: Customer has the option to include a separate limited warranty to cover component defects to the battery storage system for a period of thirty (30) years from the System's installation. This option to include the battery limited warranty is only available if the System includes a battery storage system and Customer has accepted the above PV referenced monitoring services and limited warranties.

Full details regarding the limited warranties, their limitations, and reasons for voiding will be provided to the Customer in a separate form which can be obtained at <https://www.solarinsure.com/30-Year-Plan.pdf> OR <https://www.solarinsure.com/30-Year-Battery.pdf>.

Contractor's failure to enroll Customer in Solar Insure's warranty program and/or submit Customer information into Solar Insure's systems shall not create an obligation on the part of Solar Insure related to its product in Customer's contract with Contractor.

Customer agrees to give Solar Insure and its affiliates the necessary access to the System in order for such services to be provided. Internet connectivity must be enabled throughout the entire term of each limited warranty and the monitoring services.

During the applicable period for any limited warranty in respect of roof penetration, Solar Insure will provide for labor, travel, and/or sealant necessary to remedy any penetrations made to support the System and that are directly related to the System's installation. For the avoidance of doubt, Solar Insure is not responsible for any penetration beyond the System, any penetration not directly related to the System, any damage to the interior of the home, or any labor associated with the removal and/or replacement of a roof, if replacement is necessary in the future.

The limited warranties provided by Solar Insure are separate and apart from Contractor's limited warranties as may be set forth in the Agreement and while coverage under the Solar Insure warranties solely rests with Solar Insure, Customer should contact Contractor for coordination of Solar Insure warranty requests and services. Customer agrees and acknowledges that Solar Insure is a supplier of fleet monitoring services and limited warranties and is not an affiliate of Contractor and that any and all service and warranty obligations of Solar Insure are not the obligations of Contractor.

Except as set forth in this Addendum, the undersigned reaffirm the terms and conditions of the Agreement.
This Addendum and the foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt

Customer Signature: _____ Date: _____

CITY COUNCIL STAFF REPORT

Meeting Date October 27, 2025

REPORT TO: Michael Sable, City Manager

REPORT FROM: Michael Martin, AICP, Assistant Community Development Director
Rita Trapp, AICP, HKGi

PRESENTER: Danette Parr, Community Development Director

AGENDA ITEM: Century Ponds Proposed Development, 601 Century Avenue South
 a. Comprehensive Plan Amendment (4 votes)
 b. Ordinance Amendment Rezoning to PUD
 c. Resolution Authorizing Publication of the Ordinance by Title and Summary (4 votes)
 d. Wetland Buffer Variance Resolution
 e. Preliminary Plat Resolution
 f. Design Review Resolution

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

Policy Issue:

DR Horton is proposing a planned unit development with 133 detached single-family homes and 73 townhouse units on the former Battle Creek golf course owned by Ramsey County and located in the southwest quadrant of Lower Afton Road East and Century Avenue South. To move forward with the project, the applicant is requesting approval of a comprehensive plan amendment, rezoning to a Planned Unit Development, wetland buffer variance, preliminary plat, and design review.

Recommended Action:

- a. Motion to approve a resolution amending the 2040 Comprehensive Plan's Future Land Use Map to re-guide the project properties from Park to Low Density Residential. (4 votes)
- b. Motion to approve an ordinance amending Chapter 44 Zoning of the Maplewood City Code to establish PUD-01 Century Ponds as a Planned Unit Development (PUD) District.
- c. Motion to approve the resolution authorizing publication of the ordinance by title and summary. (4 votes)
- d. Motion to approve a resolution for a wetland buffer variance.
- e. Motion to approve a resolution for a preliminary plat.
- f. Motion to approve a resolution for design review.

Fiscal Impact:

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

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

Strategic Plan Relevance:

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

The city deemed the applicant's application complete on September 16, 2025. The initial 60-day review deadline for the land use-related decisions is November 15, 2025. As stated in Minnesota State Statute 15.99, the city is allowed to take an additional 60 days if necessary to complete the review. The initial 120-day deadline for the subdivision application is January 14, 2026. The city may not extend the subdivision review timeline without the applicant's approval.

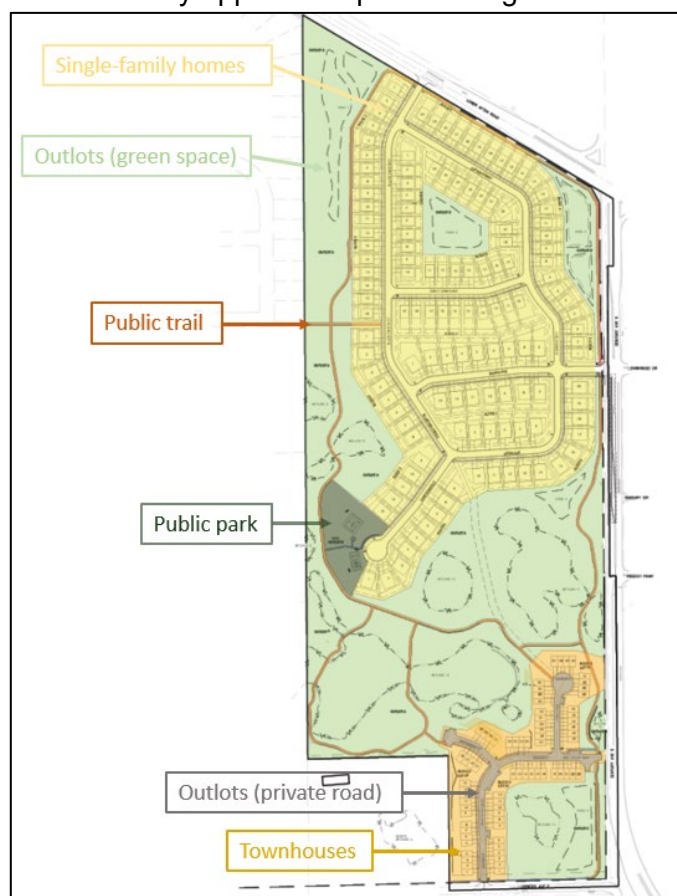
Background:

In 2019, Ramsey County announced the closure of the Ponds at Battle Creek golf course. In 2020 and 2021, Ramsey County and the City of Maplewood collaborated on a community engagement process to review potential development scenarios for this property. Building on this groundwork, Ramsey County identified a potential developer and ultimately approved a purchase agreement with DR Horton to develop the property.

DR Horton's proposed Planned Unit Development (PUD) will include a total of 206 dwelling units, 133 of which are proposed single-family homes on two different lot sizes (55' and 65' lots) and 73 of which are attached townhomes in four- and six-unit blocks. Each unit has an attached two- or three-car garage.

The proposed project's total lot area is 92.23 acres. The site is located along Century Avenue South, between Linwood Avenue East and Lower Afton Road East.

The single-family homes are on the northern end of the parcel, with access via Lower Afton Road and Century Avenue South. The townhomes are in the southern portion of the parcel, with access via Linwood Avenue East. Due to wetlands being preserved on the site, vehicle access is not permitted between the two parts of the development. The proposed development includes a 1.73-acre public park and 1.80 miles of public paved trail.



The plan above shows the layout of the proposed development.

Neighborhood Meetings

The applicant held six neighborhood meetings on August 15 and 21, October 24, November 21, and December 12 and 18, 2024. The applicant has indicated that the Century Ponds plans have evolved due to the feedback received during these meetings.

Environmental Assessment Worksheet

Since the neighborhood meetings and the current project review, an Environmental Assessment Worksheet for the proposed development has been developed. On August 25, 2025, the city council adopted a resolution stating that additional environmental review was not required. The elements identified during this process are incorporated in this review.

Comprehensive Plan Amendment

The 2040 Comprehensive Plan currently guides the property as Park. The applicant is requesting that the city amend the 2040 Comprehensive Plan to guide the project area as Low Density Residential, which allows for certain residential uses and has a density range of 2.6 to 6.0 units per net acre.

The gross density of the proposed project is 2.23 units per acre. However, Metropolitan Council density calculation guidance allows for wetlands, public parks and open space areas, and arterial road rights-of-way to be netted out from gross area. The proposed development includes 42.57 acres of outlots with public conservation easements, wetlands, and a public park. This results in a net site acreage of 49.66 acres for a net density of 4.15 units per acre. This falls within the 2040 Comprehensive Plan requirements for low-density residential.

The city will hold the public conservation easements, while maintenance responsibilities will initially fall to the developer and later transition to the homeowner's association. The roles and responsibilities will be detailed in both the homeowner's association documents and the developer's agreement. A developer's agreement will be created and will be approved by the city council along with the final plat.

Rezoning to a Planned Unit Development

The requirements of a PUD are found in Sec. 44-312 of the Maplewood City Code. The applicant is proposing to rezone the entire property to PUD. The property is currently zoned Farm. As this is not an underlying base residential district, the applicant proposes to use the R-1S Small-Lot Single-Dwelling District and R-3C Residence District as a guide for the standards set in the PUD.

Lot and Site Dimensions

Lot area and setbacks in a PUD may differ from the base zoning district; however, perimeter setbacks shall conform to the requirements of the base zoning district. The proposed setbacks for the 55' lot single-family homes, 65' lot single-family homes, and townhouses are outlined in the tables below, alongside the base district requirements. The applicant is proposing reduced lot size standards for the single-family homes compared to the R-1S district. With the reduced lot sizes for some of the properties, the minimum setbacks still align with the intent of the R-1S district. The proposed setbacks for the townhouses align with the R-3C district. Additionally, the nearest existing residential development is buffered by the open space area in the development, which includes wetlands, public walking trails, and a public park. Therefore, staff do not have any concerns allowing the proposed lot dimensions and setbacks.

	R-1S Small Lot SF	Proposed Century Ponds	
		55' wide lots	65' wide lots
Lot Standards		(78 Lots)	(73 Lots)
Lot Area (min.)	7,500 sf	6,600 sf	8,450 sf
Lot Width (min.)	60 ft	55 ft	65 ft
Corner Lot Width (min.)	85 ft	65 ft	75 ft
Lot Depth (min.)		120 ft	130 ft
Setbacks			
Front	30 to 35 ft	30 ft	30 ft
Rear	20% of Lot Depth	30 ft	30 ft
Sides	5 ft/10 ft	7.5 ft/7.5 ft	7.5 ft/7.5 ft
Side (corner)	30 ft	20 ft	20 ft
Foundation area (min.)	528 to 950 sf depending on house type	No flexibility requested	No flexibility requested
Building Width (min.)	21 feet	No flexibility requested	No flexibility requested
Building Lot Coverage (max.)	30%	40%	40%

	R-3C Townhomes	26' Wide Townhomes
Setbacks		
Front	30 ft	30 ft (from private road)
Rear	20 ft	20 ft
Sides	20 ft	20 ft
Dwelling to Dwelling	20 ft	20 ft
Floor Area (min.)	580 to 1,040 sf depending on unit	No flexibility requested

Parking, Access, and Circulation

PUD requirements state that streets in a PUD shall be designed to promote a grid network of streets, minimizing dead ends and cul-de-sacs, and connecting to adjoining developments where streets have been 'stubbed in' for the purpose of continuation. The design of the proposed subdivision is influenced by the existing conditions of the site. The proposed neighborhoods do not connect to the west because of the wetlands and lack of "stubs" in the existing neighborhood. The wetlands also limit the connectivity between the northern single-family neighborhood and southern townhomes.

The proposed development provides for separate circulation and access in the northern portion, where the single-family homes are, and the southern portion, where the townhouses are. The proposed street network provides access to the single-family units via Lower Afton Road and Century Avenue South. The streets in the single-family portion of the development will be public and dedicated to the City. The plat dedicates 60 feet of right-of-way with a 28-foot street.

The townhouses are accessed via Linwood Ave. The roads within the townhouse portion of the development are private and will be maintained by an HOA. The plat establishes a 50-foot outlot for the right-of-way with a 26-foot street. Initial plans proposed additional access to the townhouse development via Century Avenue South. A turnaround has been added at the end of the cul-de-sac. The city did communicate that if preferred the townhouse development have access from Century Avenue South, however, Washington and Ramsey counties required that this access be removed. A copy of the letter from the city to Ramsey County is attached to this report.

City Code requires a minimum of two spaces per single-family dwelling. Townhouses are required to have two spaces per unit, with at least one enclosed space. Each single-family unit has an attached two- or three-car garage, and the townhouses have attached two-car garages. This meets the parking code requirements.

There are 28 guest parking spaces in the townhouse development. There are an additional six public parking spaces in the cul-de-sac adjacent to the proposed park, which is located in the northern part of the property. On-street parking is allowed along one side of the street in both the northern single-family portion of the development and in the townhouse portion to the south. Before the final plat is reviewed, the applicant will be required to submit an exhibit indicating the location of the no-parking areas and where the mailboxes will be located. The applicant will be required to incur any costs associated with posting no-parking signs.

Traffic

The applicant has provided a traffic impact analysis for the adjacent roadway systems. According to the documentation provided, only minor impacts on the adjacent roadways are anticipated. Intersections are expected to perform at the same levels of service (level A).

After fielding concerns from area residents along Linwood Avenue, the applicant performed additional observations and analysis for the Linwood Avenue at Century Avenue south intersection. This analysis concluded that minimal vehicle queuing occurs during AM and PM peak hours at this intersection and that no modifications are needed to accommodate the proposed development.

In order to get a second opinion of the potential traffic impacts from the proposed development, the City consulted with Bolton and Menk, Inc. to analyze the traffic impacts. Bolton and Menk's analysis concurred with the analysis submitted by the developer, noting that the development will have minor impacts on the adjacent roadway, which has adequate capacity, with intersections maintaining the same levels of relative service. Please also refer to the attached report dated September 3, 2025, from the City's consultant, Bolton and Menk, Inc.

Building Height

PUDs allow building height to vary from the underlying base district standards if requested by the applicant. The applicant has not requested flexibility. The R-1S district allows a maximum height of 35 ft. As part of the building permit process, building height for the single-family homes will be confirmed. Townhouse building heights will be considered in the design review.

Open Space

Within the R-3C district, a minimum of 35% of the development must be retained for and devoted to green space. Green space is defined in the code as "the area(s) of the site which is not covered by paved surfaces, the principal structure, any accessory structures, and other structures like decks, pools, pergolas, etc. Green space can include landscaping, planting beds, fencing, retaining walls, and similar improvements." When considering the southern portion of the proposed development where the townhouse development is, the green space calculations meet the requirements of the R-3C district.

Townhouse Area	SF	Acres	% of Total
Open Space Lots	104,695	2.41	20.22%
Outlot C (wetland/pond)	180,612	4.15	34.82%
Total Green Space	285,307	6.56	55.03%
Total Townhouse Area	512,404	11.92	100%

There are no specific green or open space requirements for PUDs or in the R-1S district. The proposed development has a variety of open space areas, including natural areas, wetlands, ponds, and a park, which will be dedicated to the City. The table below has acreage for each type of open space and total area across the entire site, including the townhouse and single-family home portions.

Open Space	Acreage	Percent of total area
Natural Areas	26.80 acres	29.06%
Wetlands	10.55 acres	11.43%
Ponds	4.06 acres	4.36%
Park	1.73 acres	1.87%
Total Open Space	43.14 acres	46.77%
Total Property Area	92.23 acres	100%

Landscape Plan

The proposed tree preservation plan provides for more caliper inches than required for mitigation, exceeding the requirements of city code. It is recommended that the applicant includes trees at the site of the proposed park, particularly on the south side of Outlot B, to provide shade for the site in the future. If possible, saving tree #1187, a 23" white oak, is recommended as it would be a significant loss on the site. As it is located on the edge of the grading plan, there may be a way to work around the tree.

There are some concerns about the proposed tree list. Northern Pin Oak and Red Oak are highly susceptible to oak wilt, and they make up 67 trees (167.5 caliper inches) and 11.6% of the proposed tree cover. A further 33 trees are swamp white oak, which is less susceptible, but still the same genus. The applicant is encouraged to replace some of the oaks with climate resilient species like Kentucky Coffeetree and to further diversify the plant list by replacing some of the many maple trees with other species like Blue Beech, Ironwood, Pagoda Dogwood, and/or Serviceberry if smaller and/or understory species are allowable in planting areas outside of streetscapes.

The code requires screening where automobile headlights would be directed into residential windows. The small parking lot in Outlot F on the southeastern side of the development will require screening. Headlight screening should be considered at all parking areas, even where not facing windows, and wherever proposed uses may be impacted by glare, including the parking spaces facing the park's basketball court.

The landscape plans do not show preserved canopy extents in all locations; canopy extents are shown on the east side but not on the west side. This would be helpful for evaluating shade cover along the proposed trail system. It is encouraged that the applicant consider trees at certain intervals along the trail system so that the trail is not just a full-sun trail experience through the development. As there will be no shade on the trail through the wetland areas, providing some shade elsewhere would be good.

The Environmental Assessment Worksheet created for this site identified an ideal time for tree removal to minimize the effects on wildlife. The applicant will be required to adhere to the Minnesota Department of Natural Resources and the United States Fish and Wildlife Service guidelines regarding timeframes for tree removal.

Exterior Design Approval

The exterior design and appearance of all single-family homes in this PUD must be approved by the director of community development. The review is required to ensure the exteriors of the homes are not similar in design. No single-unit home will be constructed with the same exterior facade as a home immediately adjacent to it or across the street. In addition, all single-unit homes and townhomes shall be constructed of building materials that mitigate the noise from the adjacent shooting range.

Construction Management Plan

Given that this project will be occurring over the course of multiple years, having a construction management plan in place will be integral. Staff is recommending that the applicant be required to submit a Construction Management Plan for approval by the City's Public Works Director. This plan should include, at a minimum, the following items:

- DR Horton/Developer Project Contact info for residents to call/email with questions and complaints.
- Hours and days of construction activity.
- Outline of project communication to the adjacent neighborhood, which includes:
 - Up-to-date project website that allows emails to be sent out when updates are made.
 - Option to receive updates for those without internet access.
- Construction traffic routing.
 - Including prohibiting construction traffic west of the site along Linwood Avenue.
- Outline of how demolition and excavated material will be handled and stored.
- A dust mitigation plan.

Signage

The applicant intends to include monument signage as part of this development. These signs shall meet the city's sign code. In addition, the signage will be required to be landscaped around the sign's base and designed to be consistent with the development's building materials and colors.

Wetland Buffer Variance

The applicant is seeking a variance to allow grading within the minimum required wetland buffer, totaling 79,154 square feet (1.82 acres). The applicant states that the impact is to remove existing trails, create new trails, and create a stormwater system that will enhance the overall functionality and aesthetics of the wetlands on site.

Per the Wetland Delineation, the wetlands on the property are classified as Manage B, Manage C, and Water Quality Management Pond (WMP). The City of Maplewood requires the minimum and average buffer widths as follows:

Wetland Management Class	Minimum Buffer Width	Average Buffer Width
<u>Manage A</u>	<u>75 ft</u>	<u>100 ft</u>
<u>Manage B</u>	<u>50 ft</u>	<u>75 ft</u>
<u>Manage C</u>	<u>50 ft</u>	<u>50 ft</u>

Below are the proposed wetland buffer average widths, total areas, and requested variance widths and areas for the wetlands in the development site.

Wetland No.	RWMWD/ Maplewood Class	Required Avg Buffer Width	Proposed Avg Buffer Width	Proposed Buffer Area	Requested Variance Area
5	C	50 ft	78.79 ft	33,381 sf	0 sf
6	B	75 ft	76.83 ft	77,761 sf	8,375 sf
9	B	75 ft	75.64 ft	18,751 sf	0 sf
10	B	75 ft	75.21 ft	70,416 sf	1,562.33 sf
11	B	75 ft	77.61 ft	148,255 sf	14,738.62 sf
12	B	75 ft	80.38 ft	239,874 sf	17,006.49 sf
13	C	50 ft	86.80 ft	18,912 sf	17,827.16 sf
14	C	50 ft	75.52 ft	63,135 sf	16,139.94 sf
Offsite A*	A	100 ft	103.4 ft	107,029 sf	3,504.12 sf
Total Area				777,514 sf	79,153.66 sf

*This wetland is off the property, but the wetland buffer extends onto the property. The City of Maplewood and Ramsey Washington Metro Watershed District designates it as a Manage A class wetland.

Per the submitted plans, encroachments within the wetland buffer that would be included in the variance include paved bituminous trails, retaining walls, patios, and turf grass in the townhouse portion of the development.

Required Variance Findings:

1. The variance is in harmony with the general purposes and intent of the ordinance.
2. The variance is consistent with the comprehensive plan.
3. The applicant establishes practical difficulties in complying with the ordinance. Practical difficulties mean: (1) the proposed use is reasonable, (2) the need for a variance is caused by circumstances unique to the property, not created by the property owner, (3) the proposal will not alter the essential character of the locality

Staff reviewed the applicant's justification for the wetland variance and finds the request meets the required findings to approve a variance.

1. The proposed development meets the intent of city ordinance standards in the PUD zoning district, R-1S, and R-3C districts and is consistent with the goals of the 2040 Comprehensive Plan.
2. The request is reasonable. The proposed improvements within the wetland buffer enhance stormwater management and increase public access to the development's natural areas. The site has several wetlands, and the proposed development will continue to protect and

enhance them while creating a public amenity via a trail system that allows the public to enjoy the natural landscapes on the site.

3. The existing conditions on this property are unique and not caused by the property owner.
4. Overall, the proposed development of this site is in character with the surrounding uses, which include single-family residential areas. The preservation of 47% of the total site as green space provides a natural buffer between the new development and established neighborhoods and adds a public amenity to the community that is accessible to the existing neighborhood.

Preliminary Plat

In order to develop this property, the city needs to approve a preliminary plat and a final plat for the site. The PUD process allows for flexibility from the required minimum lot sizes outlined in City code. Aside from the specific flexibilities allowed for by the PUD as established in the PUD ordinance, the proposed preliminary plat meets the minimum subdivision standards and is a developable lot.

Design Review – Townhomes

Elevations

Each building is two stories and approximately 30 feet tall, meeting height requirements. The proposed building materials include lap siding, trim, board and batten, shake siding, and stone. The buildings will range from having three to six units. The front facades for the units at the ends of each building will include the lap siding, shake siding, and stone. The front facades for the internal units of each building will have lap siding, board and batten and stone wainscoting. The side and rear elevations of all buildings are proposed to include lap siding.

In staff's initial review, it was recommended the application revise the side and rear elevations of each building to add more architectural elements to improve the aesthetics of the buildings. This included adding additional windows on the second floor of the side elevations and to wrap the stone wainscoting around to the rear elevation.

During the community design review board's (CDRB) review of the townhouse project, the board recommended that the applicant be required to revise the elevations to ensure that between 20-30 percent of the building's elevations were finished with masonry and the use of varying materials within each elevation, to ensure that the materials are not continuous throughout all units within a single townhome building.

The applicant has submitted revised building elevations that meet the requirements of both staff's and the CDRB's review of the project. The CDRB had also recommended that the revised elevations be brought back to the group for a final review, with the thought that this would occur after the city council's review of the project. Given that the applicant has already made the recommended revisions, which can be found as attachments to this report, staff recommends that the city council give final approval of the design plans for the townhouse project.

Floor Area and Indoor Storage

The minimum habitable floor area for each R-3C multiple dwelling must be at least 580 to 1,040 square feet, depending on the unit's bedroom mix. The applicant's plans meet this requirement.

New Public Park

As part of this development, a new 1.73-acre public park will be built. The plans for this park are being developed by the city's parks and natural resources division, with oversight provided by the park and recreation commission. The city's parks and recreation commission reviewed the current park concept and provided feedback to staff to incorporate into the final designs. The city council will approve the plans for the parks in a separate action. All details related to the park's construction and financing will be detailed in the developer's agreement, which will be brought back to the city council for consideration.

Department Comments

Engineering

Please see Jon Jarosch's engineering report, dated September 4, 2025, attached to this report. In addition, Bolton & Menk reviewed the development for sanitary sewer, stormwater, and traffic impacts, and that review is also attached to this report.

Environmental

Please see Shann Finwall and Katelyn Bergstrom's environmental report, dated October 14, 2025, attached to this report.

Public Safety

Please see Brian Bierdeman's comments, attached to this report.

Commission Review

September 16, 2025: The community design review board reviewed this project and recommended approval. The design board did add a condition that the applicant be required to revise the building elevations to show varying materials within each elevation and to add additional masonry. The applicant has submitted revised elevations that meet this requirement.

September 16, 2025: The planning commission held a public hearing, reviewed this project and recommended approval. Five residents spoke during the public hearing.

October 8, 2025: The environmental and natural resources commission reviewed this project and recommended approval.

October 15, 2025: The parks and recreation commission reviewed the concept plans for the public park to be constructed as part of this development and provided feedback to staff.

Citizen Comments

Staff sent public hearing notices to the 220 surrounding property owners within 500 feet of the proposed site. Staff received the two comments below.

1. As usual, the voices of those of us living on the East end of Linwood are being ignored. By your own count we have 1400 vehicles a day using Linwood and most of those travel at speeds in excess of 30 mph. I don't know what analysis was done that came to the

conclusion that Linwood can handle more traffic. It just shows that those of us who live on Linwood are not a priority to the City.

The city has made so many decisions that have reduced the value of my property at 2622 Linwood. When we purchased the property in 1982, this was a quiet street that we felt safe having our kids' bike or walk our dogs on the street. That is no longer true. The shoulders are narrow, and the speeding cars make the street scary to use. Now the townhouse development will potentially add more traffic to Linwood.

Just a review, when we bought the property in 1982 Linwood was considered a neighborhood feeder street. The mayor at the time said there would be no more development in South Maplewood until every property had city sewer and water. The first concession by the city was to give New Century variances to vacate an East West Street. to allow greater density in the development. The council was set to reject the variance and someone in the audience said, "aren't you concerned about a lawsuit" and the whole council change their vote. When I tried to object, I was thrown out of the meeting by the City Attorney. Ultimately this added traffic to Linwood.

Then the Dahl development was given variances to increase density and their only means for getting in and out is to use Linwood. The Lake Road exchange was the big one. The residents of Linwood got nothing. We still don't have City water or sewer. we are being assessed for storm sewer that we don't have, and we were assessed for a road overlay which was a joke.

I asked for the report that supposedly showed that our property value would increase. The city attorney would not show me the report. Then I asked for the process to appeal the assessment, and the city couldn't tell me how to do it.

I am convinced that the city just doesn't care about us. There are seven properties on the East end of Linwood without city water or sewer. I am sure that if they were asked if these utilities were wanted, they were told they would have to pay for them. I believe that is a city responsibility and just compensation for all the negative decisions that have affected us. I want sewer before I need to put in a new drain field. – *John Gregerson, 2622 Linwood Avenue East*

2. I am a resident of 2680 Linwood Ave E and have safety concerns with the proposed development. As residents facing the proposed street, the increased traffic on a road where speed and reckless driving is a constant concern, and the absence of space for pedestrians make me worried about my safety, my family's safety and the safety of our community.

Linwood Ave E is noted to be capable of handling additional traffic, however the human conditions of distracted driving, speeding, and a lack of concern will increase when an additional 73 townhomes are funneled on the streets. I have personally seen cars swerve for pedestrians as well as myself when I walk my dogs down Linwood. There is not enough space for more careless and reckless drivers without further disruption to current residents. Rather, the entrance into the townhomes should be located off Century Ave.

The temporary solution to post a speed trailer is topical, at best, to fix the issue while also again eliminating walkways for pedestrians and cyclists on that side of the street. Increasing traffic will surely cause increased issues here.

Lastly, overall, the city appears committed to securing D.R Horton to develop the land, but it would be my hope that the city would listen to the neighbors and immediate residents of the adjacent properties before making swift decisions. – *Nicholas Hager, 2680 Linwood Avenue East*

Reference Information

Site Description

Campus Size: 92.23 acres
Existing Land Use: Vacant, former golf course

Surrounding Land Uses

North: Lower Afton Road and Ramsey County Correctional Facility
East: Century Avenue, multi-family buildings, medical clinic and single-family homes – these uses are in the City of Woodbury
South: Linwood Avenue and single-family homes
West: Single-family homes and Saint Paul Police Training Facility

Planning

Existing Land Use: Park – Proposed to be Amended to Low Density Residential
Existing Zoning: Farm – Proposed to be Amended to Planned Unit Development

Attachments:

1. Comprehensive Plan Amendment Resolution
2. Ordinance Amending Chapter 44 Zoning of the Maplewood City Code to Establish PUD-01
3. Resolution Authorizing Publication of Ordinance by Title and Summary
4. Wetland Buffer Variance Resolution
5. Preliminary Plat Resolution
6. Design Review Resolution
7. Overview Map
8. 2040 Future Land Use Map
9. Zoning Map
10. Wetland Map
11. Applicant's Narrative
12. Site Plan/Preliminary Plat
13. Wetland Buffer Grading Exhibit
14. Building Plans for 55-Foot Lots
15. Building Plans for 65-Foot-Lots
16. Design Plans for Townhomes
17. Color Packages for Townhomes
18. Public Safety Comments, from Brian Bierdeman
19. Engineering Report, dated September 4, 2025
20. Development Review Report from Bolton & Menk
21. Letter to Ramsey County Public Works, dated February 28, 2025
22. Washington County Public Works Comments, dated November 26, 2024
23. Environmental Report, dated October 14, 2025
24. CDRB Minutes, dated September 16, 2025
25. Planning Commission Minutes, dated September 16, 2025
26. Draft Environmental and Natural Resources Commission Minutes, dated October 8, 2025

27. Presentation Slides

28. Applicant's Plans (separate attachment)

COMPREHENSIVE PLAN AMENDMENT RESOLUTION

Resolution approving the comprehensive plan amendment re-guiding a portion of the property located at the southwestern corner of the intersection of Lower Afton Road East and Century Ave South from Park to Low Density Residential.

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

Section 1. Background.

1.01 D.R. Horton has requested approval of a comprehensive plan amendment.

1.02 The property is located at 601 Century Avenue South and is legally described as:
(PIN: 12-28-22-11-0002 and 12-28-22-44-0002)

That part of the Southeast Quarter of the Northeast Quarter, lying Southwesterly of Lower Afton Road as described in Document 1613681, on file and of record in the office of the County Recorder, Section 12, Township 28, Range 22, Ramsey County, Minnesota according to the government survey thereof, Ramsey County, Minnesota.

Also:

The Northeast Quarter of the Southeast Quarter, EXCEPT the East 1.6 Rods, Section 12, Township 28, Range 22, Ramsey County, Minnesota according to the government survey thereof, Ramsey County, Minnesota.

Also:

The Southeast Quarter of the Southeast Quarter EXCEPT the South 574.00 feet of the West 600.00 feet, Section 12, Township 28, Range 22, Ramsey County, Minnesota according to the government survey thereof, Ramsey County, Minnesota.

Abstract Property

Section 2. Criteria

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

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

Section 3. Findings

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

3.02 The proposed amendment is compatible with the surrounding residential neighborhoods.

3.03 Public utilities are available to provide services for the proposed residential use.

3.04 Adequate and safe access to the site can be provided from existing streets.

Section 4. City Review Process

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

1. On September 16, 2025, 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 27, 2025, the city council discussed the comprehensive plan amendment. They considered reports and recommendations from the planning commission and city staff.

Section 5. City Council

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

1. Review and approval of the Metropolitan Council as provided by state statute.

ORDINANCE NO. _____

**An Ordinance Amending Chapter 44 Zoning of the Maplewood City Code to Establish
PUD-01 Century Ponds as a Planned Unit Development (PUD) District for the Property
Located at the Southwest Intersection of Lower Afton Road East and Century Avenue
South**

The City Council of Maplewood ordains as follows:

Section 1. Chapter 44 is hereby amended to add the following Section to Article II – District Regulations:

Sec. 44-313. – PUD-01 _____

1. Except as specified within this section, the PUD shall adhere to the requirements in the R-1S Small-Lot Single-Dwelling District and the R-3C Townhouse Residence District.
2. The following uses are permitted within PUD-01:
 - a. Principal Uses
 - i. Detached single-unit residential
 - ii. Townhouses
 - b. Accessory Uses
 - i. Accessory uses as listed in the R-1S district for single-unit residential lots
 - ii. Accessory uses as listed in the R-3C district for townhouse lots
3. Minimum dimensional requirements for each use within PUD-01 shall be as follows:
 - a. Single-Unit Residential Lots
 - i. 55-Foot-Wide Lots
 1. A minimum lot area of 6,600 square feet.
 2. A minimum lot width of 55 feet. Corner lots shall be at least 65 feet wide.
 3. A minimum lot depth of 120 feet.
 - ii. 65-Foot-Wide Lots
 1. A minimum lot area of 8,450 square feet.
 2. A minimum lot width of 65 feet. Corner lots shall be at least 75 feet wide.
 3. A minimum lot depth of 130 feet.
 - iii. Setbacks for all Single-Unit Lots
 1. A minimum front setback of 30 feet.
 2. A minimum rear setback of 30 feet.
 3. A minimum side setback of 7.5 feet on each side.
 4. A minimum corner side setback of 20 feet.
 - iv. A maximum building height of 35 feet.
 - v. A maximum building lot coverage of 40%.
 - b. Townhouse Lots
 - i. A minimum front setback of 30 feet from a private road.
 - ii. A minimum rear setback of 20 feet.
 - iii. A minimum side setback of 20 feet.
 - iv. A minimum separation between dwellings of 20 feet.

- v. A maximum building height of 35 feet.
- vi. A minimum of 35% of the townhouse portion of the development retained for green space.

4. Building Performance Standards

- a. No single-unit home shall be constructed that has the same exterior facade as a home immediately adjacent to it or across the street.
- b. All single-unit homes and townhomes shall be constructed of building materials which mitigate the noise from the adjacent shooting range.

5. Miscellaneous Requirements and Performance Standards

- a. Signage
 - i. Monument signage shall be landscaped around the sign's base and designed to be consistent with the project's building materials and colors.
 - ii. Monument signage must meet city sign code requirements for residential development.
 - iii. Covenants for the maintenance of monument signage shall be recorded against the property.
- b. Parking
 - i. Parking is limited to one side of the street throughout the development.
- c. Landscaping
- d. All other general zoning requirements in the Maplewood City Code not addressed in this ordinance shall be met.

6. Development Plans. The site shall be developed, used, and maintained in conformance with the following Final PUD signed official exhibits as listed in the executed developer's agreement.

Section 2. The Zoning Map of the City of Maplewood shall be amended by reclassifying the lands legally described as _____ from ____ to PUD-01 Century Ponds.

Section 3. This Ordinance shall be published and shall take effect following the approval of the final plat for the Century Ponds development.

Approved by the City Council of the City of Maplewood on _____, 2025.

Signed:

Marylee Abrams, Mayor

Date

Attest:

Andrea Sindt, City Clerk

Date

**CITY OF MAPLEWOOD
RESOLUTION NO. _____
RESOLUTION AUTHORIZING PUBLICATION OF
ORDINANCE NO. _____ BY TITLE AND SUMMARY**

WHEREAS, the City Council of the City of Maplewood has adopted Ordinance No. _____, an ordinance amending Chapter 44 Zoning of the Maplewood City Code to Establish PUD-01 Century Ponds as a Planned Unit Development (PUD) District for the property located at the southwest intersection of Lower Afton Road East and Century Avenue South; and

WHEREAS, Minnesota Statutes, § 412.191, subd. 4, allows publication by title and summary in the case of lengthy ordinances or those containing charts or maps; and

WHEREAS, the ordinance is multiple pages in length; and

WHEREAS, the City Council believes that the following summary would clearly inform the public of the intent and effect of the ordinance.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Maplewood that the City Clerk shall cause the following summary of Ordinance No. _____ to be published in the official newspaper in lieu of the entire ordinance:

Public Notice

On October 27, 2025, the city council of the city of Maplewood adopted Ordinance No. _____, an ordinance amending Chapter 44 Zoning of the Maplewood City Code to Establish PUD-01 Century Ponds as a Planned Unit Development (PUD) District for the property located at the southwest intersection of Lower Afton Road East and Century Avenue South.

This Ordinance establishes the permitted uses for Century Ponds, the minimum dimensional requirements for each use, building performance standards, miscellaneous requirements and the development plans.

This public notice is intended only to summarize the ordinance. The full text of the ordinance is available for inspection at Maplewood city hall during regular business hours and has been posted to the city's website. The ordinance shall be effective upon adoption, publication and following the approval of the final plat for the Century Ponds development.

BE IT FURTHER RESOLVED by the City Council of the City of Maplewood that the City Clerk keep a copy of the ordinance in her office at city hall for public inspection.

Marylee Abrams, Mayor

ATTEST:

Andrea Sindt, City Clerk

WETLAND BUFFER VARIANCE RESOLUTION

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

Section 1. Background

1.01 D.R. Horton has requested approval for a wetland variance buffer to allow grading and trail construction within the required buffer.

1.02 The property is located at 601 Century Avenue South and is legally described as:
(PIN: 12-28-22-11-0002 and 12-28-22-44-0002)

That part of the Southeast Quarter of the Northeast Quarter, lying Southwesterly of Lower Afton Road as described in Document 1613681, on file and of record in the office of the County Recorder, Section 12, Township 28, Range 22, Ramsey County, Minnesota according to the government survey thereof, Ramsey County, Minnesota.

Also:

The Northeast Quarter of the Southeast Quarter, EXCEPT the East 1.6 Rods, Section 12, Township 28, Range 22, Ramsey County, Minnesota according to the government survey thereof, Ramsey County, Minnesota.

Also:

The Southeast Quarter of the Southeast Quarter EXCEPT the South 574.00 feet of the West 600.00 feet, Section 12, Township 28, Range 22, Ramsey County, Minnesota according to the government survey thereof, Ramsey County, Minnesota.

Abstract Property

Section 2. Standards

2.01 City Ordinance Section 18-221 (d) (1) requires a minimum buffer width of 100 feet from Manage A Wetlands, 75 feet from Manage B Wetlands, and 50 feet from Manage C Wetlands.

2.02 City Ordinance Section 18-221 (h) (1) provides procedures for granting a variance to the wetland ordinance requirements and refers to the state statute where a variance may be granted when:

1. The variance is in harmony with the general purposes and intent of this ordinance;
2. When the variance is consistent with the comprehensive plan; and

3. When the applicant establishes that there are practical difficulties in complying with the ordinance. Practical difficulties mean: (1) The proposed use is reasonable; (2) the need for a variance is caused by circumstances unique to the property, not created by the property owner; (3) the proposal will not alter the essential character of the locality.

Section 3. Findings

3.01 The Maplewood City Council makes the following findings:

1. The proposed development meets the intent of city ordinance standards in the PUD zoning district, R-1S, and R-3C districts, and is consistent with the goals of the 2040 Comprehensive Plan.
2. The request is reasonable. The proposed improvements within the wetland buffer enhance stormwater management and increase public access to the development's natural areas. The site has several wetlands, and the proposed development will continue to protect and enhance them while creating a public amenity via a trail system that allows the public to enjoy the natural landscapes on the site.
3. The existing conditions on this property are unique and not caused by the property owner.
4. A conservation easement will be dedicated to the City over the wetlands and native areas. This easement will ensure that wetland buffers and native areas are properly maintained.
5. Overall, the proposed development of this site is in character with the surrounding uses, which include single-family residential areas. The preservation of 47% of the total site as green space provides a natural buffer between the new development and established neighborhoods and adds a public amenity to the community that is accessible to the existing neighborhood.

Section 4. City Review Process

4.01 The City conducted the following review when considering the public vacation request.

1. On September 16, 2025, 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 8, 2025, the environmental and natural resources commission reviewed the request. The environmental and natural resources commission recommended that the city council approve this resolution.
3. On October 27, 2025, the city council discussed the wetland buffer variance request. They considered reports and recommendations from the planning commission, environmental and natural resources commission, and city staff.

Section 5. City Council Action

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

1. The applicant shall obtain all required permits from the Ramsey-Washington Metro Watershed District.
2. The site must be developed and maintained in substantial conformance with the following plans:
 - a. Wetland, grading and site plans, date-stamped July 22, 2025.

PRELIMINARY PLAT RESOLUTION

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

Section 1. Background.

1.01 D.R. Horton has requested preliminary plat approval.

1.02 The property is located at 601 Century Avenue South and is legally described as:
(PIN: 12-28-22-11-0002 and 12-28-22-44-0002)

That part of the Southeast Quarter of the Northeast Quarter, lying Southwesterly of Lower Afton Road as described in Document 1613681, on file and of record in the office of the County Recorder, Section 12, Township 28, Range 22, Ramsey County, Minnesota according to the government survey thereof, Ramsey County, Minnesota.

Also:

The Northeast Quarter of the Southeast Quarter, EXCEPT the East 1.6 Rods, Section 12, Township 28, Range 22, Ramsey County, Minnesota according to the government survey thereof, Ramsey County, Minnesota.

Also:

The Southeast Quarter of the Southeast Quarter EXCEPT the South 574.00 feet of the West 600.00 feet, Section 12, Township 28, Range 22, Ramsey County, Minnesota according to the government survey thereof, Ramsey County, Minnesota.

Abstract Property

Section 2. Criteria

2.01 City ordinance requires that subdivisions and platting are subject to the procedures and application requirements established in Ch. 34 Subdivisions of the Maplewood City Code.

Section 3. Findings

3.01 The Maplewood City Council makes the following findings:

1. The proposal meets the specific platting standards.
2. The physical characteristics of the site are suitable for the type of development and use being proposed.

3. The proposed development will not negatively impact the public health, safety, or welfare of the community.

Section 4. City Review Process

4.01 The City conducted the following review when considering the public vacation request.

1. On September 16, 2025, 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 27, 2025, the city council discussed the preliminary plat. They considered reports and recommendations from the planning commission and city staff.

Section 5. City Council

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

1. The Preliminary Plat approval shall expire one year from the date of the City Council approval unless a Final Plat has been requested or a time extension has been granted by the City Council.
2. The site must be developed and maintained in substantial conformance with the design and site plans, date-stamped July 22, 2025.
3. Concurrent approval of comprehensive plan amendment, variance, and easement vacation applications.
4. Applicant shall be responsible for payment of all costs associated with the preliminary plat application.
5. A preliminary plat opinion letter from the City Attorney detailing the requirements for fee title and plat recording.
6. Homeowner's association documents. The documents must specify that all owners in the Century Ponds plat are responsible for the ownership, management, and maintenance of the Outlots and infiltration basins and details on how the wetland buffer and infiltration basins are to be preserved and maintained. The requirement of a conservation easement and roles and responsibilities will be outlined in the required developer's agreement.

7. Applicant shall submit a Construction Management Plan for approval by the City's Public Works Director. This plan should include, at a minimum, the following items:
 - a. Project Contact info for residents to call/email with questions and complaints.
 - b. Hours and days of construction activity.
 - c. Outline of project communication to the adjacent neighborhood, which includes:
 1. Up-to-date project website that allows emails to be sent out when updates are made
 2. Option to receive updates for those without internet access
 - d. Construction traffic routing
 1. Including prohibiting construction traffic west of the site along Linwood Avenue.
 - e. Outline of how demolition and excavated material will be handled and stored.
 - f. A dust mitigation plan.
8. Applicant shall be responsible for the procurement of any and/or all local or public agency permits, including, but not limited to, the submittal of all required information for building permit issuance.
9. The approval of an MPCA sanitary sewer extension permit from the Metropolitan Council.
10. The applicant shall coordinate with the DNR regarding requirements relating to avoidance measures and/or the need for a Permit to Take regarding Sullivant's milkweed on site.
11. The applicant shall work with the contractor to phase grading as efficiently as possible for the site in order to more effectively implement the erosion and sediment control plan and Stormwater Pollution Prevention Plan.
12. 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.

13. The applicant will be required to adhere to the Minnesota Department of Natural Resources and the United States Fish and Wildlife Service guidelines on timeframes for tree removal.
14. Prior to the release of the Final Plat, the street names shall be reviewed and approved by the city.
15. Comply with conditions outlined in the September 4, 2025, Engineering Report.
16. Comply with conditions outlined in the September 4, 2025, Development Review report from Bolton & Menk.
17. Comply with conditions outlined in the September 8, 2025, Environmental Report.
18. Parking is limited to one side of the street in all areas of the development. Before the final plat, the applicant shall submit an exhibit indicating the location of the no-parking areas and where the mailboxes will be located. The applicant will be required to incur any costs associated with posting no-parking signs.
19. A Development Agreement shall be fully executed prior to the release of the Final Plat for recording.
20. Final sewer park availability charges shall be satisfied via cash dedication. Final park availability charges shall be memorialized in the Development Agreement.
21. The applicant shall be responsible for paying any SAC, WAC, or PAC charges related to the improvements proposed with this project. A SAC determination is required.
22. Prior to the issuance of a building permit, the Applicant shall provide the recorded covenants for maintenance of the monument signs for neighborhood identification.
23. The development must further comply with all conditions outlined in City Council Resolution No. _____ for a PUD Rezoning _____ by the Maplewood City Council on October 27, 2025.

DESIGN REVIEW RESOLUTION

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

Section 1. Background.

1.01 D.R. Horton has requested approval of design review to construct 73 townhome units in 15 buildings.

1.02 The property is located at 601 Century Avenue South and is legally described as:

PIN: 12-28-22-11-0002 and 12-28-22-44-0002

That part of the Southeast Quarter of the Northeast Quarter, lying Southwesterly of Lower Afton Road as described in Document 1613681, on file and of record in the office of the County Recorder, Section 12, Township 28, Range 22, Ramsey County, Minnesota according to the government survey thereof, Ramsey County, Minnesota.

Also:

The Northeast Quarter of the Southeast Quarter, EXCEPT the East 1.6 Rods, Section 12, Township 28, Range 22, Ramsey County, Minnesota according to the government survey thereof, Ramsey County, Minnesota.

Also:

The Southeast Quarter of the Southeast Quarter EXCEPT the South 574.00 feet of the West 600.00 feet, Section 12, Township 28, Range 22, Ramsey County, Minnesota according to the government survey thereof, Ramsey County, Minnesota.

Abstract Property

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.

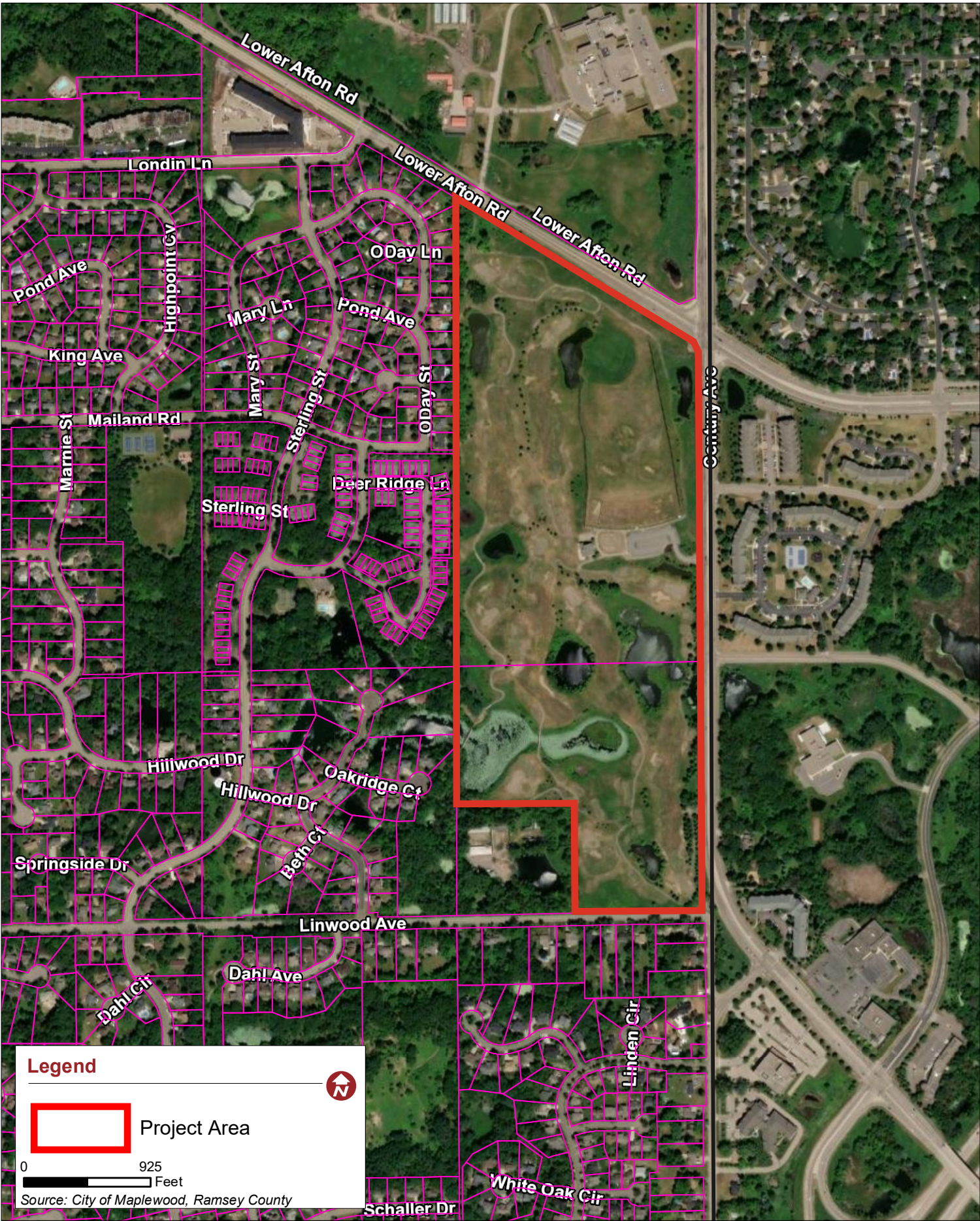
Section 3. City Council Action.

3.01 On October 27, 2025, the City Council discussed this resolution. They considered reports and recommendations from the community design review board and City staff.

3.02 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 contained in the October 27, 2025 staff report. Approval is subject to the applicant doing the following:

1. Concurrent approval of comprehensive plan amendment, rezoning, variance, and easement vacation applications.
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 September 4, 2025.
5. Comply with conditions outlined in the September 4, 2025, Development Review report from Bolton & Menk.
6. Satisfy the requirements set forth in the environmental review authored by Shann Finwall, dated October 14, 2025.
7. The applicant shall obtain all required permits from the Ramsey-Washington Metro Watershed District.
8. Rooftop vents and equipment, and any ground equipment, shall be located out of view from all sides of the property. Any ground equipment must be screened with 100 percent opaque materials or landscaping.
9. Any identification or monument signs for the project must meet the city's sign ordinance requirements and be designed to be consistent with the project's building materials and colors.
10. 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.

11. The applicant shall complete the following before occupying the buildings:
 - 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.
12. 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.
13. All work shall follow the approved plans. The director of community development may approve minor changes.



Legend

 Project Area

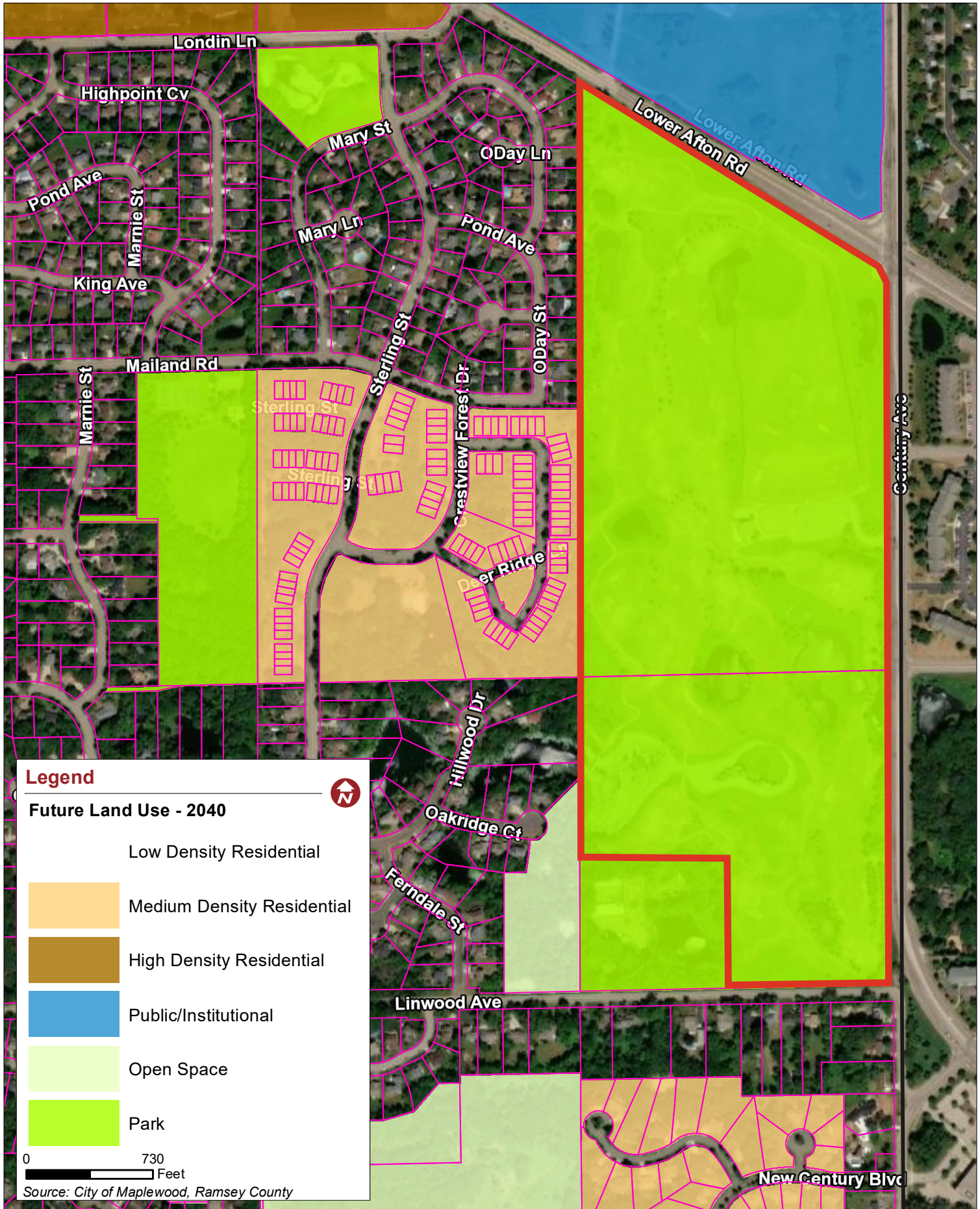
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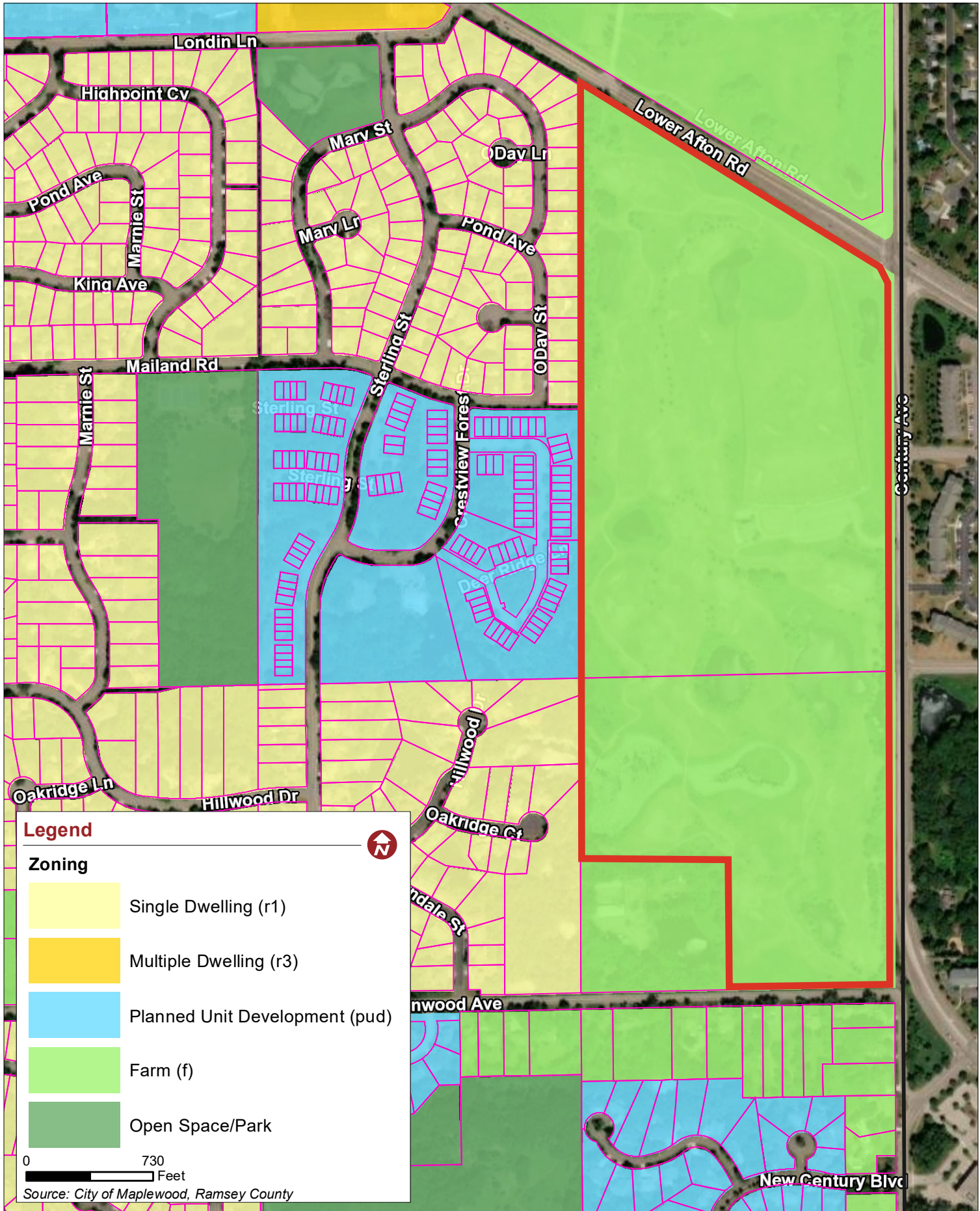
Source: City of Maplewood, Ramsey County

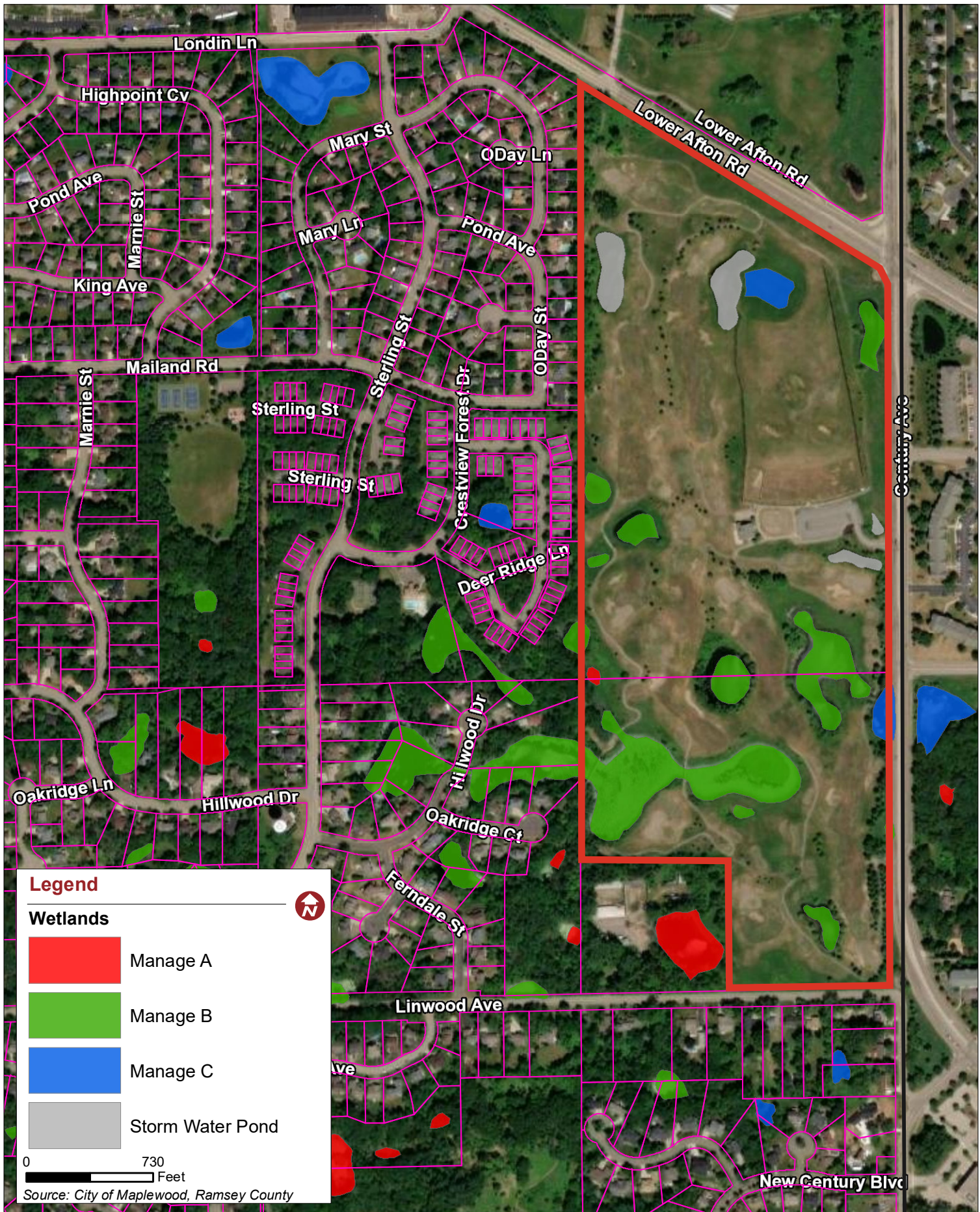




Maplewood









CENTURY PONDS

Comp Plan Amendment, Preliminary Plat, Rezoning, PUD Maplewood, MN

After extensive community engagement and multiple iterations on the layout, D.R. Horton is pleased to submit this request for approval of Century Ponds. The proposed development consists of 133 single family homes & 73 townhomes, public park & trails and HOA-maintained open space on approximately 92 acres. The site is located on the former Ponds at Battle Creek Golf Course currently owned by Ramsey County. Surrounding land uses include St. Paul Police Training Facility & lower density residential to the west and south, Lower Afton Road & the Ramsey County Correctional Facility to the north, and Century Avenue & high-density residential uses within Woodbury city limits to the east.

The goals and objectives in creating this new neighborhood include the following:

- A neighborhood layout that is sensitive to the existing conditions, including multiple wetlands, wildlife habitat, cart path/trail system, availability of utilities, topography, ponding and drainage patterns.
- Design a walkable environment with sidewalks and trails.
- Preservation of trees and buffer to existing homes.
- Creation of a city-owned public park.
- Provide home styles and pricing attainable to various buyer groups that complement the surrounding neighborhood.

This application includes multiple requests for approval, including Comprehensive Plan Amendment, Preliminary Plat, Rezoning, Planned Unit Development (PUD), Community Design Review Board (CDRB), Wetland Buffer Easement Vacation and Wetland Buffer Variance.

EXISTING CONDITIONS

Trees. Generally, the site has minimal tree coverage, except along the westerly boundary. The goal was to preserve this natural buffer between the existing and proposed neighborhoods.

Wetlands. A wetland investigation took place fall 2023 and a Notice of Decision was received from the Ramsey-Washington Metro Watershed District May 7, 2024. It was determined that there is 10.55 acres of wetlands. The proposed plan shows no impacts to the delineated wetlands.

As shown on the plans, there exists a Wetland Buffer Easement in favor of the City of Maplewood around the large wetland in the southwest portion of the site. DR Horton requests this be vacated, as the wetland buffer easement description does not align with the approved wetland delineation. As described, the buffer currently encroaches into planned townhome Lots 18 through 22, Block 8 of the preliminary plat.

Ecological Study. An ecological study was completed to locate and quantify the quality and locations of natural areas within the site. The study determined that there is approximately 9.5 acres of existing native area. This is less than the 14 acres that was being managed by the Watershed and golf course prior to its closing. This reduction could be attributed to lack of formal management and maintenance of the natural areas for the last 4 – 5 years resulting in invasive species taking over the native plants.

Traffic. A trip generation memorandum was prepared by Alliant in October 2024 to review the proposed accesses onto Century Avenue, Lower Afton Road and Linwood Avenue. The report summarized that the roads have sufficient capacity for this development. Washington and Ramsey Counties continue to review the access points. As shown on the preliminary plans, left turn lanes are proposed on Lower Afton and Century.

At the December neighborhood meetings, multiple residents commented about existing traffic on Linwood. There is concern that the townhome units will generate additional backups for vehicles heading toward Century Ave, as well as cut through traffic from Century onto the private townhome road (Waterleaf Way). Residents suggest that access not be available onto Linwood from the townhomes. Per City direction and for emergency access, the access is shown on the preliminary plans.

Based on the above comments, further review of the Linwood Ave/Century Ave intersection was completed. No stacking issues were observed with the current conditions.

COMPREHESIVE PLAN AMENDMENT

Per the City's Comprehensive Plan, the site is guided for Park. DR Horton is requesting the property be re-guided to low density residential use. The residential use will not only create much needed new housing, but also open space, including park and trail, for

public use. Below is the density calculation per Met Council's Local Planning Handbook.

MET COUNCIL DENSITY CALCULATION		
A	Total Housing Units	206
B	Total Site Acreage	92.23 Ac
	Outlot A wetlands, trails & conservation	35.85
	Outlot B public park	1.68
	Outlot C wetlands & conservation	3.64
	Outlot D pond	1.99
	Outlot E pond	1.46
	Outlot G wetland & conservation	0.35
C	Total Acreage ponds, wetlands, park, trails, conservation	49.6 Ac
D	Total Net Acreage (B-C)	42.63 Ac
E	Gross Density (A/B)	2.24 DUA
F	Net Density (A/D)	4.83 DUA

DR Horton has met with St. Paul Regional Water Services to discuss capacity, routing, and water pressure for the proposed Century Ponds. It is our understanding that capacity and pressure are adequate to meet the needs of this new neighborhood. Watermain 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 entire site. An additional option being explored is connecting into the City of Woodbury's sanitary stub located in the southeast corner (off Century Ave) to serve the townhomes. Discussions between Maplewood, Woodbury & DR Horton are in process. By splitting the sanitary sewer into north and south service areas, it will lead to less construction activities around the central wetland area, allowing for shallower sanitary sewer in the north portion of the site. It will also help with future maintenance.

At the August neighborhood meetings, residents commented about school capacity concerns. As such, DR Horton met with ISD #622 Superintendent Christine Osorio who indicated the school district has capacity for new families. She was enthusiastic about the opportunity of new homes and new families in Maplewood.

PRELIMINARY PLAT, REZONING & PUD

The Century Ponds Preliminary Plat proposes 206 total homesites. This includes 133 detached single-family homes and 73 townhomes. With a site acreage of 92.23, the overall (gross) density is 2.24 units per acre. The net site area (site area minus wetlands) is 81.68 acres, resulting in a net density of 2.52 units per acre. Note: this is different than the Metropolitan Council calculation, which includes, ponding, public trails, public park and conservation area.

There are two lot sizes proposed for the single-family homes. The 55' wide lots fit DR Horton's Select Home plans and the 65' wide lots are for the Tradition Series Homes. The diversity in house styles will appeal to a larger group of potential buyers at varying home buying stages (i.e. 1st time, move-up, move-down). Variety in streetscape will be achieved by the multiple elevation and floorplan options. There are approximately 7 plans with 3 to 4 elevation options per plan in each of the single-family series.

The following is a summary of each house type:

- Tradition Series Homes (65' Wide lots)
 - 55 total homes
 - 1- & 2-story homes
 - 1,800 to 3,100 square feet
 - 3-car garage
 - Foundation types – full basement, walkout, lookout
 - Anticipated pricing – upper \$500,000s to low \$700,000s
- Select Homes (55' Wide Lots)
 - 78 total homes
 - 1- & 2-story homes
 - 1,500 to 2,600 square feet
 - 2- & 3-car garages
 - Foundation types – slab-on-grade, walkout, lookout
 - Anticipated pricing – mid \$400,000s to low \$500,000s
- Townhomes (26' Wide)
 - 73 total units

- 2-story units
- 1,665 square feet
- 2-car garage
- 3-bedroom plans
- Foundation type – slab-on-grade
- Anticipated pricing – upper \$300,000s to low \$400,000s
- HOA to maintain building exteriors & grounds
- 32 guest parking spaces

Due to the wetlands, the site is naturally divided into north and south sections. The north portion which contains all the detached single-family homes is accessed from Lower Afton Road and Century Ave. The south portion contains the townhomes with access to Century Ave and Linwood Ave.

This request includes approval to rezone the property from Farm to Planned Unit Development (PUD). The PUD designation will allow flexibility within the City's zoning code to create a neighborhood that not only attracts buyers at different price points, but also provides them with desirable outdoor public spaces and areas of environmental conservation.

In the case of Century Ponds, reduced setbacks and smaller lot sizes allows the preservation of wetlands, the creation of expansive contiguous natural areas, a meandering trail system and public park.

The below table compares the R-1S Zoning Ordinance to the requested PUD standards.

	R-1S Small Lot SF	Century Ponds PUD	
		65' Wide Lots	55' Wide Lots
Lot Standards			
Lot Area (Min)	7,500 SF	8,450 SF	6,600 SF
Lot Width (Min)	60 Ft	65 Ft	55 Ft
Corner Lot Width (Min)	85 Ft	75 Ft	65 Ft
Lot Depth (Min)		130 Ft	120 Ft
Setbacks			
Front	30 Ft	30 Ft	30 Ft
Rear	20% of Lot Depth	30 Ft	30 Ft
Sides	5 Ft/10 Ft	7.5 Ft/7.5 Ft	7.5 Ft/7.5 Ft
Side (Corner)	30 Ft	20 Ft	20 Ft
Lot Coverage (Max)	30%	40%	40%

	R-3C Townhomes	26'Wide Townhomes
Setbacks		
Front	30 Ft	30 Ft (from private road)
Rear	20 Ft	20 Ft
Sides	20 Ft	20 Ft
Dwelling to Dwelling	20 Ft	20 Ft

The below table depicts proposed ownership and maintenance of the Preliminary Plat Outlots.

OUTLOT	OWNERSHIP	USE	EASEMENTS	MAINTENANCE
A	HOA	- Natural Area - Ponding - Wetland - Trails	- D&U - Conservation - Public Trail	- HOA maintains natural areas per Conservation Easement - City maintains ponds
B	City	Park	None	City
C	HOA	- Natural Area - Ponding - Wetland - Trails	- D&U - Conservation - Public Trail	- HOA maintains natural areas per Conservation Easement - City maintains ponds
D	City	Pond	D&U	City
E	City	Pond	D&U	City
F	HOA	Private Street	D&U	HOA

TRAILS, PARK & NATIVE HABITAT

Century Ponds proposes over 3 miles of public trails and sidewalks throughout the site. The trails and sidewalks offer connectivity to the surrounding neighborhoods and more importantly to the public open spaces, including ponds, wetlands, conservation areas & park. The goal is to repurpose portions of the golf path and wetland crossings where feasible.

The trails are shown in outlots that will be owned and maintained by a homeowners' association. DR Horton proposes to dedicate an easement in favor of the public over all trails in Century Ponds.

The proposed public park is nestled among the wetlands near the western site boundary and accessible from the trail system. As shown on the preliminary plans, the park elements include playgrounds, half basketball court, picnic shelter, seating area and an informal open play area. DR Horton will work with the Parks Department to create an attractive space that nearby residents can enjoy.

The proposed Century Ponds includes a plan to re-establish, enhance and create new native areas. In all, the site will contain about 27 acres of natural area in addition to the 14.5 acres of wetlands & ponds. This means that nearly 50% of the site is native habitat, including vegetated areas, ponds and wetlands.

In October 2024, Horton met with Friends of Maplewood Nature to consider priorities for the natural areas. The discussion centered on how to improve upon the Rusty Patch Bumble Bee and other animal habitats. It was agreed that the most valuable area to focus on is the large centrally located wetland complex. As such, the proposed plan creates native habitat around the wetlands, as well as other smaller pockets in the northeast & southeast portions of the site. Furthermore, a greenway corridor along the westerly boundary, not only creates a larger buffer for the existing residents, but also additional foraging and habitat area, as well as connectivity to Battle Creek Regional Park northwest of this site. Horton plans to work with Prairie Restorations (or a similar company) in finalizing a planting plan that encourages the Rusty Patch Bumble Bee and other species of wildlife. As the planting plan is further developed, Horton will seek feedback from the Friends of Maplewood Nature and the Ramsey Washington Metro Watershed.

HOA & CONSERVATION EASEMENT

For long-term maintenance and management of the native vegetation areas, DR Horton proposes that a Master Homeowners' Association (HOA) be created. It is anticipated that the native areas will be contained in outlots owned by the HOA. The Declaration of Covenants, Conditions and Restrictions (which is recorded against all properties) would specify the tasks for the ongoing maintenance of these natural areas, which would be a common expense among all the homes and townhomes in Century Ponds.

Additionally, a Conservation Easement would be created so these areas remain natural in perpetuity. The Conservation Easement would be in favor of a public entity (i.e. the city or watershed) to ensure the HOA is completing tasks as required to maintain healthy vegetation for viable habitats.

The townhomes units would be part of a sub-homeowners association (under the Master HOA). Townhomes are setup as a common interest community. Here, the association would be responsible for building exteriors, private roads and grounds maintenance (mowing & snow removal).

The single-family homes would either have their own sub-association or be direct members of the Master HOA. This will be determined at the final plat stage.

PUBLIC BENEFIT

In return for relaxing the zoning standards, the following public benefits are realized in Century Ponds:

- Housing Options – Multiple housing options that are achievable to a wider range of buyers.
- Trails – Meandering public trail system providing connections to surrounding neighborhoods and most importantly to public open spaces.
- Land Dedication – Horton will dedicate the public park to the City of Maplewood.
- Park Dedication Fees – Horton to pay cash for park dedication.
- Public Park – Horton to construct the park without credit to park dedication fees.
- Environmental Conservation – Creation of nearly 27 acres of native vegetation to enhance habitat for the existing wildlife, including the Rusty Patch Bumble Bee that can be enjoyed by all Maplewood residents & visitors.

PUBLIC ENGAGEMENT

As discussed at the July 8, 2024 City Council Workshop, public engagement was important in moving the project forward. DR Horton has hosted multiple meetings over the past 6 months to receive public feedback. Century ponds has evolved to the current proposed plan because of these meetings.

Below is the list of the neighborhood meetings:

- 8/15/24 & 8/21/24 - Neighborhood Meetings
 - Invitations were sent to owners within about 1,500 feet of the project boundaries. *NOTE: city public notices only require 500 feet from project boundaries.*
 - Approximately 80 to 90 attendees at each meeting.
 - Feedback included concerns about the closing of the golf course, environmental impacts & open space, density, home prices, increased taxes for existing residents, school capacity, traffic impacts, public accessibility.
- 10/24/24 – Friends of Maplewood Meeting
 - Identified areas of focus for native vegetation; suggested greenway corridor
 - Agreed to continue discussions as Horton gets further into planning process.
- 11/21/24 – Meeting with Abutting Neighbors (shared property lines w/site)
 - Approximately 25 attendees.

- Purpose of meeting was to understand any current engineering issues (i.e. drainage) with existing homes.
- Horton to meet with abutting neighbors prior to development start.
- 12/12/24 & 12/18/24 – Neighborhood Meetings
 - Invitations were sent to the same list as the August meetings (approx. 1,500 radius)
 - Approximately 20 to 30 people attended each meeting
 - Purpose was to present the revised plan
 - Feed back included appreciation for changes, tax impacts, public accessibility to park & trail, technical concerns – traffic (especially on Linwood), water capacity & water pressure, stormwater routing & watershed review process

COMPLETED STUDIES

The below have been completed to date:

- Geotechnical Review – March 2024; Test Pits – Dec 2024
- Wetland Delineation – November 2023; Updated April 2024 based on comments from TEP review; Approved May 2024
- Ecological Study – July 2024
- Sound Study – July 2024
- Tree Survey – Fall of 2023
- Trip Generation Memo – Oct 2024
- Linwood Ave Traffic Review – Jan 2025
- Environmental Assessment Worksheet (EAW) – Aug 25, 2025 City Council Negative Declaration
- Archeological Survey – Sept/Oct 2025

PROPOSED SCHEDULE

Spring/Summer 2025

- Environmental Assessment Worksheet (EAW)

Fall/Winter 2025

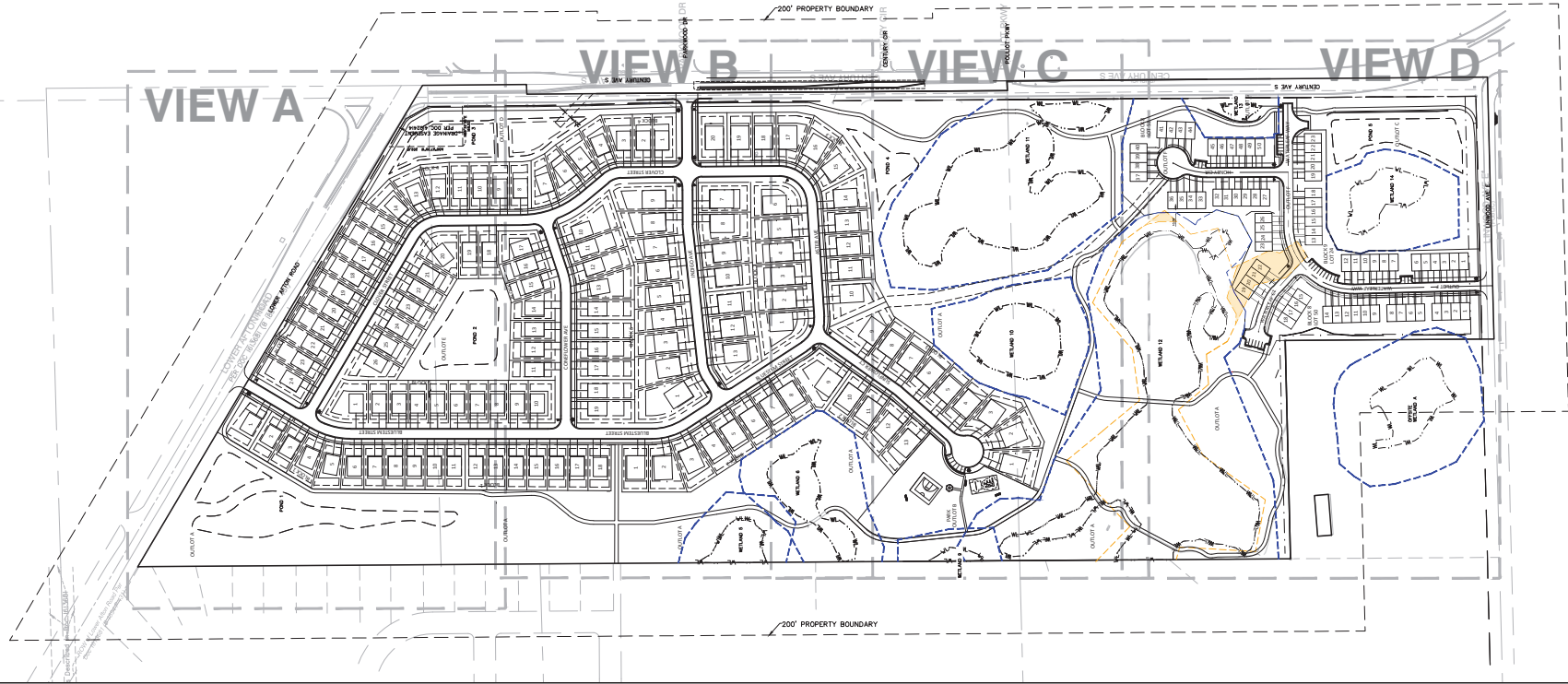
- Comprehensive Plan Amendment Request
- Preliminary Plat, Rezoning & PUD Requests
- Community Design Review Board

Spring/Summer 2026

- Final Plat
- Begin Site Work – Grading, Utilities & Streets

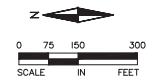
Winter 2026

- Begin Home Construction



- LEGEND:**
- EASEMENT LINE
 - BUILDING SETBACK
 - PROPERTY LINE
 - LOT LINE
 - ROW
 - WETLAND BUFFER
 - STREET LIGHT
 - STOP SIGN
 - RETAINING WALL

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION



ALLIANT
733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

CENTURY PONDS
MAPLEWOOD, MN
PRELIMINARY PLAT
SITE PLAN OVERVIEW

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA.


DAVE NADIN, PE
Date: 6/13/2025 License No. 21856

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
2/5/2025	CITY SUBMITTAL
5/27/2025	CITY RESUBMITTAL
6/13/2025	CLIENT REVIEW SET
7/22/2025	CITY RESUBMITTAL

PROJECT TEAM DATA
DESIGNED: JP
DRAWN: JP
PROJECT NO: 4000041

15

SHEET 15 of 67





The Pine

4 Bed | 2.5 Bath | 2 Garage | 1,989 Square Feet | 2 Stories



American Classic A



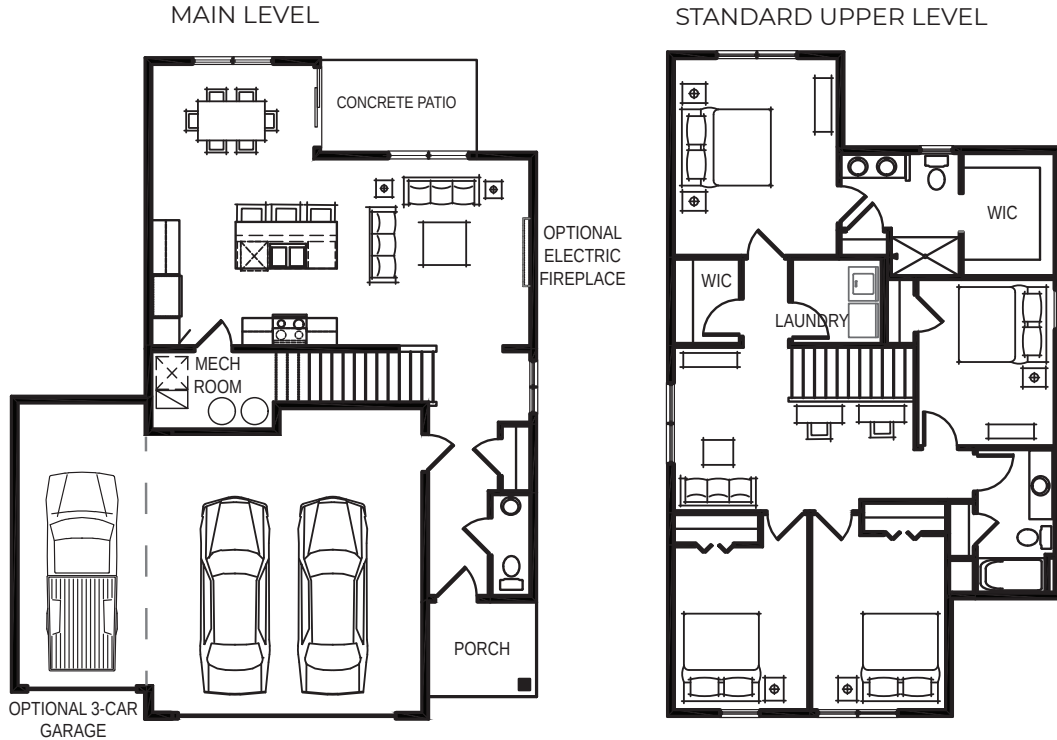
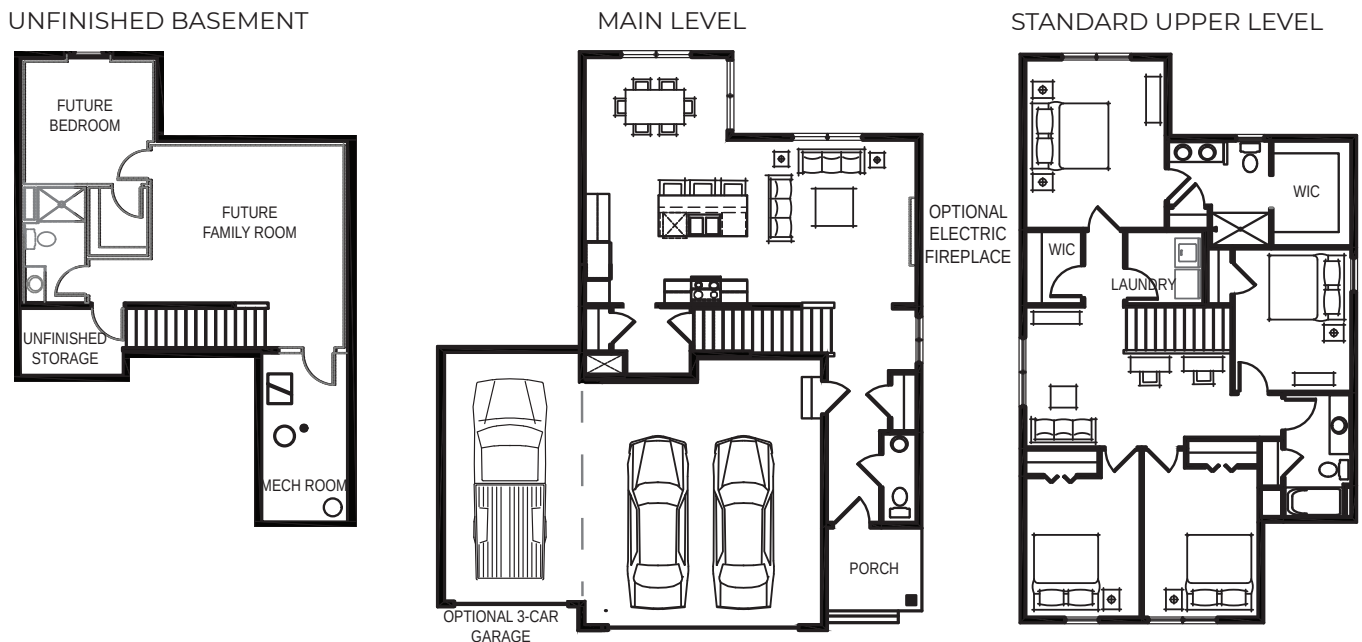
Heartland Cottage C



Northern Craftsman B



Prairie D


SLAB ON GRADE PLAN

BASEMENT PLAN


D.R. Horton is an Equal Housing Opportunity Builder. With basement foundations, water heaters and HVAC systems will be relocated to the first or second floors, as specified. All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Elevations and exterior materials may vary. Square footages, measurements and dimensions are approximate and will vary based on foundation type and options selected. Pictures, artist renderings, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Options and upgrades are available at an additional cost and are subject to availability and construction cut-off dates.



The Elm

5 Bed | 3 Bath | 2 Garage | 2,449 Square Feet | 2 Stories



American Classic A



Heartland Cottage C



Northern Craftsman B

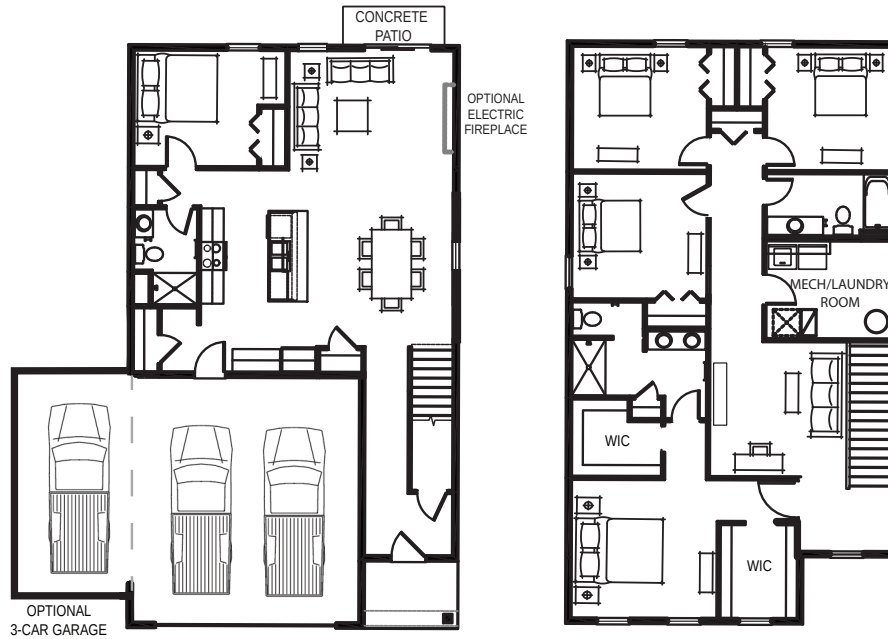


Prairie D


SLAB ON GRADE PLAN

MAIN LEVEL

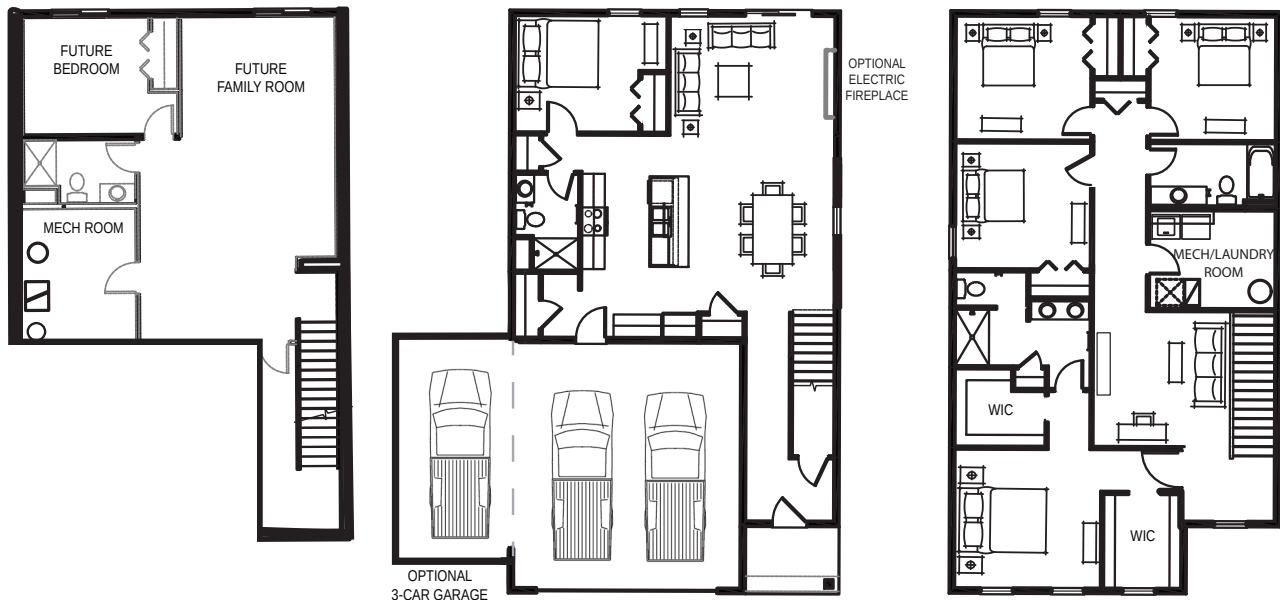
UPPER LEVEL


BASEMENT PLAN

UNFINISHED BASEMENT

MAIN LEVEL

UPPER LEVEL



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The Sienna

3 Bed | 2.5 Bath | 2 Garage | 1,842 Square Feet | 2 Stories



American Classic A



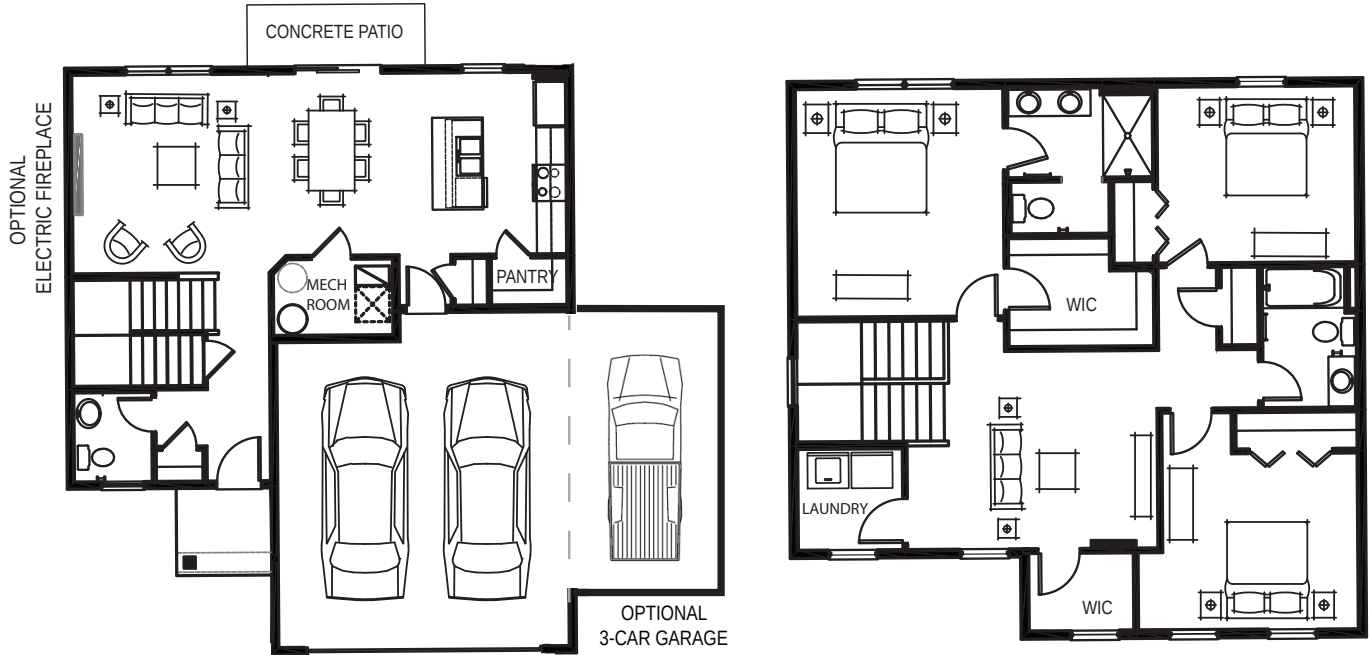
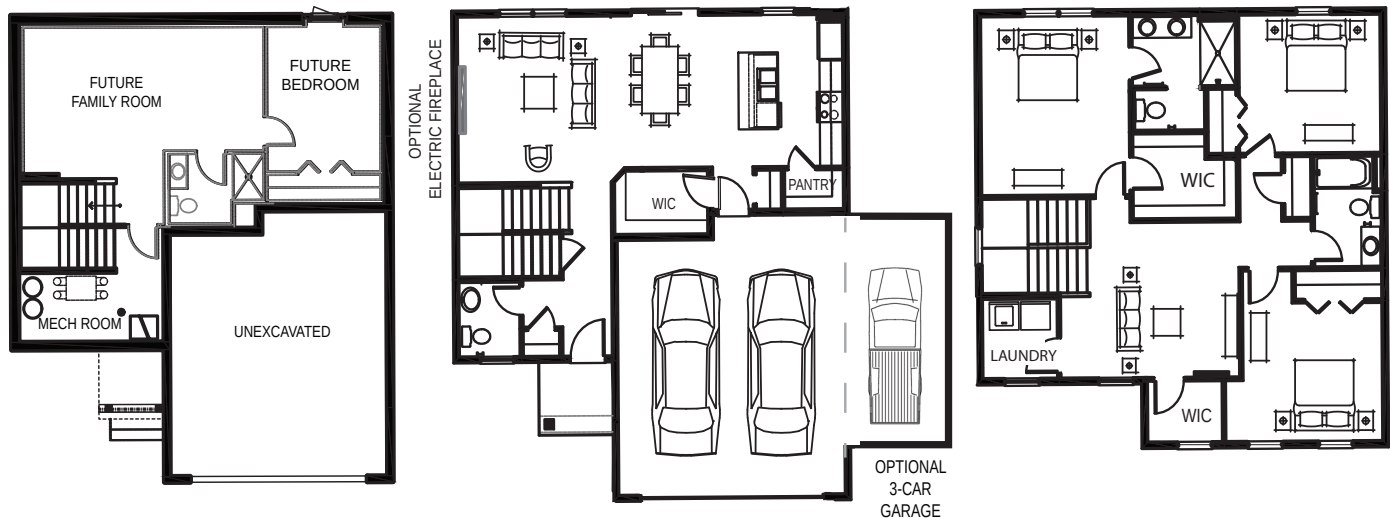
Heartland Cottage C



Northern Craftsman B



Prairie D


SLAB ON GRADE PLAN
MAIN LEVEL
UPPER LEVEL

BASEMENT PLAN
UNFINISHED BASEMENT
MAIN LEVEL
UPPER LEVEL


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The Hudson

4 Bed | 2.5 Bath | 2 Garage | 2,495 Square Feet | 2 Stories



American Classic A



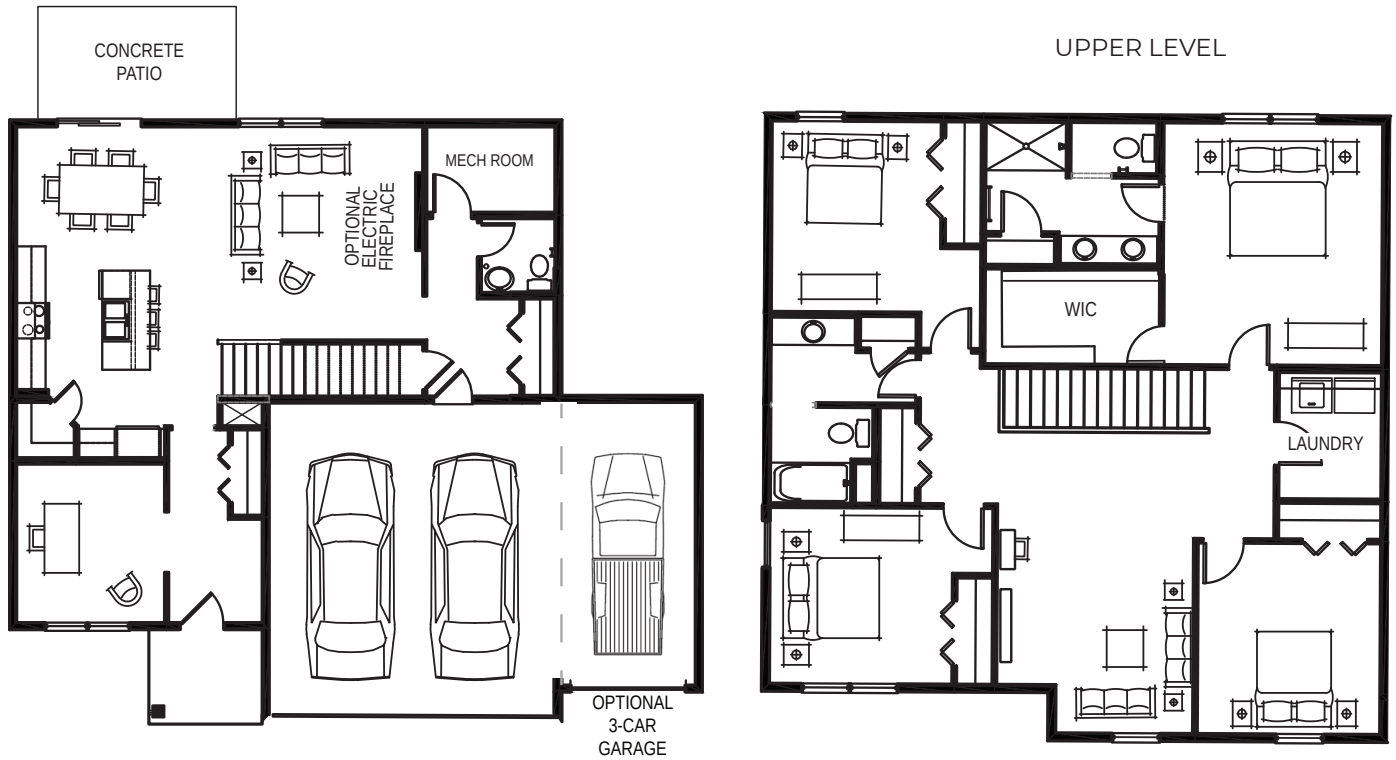
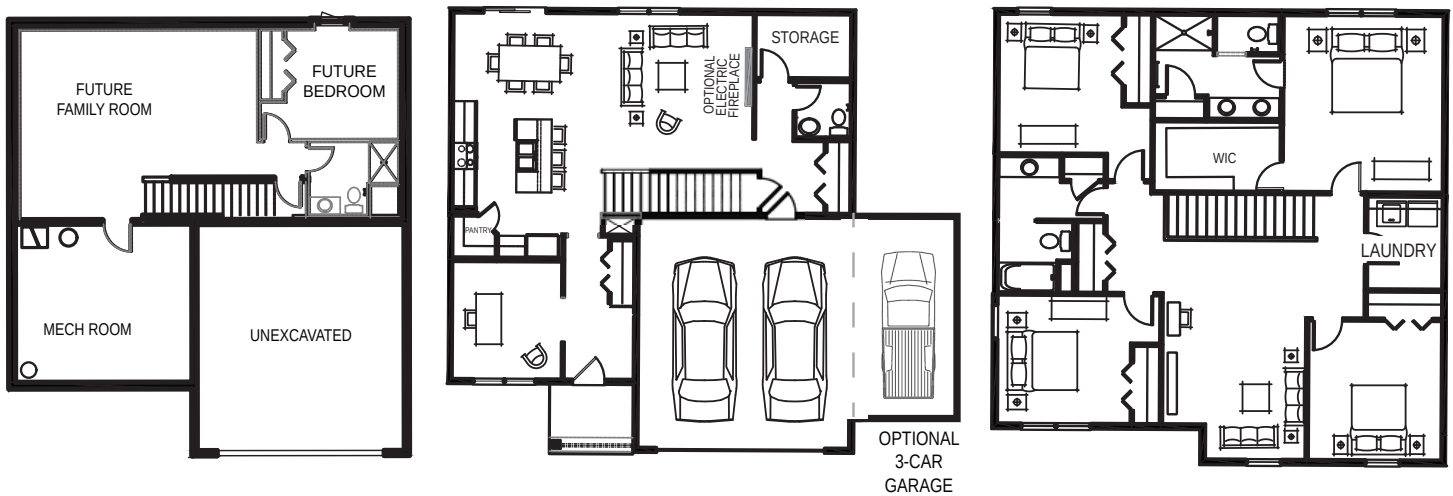
Heartland Cottage C



Northern Craftsman B



Prairie D


SLAB ON GRADE PLAN

BASEMENT PLAN
UNFINISHED BASEMENT
MAIN LEVEL
UPPER LEVEL


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The Holcombe

4 Bed | 2.5 Bath | 2 Garage | 2,323 Square Feet | 2 Stories



American Classic A



Heartland Cottage C



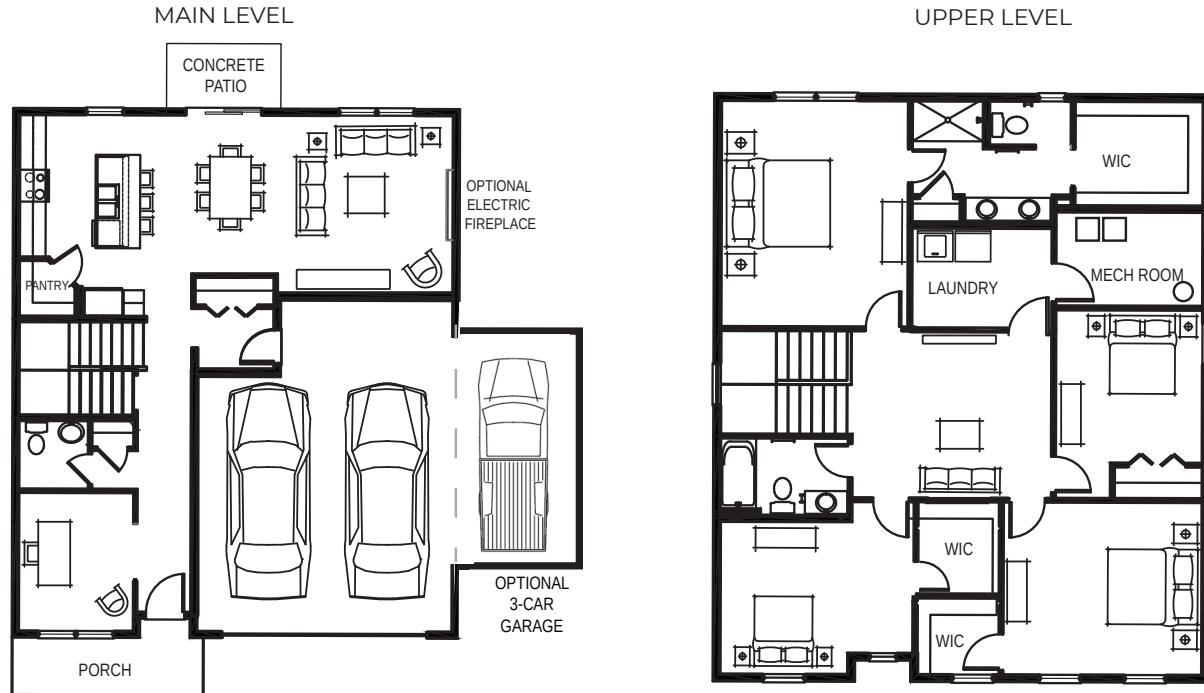
Northern Craftsman B



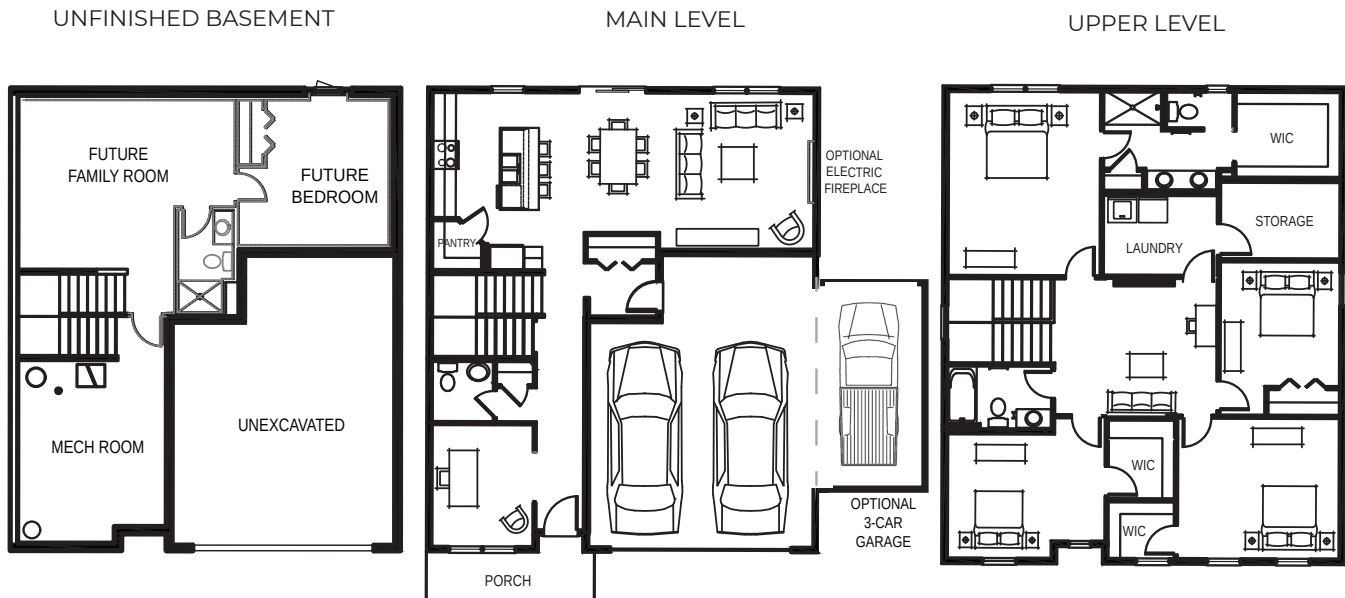
Prairie D



SLAB ON GRADE PLAN



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The Harmony

3 Bed | 2 Bath | 2 Garage | 1,485 Square Feet | 1 Story



American Classic A



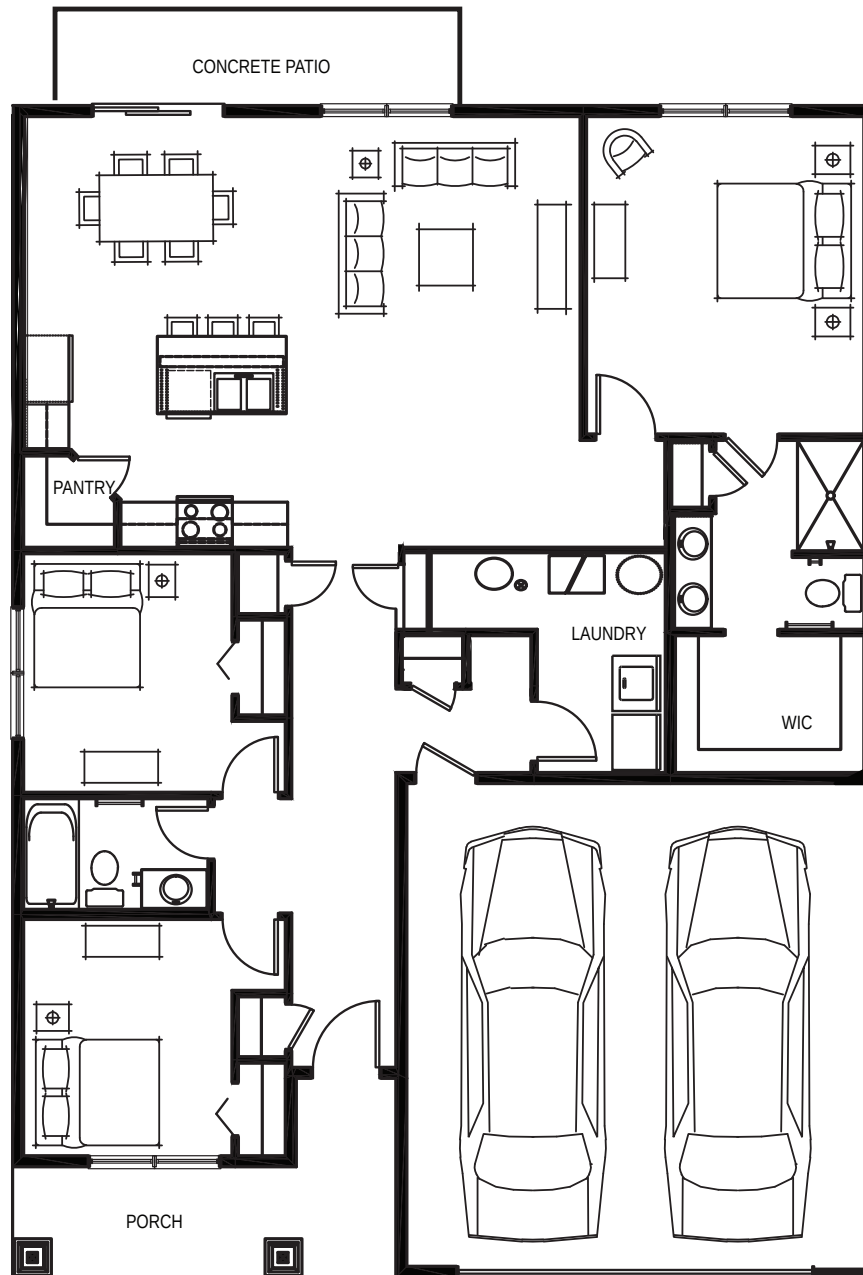
Heartland Cottage C



Northern Craftsman B



Prairie D



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The Henley

5 Bed | 3 Bath | 2 Garage | 2,617 Square Feet | 2 Story



American Classic A



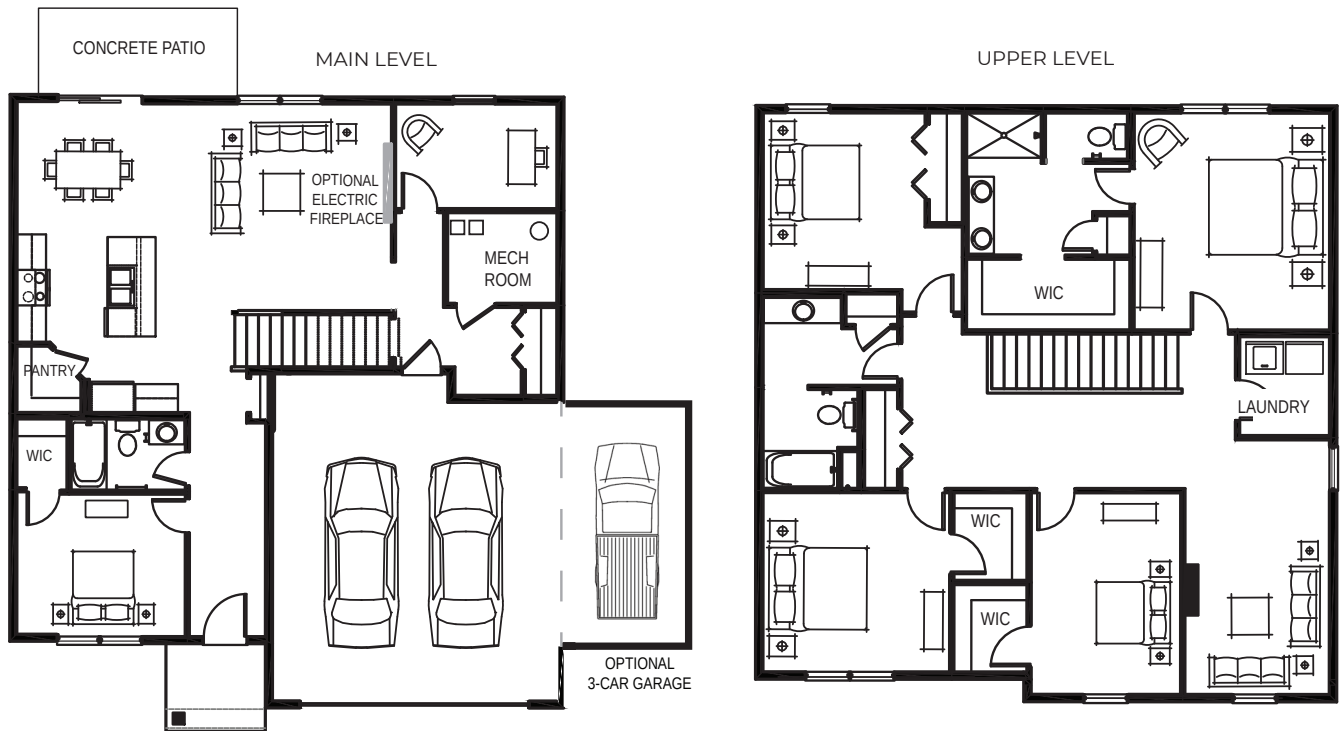
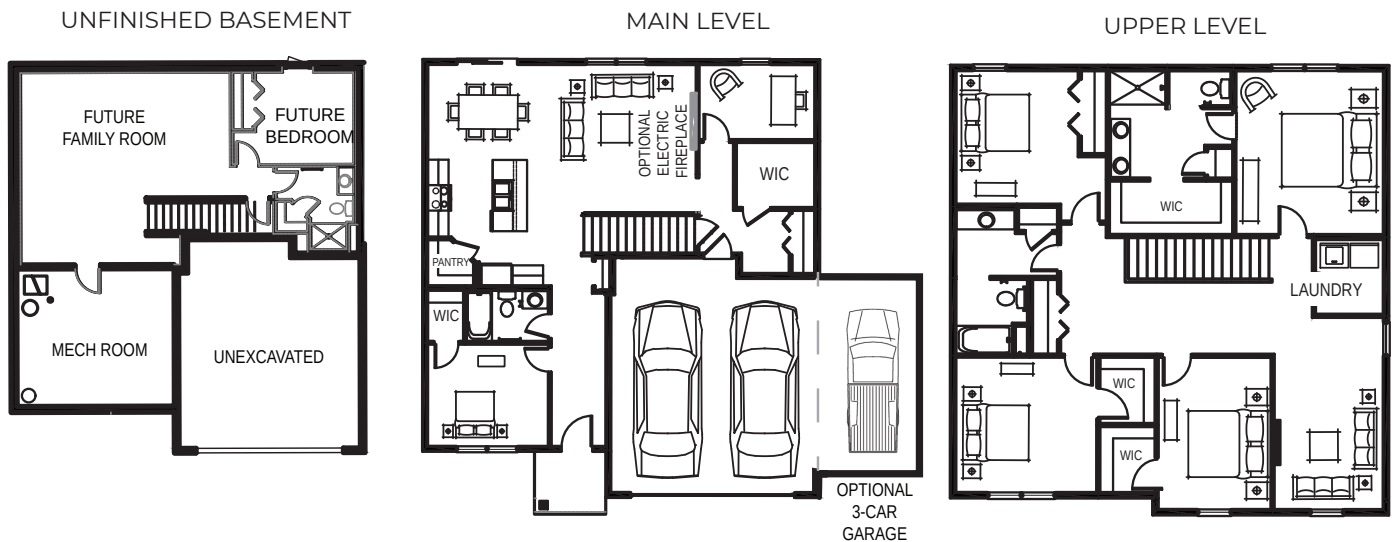
Heartland Cottage C



Northern Craftsman B



Prairie D


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The Henry

5 Bed | 3 Bath | 2 Garage | 2,621 Square Feet | 2 Stories



American Classic A



Heartland Cottage C



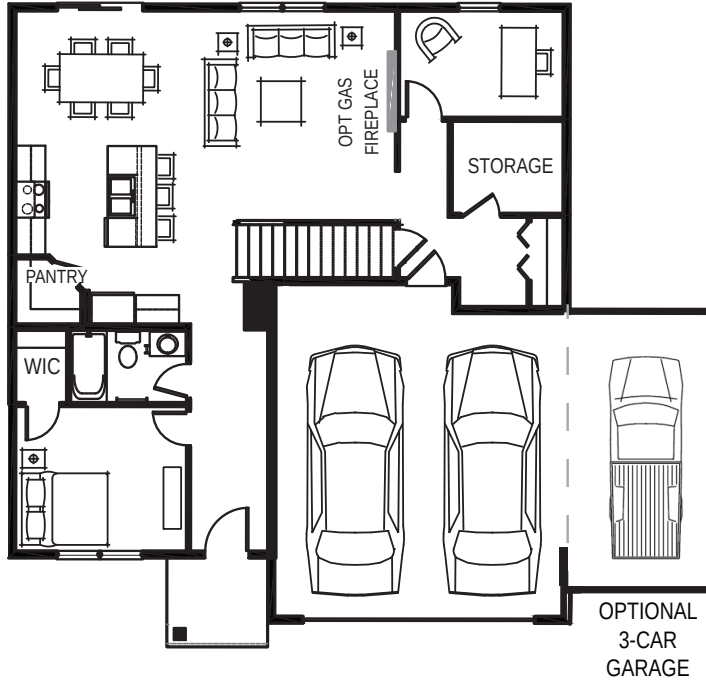
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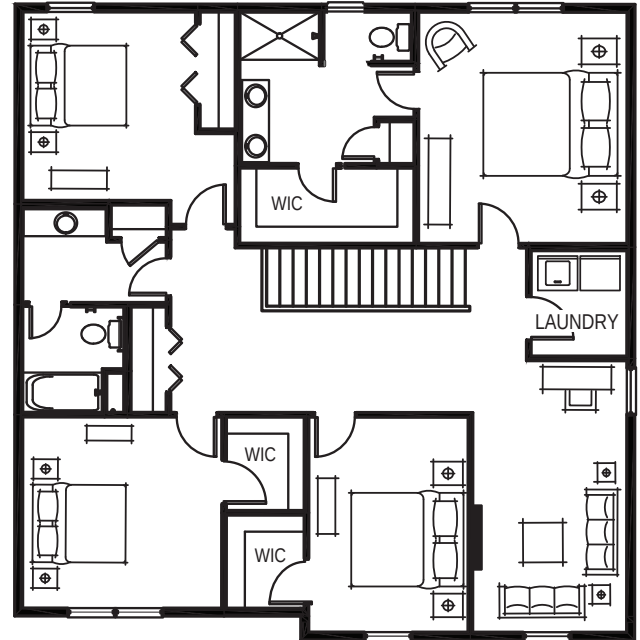
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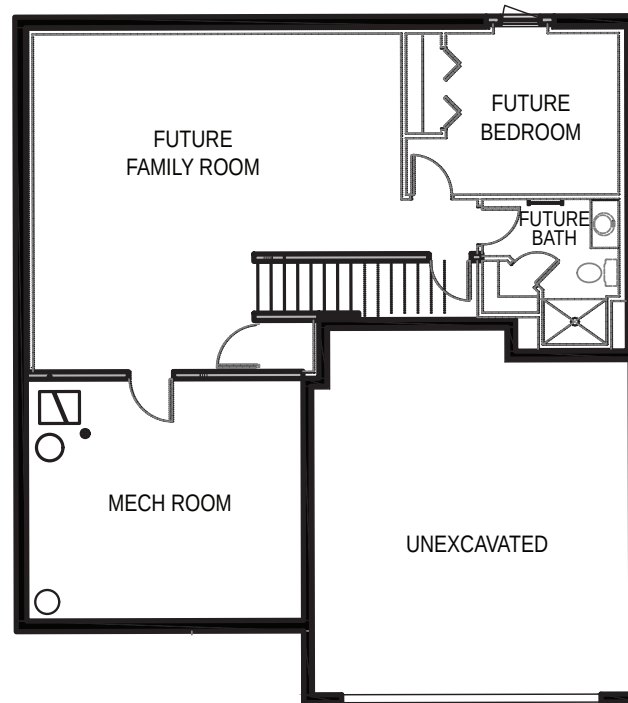
MAIN LEVEL



UPPER LEVEL



UNFINISHED BASEMENT



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The Dover II

3 Bed | 2 Bath | 2 Garage | 1,721 Square Feet | 1 Story



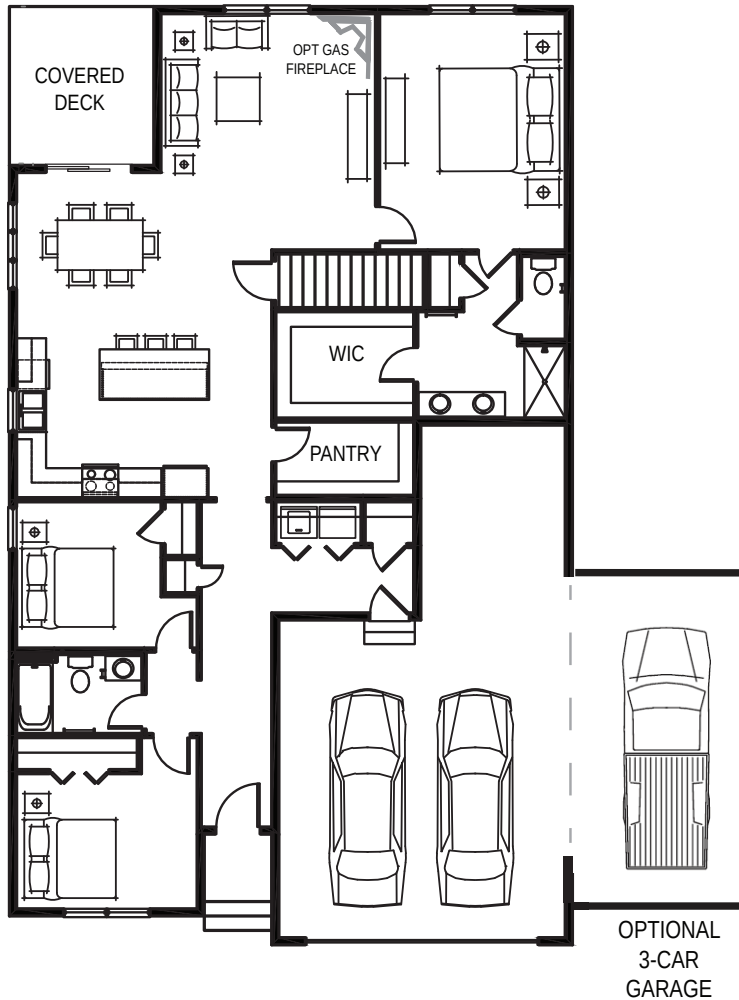
American Classic A



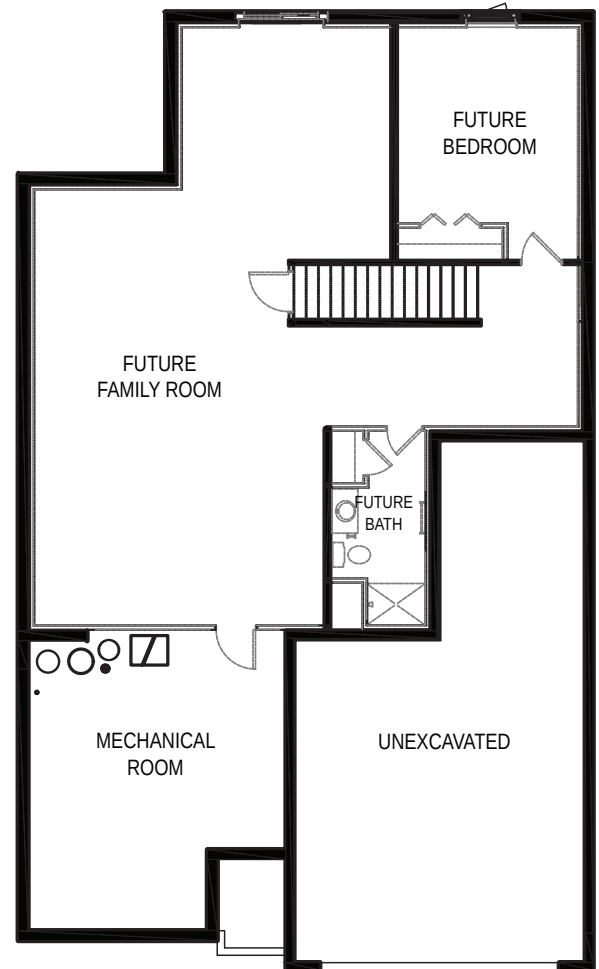
Northern Craftsman B



MAIN LEVEL



BASEMENT



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The Whitney

5 Bed | 4 Bath | 3 Garage | 3,448 Square Feet | 2 Stories



American Classic A



Prairie D



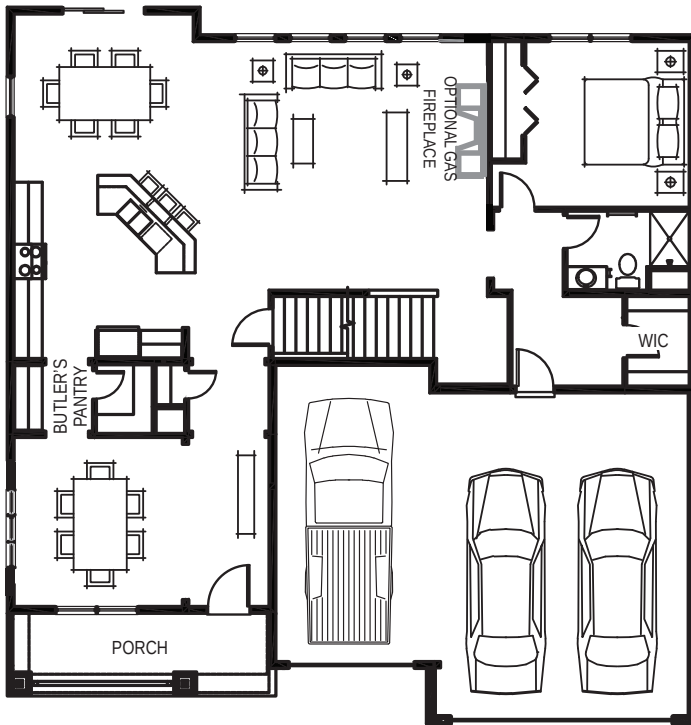
Northern Craftsman B



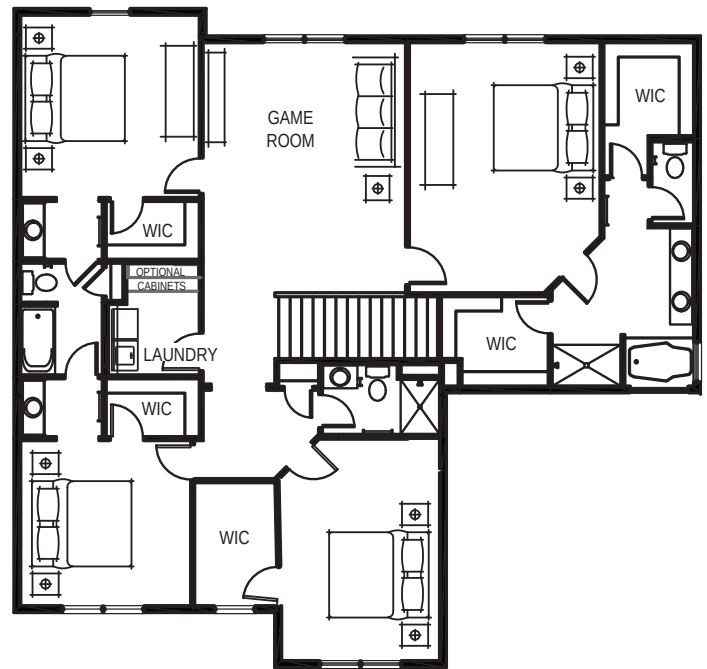
Artisan E



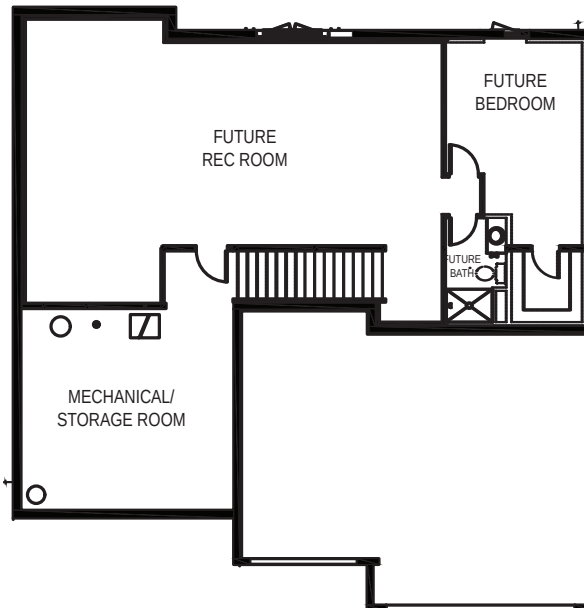
MAIN LEVEL



UPPER LEVEL



LOWER LEVEL



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The Jordan

5 Bed | 3 Bath | 3 Garage | 3,003 Square Feet | 2 Stories



American Classic A



Heartland Cottage C



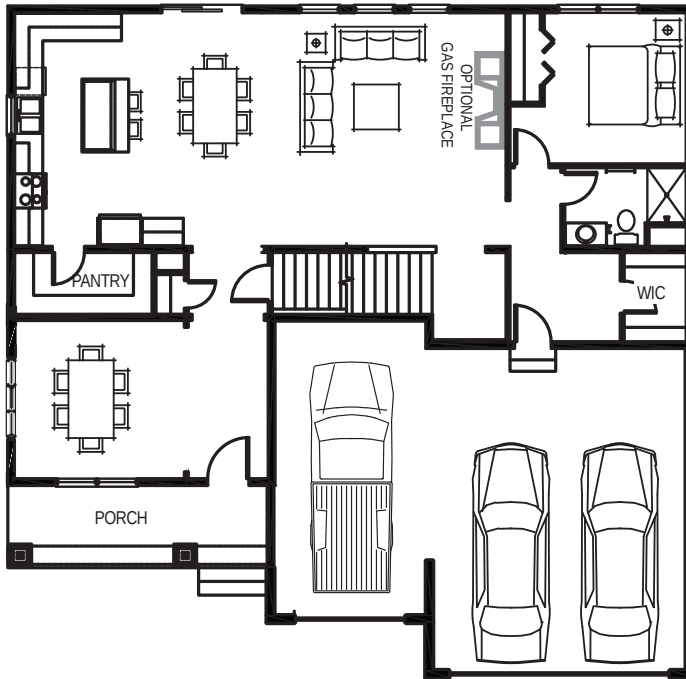
Northern Craftsman B



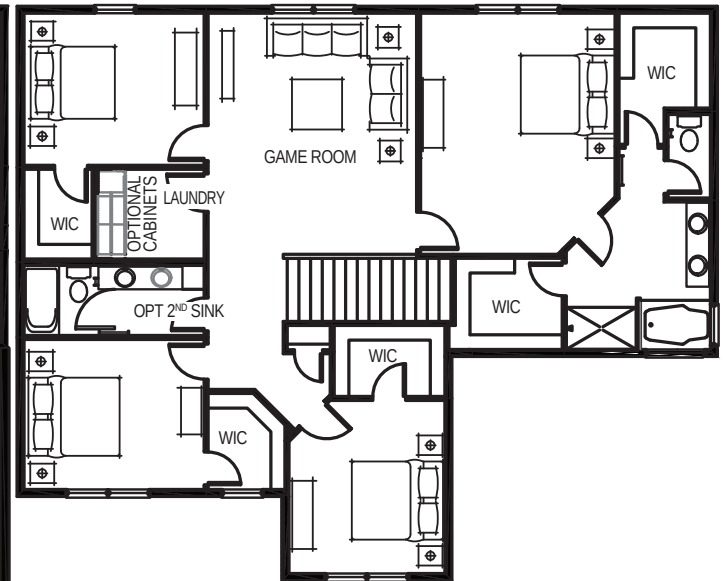
Prairie D



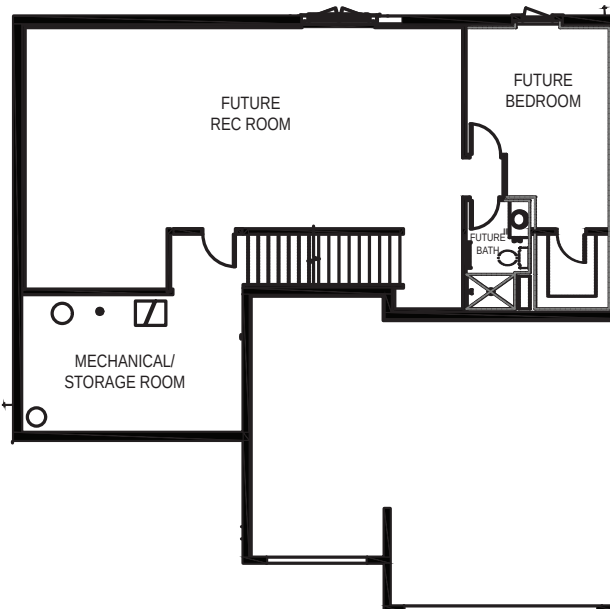
MAIN LEVEL



UPPER LEVEL



LOWER LEVEL



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The Redwood

4 Bed | 3.5 Bath | 3 Garage | 3,084 Square Feet | 2 Stories



American Classic A



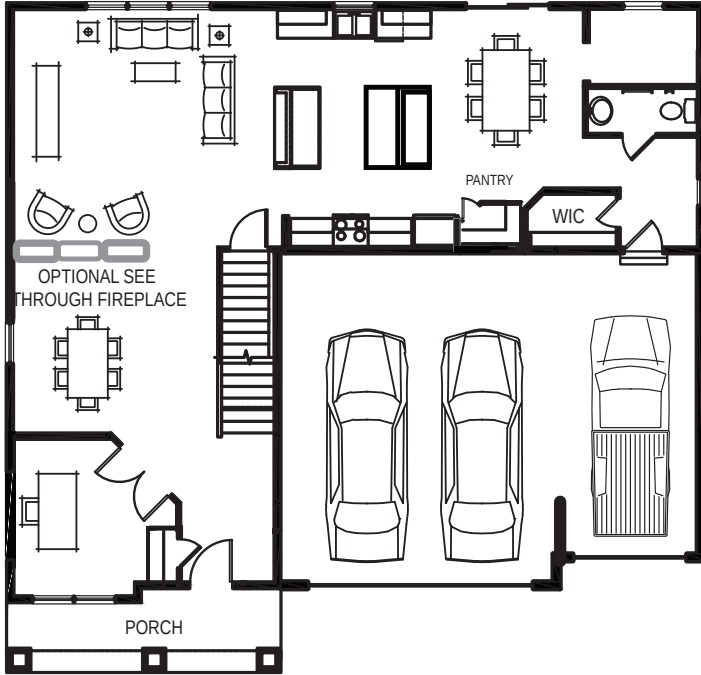
Northern Craftsman B



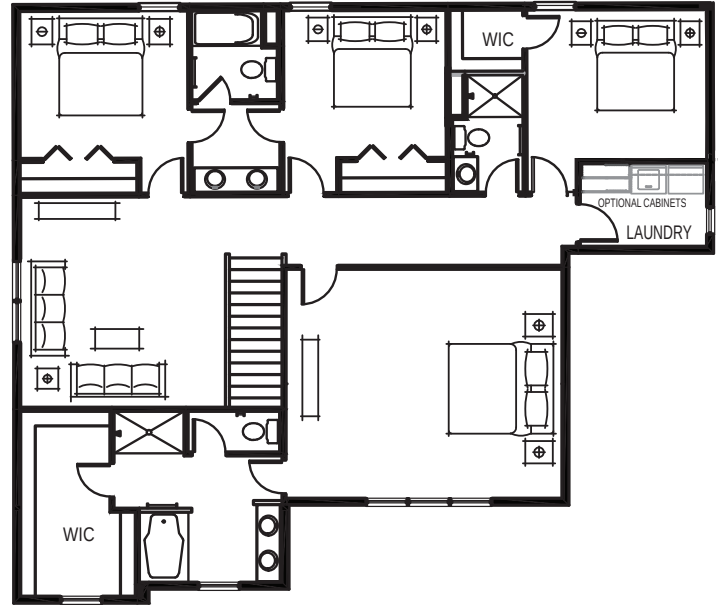
Heartland Cottage C



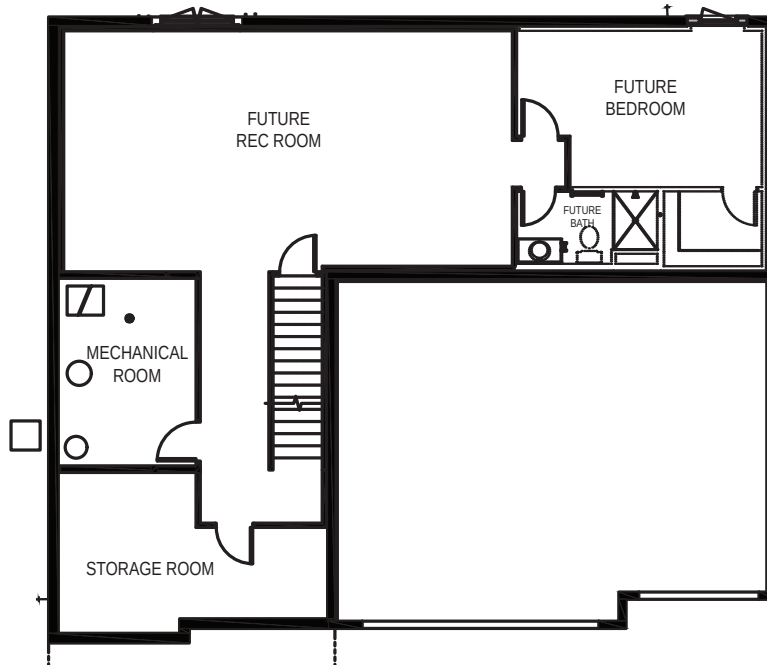
MAIN LEVEL



UPPER LEVEL



LOWER LEVEL



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The Adams II

4 Bed | 2.5 Bath | 2 Garage | 2,776 Square Feet | 2 Stories



American Classic A



Heartland Cottage C



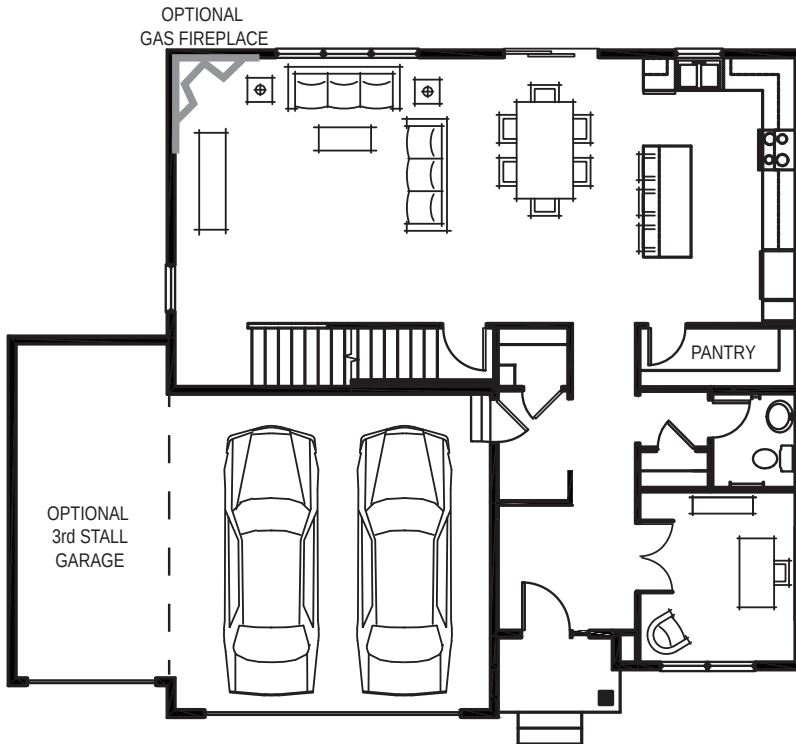
Northern Craftsman B



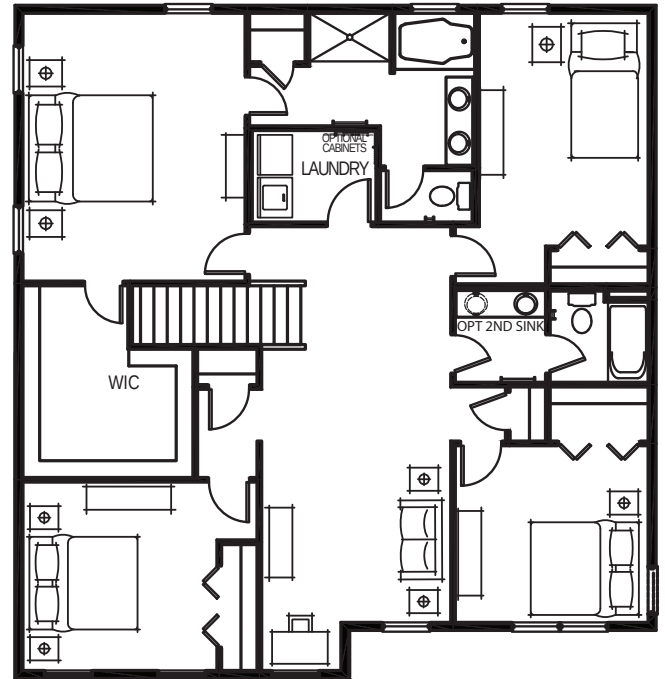
Prairie D



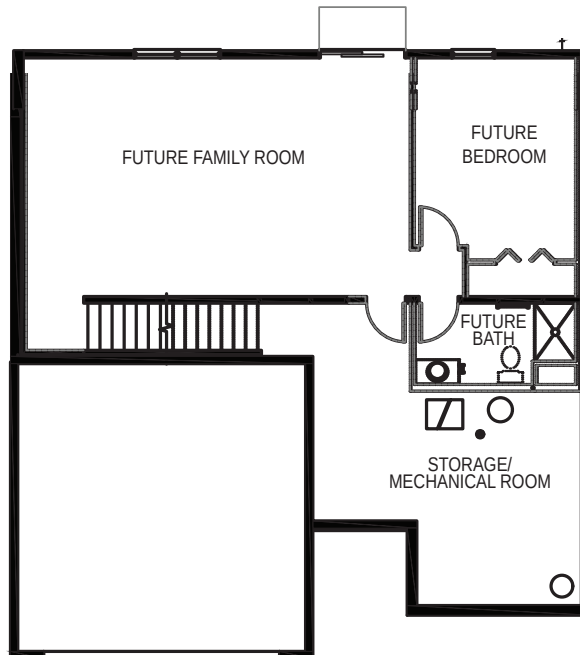
MAIN LEVEL



UPPER LEVEL



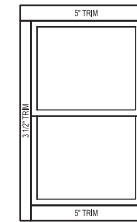
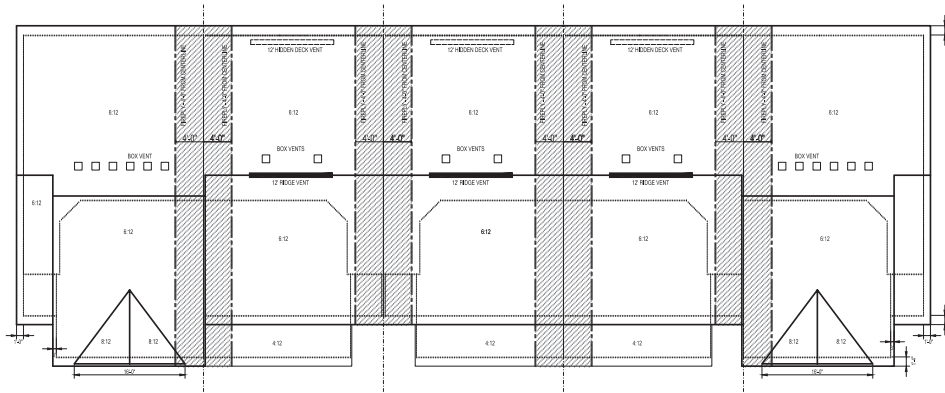
LOWER LEVEL



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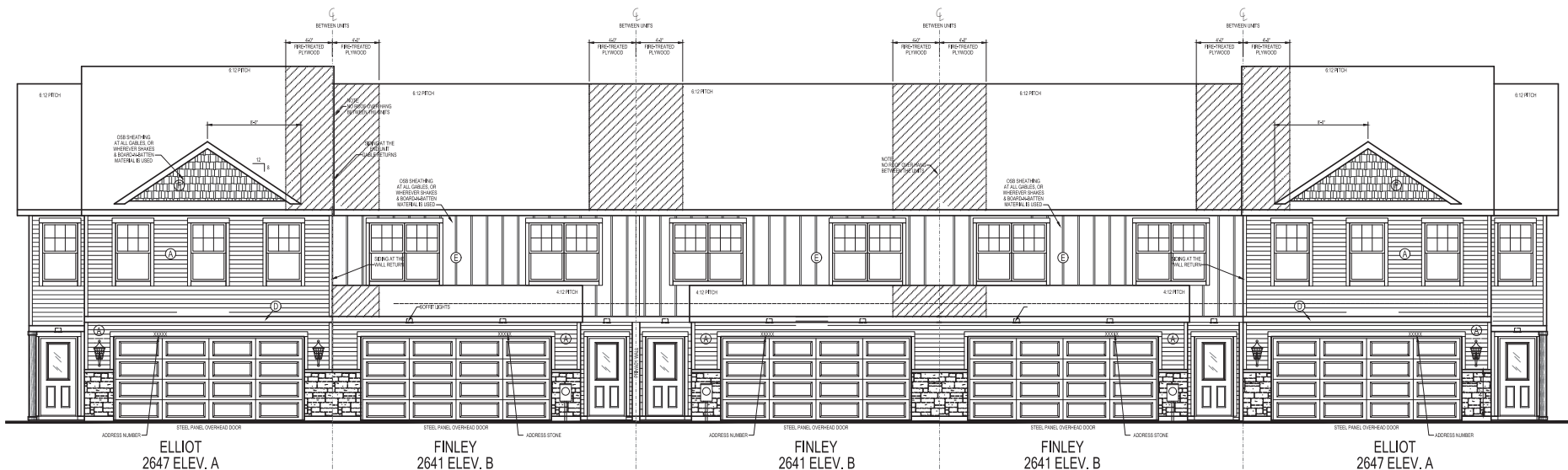






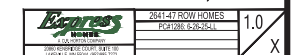
SIDING LEGEND	
REF	PRODUCT
(A)	LAP SIDING "A"
(B)	LAP SIDING "B"
(C)	N/A
(D)	5" TRIM - VINYL LINEAL
(E)	BOARD & BATTEN
(F)	SHAKE SIDING
(G)	6-1/2" BEAD BOARD

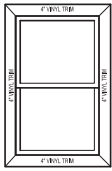
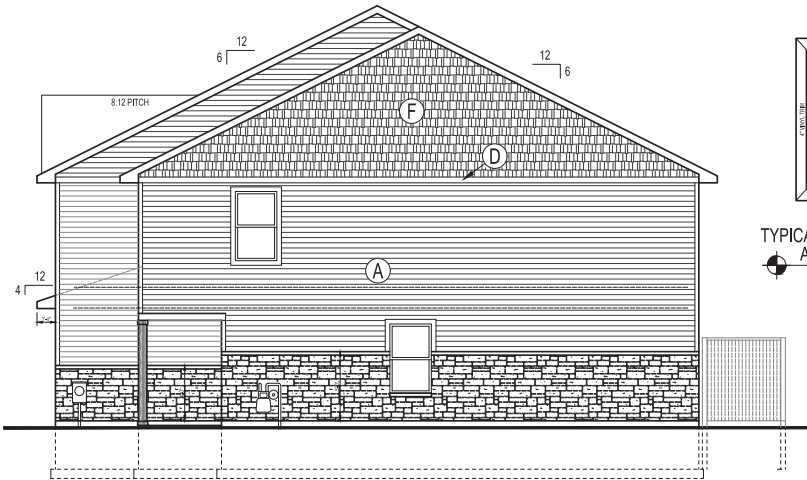
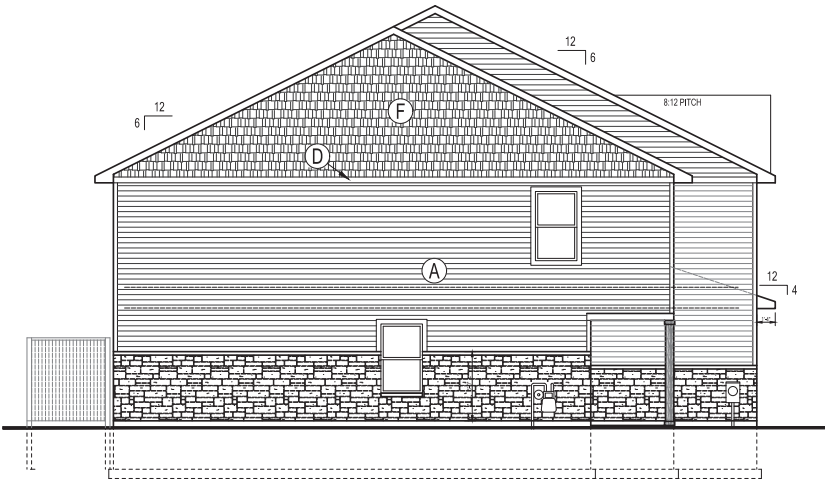
2647-2641-2641-2641-2647
5-UNIT BUILDING



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CENTURY PONDS,
MAPLEWOOD, MN

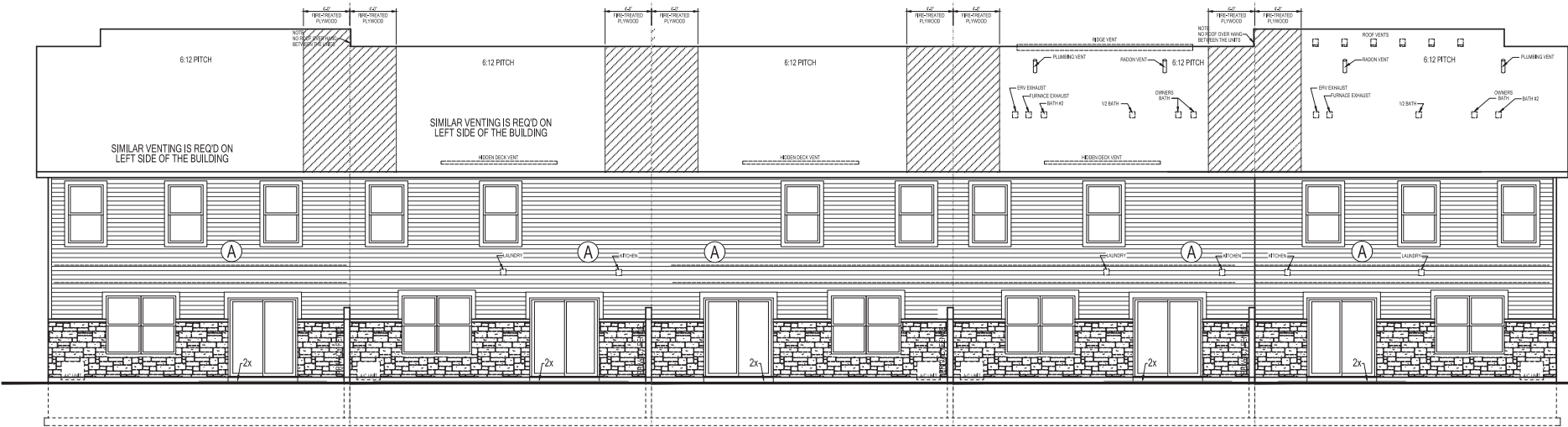




TYPICAL WDW & DOOR TRIM
AT SIDES & REAR
3/4" x 1'-0"

SIDE ELEVATIONS
1/4"=1'-0"

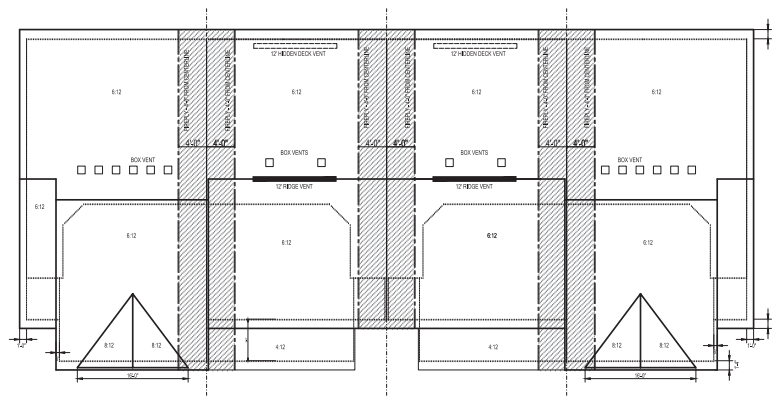
RIGHT SIDE ELEVATION
1/4"=1'-0"



REAR ELEVATION
1/4"=1'-0"

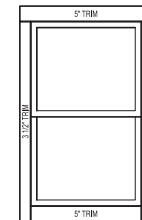
5-UNIT BUILDING
CENTURY PONDS,
MAPLEWOOD, MN

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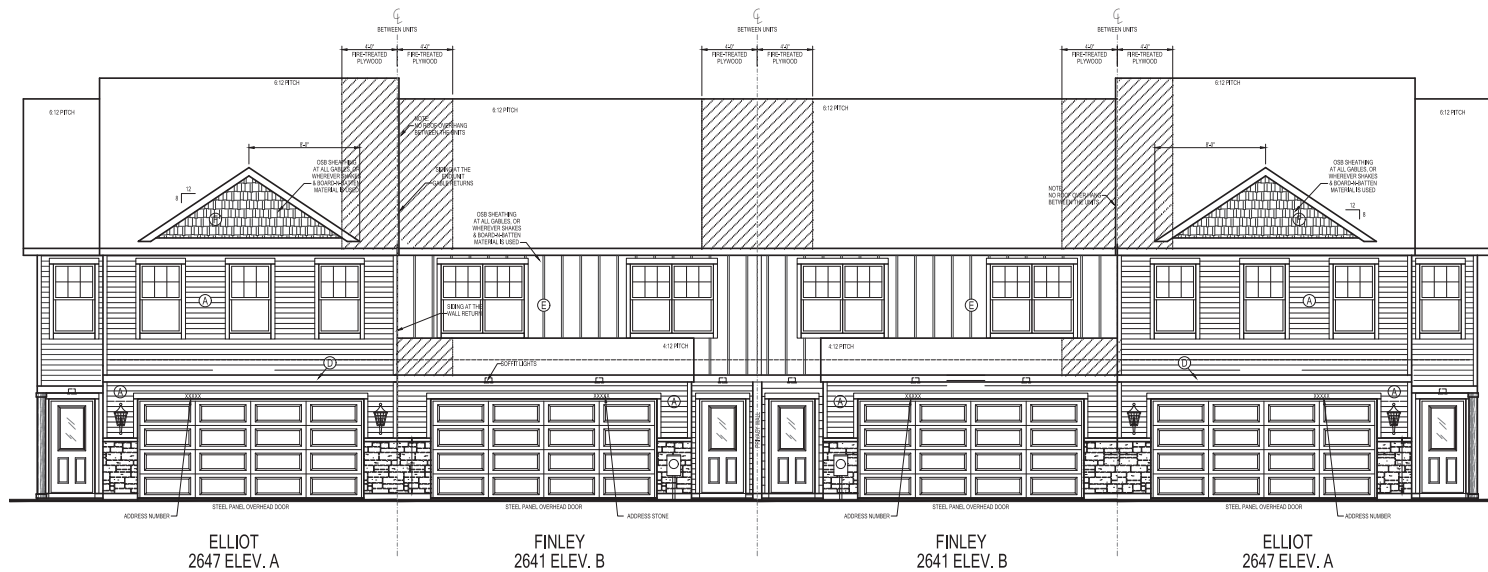


4-UNIT ROOF PLAN
1/8"=1'-0"

2647-2641-2641-2647
4-UNIT BUILDING



TYPICAL WDW & DOOR TRIM
AT FRONT ONLY
1/2"=1'-0"

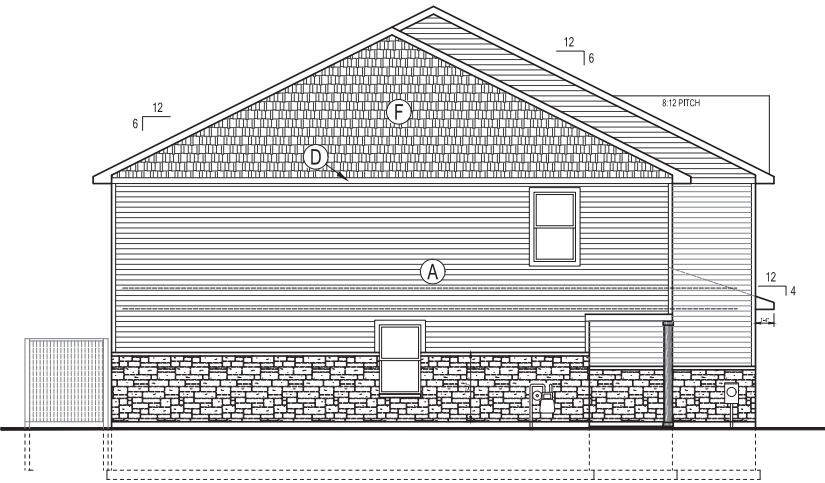


FRONT ELEVATION
1/4"=1'-0"

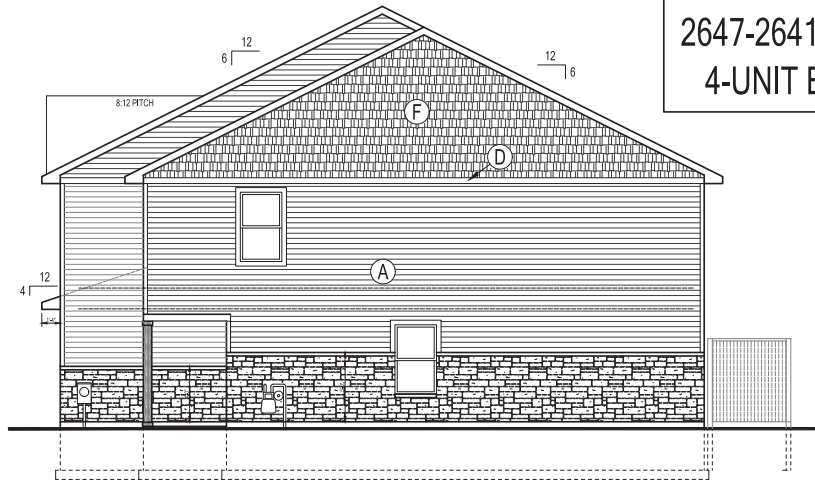
SIDING LEGEND	
REF	PRODUCT
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(B)	LAP SIDING "B"
(C)	N/A
(D)	5" TRIM - VINYL LINEAL
(E)	BOARD & BATTEN
(F)	SHAKE SIDING
(G)	6-1/2" BEAD BOARD

CENTURY PONDS,
MAPLEWOOD, MN

2647-2641-2641-2647
4-UNIT BUILDING

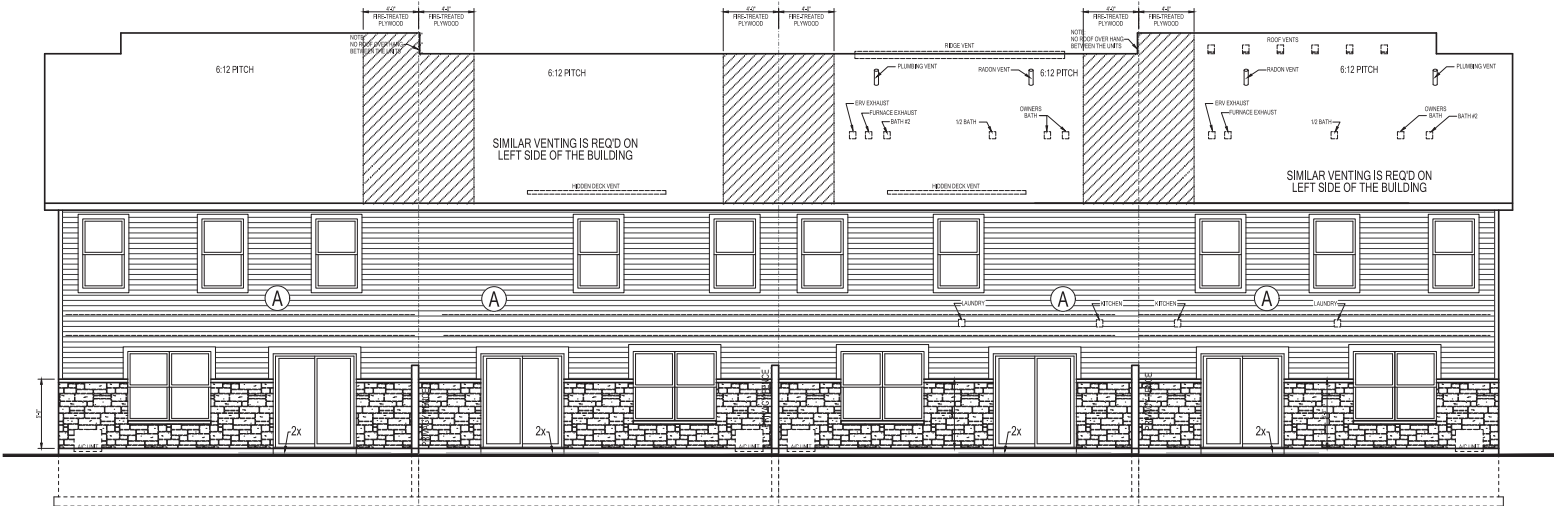


LEFT SIDE ELEVATION
1/4"=1'-0"

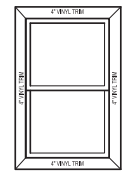


RIGHT SIDE ELEVATION
1/4"=1'-0"

SIDING LEGEND	
REF	PRODUCT
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(B)	LAP SIDING "B"
(C)	N/A
(D)	5" TRIM - VINYL LINEAL
(E)	BOARD & BATTEN
(F)	SHAKE SIDING
(G)	6-1/2" BEAD BOARD



REAR ELEVATION
1/4"=1'-0"

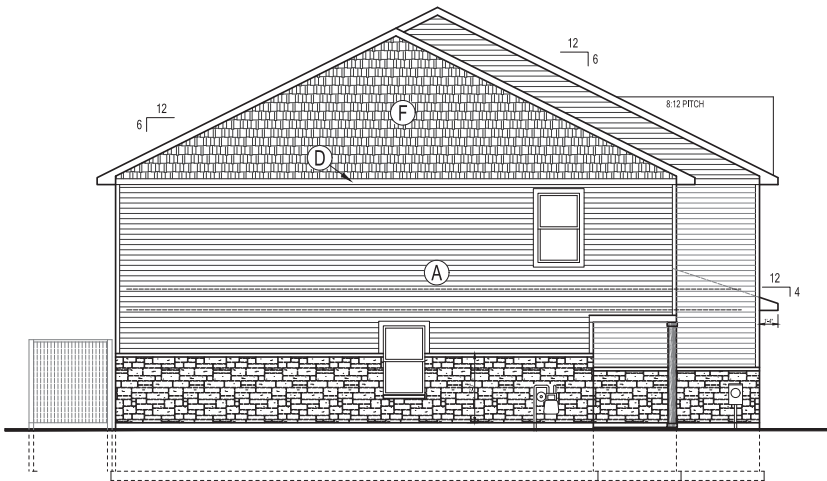


TYPICAL WDW & DOOR TRIM
AT SIDES & REAR
3/4"=1'-0"

CENTURY PONDS,
MAPLEWOOD, MN

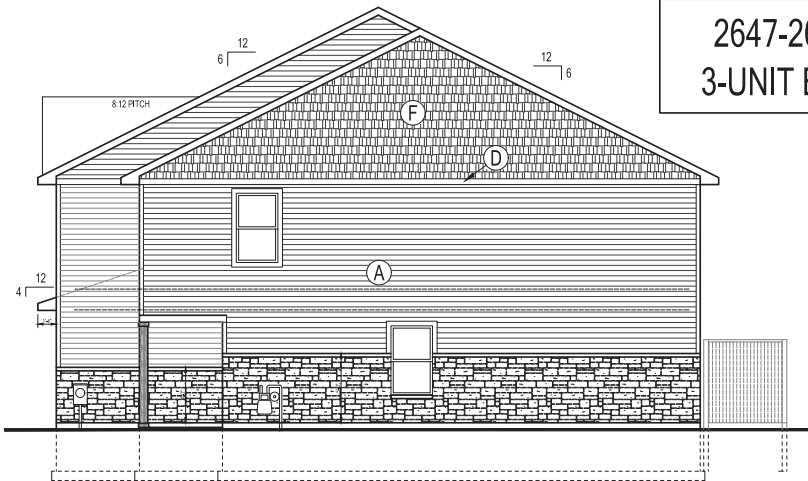
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2647-2641-2647
3-UNIT BUILDING



LEFT SIDE ELEVATION

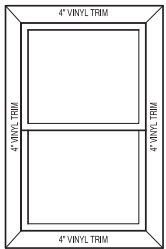
1/4"=1'-0"



RIGHT SIDE ELEVATION

1/4"=1'-0"

1056 TOTAL FASCIADE
212 SQ FT STONE = 20.08%
631 SQ FT SIDING = 59.75%
213 SQ FT SHAKES = 20.17%



TYPICAL WDW & DOOR TRIM
AT SIDES & REAR

3/4"=1'-0"



REAR ELEVATION

1/4"=1'-0"

SIDING LEGEND	
REF	PRODUCT
(A)	LAP SIDING "A"
(B)	LAP SIDING "B"
(C)	N/A
(D)	5" TRIM - VINYL LINEAL
(E)	BOARD & BATTEN
(F)	SHAKE SIDING
(G)	6-1/2" BEAD BOARD

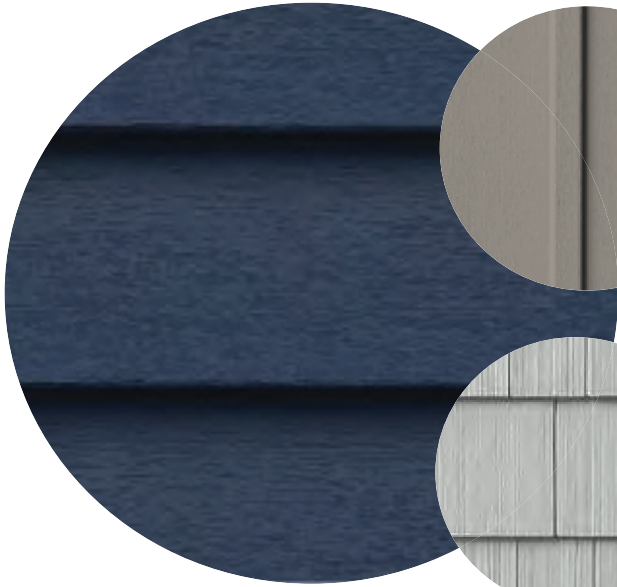
CENTURY PONDS,
MAPLEWOOD, MN

2647-47 ROW HOMES	1.1
PG 178B, 6-30-2647	X

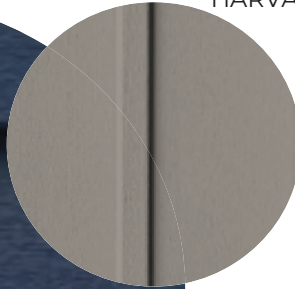


T.H. VINYL EXTERIOR PACKAGE – TH-F

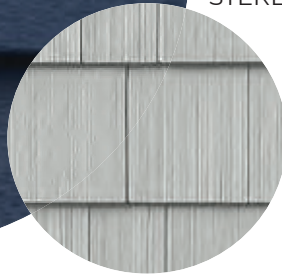
SIDING –MARINE BLUE



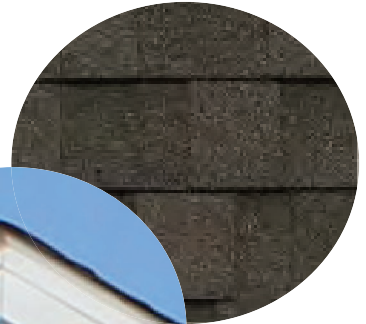
BOARD & BATTEN:
HARVARD SLATE



SHAKES:
STERLING



SHINGLES: WEATHERWOOD



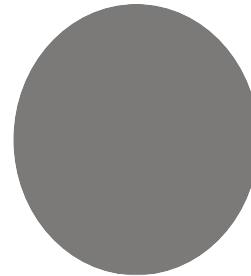
TRIM:
WHITE



EXTERIOR STONE:
WEATHERFACE ST CROIX GREY



FRONT DOOR:
WESTCHESTER GRAY



*Shakes, Board & Batten, Stone and Shutters are based on home elevation. Please ask a Sales Representative for details.

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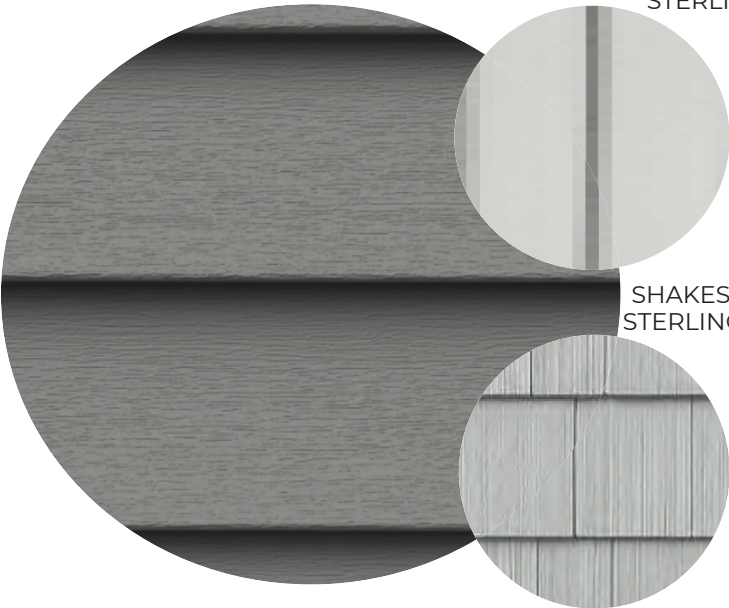
drhorton.com



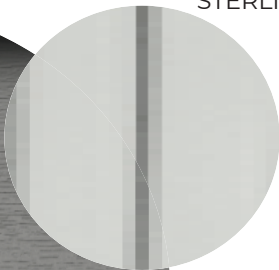


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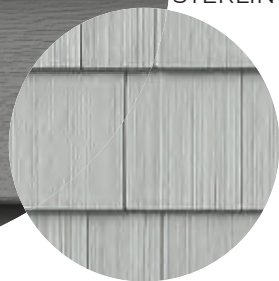
SIDING –ROCKSLIDE



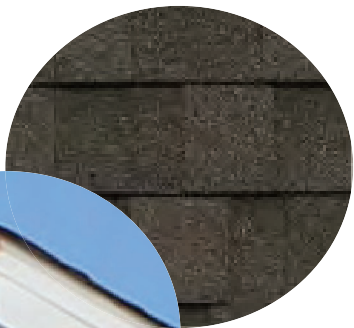
BOARD & BATTEN:
STERLING



SHAKES:
STERLING



SHINGLES: WEATHERWOOD



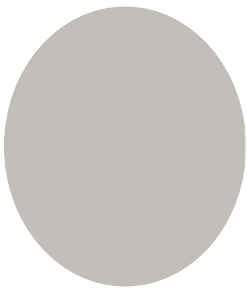
TRIM:
WHITE



EXTERIOR STONE:
SHADOW LEDGE SLATE



FRONT DOOR:
LIGHT FRENCH GRAY



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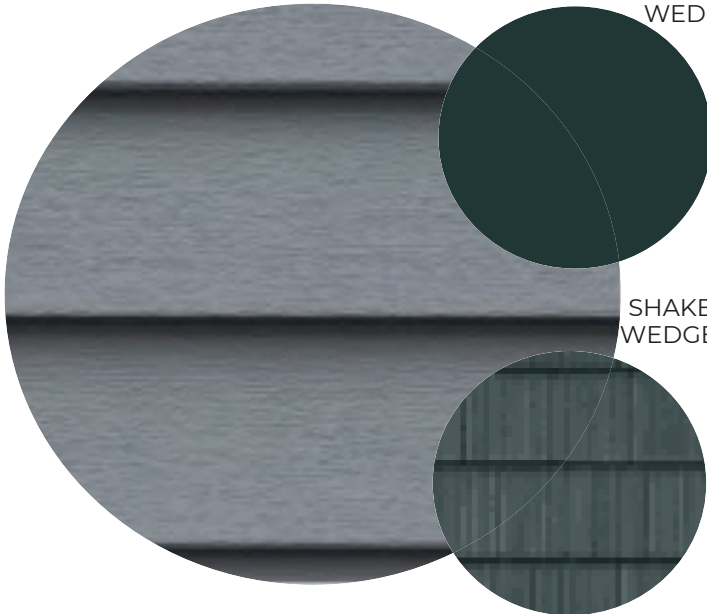
drhorton.com



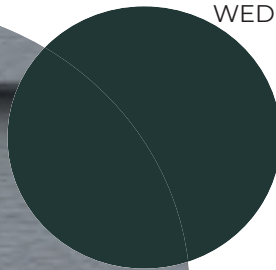


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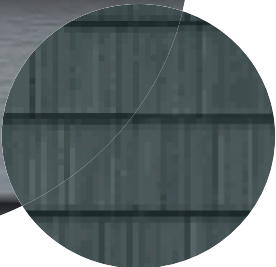
SIDING –STORM



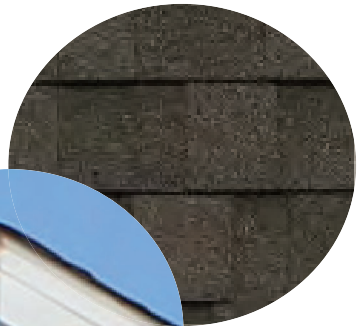
BOARD & BATTEN:
WEDGEWOOD



SHAKES:
WEDGEWOOD



SHINGLES: WEATHERWOOD



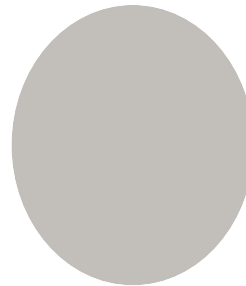
TRIM:
WHITE



EXTERIOR STONE:
SHADOW LEDGE ANDES SUMMIT



FRONT DOOR:
LIGHT FRENCH GRAY



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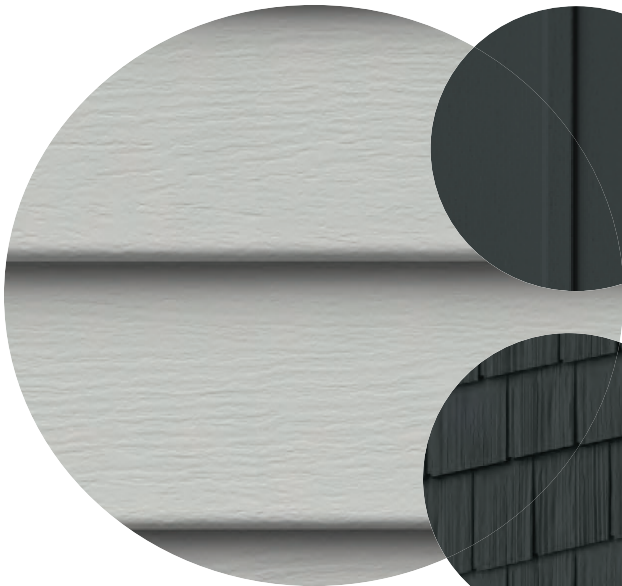
drhorton.com



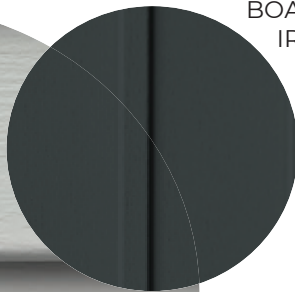


TH VINYL EXTERIOR PACKAGE – TH- N

SIDING: STERLING



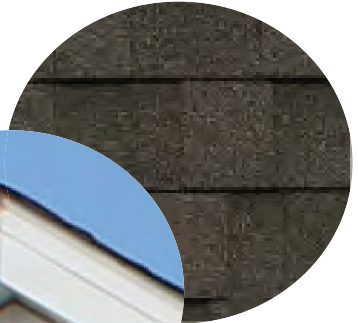
BOARD & BATTEN:
IRONSTONE



SHAKES:
IRONSTONE



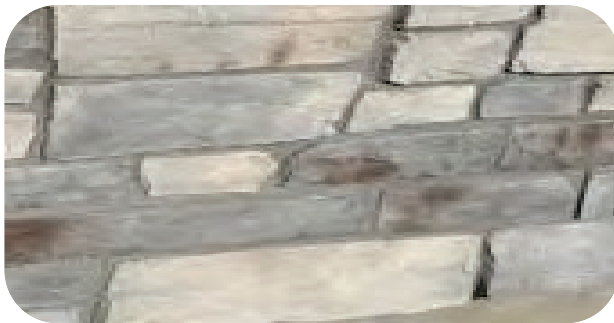
SHINGLES: WEATHERWOOD



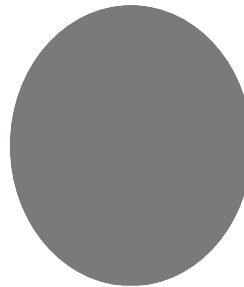
TRIM:
WHITE



EXTERIOR STONE:
TUSCAN LEDGE WILLOW PEAK



FRONT DOOR:
WESTCHESTER GRAY



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Background

The proposed Century Ponds development will add **207 new housing units** (134 single-family homes and 73 townhomes), bringing approximately **590 new residents** to Maplewood at full build-out.

The Maplewood Police Department has reviewed the potential impact of this development using both population-based ratios and workload-based projections from our recent staffing study.

Staffing Impact

While the development does not rise to the level of requiring an additional full-time officer, the added residents and calls for service equate to roughly 0.40–0.50 of a full-time officer's workload. This means that nearly half of one officer's annual capacity will be absorbed by this single project.

Estimated Annual Cost

To provide a balanced view, we considered both the cheapest (marginal costs only) and most expensive (per-capita equivalency) approaches. A middle-of-the-road estimate is the most practical for planning purposes:

- **Calls for Service & Patrol Time:** \$60,000
- **Investigations:** \$15,000
- **Fuel, Vehicles & Equipment Wear:** \$10,000
- **Administrative & Support Costs:** \$5,000

Estimated Annual Total: \$90,000

This estimate captures the operational impact and not the .50 of an FTE that would be needed.

Conclusion

- Century Ponds will add measurable demand to police services.
 - While the project alone does not justify an additional officer, it represents nearly **half of an officer's workload**.
 - The annual operating cost impact is estimated at **\$90,000**.
-

Recommendation

Note the \$90,000 annual cost impact and the 0.40–0.50 FTE equivalent workload as part of ongoing growth planning, while deferring any staffing increase until cumulative demand reaches the established thresholds.

Public Works Plan Review

PROJECT: Century Ponds Development
297 & 601 Century Avenue

PROJECT NO: 24-07

COMMENTS BY: Jon Jarosch, P.E. – Assistant City Engineer
Bolton and Menk, Inc. – City Consultant Engineer

DATE: 9-4-2025

PLAN SET: Plans dated 7-22-2025

REPORTS: Geotechnical Report dated 3-12-2024
Trip Generation Memorandum dated 10-18-2024
Linwood at Century Transportation Memorandum dated 1-21-2025

The applicant is seeking a Comprehensive Plan amendment, rezoning, Planned Unit Development approval, wetland buffer variance, design review and a public vacation of easements for a residential development at the former Ponds at Battle Creek golf course site. DR Horton is proposing to redevelop the former golf course with approximately 133 residential homes and 73 townhomes.

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

Stormwater Management

As this project disturbs more than ½ acre of land and creates more than 5,000 square-feet of new impervious surface, it is required to meet the City's Stormwater Management Standards. This includes, among other things, ensuring post-construction runoff rates are equal to or less than existing rates along with infiltrating the equivalent of 1.1-inches of runoff over all impervious surface areas. The project proposes meeting the City's standards through the installation of five wet ponds and two large filtration basins. Based on the information submitted, this project meets or exceeds the City's requirements. Below are comments related to stormwater management on this site. Please also refer to comments on the attached memorandum dated August 25, 2025 from the City's consultant, Bolton and Menk, Inc. These comments shall be addressed as well.

- 1) This project shall be submitted to the Ramsey-Washington Metropolitan Watershed District (RWMWD) for approval. All requirements of RWMWD shall be met.

- 2) Drintile is proposed under portions of lots 15-24, Block 4. It is recommended that this drintile be shifted northerly to lie beneath the trail to protect it from future landscaping or fence installations by homeowners.
- 3) The low points in the backyard swale areas in Blocks 6, 7, & 8 shall have their 100-year HWL noted on the plan sheets.
- 4) The backyard swale areas in Blocks 6, 7, & 8 shall include drintile to aid in preventing standing water over time.
- 5) Cleanouts shall be installed every 100 feet on filtration basin drintile. These cleanouts shall include an iron cap to aid in locating in the future.
- 6) The low point in the roadway at the intersection of Honey Court and Waterleaf Way is within 1 foot of the slab elevation for the adjacent townhomes. The applicant shall review this area to ensure adequate freeboard is provided to meet City and RWMWD requirements.
- 7) Overflow control structure 800 is shown having drintile from the filtration basin at an elevation of 1008.84 and an outlet pipe elevation of 1015.00. As currently configured, the drintile would be non-functional. The applicant shall review this configuration and revise accordingly to ensure proper function of the filtration basin.
- 8) A flared-end section shall be installed on the overflow pipe for the 900 series of storm sewer in Pond 4. Please adjust the plans accordingly.
- 9) A flared-end section shall be installed on the overflow pipe for the 300 series of storm sewer in Pond 5. Please adjust the plans accordingly.
- 10) A flared-end section shall be installed on the overflow pipe leading to OCS 609 in Pond 3. Please adjust the plans accordingly.
- 11) FES's 612, 614, 616, 802, 804, & 806 show outlet velocities more than 20 feet per second. Outlet velocities more than 10 feet per second are likely to promote scour and damage the downstream filtration basins. The applicant shall reconfigure these outlets to reduce velocities and the potential for scour.
- 12) SAFL Baffles shall be installed in all sump manholes to aid in sediment removal and the long-term protection of downstream ponds and filtration basins.
- 13) Pipe series 1100 has been included to provide an overflow system for the wetland complex to the west. This has been provided due to past concerns from area residents about impacts to their properties during levels of high rainfall. An alternative to the piping system would be to grade and stabilize an overflow swale at an elevation of 1034.5 feet,

which is the currently established DNR OHWL. The applicant shall review this overflow system and provide either a piped overflow system at the OHWL or an overflow swale.

- 14) A stormwater maintenance agreement is required between the townhome area homeowner's association, the City of Maplewood, and the RWMWD.

Grading and Erosion Control

- 15) The notes to contractor on sheet 23 reference the RAHR Preserve. Please adjust to the current project. In this same note, there is reference to the mass grading contractor turning over NPDES responsibilities to the Developer and City. Please revise this note to eliminate the City from the parties responsible.
- 16) A double row of silt fencing or other perimeter control measures are required between all site grading and wetlands.
- 17) A rock construction entrance is required where Indigo Avenue intersects with Century Avenue. Please display this on sheet 25.
- 18) Existing contours shall be shown outside of the development grading limits so that it can be seen how the site ties into adjacent areas.

Traffic Impacts and Street Layout

The proposed development would have three access points onto adjacent streets. The single-family home portion of the site would have one access to Lower Afton Road and one access onto Century Avenue. The townhome portion of the site would be restricted to one access point on Linwood Avenue. It should be noted that the townhome area proposed an access point on Century Avenue, but this connection was denied by Ramsey and Washington Counties.

The applicant has provided traffic impact analysis for the adjacent roadways systems. According to the documentation provided, only minor impacts on the adjacent roadways are anticipated. Intersections are expected to perform at the same levels of service (level A).

After fielding concerns from area residents along Linwood Avenue, the applicant performed additional observations and analysis for the Linwood Avenue at Century Avenue south intersection. This analysis concluded that minimal vehicle queuing occurs during AM and PM peak hours at this intersection. It further concluded that no modifications are needed at this intersection to accommodate the proposed development.

In order to get a second opinion of the potential traffic impacts from the proposed development, the City consulted with Bolton and Menk, Inc. to analyze the traffic impacts. Bolton and Menk's analysis concurred with the analysis submitted by the developer, noting that the development will have minor impacts on the adjacent roadways, which have adequate capacity, with

intersections maintaining the same levels of relative service. Please also refer to the attached memorandum dated September 3, 2025 from the City's consultant, Bolton and Menk, Inc.

- 19) The project currently calls for surmountable curb and gutter throughout the project. City standard curb and gutter is B618. The project shall be revised to include B618 curb and gutter on the proposed public streets.
- 20) Pavement wearing course shall be MnDOT SPWEA330C. No recycled asphalt (RAP) is allowed in the wearing course mixture.
- 21) Pavement base course shall be MnDOT SPWEB330C. RAP is allowed in base course mixtures.
- 22) Given the poorly draining and frost-susceptible soils on this site, a minimum 1-foot-thick sand sub-base with geotextile fabric and draitile is required beneath all streets, as referenced in standard plate 111. The final road section shall be based upon geotechnical recommendations but shall in no case be lesser than a 1-foot sand sub-base with fabric and draitile, 8-inches of aggregate base, and 3.5-inches of asphalt pavement.
- 23) Asphalt joint-adhesive shall be installed between all wear-course pavements and concrete curb and gutter.
- 24) Ribbon-style (or other low-backed curbing) shall be installed at the end of the Sunflower Court cul-de-sac to aid in snow removal. This curbing shall be utilized between the parking bay area and lot 1 of Block 3.
- 25) Areas of minimum road profile slope are shown on Bluestem Street (STA 5+00 to 11+50) and Clover Street (STA 24+00 to 32+00). While these streets meet the minimum required profile slope of 0.50%, the length of these minimal profile slope areas will be subject to the increased possibility of water ponding and icing. The applicant shall review these areas to ensure gutter spread of runoff is within standards. It is recommended that the roadway profile in these areas be increased to aid in improving runoff characteristics and reducing the potential for icing issues.
- 26) The connections to County roadways shall be reviewed and approved by Ramsey and Washington Counties. All requirements of the Counties shall be met.

Sanitary Sewer

Below are comments related to sanitary sewer on this site. Please also refer to comments on the attached memorandum dated September 4, 2025 from the City's consultant, Bolton and Menk, Inc. These comments shall be addressed as well.

- 27) A sewer disconnect permit is required for the removal of the existing sewer service.
- 28) MH 37 is shown with a build height of only 1.29 feet. It appears that there is a typo in the rim elevation. Please review and adjust accordingly.

Watermain

- 29) This project shall be reviewed by Saint Paul Regional Water Services (SPRWS). All requirements of SPRWS shall be met.
- 30) The applicant shall work with the City to relocate the fire-hydrant at the end of Sunflower Court to better accommodate snow removal activities.
- 31) A watermain easement shall be provided to SPRWS for the watermain within Outlot F, Lots 50 & 51 of Block 8, and Lot 24 of Block 9.

General

- 32) The applicant shall be responsible for paying any SAC, WAC, or PAC charges related to the improvements proposed with this project. A SAC determination is required.
- 33) A developer's agreement is required for this development.
- 34) Lot and block numbers, along with outlot designations shall be displayed on the preliminary plat sheets.
- 35) Public trail easements shall be provided over all proposed public trails. This includes over individual residential lots and outlots.
- 36) Drantile is currently shown crossing portions of lots 15-24, Block 4. If the drantile is to remain in this location, a 10-foot-wide public drainage and utility easement shall be provided over the pipe to allow for future maintenance.
- 37) City streetlighting standards call for streetlights to be installed at all street intersections, bends, and dead ends. In addition to the street lighting shown on the plans, streetlights shall also be included in the following locations.
 - a. Inside bend of the road near Lot 20, Block 5.
 - b. Inside bend of the road near Lot 9, Block 6.
 - c. Inside bend of the road near Lot 1, Block 6.
 - d. Inside bend of the road near Lot 6, Block 7.
- 38) Removal of the concrete median in the center of Century Avenue, near the south end of this site, is shown on the demolition sheets. A connection to Century Avenue in this area

is no longer proposed. Please adjust the plans to show no changes to the median in this area.

- 39) The drainage and utility easement over Outlot A lying between the single-family home portion of the site and the townhome portion of the site varies in width on different plan sheets. It is shown as 45-feet wide on sheet 12 and 30-feet wide on sheet 18. The plans shall be adjusted to match the true proposed width.
- 40) City standard asphalt trail width is 8 feet. The plans currently note a 10-foot-wide trail. The trail shall be adjusted to City standard width.
- 41) An asphalt trail connection is shown to extend toward the Mailand Road right-of-way. This trail shall extend and connect to Mailand Road with an ADA compliant ramp.
- 42) A number of tee-intersections are shown on the proposed asphalt trail layout. The applicant shall work with the City to configure these intersections for ease of snow removal.
- 43) Battle Creek Regional Park lies just north and west of this site. An existing trail connecting to this park lies along the north-side of Lower Afton Road. The applicant shall make a trail connection to this system from the Century Ponds Trail system in coordination with Ramsey County Public Works. It shall be noted that an existing enhanced connection to this trail system lies just west of this site near Londin Lane.
- 44) The townhome streets and utilities at the south end of the project shall be private.
- 45) This project shall be reviewed by Ramsey and Washington Counties. All work within their respective rights-of-way require permits from these entities. All conditions from the counties shall be met.
- 46) An existing Saint Paul Police firing range is located near the southwest corner of this site. While this firing range has provided sound reduction measures over the years, the City still receives complaints from area residents from time to time. Potential homebuyers shall be made aware of the adjacent firing range. Likewise, this site lies adjacent to higher volume roadways such as Lower Afton Road, Century Avenue, and Highway 494. The applicant shall evaluate the need for sound mitigation measures for townhomes and homes proposed with this development to ensure they meet applicable noise standards.
- 47) The applicant shall include verbiage in Homeowners Association documents restricting drainage easement areas from having landscaping or other structures placed in the easement areas which could block the intended flow of runoff or maintenance in these areas. This is required for all lots in Blocks 6 & 7, lots 1 & 2 of Block 1, lots 1-3,9-11, & 26 of Block 5, lots 1-4, 7 & 8 of Block 4, lots 9 & 10 of Block 2, and lots 14-15 of Block 3.

- 48) All disturbed areas of Linwood Avenue and Mailand Road shall be restored per the City's Right-of-Way Ordinance.
- 49) The applicant shall review the landscaping plans to ensure trees are not placed in locations that would block access or intended runoff flow through drainage and utility easements. Trees shall be moved if necessary.
- 50) The southern boundary of Outlot A shall be shown on the preliminary plat.
- 51) All public roadways are shown at 28 feet wide. Parking on these roadways shall be restricted to one side of the roadway only per the City's Living Street's Policy.
- 52) All utilities, roadways, and common areas in Outlot C, Outlot F, Lot 50 & 51 of Block 8, and Lot 24 of Block 9 shall be privately maintained by the Homeowners Association.

Ramsey County Comments

- A. The major street plan calls for an 86 foot wide Right Of Way dedication (minimum of 43 from centerline) for both Century Ave and Lower Afton Road.
- B. Developer Plans show the inclusion of a 10' asphalt public trail, request this trail be owned and maintained by the development itself, either through an established Home Owners Association or by each adjacent property owner. Developer plans show a storm drain system which will include roadway runoff collecting into the development holding ponds. Request County not be entangled into any maintenance agreements or arrangements obligating future maintenance responsibilities with these ponds nor with any storm drain system within the development proper. County will own and maintain its inlets draining county roadways and the piping leading to the outlet location. Access onto the development out lots, (ponds) to maintain the county piping needs to be established.
- C. Permits will be needed for the following: 1) Access point onto Lower Afton Road, 2) Access point onto Century Ave., 3) Watermain connection in ROW on Lower Afton Road, 4) Removal of center medians, 5) Closure of any existing access points, 6) Any other work not shown in these plans. A construction performance bond will be required for the project.
- D. Will any landscaping occur between the end of Waterleaf Way and Century Ave? Requesting something to prevent vehicles from accessing Century through this soft surface.
- E. Century Ponds Trip Generation Memo_20241018
 - a. Figure 3 referenced but not shown

- b. “Although no detailed traffic operations analysis was performed, all roadways are expected to perform at a similar Level of Service (LOS) despite the increase in trips as the roadways have sufficient capacity.”
 - i. Turning movement counts should have been collected and existing vs. proposed LOS operational analysis should be conducted. Potential queues should be modeled during AM/PM peaks to assess their potential impact on new accesses (A, B, C).
- c. Access A – Lower Afton Rd. recommendation not to provide an eastbound right turn lane should take into account that we’ve had speeding and “tail-gating” concerns along this section of Lower Afton Rd.
 - i. This comment neither endorses nor condemns a right turn lane for eastbound Lower Afton, but simply points out that a more thorough analysis should be performed.
 - ii. What is the proposed distance from the Century/Lower Afton Rd. to the proposed “A” access? Per the scale, it’s about 930’ – please confirm this distance.
 - iii. Similar comments as above for Accesses B and C.
- d. Access A – recommendation to not provide a westbound left turn lane should be further analyzed.
 - i. A vehicle not wanting to slow down could pass on the right, which is right before the presence of a crosswalk at Ramsey County Correctional Facility.

Washington County Comments

Please refer to comments on the attached memorandum dated November 26, 2024 from Washington County Public Works. These comments shall be addressed.

- END COMMENTS -



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J2, Attachment 20
3507 High Point Drive North
Bldg. 1 Suite E130
Oakdale, MN 55128

Ph: (651) 704-9970
Bolton-Menk.com

MEMORANDUM

Date: September 4, 2025
To: Jon Jarosch, PE; Assistant City Engineer
From: Cristina Mlejnek, PE
Subject: Century Ponds
Development Review

The following are our development review comments (sanitary sewer, stormwater and traffic impacts) based on our correspondence and the review of the following documents received on August 20, 2025:

- Century Ponds Geotechnical Report.pdf
- Century Ponds SWMP – 2025-0205.pdf
- Century Ponds Trip Gen – Wash County Comments.pdf
- Century Ponds_Linwood Ave Memo_20250121.pdf
- Century Ponds_Trip Gen Memo_20241018.pdf

And the following received on August 7, 2025:

- Century Ponds – Preliminary Plat.pdf
- Century Ponds – Buffer Variance Exhibit-22x34 P.pdf
- Century Ponds – Patio Exhibit.pdf

And the following reference documents:

- Battle Creek_RWMWD-Management-Plan.pdf
- Carver_RWMWD-Management_Plan.pdf
- Existing Drainage Map_Century Ponds SWMP.pdf
- NRCS Soils Map.pdf
- EAW
- Additional materials as noted within the Memorandums

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Bolton & Menk is an equal opportunity employer.

Name: Jon Jarosch
Date: September 4, 2025
Page: 2

Sanitary Sewer

- Century Ponds – Preliminary Plat
 - Sheets 40-44
 - SDR 35, SDR 26 and C900 are shown. Review and confirm pipe material based on depth (per Utility Note 16, sheet 40) for each run.
 - Sheet 41
 - The proposed single-family area flows into the existing system along Lower Afton Road. Can the system handle this additional flow?
 - Sheet 44
 - The proposed townhome area flows into the existing system along Century Avenue. Can the system handle this additional flow?
 - MH 37 RIM is incorrect, showing 1012.99 resulting in a build of 1.29 feet.
 - How does MH 38 tie into the Existing MH?
 - 40' – 8" PVC stub per sheet 46, Not showing on sheet 44

Stormwater – see attached Memo from Lani Leichty, PE.

Traffic – see attached Memo from Anna Irby, PE.

MEMORANDUM

Date: August 25, 2025
To: Cristina Mlejnek, P.E.
From: Lani Leichty, P.E.
Subject: Century Ponds – Stormwater & Grading Comments
Maplewood, Minnesota
BMI Project No.: 25X.137854.000

I have reviewed the grading plans, stormwater management plan, and calculations dated July 22, 2025, for the above-mentioned project and have the following comments:

Stormwater Management Plan Comments

- 1) The required permanent pool volume for Pond 4 is short by 0.1 acre-feet. Recommend that this pond be enlarged/deepened to meet the required volume.
- 2) The TSS and TP loadings in Wetland 13 are greater in the proposed condition than in the existing condition. Please revise accordingly (RWMWD rule 3(d)(1)).
- 3) Modify the catchment boundaries that flow to wetlands 6 and 9 as shown on the existing drainage map. Update the existing drainage model accordingly.
- 4) Soil boring ST-9, ST-11 and ST-14 show silty sand as the surface layer, which is a type B soil. Update the subcatchments in the area of these borings to reflect these soil conditions.
- 5) There are three different types of time-of-concentration (Tc) methods used in the HydroCad model to calculate the catchment Tc's. It is recommended to use the TR-55 method (sheet flow/shallow concentrated) to calculate the Tc for all catchments, with a minimum Tc of 6 minutes. Show the flow lengths used to calculate the Tc's on the existing and proposed drainage maps.
- 6) For proposed pond P-2, enter the 12" outlet pipe to be routed to device #1 (30" culvert).
- 7) For proposed pond 5 (P-5), enter the 12" inlet pipe to be routed to device #1 (15" culvert).
- 8) The 100-yr HWL exceeds the storage limit of the pond for Pond W-1 in the existing condition model. Add additional storage or adjust the EOF characteristics.
- 9) For proposed pond P-2, enter the 12" outlet pipe to be routed to device #1 (30" culvert).
- 10) Include the 12" outlet pipe and OCS rim elevation as an outlet device routed to the 18" culvert outlet pipe for pond 4 (P-4) in the proposed HydroCad model.
- 11) In the proposed HydroCad model for wetland 11 (W-11), device #3 is shown as a 5-ft weir, yet it is in a 48" manhole, please update accordingly.

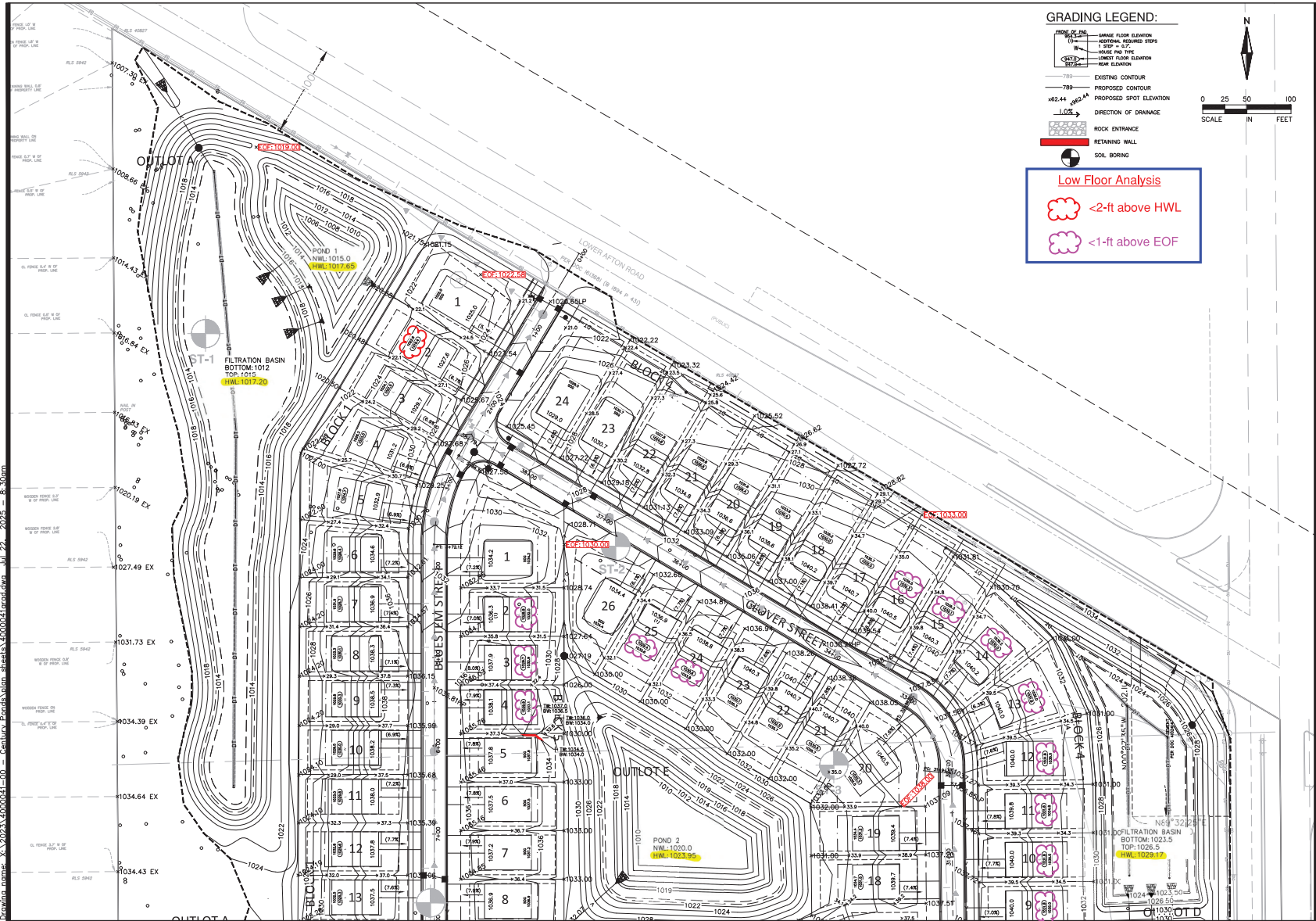
Name: Century Ponds
Date: August 25, 2025
Page: 2

- 12) The outlet pipe for wetland 14 (W-14) is shown as a 24" pipe, but the storm schedule shows this as a 12" pipe. Please update accordingly.
- 13) The EOF for wetland 14 (W-14) in the model(s) does not match the grading plans, please update.
- 14) Several of the total areas (acres) in the MIDS worksheets do not match the areas as shown on the drainage maps, please update accordingly.

Plan Review Comments

- 15) Submerge the outlets in each wet sedimentation pond so that they serve as skimming devices to prevent floatables from traveling downstream.
- 16) The plans show three 36" culvert outlet pipes from Pond 1, but the HydroCad model shows four 36" pipes. Please update the plans accordingly.
- 17) Provide a minimum of 0.5% slope on the filtration basin drain tiles, per MN Stormwater Manual recommendations.
- 18) The EOF elevation for pond W-5 does on the plans does not match the HydroCad model, please update accordingly.
- 19) Show the EOF elevation for wetland 6 (W-6) on the proposed drainage map and grading plans.
- 20) The plan detail for OCS 609 rim elevation does not match the HydroCad model. Please update.
- 21) The HWL for filtration basin 2 (Pond 1P) on the plans does not match the HydroCad output, please update accordingly.
- 22) The invert for the 48" orifice in filtration basin 2 (pond 1P) on the detail for OCS 609 does not match the HydroCad model, please update accordingly.
- 23) Show where the 15" culvert is located on the plans that is called out as a secondary outlet in filtration basin 2 (Pond 1P).
- 24) The EOF for wetland 10 (W-10) on the plans does not match the HydroCad model, please update.
- 25) Show two rows of redundant silt fence adjacent to the wetlands where a 50-ft natural buffer cannot be maintained next to the grading limits.
- 26) Provide a SWPPP meeting the requirements of Section 5 of the Construction Stormwater General Permit.
- 27) On the erosion control plans show erosion control blanket on all 3:1 sloped grading areas, except what is shown already in the ponding areas.
- 28) A signed maintenance agreement will be required by the City for future maintenance of the wet ponds and filtration basins.

The applicant should respond in writing to the above comments and submit revised plans for review prior to the issuance of a building permit.



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CENTURY PONDS
MAPLEWOOD, MN
PRELIMINARY PLAT
GRADING PLAN - VIEW A

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER in the State of Minnesota.

DATE	6/13/2025
DATE	6/13/2025
DATE	6/13/2025
DATE	6/13/2025

QUALITY ASSURANCE/CONTROL

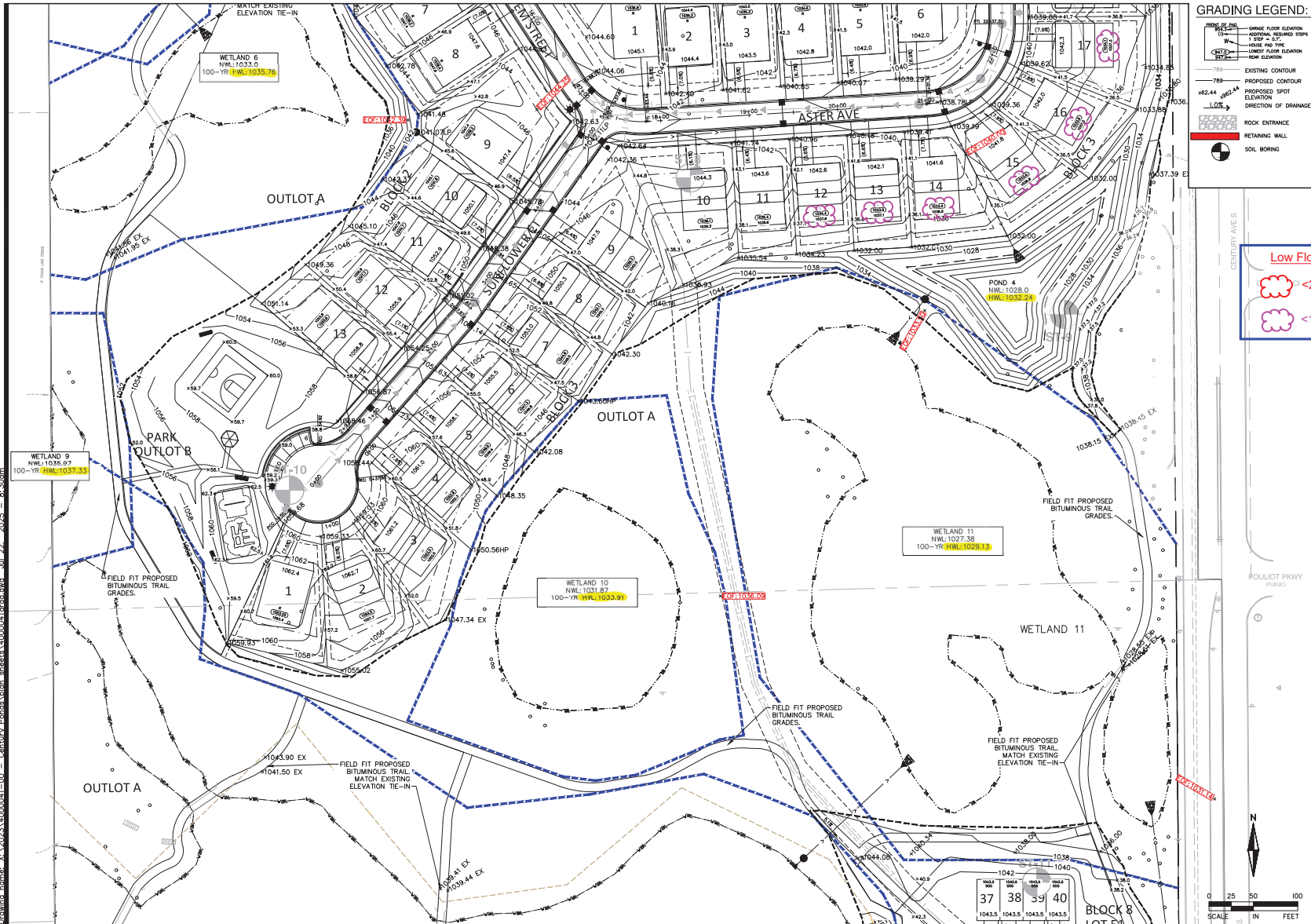
BY	DATE
DATE	ISSUE
3/27/2025	CITY SUBMITTAL
3/27/2025	CITY RESUBMITTAL
5/13/2025	CLIENT REVIEW SET
7/22/2025	CITY RESUBMITTAL

PROJECT TEAM DATA

DESIGNED BY	JP
DRAWN BY	JP
PROJECT NO.	4000041

30

SHEET 30 of 67



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Low Floor Analysis

- <2-ft above HWL
- <1-ft above EOF

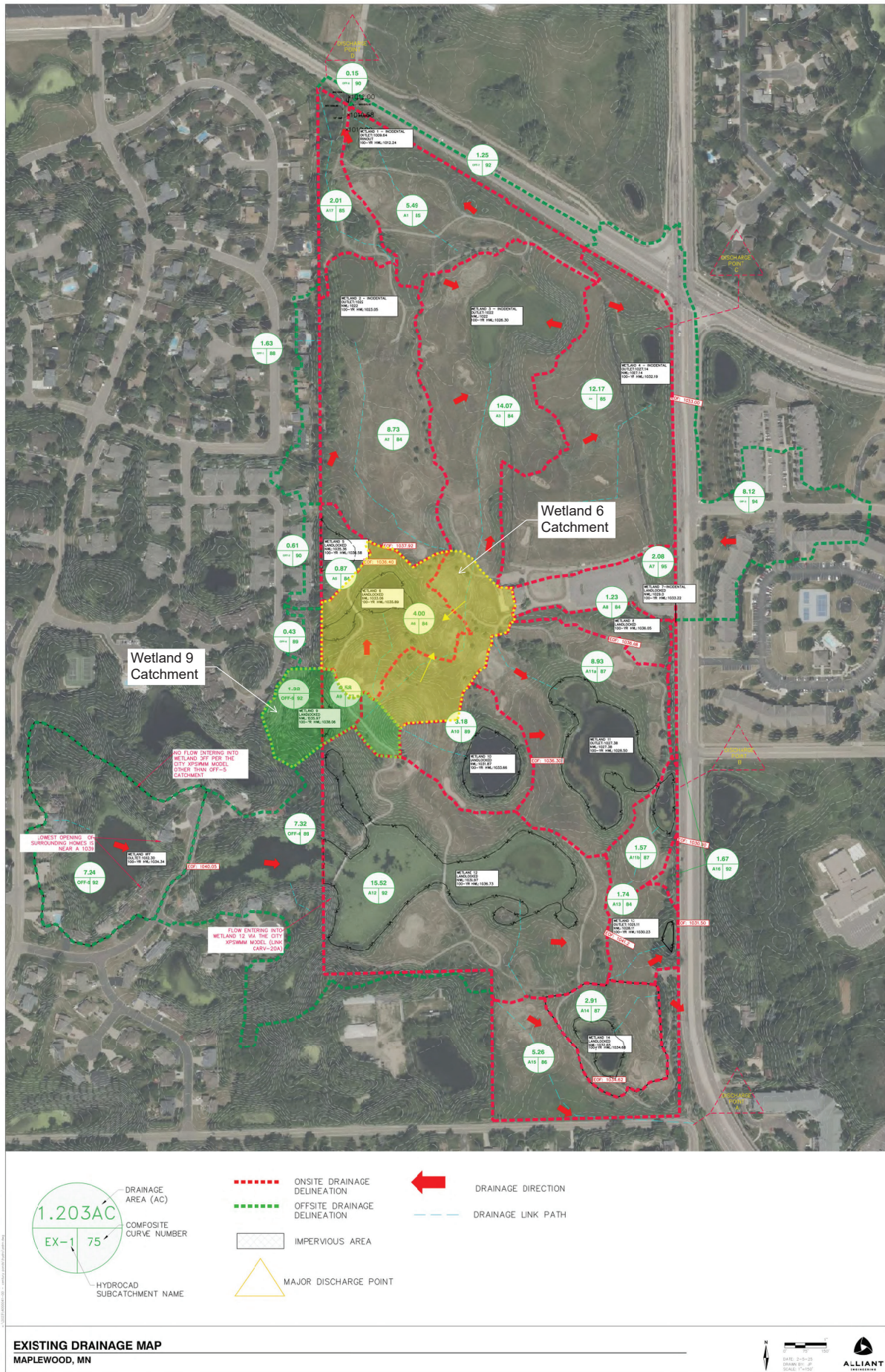
CENTURY PONDS
MAPLEWOOD, MN
PRELIMINARY PLAT
GRADING PLAN - VIEW C

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of Minnesota.

DATE: 5/13/2023
21856
License No.
QUALITY ASSURANCE/CONTROL
BY: DATE:
DATE: 5/13/2023
ISSUE:
3/25/2023/CITY SUBMITTAL
5/12/2023/CITY RESUBMITTAL
6/12/2023/CLIENT REVIEW SET
7/22/2023/CITY RESUBMITTAL

PROJECT TEAM DATA
DESIGNED: JP
DRAWN: JP
PROJECT NO: 4000041

32
SHEET 32 of 67





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J2, Attachment 20

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September 3, 2025

Jon Jarosch
Assistant City Engineer
City of Maplewood - Public Works
1902 County Road B E
Maplewood, MN 55109
(651)-249-2405
Jon.Jarosch@maplewoodmn.gov

Reference: Century Ponds
Maplewood, Minnesota

Subject: Traffic Memorandum

I hereby certify that this report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Anna Irby, P.E.

63412

License. No.

September 3, 2025

Date

Introduction

The following is a Traffic Memorandum for the proposed Century Ponds residential development to be located along Linwood Avenue, west of Century Avenue in Maplewood, Minnesota. This memorandum has been prepared to provide capacity analysis at the intersection of Century Avenue and Linwood Avenue and necessary mitigation to accommodate the impacts of the proposed development. The impacts to the adjacent street network will also be reviewed. Additionally, this memo will provide comments and recommendations on the previously prepared Trip Generation Memorandum (10/18/24) and Linwood Avenue E Memorandum (1/21/25) by Alliant Engineering for the same development.

Development Overview

The proposed development, anticipated to be built out by 2028, is assumed to consist of 134 single-family homes and 73 townhomes.

Site access to the development is proposed via the following:

- One (1) full movement driveway along Linwood Avenue
- One (1) full movement driveway along Century Avenue

Century Ponds – Traffic Memorandum
Page 2

- One (1) full movement driveway along Lower Afton Road

Refer to the attachments for the preliminary site plan.

Existing Conditions

Existing lane characteristics, average annual daily traffic (AADT), and over intersection roadway information within the study area is shown in **Table 1**.

Table 1: Existing Roadway Inventory

Road Name	Typical Cross Section	Speed Limit	Functional Class	MnDOT AADT (vpd)
Linwood Avenue	2-lane undivided	30 mph	Urban Major Collector	1,707
Century Avenue (N/S)	4-lane divided	50 mph	Urban Major Collector	10,763
Century Avenue (E/W)	2-lane undivided	35 mph	Urban Major Collector	3,154
Lower Afton Road	2-lane undivided	50 mph	Urban Minor Arterial	7,888

Data Collection

13-hour turning movement counts were collected at the intersection of Century Avenue and Linwood Avenue on a typical weekday, when schools were in session, in February 2025. Based on the turning movement counts collected, the peak hours were determined to be 7:15-8:15 AM and 3:45-4:45 PM. Although the intersection PM peak hour is slightly outside of the typical weekday PM peak period (4:00-6:00 PM), using the peak hour determined by the turning movement counts is expected to provide a conservative analysis.

Refer to the attachments for a figure illustrating the existing 2025 peak hour volumes at the study intersection.

Future Conditions

No-Build 2028

No-Build traffic is the component of traffic due to the growth of the community and surrounding area that is anticipated to occur regardless of whether or not the proposed development is constructed. Based on historical AADT volumes in the study network, an average annual growth rate of 1% was calculated. The 1% annual growth rate was applied to existing 2025 traffic volumes to determine no-build 2028 peak hour volumes.

Refer to the attachments for a figure illustrating the no-build 2028 peak hour volumes at the study intersection.

Century Ponds – Traffic Memorandum

Page 3

Trip Generation

The proposed development is assumed to consist of 134 single family homes and 73 townhomes. Average daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using the ITE *Trip Generation Manual*, 11th Edition. **Table 2** provides a summary of the trip generation potential for the proposed development utilizing equations for the land uses.

Table 2: Trip Generation Summary

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single Family Homes (210)	134 units	1,312	24	73	82	48
Single Family Attached Housing (215)	73 units	506	8	24	24	16
Total Site Trips		1,818	32	97	106	64

The proposed development is estimated to generate approximately 1,818 total site trips on the roadway network during a typical 24-hour period. Of the daily traffic volume, it is anticipated that 129 trips (32 entering and 97 exiting) will occur during the weekday AM peak hour and 170 trips (106 entering and 64 exiting) will occur during the weekday PM peak hour.

Based on the most recent preliminary site plan, only the townhome portion of the proposed development is expected to be accessed via the site driveway along Linwood Avenue. For the purposes of providing capacity analysis at the intersection of Century Avenue and Linwood Avenue, it was assumed that only townhome site trips would utilize this intersection to access the site.

Trip Distribution

The trip distribution used in assigning the site traffic for the proposed development was estimated based on a combination of existing traffic patterns, population centers in the vicinity of the study area, and engineering judgement. For the purposes of this memo, it was assumed that only townhome site trips would utilize the Century Avenue and Linwood Avenue intersection.

It was assumed that the townhome site trips will be regionally distributed throughout the study area as follows:

- 90% to/from the east via Century Avenue
- 10% to/from the west via Century Avenue

Refer to the attachments for figures illustrating the site trip distribution and site trip assignment at the study intersection.

Build 2028

To estimate traffic conditions with the site fully built-out, the total site trips utilizing the study intersection were added to the no-build 2028 traffic volumes to determine the build 2028 peak hour volumes. Refer to the attachments for an illustration of the build 2028 peak hour volumes.

Capacity Analysis

Weekday AM and PM peak hour intersection levels of service were estimated using the Synchro/SimTraffic 12 analysis software for the study intersection. Level of Service (LOS) is a letter grade that describes the quality of traffic operations, with levels of service ranging from LOS A (minimal delays) to LOS F (breakdown of traffic flow with major delays).

Based on guidance in the MnDOT *Access Management Manual*, operations at LOS E or LOS F will be considered deficient and in need of some type of mitigation to minimize degradation. Refer to **Table 3** for the LOS delay thresholds for each LOS at an unsignalized intersection.

Table 3: Highway Capacity Manual – Levels-of-Service and Delay

UNSIGNALIZED INTERSECTION	
LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)
A	0-10
B	10-15
C	15-25
D	25-35
E	35-50
F	>50

Intersection level of service analysis was performed for the following traffic scenarios:

- Existing 2025 Traffic Conditions
- No-Build 2028 Traffic Conditions
- Build 2028 Traffic Conditions

Existing 2025 Conditions

The existing weekday AM and PM peak hour traffic volumes were analyzed to determine the level of service at the study intersection. A summary of the existing 2025 conditions capacity analysis and queuing results for the study intersection are shown in **Table 4** and **Table 5**.

Table 4: Existing 2025 Capacity Analysis Summary

Intersection	Approach	AM Peak Hour					PM Peak Hour				
		Traffic Delay (sec/veh)					Traffic Delay (sec/veh)				
		Movement (Delay - LOS)			Approach (Delay - LOS)	Intersection (Delay - LOS)	Movement (Delay - LOS)			Approach (Delay - LOS)	Intersection (Delay - LOS)
		L	T	R			L	T	R		
Century Avenue & Linwood Avenue	EB	2 - A	0 - A	-	1 - A	2 - A	2 - A	0 - A	-	1 - A	1 - A
	WB	-	0 - A	0 - A	0 - A		-	0 - A	0 - A	0 - A	
	SB	8 - A	-	5 - A	8 - A		6 - A	-	4 - A	6 - A	

Table 5: Existing 2025 Queuing Analysis Summary

Intersection	Approach	AM Peak Hour						PM Peak Hour					
		Traffic Queuing (feet)						Traffic Queuing (feet)					
		Left Turn			Right Turn			Left Turn			Right Turn		
		Storage	Avg	Max	Storage	Avg	Max	Storage	Avg	Max	Storage	Avg	Max
Century Avenue & Linwood Avenue	EB	-	25	50	-	-	-	-	25	50	-	-	-
	WB	-	-	-	-	-	-	-	-	-	-	-	-
	SB	-	50	100	-	50	100	-	50	75	-	50	75

Capacity analysis of existing 2025 conditions indicates that the intersection and all approaches are expected to operate with acceptable levels of service during the weekday AM and PM peak hours. Additionally queuing on all approaches is expected to be minimal and not exceed 100 feet.

No-Build 2028 Conditions

The no-build weekday AM and PM peak hour traffic volumes were analyzed to determine the level of service at the study intersection. A summary of the no-build 2028 conditions capacity analysis and queuing results for the study intersection are shown in **Table 6** and **Table 7**.

Table 6: No-Build 2028 Capacity Analysis Summary

Intersection	Approach	AM Peak Hour					PM Peak Hour				
		Traffic Delay (sec/veh)					Traffic Delay (sec/veh)				
		Movement (Delay - LOS)			Approach (Delay - LOS)	Intersection (Delay - LOS)	Movement (Delay - LOS)			Approach (Delay - LOS)	Intersection (Delay - LOS)
		L	T	R			L	T	R		
Century Avenue & Linwood Avenue	EB	2 - A	0 - A	-	1 - A	2 - A	2 - A	0 - A	-	1 - A	1 - A
	WB	-	0 - A	0 - A	0 - A		-	0 - A	0 - A	0 - A	
	SB	8 - A	-	5 - A	8 - A		6 - A	-	4 - A	6 - A	

Table 7: No-Build 2028 Queuing Analysis Summary

Intersection	Approach	AM Peak Hour						PM Peak Hour					
		Traffic Queuing (feet)						Traffic Queuing (feet)					
		Left Turn			Right Turn			Left Turn			Right Turn		
		Storage	Avg	Max	Storage	Avg	Max	Storage	Avg	Max	Storage	Avg	Max
Century Avenue & Linwood Avenue	EB	-	25	50	-	-	-	-	25	50	-	-	-
	WB	-	-	-	-	-	-	-	-	-	-	-	-
	SB	-	50	100	-	50	100	-	50	75	-	50	75

Capacity analysis of no-build 2028 conditions indicates that the intersection and all approaches are expected to operate with acceptable levels of service during the weekday AM and PM peak hours. Additionally queuing on all approaches is expected to be minimal and not exceed 100 feet.

Build 2028 Conditions

The build weekday AM and PM peak hour traffic volumes were analyzed to determine the level of service at the study intersection. A summary of the build 2028 conditions capacity analysis and queuing results for the study intersection are shown in **Table 8** and **Table 9**.

Table 8: Build 2028 Capacity Analysis Summary

Intersection	Approach	AM Peak Hour					PM Peak Hour				
		Traffic Delay (sec/veh)					Traffic Delay (sec/veh)				
		Movement (Delay - LOS)			Approach (Delay - LOS)	Intersection (Delay - LOS)	Movement (Delay - LOS)			Approach (Delay - LOS)	Intersection (Delay - LOS)
		L	T	R			L	T	R		
Century Avenue & Linwood Avenue	EB	3 - A	0 - A	-	1 - A	2 - A	2 - A	0 - A	-	1 - A	1 - A
	WB	-	0 - A	0 - A	0 - A		-	0 - A	0 - A	0 - A	
	SB	8 - A	-	6 - A	8 - A		6 - A	-	4 - A	6 - A	

Table 9: Build 2028 Queuing Analysis Summary

Intersection	Approach	AM Peak Hour						PM Peak Hour					
		Traffic Queuing (feet)						Traffic Queuing (feet)					
		Left Turn			Right Turn			Left Turn			Right Turn		
		Storage	Avg	Max	Storage	Avg	Max	Storage	Avg	Max	Storage	Avg	Max
Century Avenue & Linwood Avenue	EB	-	25	50	-	-	-	-	25	50	-	-	-
	WB	-	-	-	-	-	-	-	-	-	-	0	25
	SB	-	75	100	-	75	100	-	50	75	-	50	75

Capacity analysis of build 2028 conditions indicates that the intersection and all approaches are expected to operate with acceptable levels of service during the weekday AM and PM peak hours. Additionally queuing on all approaches is expected to be minimal and not exceed 100 feet.

It should be noted that the southbound approach is expected to experience a maximum queue of four (4) vehicles during either peak hour, while the eastbound approach experiences a maximum queue of three (3) vehicles during either peak hour. An estimated maximum of 24 site trips are

expected to be added to the southbound approach under build 2028 conditions. This addition of site trips generated by the proposed development is expected to have a negligible effect on the southbound queues by only increasing queue lengths by one (1) vehicle compared to existing 2025 and no-build 2028 conditions.

Adjacent Street Impacts

Future AADT Projections

For the purposes of this memo, the future AADT volumes were calculated at roadways adjacent to the proposed site to determine the site traffic's impact on the surrounding roadway capacity. **Table 10** illustrates the calculated AADT projections for Linwood Avenue, Century Avenue, and Lower Afton Road.

Table 10: Future AADT Projections – Adjacent Streets

Adjacent Roadway	MnDOT AADT (vpd)	Site Trip Distribution	Daily Site Trip Assignment (vpd)	Future AADT (vpd)
Linwood Avenue	1,707	10%	+506	2,213
Century Avenue	10,763	50%	+525	11,288
Lower Afton Road	7,888	40%	+787	8,675

Based on the calculated daily site trip assignment to the adjacent roadways (Linwood Avenue, Century Avenue, and Lower Afton Road), the proposed development is expected to have minor impacts on the surrounding street network. These findings are consistent with previous memos conducted by Alliant Engineering in October 2024 and January 2025 that concluded all roadways are expected to perform at similar LOS despite the increase in trips due to available roadway capacity. Additionally, this memo supports that no modifications would be needed to the study intersection to accommodate development trips.

Turn Lane Evaluation

Due to the location of the proposed development, both Ramsey County and Washington County guidelines were reviewed for turn lane recommendations at the proposed site access points. Although Ramsey County had no specific turn lane requirement guidelines, Washington County guidelines state that residential developments with more than 10 dwelling units shall require turn lanes or bypass lanes to be constructed on County State Aid Highways (CSAH). Within this study area, that includes Century Avenue (CSAH 25) and Lower Afton Road (CSAH 39). Additionally, the turn lane Warrant 9 within the MnDOT *Access Management Manual* was reviewed. The turn lane recommendations are as follows:

- Lower Afton Road
 - A westbound left-turn lane is warranted and recommended into the proposed site access. This is consistent with other driveways along the corridor.

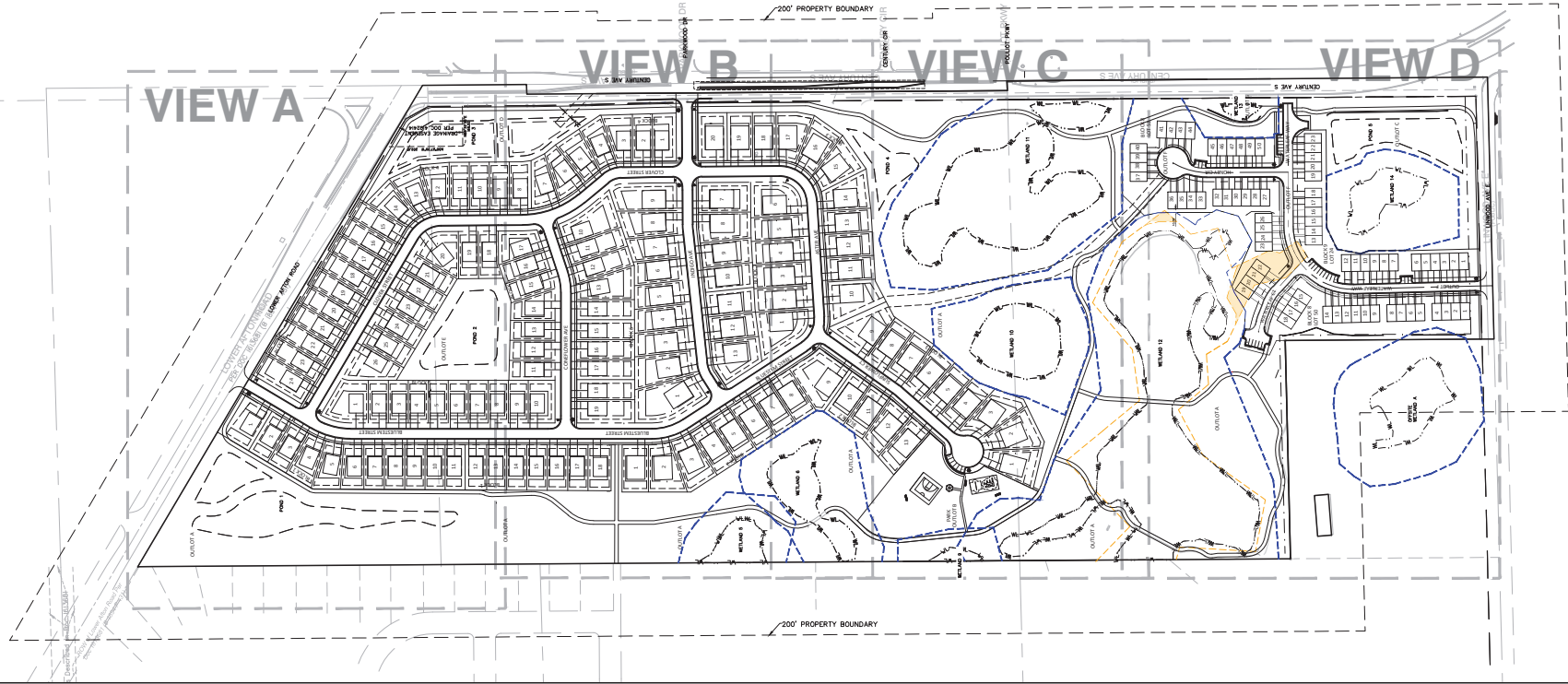
Century Ponds – Traffic Memorandum
Page 8

- Per Washington County guidelines and the MnDOT *Access Management Manual*, the proposed site access along Lower Afton Road is not expected to meet access spacing requirements.
- If construction of an exclusive westbound left-turn lane is not feasible due to the proximity to the signal and the configuration of the westbound approach, it is recommended that the proposed site access be restricted to a right-in/right-out.
 - An eastbound right-turn lane is warranted but not recommended unless safety issues arise in the future.
- Century Avenue
 - A northbound left-turn lane is warranted and recommended into the proposed site access. This is consistent with other driveways along the corridor.
 - Per Washington County guidelines and the MnDOT *Access Management Manual*, the proposed site access along Century Avenue is not expected to meet access spacing requirements.
 - A southbound right-turn lane is warranted but not recommended unless safety issues arise in the future.
- Linwood Avenue
 - No turn lanes are warranted due to minimal volumes and roadway classification.

Conclusion

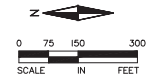
The proposed Century Ponds residential development was reviewed to provide capacity analysis at the intersection of Century Avenue and Linwood Avenue and necessary mitigation to accommodate the impacts of the proposed development. Additionally, this memo analyzed the anticipated impacts to the adjacent street network and commented on the recommendations on the previously prepared Trip Generation Memorandum (10/18/24) and Linwood Avenue E Memorandum (1/21/25) by Alliant Engineering for the same development. Based on the results of this analysis, the Century Ponds development is anticipated to generate site trips that will have a minor impact on the surrounding roadway network. These findings are consistent with previous studies conducted by Alliant Engineering in October 2024 and January 2025 for the same development, reinforcing the reliability of the projected traffic impacts. In accordance with agency guidelines and to maintain corridor consistency, left-turn lanes should be considered at the proposed site access points along Century Avenue and Lower Afton Road to support safe and efficient traffic operations.

Attachments: Figures
Preliminary Site Plan
SimTraffic Simulation Summaries



- LEGEND:**
- EASEMENT LINE
 - BUILDING SETBACK
 - PROPERTY LINE
 - LOT LINE
 - ROW
 - WETLAND BUFFER
 - STREET LIGHT
 - STOP SIGN
 - RETAINING WALL

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION



ALLIANT
733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

CENTURY PONDS
MAPLEWOOD, MN
PRELIMINARY PLAT
SITE PLAN OVERVIEW

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA.


DAVE HAHN, PE
Date: 6/13/2025 License No. 21856

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
2/5/2025	CITY SUBMITTAL
5/27/2025	CITY RESUBMITTAL
6/13/2025	CLIENT REVIEW SET
7/22/2025	CITY RESUBMITTAL

PROJECT TEAM DATA
DESIGNED: JP
DRAWN: JP
PROJECT NO: 4000041

15

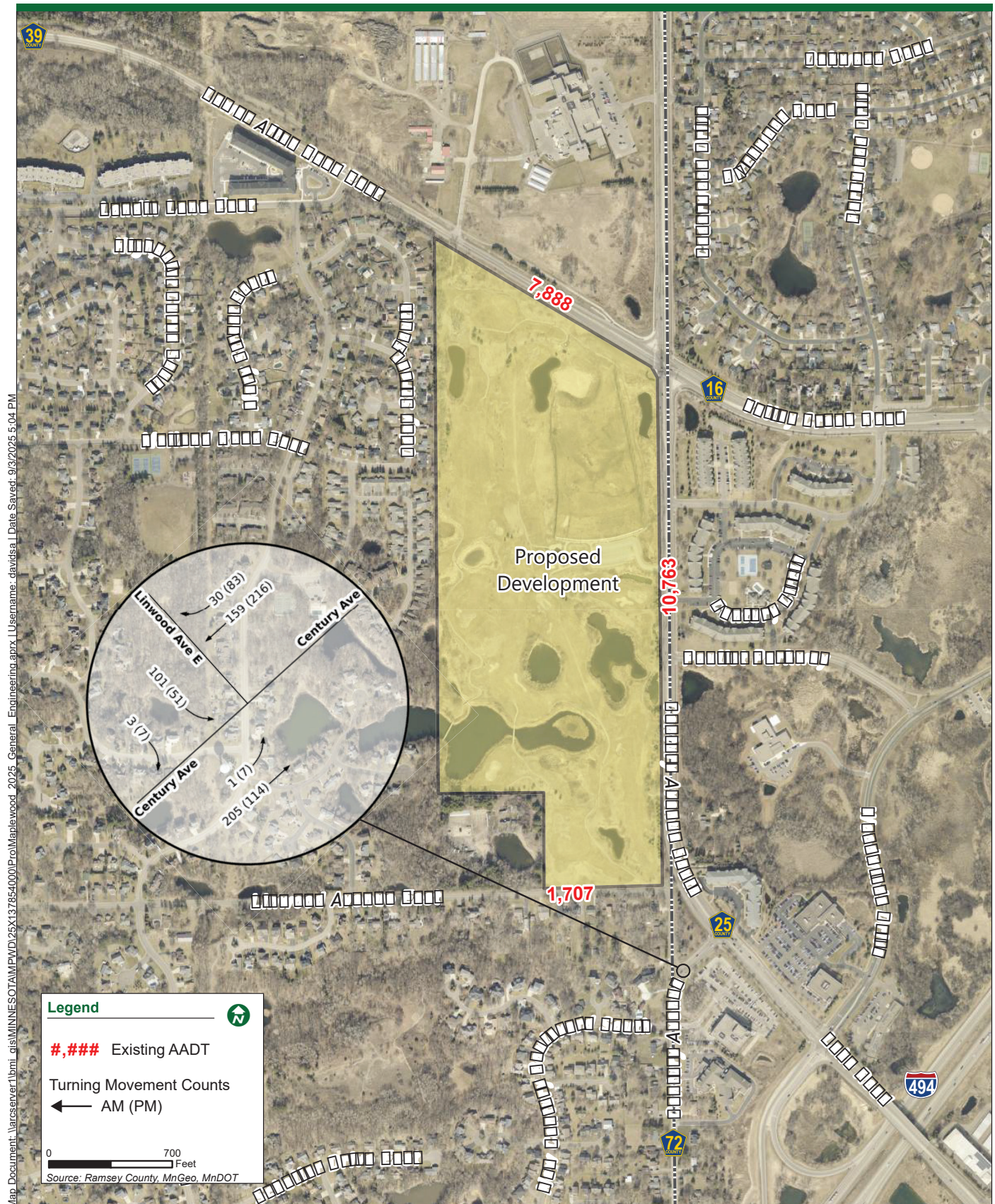
SHEET 15 of 67



Century Ponds Development
Maplewood, MN

Site Location
September 2025



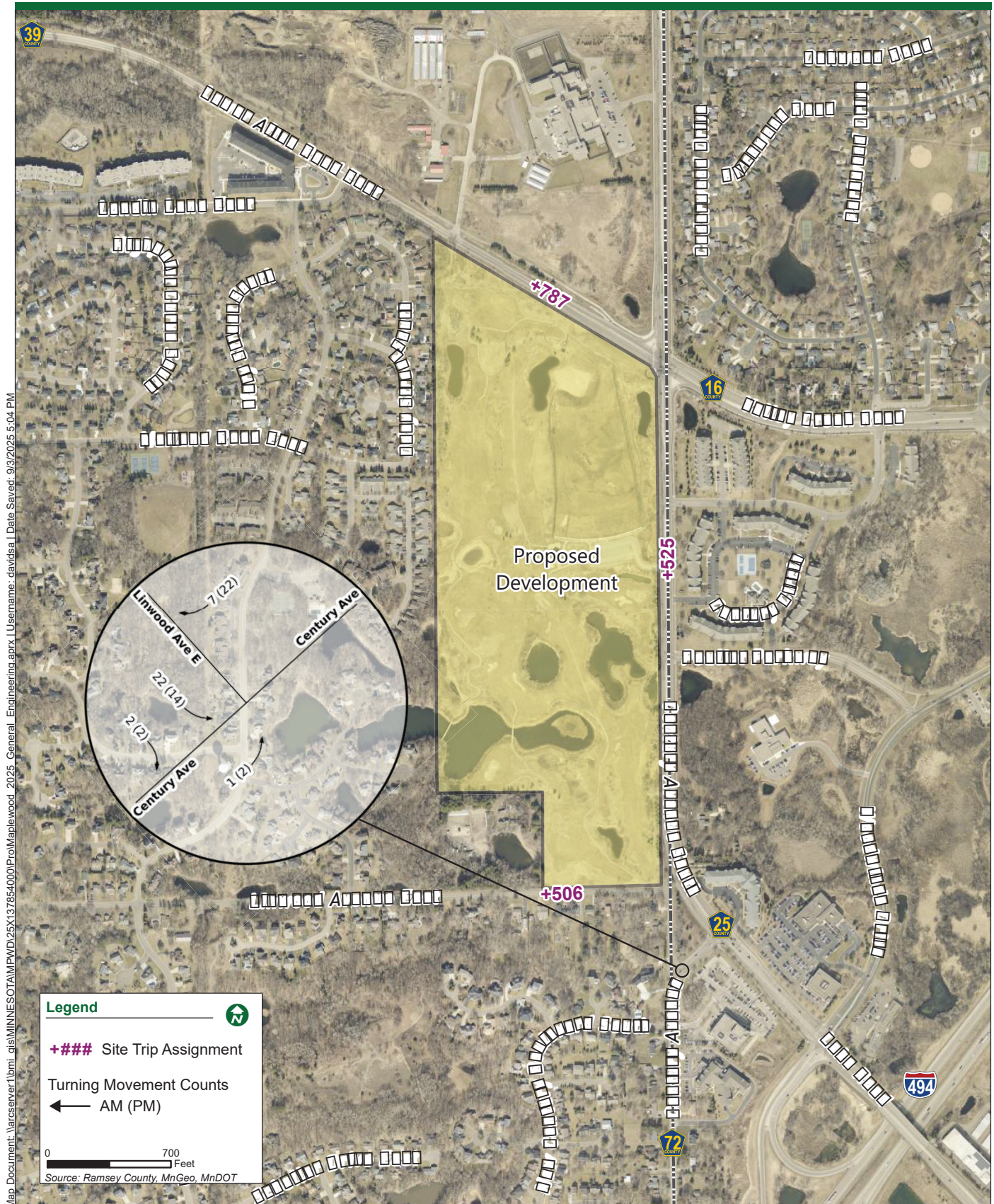




Century Ponds Development
Maplewood, MN

Site Trip Assignment Turning Movement Counts

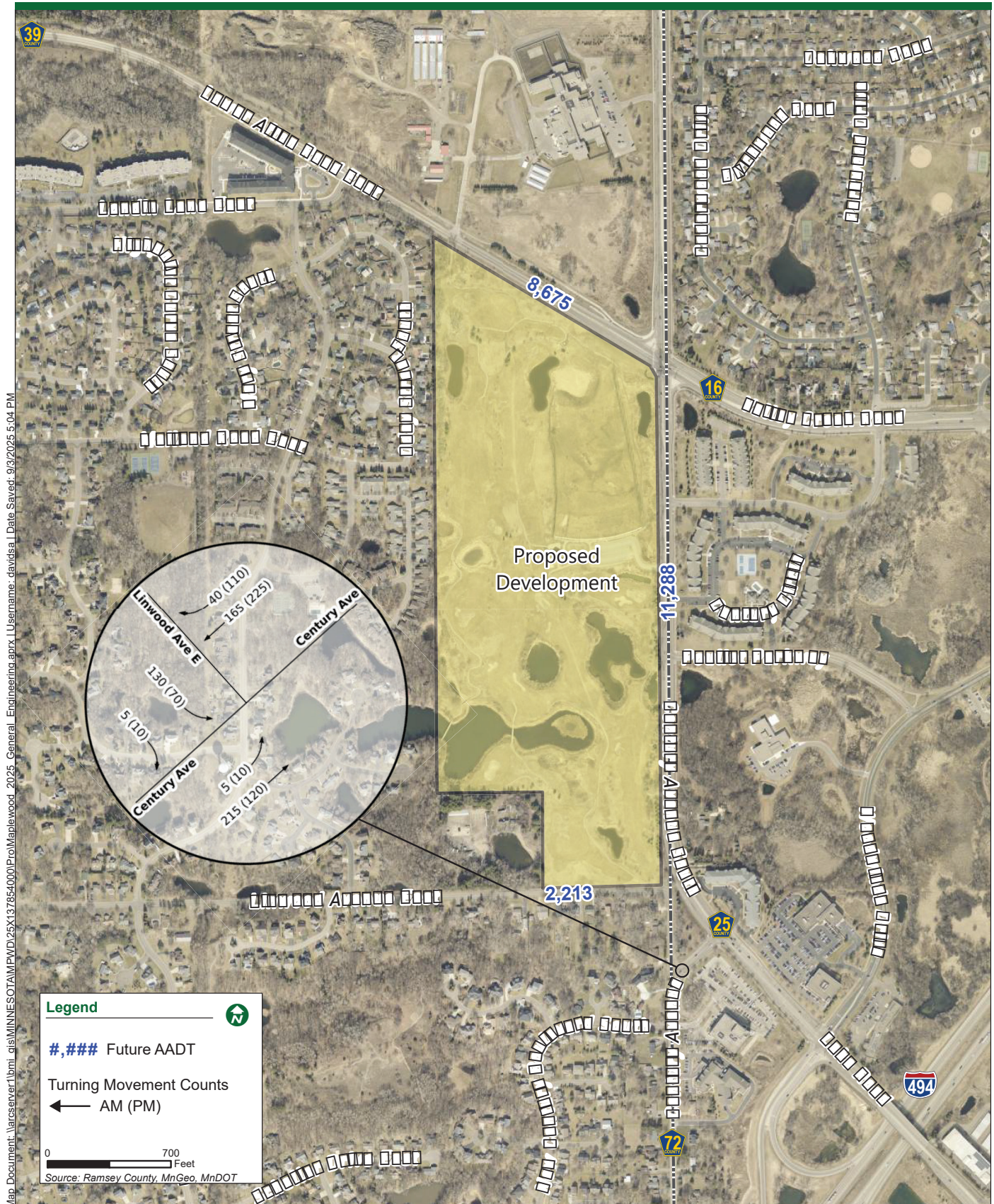
September 2025





Century Ponds Development
Maplewood, MN

2028 Build Turning Movement Counts
September 2025



Map Document: \arcserver1\bm\gis\MN\NETSOTAMPWD\25X137854000\ProMaplewood_2025_General_Engineering.aprx | Username: davidsa | Date Saved: 9/3/2025 5:04 PM

SimTraffic Simulation Summary
Existing 2025

AM Peak Hour
08/20/2025

Summary of All Intervals

Run Number	1	2	3	4	5	6	7
Start Time	6:57	6:57	6:57	6:57	6:57	6:57	6:57
End Time	8:07	8:07	8:07	8:07	8:07	8:07	8:07
Total Time (min)	70	70	70	70	70	70	70
Time Recorded (min)	60	60	60	60	60	60	60
# of Intervals	2	2	2	2	2	2	2
# of Recorded Intervals	1	1	1	1	1	1	1
Vehs Entered	630	693	682	641	558	638	668
Vehs Exited	629	686	683	640	553	637	667
Starting Vehs	4	1	2	2	1	3	2
Ending Vehs	5	8	1	3	6	4	3
Travel Distance (mi)	100	110	109	102	88	101	106
Travel Time (hr)	3.7	4.1	4.0	3.9	3.2	3.7	3.9
Total Delay (hr)	0.5	0.5	0.5	0.6	0.3	0.5	0.5
Total Stops	162	165	175	163	129	153	151
Fuel Used (gal)	3.9	4.2	4.2	4.0	3.3	3.8	4.0

Summary of All Intervals

Run Number	8	9	10	Avg
Start Time	6:57	6:57	6:57	6:57
End Time	8:07	8:07	8:07	8:07
Total Time (min)	70	70	70	70
Time Recorded (min)	60	60	60	60
# of Intervals	2	2	2	2
# of Recorded Intervals	1	1	1	1
Vehs Entered	692	617	623	644
Vehs Exited	690	616	623	642
Starting Vehs	3	3	2	1
Ending Vehs	5	4	2	4
Travel Distance (mi)	110	98	99	102
Travel Time (hr)	4.2	3.7	3.6	3.8
Total Delay (hr)	0.6	0.5	0.4	0.5
Total Stops	177	152	153	157
Fuel Used (gal)	4.3	3.8	3.7	3.9

Interval #0 Information Seeding

Start Time	6:57
End Time	7:07
Total Time (min)	10
Volumes adjusted by Growth Factors.	
No data recorded this interval.	

SimTraffic Simulation Summary
Existing 2025

AM Peak Hour
08/20/2025

Interval #1 Information Recording

Start Time 7:07
End Time 8:07
Total Time (min) 60

Volumes adjusted by PHF, Growth Factors.

Run Number	1	2	3	4	5	6	7
Vehs Entered	630	693	682	641	558	638	668
Vehs Exited	629	686	683	640	553	637	667
Starting Vehs	4	1	2	2	1	3	2
Ending Vehs	5	8	1	3	6	4	3
Travel Distance (mi)	100	110	109	102	88	101	106
Travel Time (hr)	3.7	4.1	4.0	3.9	3.2	3.7	3.9
Total Delay (hr)	0.5	0.5	0.5	0.6	0.3	0.5	0.5
Total Stops	162	165	175	163	129	153	151
Fuel Used (gal)	3.9	4.2	4.2	4.0	3.3	3.8	4.0

Interval #1 Information Recording

Start Time 7:07
End Time 8:07
Total Time (min) 60

Volumes adjusted by PHF, Growth Factors.

Run Number	8	9	10	Avg
Vehs Entered	692	617	623	644
Vehs Exited	690	616	623	642
Starting Vehs	3	3	2	1
Ending Vehs	5	4	2	4
Travel Distance (mi)	110	98	99	102
Travel Time (hr)	4.2	3.7	3.6	3.8
Total Delay (hr)	0.6	0.5	0.4	0.5
Total Stops	177	152	153	157
Fuel Used (gal)	4.3	3.8	3.7	3.9

SimTraffic Performance Report
Existing 2025

AM Peak Hour
08/20/2025

1: Century Avenue & Linwood Avenue Performance by movement

Movement	EBL	EBT	WBT	WBR	SBL	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.2	0.2	0.2	0.1	0.2	0.3	0.2
Total Delay (hr)	0.0	0.0	0.0	0.0	0.3	0.0	0.4
Total Del/Veh (s)	2.5	0.5	0.3	0.2	7.9	5.3	2.2
Vehicles Entered	4	249	194	40	148	9	644
Vehicles Exited	4	249	194	40	147	9	643
Hourly Exit Rate	4	249	194	40	147	9	643
Input Volume	4	244	196	40	149	8	641
% of Volume	100	102	99	100	99	112	100

Total Network Performance

Denied Delay (hr)	0.0
Denied Del/Veh (s)	0.2
Total Delay (hr)	0.5
Total Del/Veh (s)	2.5
Vehicles Entered	644
Vehicles Exited	642
Hourly Exit Rate	642
Input Volume	1282
% of Volume	50

Queuing and Blocking Report
Existing 2025

AM Peak Hour
08/20/2025

Intersection: 1: Century Avenue & Linwood Avenue

Movement	EB	SB
Directions Served	LT	LR
Maximum Queue (ft)	30	82
Average Queue (ft)	1	46
95th Queue (ft)	14	73
Link Distance (ft)	516	524
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

SimTraffic Simulation Summary
Existing 2025

PM Peak Hour
08/20/2025

Summary of All Intervals

Run Number	1	2	3	4	5	6	7
Start Time	3:57	3:57	3:57	3:57	3:57	3:57	3:57
End Time	5:07	5:07	5:07	5:07	5:07	5:07	5:07
Total Time (min)	70	70	70	70	70	70	70
Time Recorded (min)	60	60	60	60	60	60	60
# of Intervals	2	2	2	2	2	2	2
# of Recorded Intervals	1	1	1	1	1	1	1
Vehs Entered	446	501	505	468	424	438	495
Vehs Exited	446	502	504	467	423	436	494
Starting Vehs	1	4	3	1	1	1	2
Ending Vehs	1	3	4	2	2	3	3
Travel Distance (mi)	71	79	80	74	67	70	79
Travel Time (hr)	2.4	2.8	2.8	2.7	2.4	2.4	2.8
Total Delay (hr)	0.2	0.2	0.2	0.2	0.1	0.1	0.2
Total Stops	53	63	67	59	46	53	66
Fuel Used (gal)	2.5	2.8	2.9	2.7	2.4	2.5	2.8

Summary of All Intervals

Run Number	8	9	10	Avg
Start Time	3:57	3:57	3:57	3:57
End Time	5:07	5:07	5:07	5:07
Total Time (min)	70	70	70	70
Time Recorded (min)	60	60	60	60
# of Intervals	2	2	2	2
# of Recorded Intervals	1	1	1	1
Vehs Entered	511	452	474	471
Vehs Exited	511	453	474	471
Starting Vehs	3	2	2	0
Ending Vehs	3	1	2	0
Travel Distance (mi)	81	72	76	75
Travel Time (hr)	2.9	2.5	2.7	2.6
Total Delay (hr)	0.2	0.1	0.2	0.2
Total Stops	74	49	65	59
Fuel Used (gal)	3.0	2.5	2.7	2.7

Interval #0 Information Seeding

Start Time	3:57
End Time	4:07
Total Time (min)	10
Volumes adjusted by Growth Factors.	
No data recorded this interval.	

SimTraffic Simulation Summary
Existing 2025

PM Peak Hour
08/20/2025

Interval #1 Information Recording

Start Time 4:07
End Time 5:07
Total Time (min) 60

Volumes adjusted by Growth Factors.

Run Number	1	2	3	4	5	6	7
Vehs Entered	446	501	505	468	424	438	495
Vehs Exited	446	502	504	467	423	436	494
Starting Vehs	1	4	3	1	1	1	2
Ending Vehs	1	3	4	2	2	3	3
Travel Distance (mi)	71	79	80	74	67	70	79
Travel Time (hr)	2.4	2.8	2.8	2.7	2.4	2.4	2.8
Total Delay (hr)	0.2	0.2	0.2	0.2	0.1	0.1	0.2
Total Stops	53	63	67	59	46	53	66
Fuel Used (gal)	2.5	2.8	2.9	2.7	2.4	2.5	2.8

Interval #1 Information Recording

Start Time 4:07
End Time 5:07
Total Time (min) 60

Volumes adjusted by Growth Factors.

Run Number	8	9	10	Avg
Vehs Entered	511	452	474	471
Vehs Exited	511	453	474	471
Starting Vehs	3	2	2	0
Ending Vehs	3	1	2	0
Travel Distance (mi)	81	72	76	75
Travel Time (hr)	2.9	2.5	2.7	2.6
Total Delay (hr)	0.2	0.1	0.2	0.2
Total Stops	74	49	65	59
Fuel Used (gal)	3.0	2.5	2.7	2.7

SimTraffic Performance Report
Existing 2025

PM Peak Hour
08/20/2025

1: Century Avenue & Linwood Avenue Performance by movement

Movement	EBL	EBT	WBT	WBR	SBL	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.2	0.2	0.2	0.1	0.1	0.1	0.2
Total Delay (hr)	0.0	0.0	0.0	0.0	0.1	0.0	0.1
Total Del/Veh (s)	2.2	0.2	0.2	0.3	6.0	3.9	0.9
Vehicles Entered	6	116	210	82	49	8	471
Vehicles Exited	6	116	210	82	49	8	471
Hourly Exit Rate	6	116	210	82	49	8	471
Input Volume	7	114	216	83	51	7	478
% of Volume	86	102	97	99	96	114	99

Total Network Performance

Denied Delay (hr)	0.0
Denied Del/Veh (s)	0.2
Total Delay (hr)	0.1
Total Del/Veh (s)	1.1
Vehicles Entered	471
Vehicles Exited	471
Hourly Exit Rate	471
Input Volume	956
% of Volume	49

Queuing and Blocking Report
Existing 2025

PM Peak Hour
08/20/2025

Intersection: 1: Century Avenue & Linwood Avenue

Movement	EB	SB
Directions Served	LT	LR
Maximum Queue (ft)	33	61
Average Queue (ft)	2	28
95th Queue (ft)	15	53
Link Distance (ft)	516	524
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

SimTraffic Simulation Summary
No-Build 2028

AM Peak Hour
08/27/2025

Summary of All Intervals

Run Number	1	2	3	4	5	6	7
Start Time	6:57	6:57	6:57	6:57	6:57	6:57	6:57
End Time	8:07	8:07	8:07	8:07	8:07	8:07	8:07
Total Time (min)	70	70	70	70	70	70	70
Time Recorded (min)	60	60	60	60	60	60	60
# of Intervals	2	2	2	2	2	2	2
# of Recorded Intervals	1	1	1	1	1	1	1
Vehs Entered	646	711	688	660	572	658	684
Vehs Exited	643	703	689	659	567	654	683
Starting Vehs	4	1	2	2	1	3	2
Ending Vehs	7	9	1	3	6	7	3
Travel Distance (mi)	102	112	110	105	90	104	108
Travel Time (hr)	3.8	4.2	4.1	4.0	3.3	3.8	4.0
Total Delay (hr)	0.5	0.5	0.5	0.6	0.4	0.5	0.5
Total Stops	165	169	175	168	131	159	156
Fuel Used (gal)	4.0	4.3	4.2	4.1	3.4	3.9	4.1

Summary of All Intervals

Run Number	8	9	10	Avg
Start Time	6:57	6:57	6:57	6:57
End Time	8:07	8:07	8:07	8:07
Total Time (min)	70	70	70	70
Time Recorded (min)	60	60	60	60
# of Intervals	2	2	2	2
# of Recorded Intervals	1	1	1	1
Vehs Entered	706	634	637	661
Vehs Exited	704	632	636	657
Starting Vehs	3	3	2	1
Ending Vehs	5	5	3	5
Travel Distance (mi)	112	100	101	104
Travel Time (hr)	4.2	3.8	3.7	3.9
Total Delay (hr)	0.6	0.5	0.5	0.5
Total Stops	178	155	160	161
Fuel Used (gal)	4.4	3.8	3.9	4.0

Interval #0 Information Seeding

Start Time	6:57
End Time	7:07
Total Time (min)	10
Volumes adjusted by Growth Factors.	
No data recorded this interval.	

SimTraffic Simulation Summary
No-Build 2028

AM Peak Hour
08/27/2025

Interval #1 Information Recording

Start Time 7:07
End Time 8:07
Total Time (min) 60

Volumes adjusted by PHF, Growth Factors.

Run Number	1	2	3	4	5	6	7
Vehs Entered	646	711	688	660	572	658	684
Vehs Exited	643	703	689	659	567	654	683
Starting Vehs	4	1	2	2	1	3	2
Ending Vehs	7	9	1	3	6	7	3
Travel Distance (mi)	102	112	110	105	90	104	108
Travel Time (hr)	3.8	4.2	4.1	4.0	3.3	3.8	4.0
Total Delay (hr)	0.5	0.5	0.5	0.6	0.4	0.5	0.5
Total Stops	165	169	175	168	131	159	156
Fuel Used (gal)	4.0	4.3	4.2	4.1	3.4	3.9	4.1

Interval #1 Information Recording

Start Time 7:07
End Time 8:07
Total Time (min) 60

Volumes adjusted by PHF, Growth Factors.

Run Number	8	9	10	Avg
Vehs Entered	706	634	637	661
Vehs Exited	704	632	636	657
Starting Vehs	3	3	2	1
Ending Vehs	5	5	3	5
Travel Distance (mi)	112	100	101	104
Travel Time (hr)	4.2	3.8	3.7	3.9
Total Delay (hr)	0.6	0.5	0.5	0.5
Total Stops	178	155	160	161
Fuel Used (gal)	4.4	3.8	3.9	4.0

SimTraffic Performance Report
No-Build 2028

AM Peak Hour
08/27/2025

1: Century Avenue & Linwood Avenue Performance by movement

Movement	EBL	EBT	WBT	WBR	SBL	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.2	0.2	0.2	0.1	0.2	0.3	0.2
Total Delay (hr)	0.0	0.0	0.0	0.0	0.3	0.0	0.4
Total Del/Veh (s)	2.5	0.5	0.3	0.2	8.0	5.2	2.2
Vehicles Entered	4	255	200	41	152	9	661
Vehicles Exited	4	254	199	41	151	9	658
Hourly Exit Rate	4	254	199	41	151	9	658
Input Volume	4	251	202	41	153	8	659
% of Volume	100	101	99	100	99	112	100

Total Network Performance

Denied Delay (hr)	0.0
Denied Del/Veh (s)	0.2
Total Delay (hr)	0.5
Total Del/Veh (s)	2.5
Vehicles Entered	661
Vehicles Exited	657
Hourly Exit Rate	657
Input Volume	1318
% of Volume	50

Queuing and Blocking Report
No-Build 2028

AM Peak Hour
08/27/2025

Intersection: 1: Century Avenue & Linwood Avenue

Movement	EB	SB
Directions Served	LT	LR
Maximum Queue (ft)	30	84
Average Queue (ft)	1	46
95th Queue (ft)	14	74
Link Distance (ft)	516	524
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

SimTraffic Simulation Summary
No-Build 2028

PM Peak Hour
08/27/2025

Summary of All Intervals

Run Number	1	2	3	4	5	6	7
Start Time	3:57	3:57	3:57	3:57	3:57	3:57	3:57
End Time	5:07	5:07	5:07	5:07	5:07	5:07	5:07
Total Time (min)	70	70	70	70	70	70	70
Time Recorded (min)	60	60	60	60	60	60	60
# of Intervals	2	2	2	2	2	2	2
# of Recorded Intervals	1	1	1	1	1	1	1
Vehs Entered	461	515	520	484	440	455	510
Vehs Exited	461	515	519	482	439	454	509
Starting Vehs	1	3	3	1	1	1	2
Ending Vehs	1	3	4	3	2	2	3
Travel Distance (mi)	73	82	83	77	70	72	81
Travel Time (hr)	2.5	2.9	2.9	2.8	2.5	2.5	2.9
Total Delay (hr)	0.2	0.2	0.2	0.2	0.1	0.1	0.2
Total Stops	56	69	69	61	48	55	68
Fuel Used (gal)	2.6	2.9	3.0	2.8	2.5	2.6	2.9

Summary of All Intervals

Run Number	8	9	10	Avg
Start Time	3:57	3:57	3:57	3:57
End Time	5:07	5:07	5:07	5:07
Total Time (min)	70	70	70	70
Time Recorded (min)	60	60	60	60
# of Intervals	2	2	2	2
# of Recorded Intervals	1	1	1	1
Vehs Entered	521	467	486	486
Vehs Exited	521	468	486	485
Starting Vehs	3	2	2	0
Ending Vehs	3	1	2	1
Travel Distance (mi)	83	74	77	77
Travel Time (hr)	3.0	2.6	2.7	2.7
Total Delay (hr)	0.2	0.2	0.2	0.2
Total Stops	76	51	66	62
Fuel Used (gal)	3.0	2.6	2.8	2.8

Interval #0 Information Seeding

Start Time	3:57
End Time	4:07
Total Time (min)	10
Volumes adjusted by Growth Factors.	
No data recorded this interval.	

SimTraffic Simulation Summary
No-Build 2028

PM Peak Hour
08/27/2025

Interval #1 Information Recording

Start Time 4:07
End Time 5:07
Total Time (min) 60

Volumes adjusted by Growth Factors.

Run Number	1	2	3	4	5	6	7
Vehs Entered	461	515	520	484	440	455	510
Vehs Exited	461	515	519	482	439	454	509
Starting Vehs	1	3	3	1	1	1	2
Ending Vehs	1	3	4	3	2	2	3
Travel Distance (mi)	73	82	83	77	70	72	81
Travel Time (hr)	2.5	2.9	2.9	2.8	2.5	2.5	2.9
Total Delay (hr)	0.2	0.2	0.2	0.2	0.1	0.1	0.2
Total Stops	56	69	69	61	48	55	68
Fuel Used (gal)	2.6	2.9	3.0	2.8	2.5	2.6	2.9

Interval #1 Information Recording

Start Time 4:07
End Time 5:07
Total Time (min) 60

Volumes adjusted by Growth Factors.

Run Number	8	9	10	Avg
Vehs Entered	521	467	486	486
Vehs Exited	521	468	486	485
Starting Vehs	3	2	2	0
Ending Vehs	3	1	2	1
Travel Distance (mi)	83	74	77	77
Travel Time (hr)	3.0	2.6	2.7	2.7
Total Delay (hr)	0.2	0.2	0.2	0.2
Total Stops	76	51	66	62
Fuel Used (gal)	3.0	2.6	2.8	2.8

SimTraffic Performance Report
No-Build 2028

PM Peak Hour
08/27/2025

1: Century Avenue & Linwood Avenue Performance by movement

Movement	EBL	EBT	WBT	WBR	SBL	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.2	0.2	0.2	0.1	0.1	0.1	0.2
Total Delay (hr)	0.0	0.0	0.0	0.0	0.1	0.0	0.1
Total Del/Veh (s)	2.3	0.2	0.2	0.3	6.1	3.9	1.0
Vehicles Entered	6	119	216	85	52	8	486
Vehicles Exited	6	119	216	85	52	8	486
Hourly Exit Rate	6	119	216	85	52	8	486
Input Volume	7	117	223	86	53	7	493
% of Volume	86	102	97	99	98	114	99

Total Network Performance

Denied Delay (hr)	0.0
Denied Del/Veh (s)	0.2
Total Delay (hr)	0.2
Total Del/Veh (s)	1.2
Vehicles Entered	486
Vehicles Exited	485
Hourly Exit Rate	485
Input Volume	986
% of Volume	49

Queuing and Blocking Report
No-Build 2028

PM Peak Hour
08/27/2025

Intersection: 1: Century Avenue & Linwood Avenue

Movement	EB	SB
Directions Served	LT	LR
Maximum Queue (ft)	33	61
Average Queue (ft)	2	28
95th Queue (ft)	16	53
Link Distance (ft)	516	524
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

SimTraffic Simulation Summary
Build 2028

AM Peak Hour
08/27/2025

Summary of All Intervals

Run Number	1	2	3	4	5	6	7
Start Time	6:57	6:57	6:57	6:57	6:57	6:57	6:57
End Time	8:07	8:07	8:07	8:07	8:07	8:07	8:07
Total Time (min)	70	70	70	70	70	70	70
Time Recorded (min)	60	60	60	60	60	60	60
# of Intervals	2	2	2	2	2	2	2
# of Recorded Intervals	1	1	1	1	1	1	1
Vehs Entered	675	735	726	681	599	696	726
Vehs Exited	673	727	728	680	592	692	725
Starting Vehs	4	1	3	2	1	3	3
Ending Vehs	6	9	1	3	8	7	4
Travel Distance (mi)	107	116	115	108	94	110	115
Travel Time (hr)	4.1	4.4	4.4	4.2	3.5	4.2	4.4
Total Delay (hr)	0.6	0.6	0.6	0.7	0.4	0.6	0.6
Total Stops	188	184	204	189	152	187	187
Fuel Used (gal)	4.2	4.6	4.6	4.3	3.7	4.3	4.4

Summary of All Intervals

Run Number	8	9	10	Avg
Start Time	6:57	6:57	6:57	6:57
End Time	8:07	8:07	8:07	8:07
Total Time (min)	70	70	70	70
Time Recorded (min)	60	60	60	60
# of Intervals	2	2	2	2
# of Recorded Intervals	1	1	1	1
Vehs Entered	732	656	661	689
Vehs Exited	729	654	660	687
Starting Vehs	3	3	2	2
Ending Vehs	6	5	3	5
Travel Distance (mi)	116	104	105	109
Travel Time (hr)	4.5	4.0	3.9	4.2
Total Delay (hr)	0.7	0.6	0.5	0.6
Total Stops	199	174	180	184
Fuel Used (gal)	4.6	4.1	4.1	4.3

Interval #0 Information Seeding

Start Time	6:57
End Time	7:07
Total Time (min)	10
Volumes adjusted by Growth Factors.	
No data recorded this interval.	

SimTraffic Simulation Summary
Build 2028

AM Peak Hour
08/27/2025

Interval #1 Information Recording

Start Time 7:07
End Time 8:07
Total Time (min) 60

Volumes adjusted by PHF, Growth Factors.

Run Number	1	2	3	4	5	6	7
Vehs Entered	675	735	726	681	599	696	726
Vehs Exited	673	727	728	680	592	692	725
Starting Vehs	4	1	3	2	1	3	3
Ending Vehs	6	9	1	3	8	7	4
Travel Distance (mi)	107	116	115	108	94	110	115
Travel Time (hr)	4.1	4.4	4.4	4.2	3.5	4.2	4.4
Total Delay (hr)	0.6	0.6	0.6	0.7	0.4	0.6	0.6
Total Stops	188	184	204	189	152	187	187
Fuel Used (gal)	4.2	4.6	4.6	4.3	3.7	4.3	4.4

Interval #1 Information Recording

Start Time 7:07
End Time 8:07
Total Time (min) 60

Volumes adjusted by PHF, Growth Factors.

Run Number	8	9	10	Avg
Vehs Entered	732	656	661	689
Vehs Exited	729	654	660	687
Starting Vehs	3	3	2	2
Ending Vehs	6	5	3	5
Travel Distance (mi)	116	104	105	109
Travel Time (hr)	4.5	4.0	3.9	4.2
Total Delay (hr)	0.7	0.6	0.5	0.6
Total Stops	199	174	180	184
Fuel Used (gal)	4.6	4.1	4.1	4.3

SimTraffic Performance Report
Build 2028

AM Peak Hour
08/27/2025

1: Century Avenue & Linwood Avenue Performance by movement

Movement	EBL	EBT	WBT	WBR	SBL	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.2	0.2	0.2	0.1	0.2	0.3	0.2
Total Delay (hr)	0.0	0.0	0.0	0.0	0.4	0.0	0.5
Total Del/Veh (s)	3.0	0.5	0.3	0.2	8.5	5.9	2.5
Vehicles Entered	3	254	200	48	175	9	689
Vehicles Exited	3	254	199	48	174	9	687
Hourly Exit Rate	3	254	199	48	174	9	687
Input Volume	3	251	202	49	175	8	688
% of Volume	100	101	99	98	99	112	100

Total Network Performance

Denied Delay (hr)	0.0
Denied Del/Veh (s)	0.2
Total Delay (hr)	0.6
Total Del/Veh (s)	2.9
Vehicles Entered	689
Vehicles Exited	687
Hourly Exit Rate	687
Input Volume	1376
% of Volume	50

Queuing and Blocking Report
Build 2028

AM Peak Hour
08/27/2025

Intersection: 1: Century Avenue & Linwood Avenue

Movement	EB	SB
Directions Served	LT	LR
Maximum Queue (ft)	28	97
Average Queue (ft)	1	51
95th Queue (ft)	13	83
Link Distance (ft)	516	524
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

SimTraffic Simulation Summary
Build 2028

PM Peak Hour
08/27/2025

Summary of All Intervals

Run Number	1	2	3	4	5	6	7
Start Time	3:57	3:57	3:57	3:57	3:57	3:57	3:57
End Time	5:07	5:07	5:07	5:07	5:07	5:07	5:07
Total Time (min)	70	70	70	70	70	70	70
Time Recorded (min)	60	60	60	60	60	60	60
# of Intervals	2	2	2	2	2	2	2
# of Recorded Intervals	1	1	1	1	1	1	1
Vehs Entered	498	556	553	517	468	490	548
Vehs Exited	500	555	552	516	468	488	548
Starting Vehs	3	4	3	2	2	1	3
Ending Vehs	1	5	4	3	2	3	3
Travel Distance (mi)	79	88	88	82	74	78	87
Travel Time (hr)	2.8	3.2	3.2	3.0	2.7	2.8	3.2
Total Delay (hr)	0.2	0.2	0.2	0.2	0.2	0.2	0.3
Total Stops	68	86	85	70	60	73	82
Fuel Used (gal)	2.9	3.2	3.3	3.1	2.7	2.9	3.2

Summary of All Intervals

Run Number	8	9	10	Avg
Start Time	3:57	3:57	3:57	3:57
End Time	5:07	5:07	5:07	5:07
Total Time (min)	70	70	70	70
Time Recorded (min)	60	60	60	60
# of Intervals	2	2	2	2
# of Recorded Intervals	1	1	1	1
Vehs Entered	572	508	523	523
Vehs Exited	572	509	522	524
Starting Vehs	4	3	3	1
Ending Vehs	4	2	4	3
Travel Distance (mi)	91	81	83	83
Travel Time (hr)	3.4	2.9	3.0	3.0
Total Delay (hr)	0.3	0.2	0.2	0.2
Total Stops	100	70	80	77
Fuel Used (gal)	3.5	3.0	3.1	3.1

Interval #0 Information Seeding

Start Time	3:57
End Time	4:07
Total Time (min)	10
Volumes adjusted by Growth Factors.	
No data recorded this interval.	

SimTraffic Simulation Summary
Build 2028

PM Peak Hour
08/27/2025

Interval #1 Information Recording

Start Time 4:07
End Time 5:07
Total Time (min) 60

Volumes adjusted by Growth Factors.

Run Number	1	2	3	4	5	6	7
Vehs Entered	498	556	553	517	468	490	548
Vehs Exited	500	555	552	516	468	488	548
Starting Vehs	3	4	3	2	2	1	3
Ending Vehs	1	5	4	3	2	3	3
Travel Distance (mi)	79	88	88	82	74	78	87
Travel Time (hr)	2.8	3.2	3.2	3.0	2.7	2.8	3.2
Total Delay (hr)	0.2	0.2	0.2	0.2	0.2	0.2	0.3
Total Stops	68	86	85	70	60	73	82
Fuel Used (gal)	2.9	3.2	3.3	3.1	2.7	2.9	3.2

Interval #1 Information Recording

Start Time 4:07
End Time 5:07
Total Time (min) 60

Volumes adjusted by Growth Factors.

Run Number	8	9	10	Avg
Vehs Entered	572	508	523	523
Vehs Exited	572	509	522	524
Starting Vehs	4	3	3	1
Ending Vehs	4	2	4	3
Travel Distance (mi)	91	81	83	83
Travel Time (hr)	3.4	2.9	3.0	3.0
Total Delay (hr)	0.3	0.2	0.2	0.2
Total Stops	100	70	80	77
Fuel Used (gal)	3.5	3.0	3.1	3.1

SimTraffic Performance Report
Build 2028

PM Peak Hour
08/27/2025

1: Century Avenue & Linwood Avenue Performance by movement

Movement	EBL	EBT	WBT	WBR	SBL	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.2	0.2	0.2	0.2	0.1	0.1	0.2
Total Delay (hr)	0.0	0.0	0.0	0.0	0.1	0.0	0.2
Total Del/Veh (s)	2.4	0.3	0.3	0.3	6.3	3.8	1.1
Vehicles Entered	8	119	214	107	64	11	523
Vehicles Exited	8	119	214	108	64	11	524
Hourly Exit Rate	8	119	214	108	64	11	524
Input Volume	9	117	223	108	67	9	533
% of Volume	89	102	96	100	96	122	98

Total Network Performance

Denied Delay (hr)	0.0
Denied Del/Veh (s)	0.2
Total Delay (hr)	0.2
Total Del/Veh (s)	1.3
Vehicles Entered	523
Vehicles Exited	524
Hourly Exit Rate	524
Input Volume	1066
% of Volume	49

Queuing and Blocking Report
Build 2028

PM Peak Hour
08/27/2025

Intersection: 1: Century Avenue & Linwood Avenue

Movement	EB	WB	SB
Directions Served	LT	R	LR
Maximum Queue (ft)	34	2	66
Average Queue (ft)	2	0	32
95th Queue (ft)	18	2	56
Link Distance (ft)	516	261	524
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Network Summary

Network wide Queuing Penalty: 0



February 28, 2025

**Ramsey County Public Works
Attn: Brian Isaacson, Director of Public Works
1425 Paul Kirkwood Drive
Saint Paul, MN 55112**

Subject: Century Avenue Access from Century Ponds Townhome Development

Dear Mr. Isaacson,

The City of Maplewood is writing to express our support for right-in, right-out access from the proposed Century Ponds townhome development onto Century Avenue. This access point would greatly benefit public safety, particularly in responding to future emergencies at the proposed townhome development.

Adding a right-in, right-out access would ensure that emergency response vehicles have more efficient and safer routes to and from the development. In times of emergencies, every second counts, and having this access would provide responding units with more options and improve the response times for our emergency services.

We understand and respect that the final decision lies with Ramsey County Public Works as the road authority for Century Avenue. We appreciate your consideration of our request and look forward to working collaboratively to ensure the safety and well-being of our community.

Thank you for your time and consideration of this matter.

Sincerely,

Steven Love

Steven Love, Director of Public Works
City of Maplewood

Michael Mondor

Michael Mondor, Fire & EMS Chief
City of Maplewood

City of Maplewood
Public Works Department
1902 County Road B East
Maplewood, MN 55109

Office 651-249-2400
Fax 651-249-2409
www.maplewoodmn.gov



PUBLIC WORKS

Wayne Sandberg, P.E., Director, County Engineer
Frank D. Ticknor, P.E., Deputy Director

November 26, 2024

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

Washington County PW Comments on Century Ponds Development – CSAH 25

Thank you for the opportunity to review and comment on the Century Ponds concept site plan located along County State Aid Highway (CSAH) 25, also known as Century Ave South. While the development itself is not in Washington County, CSAH 25 is a shared roadway between Ramsey and Washington County with Washington County responsible for the operation and maintenance of this section of roadway via agreement with Ramsey County. Our development review team has reviewed the application and offers the following comments.

CSAH 25 is classified as an “A-Minor Reliever” roadway at this location. The Washington County 2040 Comprehensive Plan contains access criteria for county roads related to spacing, sight lines, and availability of local road connections. In this area, the Comprehensive Plan calls for the preservation of 150 feet of right-of-way or 75 feet, on either side of the CSAH 25 centerline.

The County recommends installing a trail along the western side of Century Avenue as part of the development plan. This will help to provide a safe walking and biking route alongside the county highway connecting to nearby neighborhoods.

The site plan indicates two proposed access locations along CSAH 25, labeled “B” and “C.” Both locations are proposed to have new left turn lanes constructed on the northbound side. Per Washington County’s 2040 Comprehensive Plan, access spacing for a full movement intersection on a minor arterial should be ¼ mile or 1320 feet. The proposed access “B” is located only 750’ south of the CSAH 16 intersection, approximately half of the recommended spacing, and may not be a viable location for full access or a controlled intersection long term due to its proximity to the major intersection to the north. Washington County would recommend that access “B” be moved further to the south and aligned with Pouliot Pkwy, which is a Woodbury collector street and a permanent full-access location.

Access “C” likewise is located well short of the access spacing guidelines due to its proximity to the existing traffic signal where CSAH 25 meets Lake Road. It furthermore appears that Access C would likely become a problematic cut-through shortcut for vehicles traveling between CSAH 25 and Linwood Avenue, providing both a shorter route and the ability to avoid the Century/Lake signal and Century/Linwood intersections. To prevent cut-through traffic on this private roadway, and to preserve

arterial traffic flow and reduce unnecessary costs associated with turn lane construction, we would recommend that access “C” be eliminated from CSAH 25 and this portion of the development served solely via Linwood Ave.

Access permits will be needed for the construction of new street or driveway connections within the county right-of-way. It has been noted by Ramsey County that access points B & C are potential candidates for a traffic signal or roundabout, either in the future or potentially upon opening, although as noted above these locations may not be viable due to proximity to existing full-access intersections already controlled by traffic signals. Construction of such intersection improvements would be subject to “Washington County Cost Participation Policy #8001 for Cooperative Highway Improvement Projects”, which can be found here: <https://www.co.washington.mn.us/DocumentCenter/View/54003/Cost-Policy>, including city cost for any necessary changes to city-owned approach roadways. We recommend that the city require a traffic study to identify the anticipated traffic needs for this site.

Washington County's policy is to assist local governments in promoting compatibility between land use and highways. Traffic noise from this highway could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities are responsible for taking all reasonable measures to prevent land use activities listed in the MPCA's Noise Area Classification (NAC), where the establishment of the land use would result in violations of established noise standards. Minnesota Statute 116.07, Subpart 2a exempts County Roads and County State Aid Highways from noise thresholds. County policy regarding development adjacent to existing highways prohibits the expenditure of highway funds for noise mitigation measures. The developer should assess the noise situation and take any action outside of County right of way deemed necessary to minimize the impact of any highway noise.

A right-of-way permit will be required for any work within the County highway right-of-way related to the development. As the development progresses, a plan set will be required with the application and include any grading, culvert installation, water and sewer services, parallel trail development, signage, landscaping, and other improvements within the County right-of-way.

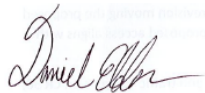
Additionally, the development will need to submit a drainage report and calculations for review of any downstream impacts to the county drainage system. Along with the drainage calculations, we will request written conclusions that the volume and rate of stormwater run-off into the county right of way will stay the same as part of the project. Confirmation that the developments stormwater plan meets all watershed requirements will be required prior to any permit approvals.

All utility connections to County highway right of way for the development require Washington County Right of Way permits. Typically, these utility connection permits are the responsibility of the utility companies.

Thank you for the opportunity to provide comments on the site plan for the Century Ponds development. We look forward to continuing to work with Ramsey County and the City of Maplewood to ensure that development in this area is successful and well-served by the transportation network.

If you have any questions, please get in touch with me at 651-430-4307 or daniel.elder@co.washington.mn.us

Sincerely,

A handwritten signature in dark ink, appearing to read "Daniel Elder".

Daniel Elder
Planner II

Cc (email only):

Wayne Sandberg, Public Works Director/County Engineer

Frank Ticknor, Deputy Director of Public Works

Lyssa Leitner, Public Works Planning Director

Joe Gustafson, Traffic Engineer

Kevin Peterson, Design Engineer

Brad Estochen, Ramsey County, County Engineer

Dave Nash, Alliant Engineering. Associate Engineer

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Environmental Review

Project:	Century Ponds
Location:	297/601 Century Avenue
Date of Plans:	July 22, 2025, and Undated Wetland Plans Submitted September 10 and 18, 2025
Date of Review:	October 14, 2025
Reviewer:	Shann Finwall, Sustainability Coordinator (651) 249-2304, shann.finwall@maplewoodmn.gov

Background:

DR Horton is proposing to redevelop the former Ramsey County Ponds golf course. The proposed project includes the construction of new single-family residential housing and townhomes. There are significant trees and wetlands located on the property. The proposal must comply with the City's tree and wetland ordinances, and landscape and stormwater planting policies.

Trees:

1. Tree Preservation Ordinance:
 - a. Significant Trees: Maplewood's tree preservation ordinance describes a significant tree as a healthy tree as follows - hardwood tree with a minimum of 6 inches in diameter, an evergreen tree with a minimum of 8 inches in diameter, and a softwood tree with a minimum of 12 inches in diameter.
 - b. Specimen Trees: A specimen tree is defined as a healthy tree of any species which is 28 inches in diameter or greater.
 - c. Tree Replacement: Tree replacement is based on a calculation of significant trees located on the parcel and significant trees removed. Credits are given for all specimen trees that are preserved.

2. Tree Impacts and Replacement Requirements: The tree preservation plan shows 359 significant trees equaling 5,589 diameter inches on the site. The applicant is proposing to remove 94 significant trees equaling 2,147 diameter inches, which is 38 percent of the tree coverage on the site.

Based on the City's tree preservation ordinance tree replacement calculation, the applicant is required to replace 282 caliper inches of replacement trees, which equals 141 – 2 caliper inch trees.

3. Tree Replacement: The landscape plan includes 532 new trees, for a total of 1,440 caliper inches, which exceeds the tree replacement requirements of 282

caliper inches. Tree replacement for most of the single-family lots will include one tree in the back yard and one tree in the front yard, within the right-of-way.

4. Tree Recommendations:

- a. Prior to the issuance of a grading permit the applicant must submit the following:
 - 1) Tree Inventory and Tree Preservation Plans: A revised tree inventory and tree preservation plan with the following changes:
 - a) Identification of all trees that are dead or unhealthy, and indicating whether those trees are included in the tree calculation or removed from the calculation by the City's tree ordinance.
 - b) Identification of all specimen trees and whether those trees will be removed or saved. The current plan identifies most of the specimen trees with an asterisk, however, some trees over 28 inches in diameter are not called out as specimen trees.
 - c) Preservation of the 23-caliper inch White Oak near the proposed playground (Tree #1187).
 - d) Updated tree replacement calculation as needed based on the above-mentioned corrections.
 - 2) Landscape Plan: A revised landscape plan with the following tree changes:
 - a) Make the following tree species changes:
 1. Reduce the number of Northern Pin Oaks, Red Oaks, and Swamp White Oaks with climate resilient species. Northern Pin Oak and Red Oak are highly susceptible to oak wilt, and they make up 67 trees for a total of 167.5 caliper inches, 11.6 percent of the proposed tree cover. Thirty-three trees are Swamp Oaks, which are less susceptible, but still the same genus. South Maplewood is an area where oak wilt has been identified.
 2. Replace the Northern Flare Sugar Maple and Burgundy Belle Red Maple with a climate resilient species. Maple trees are an overabundant tree species in Maplewood.
 - b) Tree Mitigation Requirement from Tree Preservation Plan Section:

1. Ensure that the correct number of caliper inches for tree replacement is accurately reflected in this section. The current plan states 543 caliper inches of replacement trees are required. According to the tree replacement calculation 282 caliper inches of trees are required to be replaced.
 2. Identify how the total inches of trees being replaced is calculated in this section. This includes identifying the number of trees, times the size of trees, and how the total inches proposed equals 1,440 caliper inches.
- c) Landscape Schedule Section: The scientific name of Balsam Fir is incorrect, *Abies balsamea* is the correct name.
 - d) Existing Trees to be Preserved Section: Show all existing trees to be preserved on the landscape plan.
 - e) Additional Tree Planting: While the development meets the City's tree replacement requirements, it is a large development adjacent residential property. As such, additional tree planting should take place in the following key areas (dependent on existing trees to be preserved):
 1. Outlot A – on the west side of the filtration basin (Pond 1).
 2. Trails – along the existing and newly established trails.
 3. Outlet B (Park) – There is one tree proposed in the internal section of the park, and five trees along the cul-de-sac. There is an opportunity for additional trees throughout the internal section of the park, especially on the south side of the park to help shade the site in the future.
 4. Townhouse and park parking areas – Addition of trees (and other landscaping) to prevent vehicle headlights from being directed into windows.
- 3) Tree Maintenance and Replacement Plan: The Landscape Plan shows replacement trees being planted within the single-family home rights-of-way. The developers' agreement should include a requirement that the homeowner's association be responsible for the maintenance and replacement of the trees in the right-of-way.
 - 4) Tree Protection Plan: In addition to the tree protection fence detailed in the tree preservation plan, the developer must submit an overall tree protection plan that identifies how trees being

preserved will be protected per the City's tree ordinance and standards during development.

- 5) Tree Removal Plan: Submit a tree removal schedule which is mindful of the Northern Long-Eared Bat inclusive dates of November 15 to March 31, avoiding tree removal during this timeframe.
- 6) Surety: A cash escrow or letter of credit to cover the cost of the replacement trees. This surety will be refunded once all trees are planted with a one-year warranty.

Wetlands:

1. Wetland Ordinance:

- a. Wetlands on Site: The November 17, 2023, wetland delineation report identified 14 wetlands. After review by the Ramsey-Washington Metro Watershed District six of those wetlands were deemed incidental, and eight were classified as jurisdictional wetlands. Of the jurisdictional wetlands five were upgraded from the City's previously classified Manage C to Manage B wetlands, and three remained Manage C wetlands. Additionally, there is a Manage A wetland located within the St. Paul Police Training site located to the west of Century Ponds that will impact development on the Century Ponds site.

The City's wetland ordinance requires that no grading, mowing, or building take place within the required wetland buffers as follows:

- Manage A: 100-foot average, and 75-foot minimum wetland buffer
 - Manage B: 75-foot average, and 50-foot minimum wetland buffer
 - Manage C: 50-foot minimum wetland buffer
 - Storm Ponds: 10-foot setback to structures
- b. Wetland Buffer Averaging: The wetland ordinance allows flexibility in instances where, because of the unique physical characteristics of a specific parcel of land, the averaging of buffer width for the entire parcel may be necessary to allow for the reasonable use of the land during a development or construction project. The wetland ordinance allows encroachments to a Manage A wetland within 75 feet and a Manage B wetland within 50 feet of the wetland edge if the buffer width will be compensated for by increased buffer widths elsewhere in the same parcel to achieve the required average buffer width.
 - c. Wetland Buffer Averaging and Variance Assessment: Wetland buffer averaging and wetland buffer variances are allowed based on an assessment of the following:
 - 1) Undue hardship would arise from not allowing the average buffer, or would otherwise not be in the public interest.
 - 2) Size of parcel.

- 3) Configuration of existing roads and utilities.
- 4) Percentage of parcel covered by wetland.
- 5) Configuration of wetlands on the parcel.
- 6) Averaging will not cause degradation of the wetland or stream.
- 7) Averaging will ensure the protection or enhancement of portions of the buffer which are found to be the most ecologically beneficial to the wetland or stream.
- 8) A wetland buffer mitigation plan is required for construction of development projects that will require averaging or wetland buffer variances. In reviewing the mitigation plan, the City may require one or more of the following actions:
 - a) Reducing or avoiding the impact by limiting the degree or amount of the action, such as by using appropriate technology.
 - b) Rectifying the impact by repairing, rehabilitating, or restoring the buffer.
 - c) Reducing or eliminating the impact over time by prevention and maintenance operations during the life of the actions.
 - d) Compensating for the impact by replacing, enhancing, or providing substitute buffer land at a two-to-one ratio.
 - e) Monitoring the impact and taking appropriate corrective measures.
 - f) Where the city requires restoration or replacement of a buffer, the owner or contractor shall replant the buffer with native vegetation. A restoration plan must be approved by the city before planting.
 - g) Any additional conditions required by the applicable watershed district and/or the soil and water conservation district shall apply.
 - h) A wetland or buffer mitigation surety, such as a cash deposit or letter of credit, of 150 percent of estimated cost for mitigation. The surety will be required based on the size of the project as deemed necessary by the administrator. Funds will be held by the city until successful completion of restoration as determined by the city after a final inspection. Wetland or buffer mitigation surety does not include other sureties required pursuant to any other provision of city ordinance or city directive.

2. Wetland Impacts: Of the nine wetlands on site or adjacent Century Ponds, eight wetland buffers will be impacted due to grading on the site, requiring wetland buffer variances as follows:

Wetland No.	Wetland Classification	Required Linear Wetland Buffers	Required Area Wetland Buffers	Trail Impacts to Wetland Buffer (public trails allowed in wetland buffers)	Wetland Buffer Area Variance Request (includes site grading and townhome patio/yard area impacts)
5	C	50 FT	33,381 SF	5,377 SF	0 SF
6	B	75 FT	77,761 SF	9,046 SF	8,375 SF
9	B	75 FT	18,751 SF	4,968 SF	0 SF
10	B	75 FT	70,416 SF	0 SF	1,562 SF
11	B	75 FT	148,255 SF	19,162 SF	14,739 SF
12	B	75 FT	239,874 SF	32,701 SF	17,007 SF
13	C	50 FT	18,912 SF	8,166 SF	17,827 SF
14	C	50 FT	63,135 SF	0 SF	16,139 SF
OFFSITE	A	100 FT	107,029 SF	0 SF	3,504 SF
TOTAL			777,514 SF	79,420 SF	79,153 SF

In addition to encroachments by the development grading, the townhouse patios and yard areas and neighborhood trails will impact the wetland buffers as follows:

- a. Townhouse Patio and Yard Areas: Several of the townhouse patios will encroach into the wetland buffers. To ensure these homes have a small, manicured yard behind their homes and patios, staff recommend a 15-foot strip of grass on the back side of the buildings. This will create a useable lawn area to access the back of the buildings and patios. These impacts are included in the wetland buffer area variance request column above.
- b. Trails: There are existing paved golf cart trails throughout the site, including within the City's required wetland buffers. The trails will be used as walking and biking trails in the new development. Some of the trails will be removed and rerouted, and additional trail links will be added. The wetland ordinance allows for public trails in wetland buffers if they are designed and constructed with sustainable design methods. To achieve this, City staff recommends a five-foot strip of grass adjacent new and existing trails outside of the wetland buffers, and a 5-foot strip of grass plus a 10-foot strip of native plantings adjacent new and existing trails within the wetland buffers. This will allow for maintenance adjacent the trails, while allowing stormwater runoff to filter into the native plants prior to entering the wetland. These impacts are outlined in the trail impacts to wetland buffer column above.

3. Wetland Buffer Recommendations:

- a. Prior to the issuance of a grading permit the applicant must submit the following:
 - 1) Grading Plan:
 - a) Plans showing the linear setback of the grading to the edge of all wetlands.
 - b) Detail erosion control plan measures for all grading within wetland buffers to ensure no pollutants alter the water chemistry of the wetland.
 - 2) Wetland Plan: Plans must show the linear setback of the grading to the edge of all wetlands.
 - 3) Landscape Plan: Plans showing a 5-foot strip of grass adjacent existing trails, and a 5-foot strip of grass plus a 10-foot strip of native plantings adjacent existing and new trails within a wetland buffer.
 - 4) Wetland Buffer Mitigation Plan:
 - a) Native Planting Plan: Updated native planting plan which meets the requirements of the October 1, 2025, Century Ponds Development – Natural Resources Review authored by Brandon Bohks, CMWP, Natural Resources Project Manager, Bolten and Menk.
 - b) Wetland A Mitigation Details: Coordinate with the St. Paul Police Training facility on wetland buffer mitigation strategies for Wetland A.
 - c) Interpretive Sign Plan: Plan with the proposed location of at least four interpretive signs throughout the Century Ponds neighborhood to include one or more of the following site-specific subjects: wetlands, natural resources, wildlife habitat, pollinators, history. Final sign design, size, and locations to be approved by City staff.
 - d) Wetland Buffer Sign Plan: Identify the location of wetland buffer signs to be installed along the approved wetland buffers. The signs should be placed every 100 feet at a minimum. The City of Maplewood supplies wetland buffer signs identifying that no building, mowing, or grading should take place within the buffer. There is a \$35 fee per sign.
 - e) Wetland Buffer Boundary Demarcation Plan for High-Traffic Areas: Identify areas around the approved wetland buffers where there are high traffic areas, such as behind the townhome patios and lawn areas, and how those

wetland buffers can be protected with strategies such as fencing, additional signage, or landscaping.

- f) Wetland Buffer Sign Installation: Install the City wetland buffer signs that specify that no building, mowing, cutting, grading, filling or dumping are allowed within the buffer.
- 5) Surety: A cash escrow or letter of credit to cover 150 percent of the wetland buffer mitigation. The City will retain the surety for up to three years as outlined in the maintenance agreement to ensure the wetland buffer mitigation and plantings are established and maintained.

Landscape Policies and Recommendations:

Review of the overall landscape plan to ensure nonnative and invasive species are avoided, seed mix is appropriate for use in areas proposed, and plantings are climate resilient.

- 1. Prior to the issuance of a grading permit the applicant must submit the following:
 - a. Revised landscape plans for the following areas:
 - 1) Sullivan's Milkweed: Identify on the landscape plans how the developer will coordinate with the Department of Natural Resources with further information about the location and number of Sullivan's Milkweed present on the site to discuss approved avoidance measures and/or the need for a Permit to Take.
 - 2) Park Landscape Plan: Final landscape plans for the new park to be reviewed and approved as part of the City's park development process. At a minimum tree planting within the park should include all trees proposed on the August 22, 2025, landscape plan, plus additional trees as determined through the review process.
 - 3) Single-Family and Townhome Landscape Plans:
 - a) Foundation planting plans for each single-family home and townhome to include a mix of perennials.
 - b) Landscape plans showing the 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.

Stormwater Basin Recommendations

Several stormwater ponds and filtration basins are proposed throughout the development. The stormwater ponds and filtration basins are required to be planted, ideally with deep-rooted native plants. The City requires a portion of the basin to be planted rather than seeded; typically, a minimum of 5,000 square feet of plantings are

required in large basins. Using plants rather than seed hastens establishment and provides a better chance of successful establishment. Basin bottoms and lower elevations almost never establish successfully from seed since the seed is washed away when stormwater flows into the basin.

1. Prior to the issuance of a grading permit the applicant must submit the following:
 - a. Revised landscape plan that shows a detailed planting plan for each pond and filtration basin to include a mix of native plugs and seed.

**MINUTES
MAPLEWOOD COMMUNITY DESIGN REVIEW BOARD**

6:00 P.M. Tuesday, September 16, 2025
City Hall, Council Chambers
1830 County Road B East

E. NEW BUSINESS

2. Design Review Resolution, Century Ponds Proposed Development, 601 Century Avenue South

Michael Martin, AICP, Assistant Community Development Director, gave the presentation. Deb Ridgeway, D.R. Horton, and Mike Suel, D.R. Horton, addressed the board and answered questions.

Boardmember Lamers moved to approve a resolution for design review, including a friendly amendment to revise Item 10 in section 3.01 of the resolution.

DESIGN REVIEW RESOLUTION

BE IT RESOLVED by the City Council of the City of Maplewood, Minnesota, as follows: Section 1. Background.

- 1.01 D.R. Horton has requested approval of design review to construct 73 townhome units in 15 buildings.
- 1.02 The property is located at 601 Century Avenue South and is legally described as:

PIN: 12-28-22-11-0002 and 12-28-22-44-0002

That part of the Southeast Quarter of the Northeast Quarter, lying Southwesterly of Lower Afton Road as described in Document 1613681, on file and of record in the office of the County Recorder, Section 12, Township 28, Range 22, Ramsey County, Minnesota according to the government survey thereof, Ramsey County, Minnesota.

Also:

The Northeast Quarter of the Southeast Quarter, EXCEPT the East 1.6 Rods, Section 12, Township 28, Range 22, Ramsey County, Minnesota according to the government survey thereof, Ramsey County, Minnesota.

Also:

The Southeast Quarter of the Southeast Quarter EXCEPT the South 574.00 feet of the West 600.00 feet, Section 12, Township 28, Range 22, Ramsey County, Minnesota according to the government survey thereof, Ramsey County, Minnesota.

Abstract Property

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 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 22, 2025. Approval is subject to the applicant doing the following:

1. Concurrent approval of comprehensive plan amendment, rezoning, variance, and easement vacation applications.
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 September 4, 2025.
5. Comply with conditions outlined in the September 4, 2025, Development Review report from Bolton & Menk.
6. Satisfy the requirements set forth in the environmental review authored by Shann Finwall, dated September 8, 2025.
7. The applicant shall obtain all required permits from the Ramsey-Washington Metro Watershed District.

8. Rooftop vents and equipment, and any ground equipment, shall be located out of view from all sides of the property. Any ground equipment must be screened with 100 percent opaque materials or landscaping.
9. Any identification or monument signs for the project must meet the city's sign ordinance requirements and be designed to be consistent with the project's building materials and colors.
10. Prior to the issuance of a building permit, the applicant shall submit for ~~staff~~ CDRB approval the following items:
 - a. Revised building elevations that show varying materials within each elevation, ensuring that the materials are not continuous throughout all units within a single townhome building. Masonry must comprise between 20 and 30 percent of the elevations of each building. Applicant shall ensure these standards are applied to all four elevations of each building. ~~additional windows on the side elevations and stone wainscoting on the side and rear elevations.~~
11. The applicant shall complete the following before occupying the buildings:
 - 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.
12. 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.

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

Seconded by Chairperson Kempe

Ayes – All (via roll call)

The motion passed.

**MINUTES
MAPLEWOOD PLANNING COMMISSION**

7:00 P.M. Tuesday, September 16, 2025

City Hall, Council Chambers

1830 County Road B East

E. PUBLIC HEARING

1. Century Ponds Proposed Development, 601 Century Avenue South

- a. Comprehensive Plan Amendment**
- b. Ordinance Amendment Rezoning to PUD**
- c. Wetland Buffer Variance**
- d. Public Vacation of an Easement**
- e. Preliminary Plat**

Michael Martin, AICP, Assistant Community Development Director, gave the presentation. Steve Love, Public Works Director/City Engineer, and Jon Jarosch, Assistant City Engineer, added further information. Deb Ridgeway, D.R. Horton, addressed the commission and answered questions.

Chairperson Desai opened the public hearing.

The following individuals addressed the commission regarding the project:

- 1. Deb Ridgeway, D.R. Horton
- 2. Mike Suel, D.R. Horton
- 3. Chuck Hanna - 2552 Hillwood Drive East
- 4. Marlys Howells - 566 Deer Ridge Lane South
- 5. Debbie Hager - 2670 Linwood Avenue East
- 6. Mike Hager - 2760 Linwood Avenue East
- 7. Bill Dorgan - 590 Deer Ridge Lane South

Chairperson Desai closed the public hearing.

Vice Chairperson Yang moved to approve a resolution amending the 2040 Comprehensive Plan's Future Land Use Map to re-guide the project properties from Park to Low Density Residential.

COMPREHENSIVE PLAN AMENDMENT RESOLUTION

Resolution approving the comprehensive plan amendment re-guiding a portion of the property located at the southwestern corner of the intersection of Lower Afton Road East and Century Ave South from Park to Low Density Residential.

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

Section 1. Background.

1.01 D.R. Horton has requested approval of a comprehensive plan amendment.

- 1.02 The property is located at 601 Century Avenue South and is legally described as: (PIN: 12-28-22-11-0002 and 12-28-22-44-0002)

That part of the Southeast Quarter of the Northeast Quarter, lying Southwesterly of Lower Afton Road as described in Document 1613681, on file and of record in the office of the County Recorder, Section 12, Township 28, Range 22, Ramsey County, Minnesota according to the government survey thereof, Ramsey County, Minnesota.

Also:

The Northeast Quarter of the Southeast Quarter, EXCEPT the East 1.6 Rods, Section 12, Township 28, Range 22, Ramsey County, Minnesota according to the government survey thereof, Ramsey County, Minnesota.

Also:

The Southeast Quarter of the Southeast Quarter EXCEPT the South 574.00 feet of the West 600.00 feet, Section 12, Township 28, Range 22, Ramsey County, Minnesota according to the government survey thereof, Ramsey County, Minnesota.

Abstract Property

Section 2. Criteria

- 2.01 The 2040 Comprehensive Plan states the document may require amending due to a property owner request to change land use designation to allow a proposed development or redevelopment.
- 2.02 The 2040 Comprehensive Plan amendment process follows the same City identified public hearing process as the major update process used to develop the 2040 Comprehensive Plan. Amendments are required to submit and gain approval from the Metropolitan Council.

Section 3. Findings

- 3.01 The requested amendment would meet various amendment criteria outlined in the 2040 Comprehensive Plan.
- 3.02 The proposed amendment is compatible with the surrounding residential neighborhoods.
- 3.03 Public utilities are available to provide services for the proposed residential use.
- 3.04 Adequate and safe access to the site can be provided from existing streets.

Section 4. City Review Process

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

1. On September 16, 2025, 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 27, 2025, the city council discussed the comprehensive plan amendment. They considered reports and recommendations from the planning commission and city staff.

Section 5. City Council

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

1. Review and approval of the Metropolitan Council as provided by state statute.

Seconded by Commissioner Eads

(via roll call)

Ayes – Chairperson Desai
Vice Chairperson Yang
Commissioner Arbuckle
Commissioner Eads
Commissioner Ige
Commissioner Oszman
Nays – Commissioner Wulschlleger

The motion passed.

Commissioner Ige moved to approve an ordinance amending Chapter 44 Zoning of the Maplewood City Code to establish PUD-01 Century Ponds as a Planned Unit Development (PUD) District.

ORDINANCE NO. _____

An Ordinance Amending Chapter 44 Zoning of the Maplewood City Code to Establish PUD-01 Century Ponds as a Planned Unit Development (PUD) District for the Property Located at the Southwest Intersection of Lower Afton Road East and Century Avenue South

The City Council of Maplewood ordains as follows:

Section 1. Chapter 44 is hereby amended to add the following Sections to Article II – District Regulations:

Sec. 44-313. – PUD-01 _____

1. Except as specified within this section, the PUD shall adhere to the requirements in the R-1S Small-Lot Single-Dwelling District and the R-3C Townhouse Residence District.
2. The following uses are permitted within PUD-01:
 - a. Principal Uses
 - i. Detached single-unit residential
 - ii. Townhouses
 - b. Accessory Uses
 - i. Accessory uses as listed in the R-1S district for single-unit residential lots
 - ii. Accessory uses as listed in the R-3C district for townhouse lots
3. Minimum dimensional requirements for each use within PUD-01 shall be as follows:
 - a. Single-Unit Residential Lots
 - i. 55-Foot-Wide Lots
 1. A minimum lot area of 6,600 square feet.
 2. A minimum lot width of 55 feet. Corner lots shall be at least 65 feet wide.
 3. A minimum lot depth of 120 feet.
 - ii. 65-Foot-Wide Lots
 1. A minimum lot area of 8,450 square feet.
 2. A minimum lot width of 65 feet. Corner lots shall be at least 75 feet wide.
 3. A minimum lot depth of 130 feet.
 - iii. Setbacks for all Single-Unit Lots
 1. A minimum front setback of 30 feet.
 2. A minimum rear setback of 30 feet.
 3. A minimum side setback of 7.5 feet on each side.
 4. A minimum corner side setback of 20 feet.
 - iv. A maximum building height of 35 feet.
 - v. A maximum building lot coverage of 40%.
 - b. Townhouse Lots
 - i. A minimum front setback of 30 feet from a private road.
 - ii. A minimum rear setback of 20 feet.
 - iii. A minimum side setback of 20 feet.
 - iv. A minimum separation between dwellings of 20 feet.
 - v. A maximum building height of 35 feet.
 - vi. A minimum of 35% of the townhouse portion of the development retained for green space.
4. Building Performance Standards
 - a. No single-unit home shall be constructed that has the same floor plan or exterior facade as a home immediately adjacent to it or across the street.
 - b. All single-unit homes and townhomes shall be constructed of building materials which mitigate the noise from the adjacent shooting range.

5. Miscellaneous Requirements and Performance Standards

a. Signage

- i. Monument signage shall be landscaped around the sign's base and designed to be consistent with the project's building materials and colors.
- ii. Monument signage must meet city sign code requirements for residential development.
- iii. Covenants for the maintenance of monument signage shall be recorded against the property.

b. Parking

- i. Parking is limited to one side of the street throughout the development.

c. Landscaping

- d. All other general zoning requirements in the Maplewood City Code not addressed in this ordinance shall be met.

6. Development Plans. The site shall be developed, used, and maintained in conformance with the following Final PUD signed official exhibits:

- a. [Plans to be inserted with final ordinance]

Section 2. The Zoning Map of the City of Maplewood shall be amended by reclassifying the lands legally described as _____ from ____ to PUD-01 Century Ponds.

Section 3. This Ordinance shall be published and shall take effect following the approval of the final plat for the Century Ponds development.

Approved by the City Council of the City of Maplewood on _____, 2025.

Signed:

Marylee Abrams, Mayor

Date

Attest:

Andrea Sindt, City Clerk

Date

Seconded by Commissioner Eads

(via roll call)

Ayes – Chairperson Desai
Vice Chairperson Yang
Commissioner Arbuckle
Commissioner Eads
Commissioner Ige
Commissioner Oszman
Nays – Commissioner Wulschleger

The motion passed.

Commissioner Eads moved to approve a resolution for a wetland buffer variance.

WETLAND BUFFER VARIANCE RESOLUTION

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

Section 1. Background

- 1.01 D.R. Horton has requested approval for a wetland variance buffer to allow grading and trail construction within the required buffer.
- 1.02 The property is located at 601 Century Avenue South and is legally described as: (PIN: 12-28-22-11-0002 and 12-28-22-44-0002)

That part of the Southeast Quarter of the Northeast Quarter, lying Southwesterly of Lower Afton Road as described in Document 1613681, on file and of record in the office of the County Recorder, Section 12, Township 28, Range 22, Ramsey County, Minnesota according to the government survey thereof, Ramsey County, Minnesota.

Also:

The Northeast Quarter of the Southeast Quarter, EXCEPT the East 1.6 Rods, Section 12, Township 28, Range 22, Ramsey County, Minnesota according to the government survey thereof, Ramsey County, Minnesota.

Also:

The Southeast Quarter of the Southeast Quarter EXCEPT the South 574.00 feet of the West 600.00 feet, Section 12, Township 28, Range 22, Ramsey County, Minnesota according to the government survey thereof, Ramsey County, Minnesota.

Abstract Property

Section 2. Standards

- 2.01 City Ordinance Section 18-221 (d) (1) requires a minimum buffer width of 100 feet from Manage A Wetlands, 75 feet from Manage B Wetlands, and 50 feet from Manage C Wetlands.

- 2.02 City Ordinance Section 18-221 (h) (1) provides procedures for granting a variance to the wetland ordinance requirements and refers to the state statute where a variance may be granted when:
1. The variance is in harmony with the general purposes and intent of this ordinance;
 2. When the variance is consistent with the comprehensive plan; and
 3. When the applicant establishes that there are practical difficulties in complying with the ordinance. Practical difficulties mean: (1) The proposed use is reasonable; (2) the need for a variance is caused by circumstances unique to the property, not created by the property owner; (3) the proposal will not alter the essential character of the locality.

Section 3. Findings

- 3.01 The Maplewood City Council makes the following findings:
1. The proposed development meets the intent of city ordinance standards in the PUD zoning district, R-1S, and R-3C districts, and is consistent with the goals of the 2040 Comprehensive Plan.
 2. The request is reasonable. The proposed improvements within the wetland buffer enhance stormwater management and increase public access to the development's natural areas. The site has several wetlands, and the proposed development will continue to protect and enhance them while creating a public amenity via a trail system that allows the public to enjoy the natural landscapes on the site.
 3. The existing conditions on this property are unique and not caused by the property owner.
 4. Overall, the proposed development of this site is in character with the surrounding uses, which include single-family residential areas. The preservation of 47% of the total site as green space provides a natural buffer between the new development and established neighborhoods and adds a public amenity to the community that is accessible to the existing neighborhood.

Section 4. City Review Process

- 4.01 The City conducted the following review when considering the public vacation request.

1. On September 16, 2025, 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 8, 2025, the environmental and natural resources commission reviewed the request. The environmental and natural resources commission recommended that the city council approve this resolution.
3. On October 27, 2025, the city council discussed the wetland buffer variance request. They considered reports and recommendations from the planning commission, environmental and natural resources commission, and city staff.

Section 5. City Council Action

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

1. The applicant shall obtain all required permits from the Ramsey-Washington Metro Watershed District.
2. The site must be developed and maintained in substantial conformance with the following plans:
 - a. Wetland, grading and site plans, date-stamped July 22, 2025.

Seconded by Vice Chairperson Yang

(via roll call)

Ayes – Chairperson Desai
Vice Chairperson Yang
Commissioner Arbuckle
Commissioner Eads
Commissioner Ige
Commissioner Oszman
Nays – Commissioner Wulschlleger

The motion passed.

Vice Chairperson Yang moved to approve a resolution for the public vacation of an easement.

PUBLIC VACATION OF AN EASEMENT RESOLUTION

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

Section 1. Background.

- 1.01 D.R. Horton has requested the Maplewood City Council to vacate the following portions of a wetland buffer easement.

That part of the Wetland Buffer Easement as described in Document No. 3510497, recorded in the office of the County Recorder, Ramsey County, Minnesota (said easement is in the Southeast Quarter of the Southeast Quarter of Section 12, Township 28, Range 22, said County), lying southerly of the following described line:

Commencing at the southeast corner of said Section 12; thence North 00 degrees 25 minutes 17 seconds West, assumed bearing along the east line of said Southeast Quarter of the Southeast Quarter, a distance of 690.07 feet; thence South 89 degrees 34 minutes 43 seconds West 411.82 feet to the point of beginning of the line to be described; thence continuing South 89 degrees 34 minutes 43 seconds West 100.00 feet; thence North 68 degrees 09 minutes 42 seconds West 16.88 feet; thence North 71 degrees 45 minutes 54 seconds West 76.39 feet; thence South 60 degrees 00 minutes 57 seconds West 51.96 feet; thence North 85 degrees 38 minutes 32 seconds West 29.32 feet; thence South 89 degrees 34 minutes 43 seconds West 100.00 feet, and said line there terminating.

That part of the Wetland Buffer Easement as described in Document No. 3510497, recorded in the office of the County Recorder, Ramsey County, Minnesota (said easement is in the Southeast Quarter of the Southeast Quarter of Section 12, Township 28, Range 22, said County), lying easterly of the following described line:

Commencing at the southeast corner of said Section 12; thence North 00 degrees 25 minutes 17 seconds West, assumed bearing along the east line of said Southeast Quarter of the Southeast Quarter, a distance of 1048.95 feet; thence South 89 degrees 34 minutes 43 seconds West 401.32 feet to the point of beginning of the line to be described; thence South 100.00 feet; thence South 25 degrees 33 minutes 41 seconds East 13.55 feet; thence South 12 degrees 01 minutes 40 seconds East 30.92 feet; thence South 00 degrees 15 minutes 56 seconds East 40.24 feet; thence South 30 degrees 48 minutes 39 seconds West 5.18 feet; thence South 108.30 feet, and said line there terminating.

Section 2. Criteria

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

Section 3. Findings

- 3.01 The Maplewood City Council makes the following findings:
1. The existing wetland buffer easement does not align with the approved wetland delineation for the site.
 2. The vacation is not counter to the public interest.
 3. A new public wetland buffer easement will be dedicated to align with the approved wetland delineation for the site to replace the vacated easement.

Section 4. City Review Process

- 4.01 The city conducted the following review when considering the public vacation request.
1. On September 16, 2025 the planning commission considered the public vacation request.
 2. On October 27, 2025 the city council discussed the public vacation request. City staff published two consecutive weeks of a meeting notice in the Pioneer Press and sent notices to the surrounding property owners. The city council gave everyone at the hearing a chance to speak and present written statements. They considered reports and recommendations from the planning commission and city staff.

Section 5. City Council

- 5.01 The city council hereby _____ the resolution. Approval is based on the findings outlined in Section 3 of this resolution. Approval is subject to the following conditions:
1. The applicant shall provide and dedicate a new public wetland buffer easement that aligns with the approved wetland delineation.

Seconded by Commissioner Ige

(via roll call)

Ayes – Chairperson Desai
Vice Chairperson Yang
Commissioner Arbuckle
Commissioner Eads
Commissioner Ige
Commissioner Oszman
Nays – Commissioner Wulschlleger

The motion passed.

Commissioner Eads moved to approve a resolution for a preliminary plat.

PRELIMINARY PLAT RESOLUTION

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

Section 1. Background.

1.01 D.R. Horton has requested preliminary plat approval.

1.02 The property is located at 601 Century Avenue South and is legally described as:
(PIN: 12-28-22-11-0002 and 12-28-22-44-0002)

That part of the Southeast Quarter of the Northeast Quarter, lying Southwesterly of Lower Afton Road as described in Document 1613681, on file and of record in the office of the County Recorder, Section 12, Township 28, Range 22, Ramsey County, Minnesota according to the government survey thereof, Ramsey County, Minnesota.

Also:

The Northeast Quarter of the Southeast Quarter, EXCEPT the East 1.6 Rods, Section 12, Township 28, Range 22, Ramsey County, Minnesota according to the government survey thereof, Ramsey County, Minnesota.

Also:

The Southeast Quarter of the Southeast Quarter EXCEPT the South 574.00 feet of the West 600.00 feet, Section 12, Township 28, Range 22, Ramsey County, Minnesota according to the government survey thereof, Ramsey County, Minnesota.

Abstract Property

Section 2. Criteria

2.01 City ordinance requires that subdivisions and platting are subject to the procedures and application requirements established in Ch. 34 Subdivisions of the Maplewood City Code.

Section 3. Findings

3.01 The Maplewood City Council makes the following findings:

1. The proposal meets the specific platting standards.

2. The physical characteristics of the site are suitable for the type of development and use being proposed.
3. The proposed development will not negatively impact the public health, safety, or welfare of the community.

Section 4. City Review Process

4.01 The City conducted the following review when considering the public vacation request.

1. On September 16, 2025 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 27, 2025 the city council discussed the preliminary plat. They considered reports and recommendations from the planning commission and city staff.

Section 5. City Council

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

1. The Preliminary Plat approval shall expire one year from the date of the City Council approval unless a Final Plat has been requested or a time extension has been granted by the City Council.
2. The site must be developed and maintained in substantial conformance with the design and site plans, date-stamped July 22, 2025.
3. Concurrent approval of comprehensive plan amendment, variance, and easement vacation applications.
4. Applicant shall be responsible for payment of all costs associated with the preliminary plat application.
5. A preliminary plat opinion letter from the City Attorney detailing the requirements for fee title and plat recording.

6. Homeowner's association documents. The documents must specify that all owners in the Century Ponds plat are responsible for the ownership, management, and maintenance of the Outlots and infiltration basins and details on how the wetland buffer and infiltration basins are to be preserved and maintained. The requirement of a conservation easement and roles and responsibilities will be outlined in the required developer's agreement.
7. Applicant shall submit a Construction Management Plan for approval by the City's Public Works Director. This plan should include, at a minimum, the following items:
 - a. Project Contact info for residents to call/email with questions and complaints.
 - b. Hours and days of construction activity.
 - c. Outline of project communication to the adjacent neighborhood, which includes:
 1. Up-to-date project website that allows emails to be sent out when updates are made
 2. Option to receive updates for those without internet access
 - d. Construction traffic routing
 1. Including prohibiting construction traffic west of the site along Linwood Avenue.
 - e. Outline of how demolition and excavated material will be handled and stored.
 - f. A dust mitigation plan.
8. Applicant shall be responsible for the procurement of any and/or all local or public agency permits, including, but not limited to, the submittal of all required information for building permit issuance.
9. The approval of an MPCA sanitary sewer extension permit from the Metropolitan Council.
10. The applicant shall coordinate with the DNR regarding requirements relating to avoidance measures and/or the need for a Permit to Take regarding Sullivant's milkweed on site.

11. The applicant shall work with the contractor to phase grading as efficiently as possible for the site in order to more effectively implement the erosion and sediment control plan and Stormwater Pollution Prevention Plan.
12. 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.
13. The applicant will be required to adhere to the Minnesota Department of Natural Resources and the United States Fish and Wildlife Service guidelines on timeframes for tree removal.
14. Prior to the release of the Final Plat, the street names shall be reviewed and approved by the city.
15. Comply with conditions outlined in the September 4, 2025, Engineering Report.
16. Comply with conditions outlined in the September 4, 2025, Development Review report from Bolton & Menk.
17. Comply with conditions outlined in the September 8, 2025, Environmental Report.
18. Parking is limited to one side of the street in all areas of the development. Before the final plat, the applicant shall submit an exhibit indicating the location of the no-parking areas and where the mailboxes will be located. The applicant will be required to incur any costs associated with posting no-parking signs.
19. A Development Agreement shall be fully executed prior to the release of the Final Plat for recording.
20. Final sewer park availability charges shall be satisfied via cash dedication. Final park availability charges shall be memorialized in the Development Agreement.
21. The applicant shall be responsible for paying any SAC, WAC, or PAC charges related to the improvements proposed with this project. A SAC determination is required.

22. Prior to the issuance of a building permit, the Applicant shall provide the recorded covenants for maintenance of the monument signs for neighborhood identification.
23. The development must further comply with all conditions outlined in City Council Resolution No. _____ for a PUD Rezoning _____ by the Maplewood City Council on October 27, 2025.

Seconded by Commissioner Ige

(via roll call)

Ayes – Chairperson Desai
Vice Chairperson Yang
Commissioner Arbuckle
Commissioner Eads
Commissioner Ige
Commissioner Oszman
Nays – Commissioner Wulschlleger

The motion passed.

**MINUTES
CITY OF MAPLEWOOD
ENVIRONMENTAL AND NATURAL RESOURCES COMMISSION
Wednesday, October 8, 2025
6:00 P.M.**

1. CALL TO ORDER

Chairperson Lates called a meeting of the Environmental and Natural Resources Commission to order at 6:00 p.m.

2. ROLL CALL

Rebecca Bryan, Commissioner	Present
Joanne Cryer, Commissioner	Present (at 6:05 p.m.)
Benjamin Guell, Commissioner	Present
David Lates, Chairperson	Present
Ted Redmond, Commissioner	Present
Wes Saunders-Pearce, Commissioner	Present

Staff Present

Steve Love, Public Works Director
Audra Robbins, Parks and Natural Resources Manager
Jon Jarosch, Assistant City Engineer
Shann Finwall, Sustainability Coordinator

3. APPROVAL OF AGENDA

Commissioner Guell moved to approve the agenda.

Seconded by Commissioner Bryan.

Ayes – Commissioners
Bryan, Guell, Lates,
Redmond, Saunders-Pearce

The motion passed.

4. APPROVAL OF MINUTES

a. September 10, 2025

Chair Lates moved to approve the September 10, 2025, Environmental and Natural Resources Commission meeting minutes as written.

Seconded by Commissioner Saunders-Pearce.

Ayes – Commissioners
Bryan, Guell, Lates,
Redmond, Saunders-Pearce

The motion passed.

5. NEW BUSINESS

- a. Century Ponds Proposed Development, 601 Century Avenue South – Wetland Buffer Variances

Shann Finwall, Sustainability Coordinator, introduced the subject.

Jon Jarosch, Assistant City Engineer, answered questions about stormwater management throughout the development.

Steve Love, Public Works Director, answered questions about the proposed open space provided throughout the development.

Applicant representatives that answered questions and spoke on behalf of the development included:

- David Nash, Alliant Engineering
- Deb Ridgeway, D.R. Horton
- Michael Suel, D.R. Horton
- Mary Clare, Kjolhaug Environmental Services

John Zakelj, President, Friends of Maplewood Nature, thanked the developer for listening to neighbors and other advocates while designing the plat and preserving as much open space as possible. Mr. Zakelj stated he was thankful to hear that the preservation and maintenance of the open space sites would be carried out long after the initial three-year maintenance period, and there was a plan for that maintenance even if the homeowner's association was unable to maintain.

Chair Lates moved to approve the wetland buffer resolution for Century Ponds with three additional mitigation strategies including:

- A more detailed erosion control plan for all grading within wetland buffers.
- Coordinate with the St. Paul Police Training facility on wetland buffer mitigation strategies for Wetland A.
- Addition of educational interpretive signs.

Seconded by Commissioner Bryan.

Ayes – All

The motion passed.

6. UNFINISHED BUSINESS

7. VISITOR PRESENTATIONS

None

8. COMMISSIONER PRESENTATIONS

None

9. STAFF PRESENTATIONS

Shann Finwall, Sustainability Coordinator, updated the Environmental and Natural Resources Commission on the following:

- a. ENR Commission Calendar – the ENR Commission will review a wetland buffer variance for a church expansion during the November meeting.

10. ADJOURNMENT

The meeting ended at 6:56 p.m.

DRAFT

Century Ponds PUD

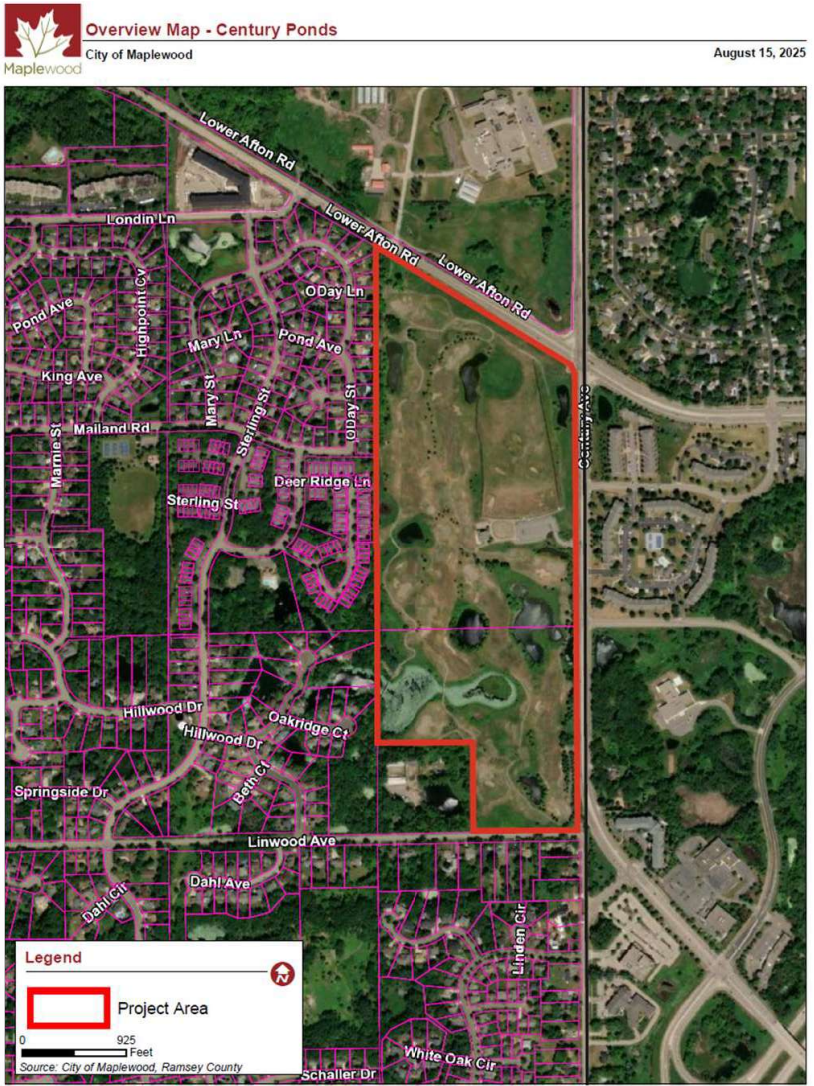
- New Residential Planned Unit Development
 - 133 detached single-family homes
 - 73 townhouse units
 - Southwest quadrant of Lower Afton Rd and Century Ave S
- Former site of the Ponds at Battle Creek golf course
- 92.23 acre project area
- Requesting approval for
 - Comprehensive Plan Amendment
 - Rezoning to a PUD
 - Wetland Buffer Variance
 - Preliminary Plat
 - Design Review



Century Ponds PUD

Timeline

- 2019 – Ramsey County closed Ponds at Battle Creek golf course
- 2020 & 2021 – Ramsey County and City of Maplewood conducted community engagement for development of site
- Ramsey County approved purchase agreement with DR Horton
- Applicant held 6 neighborhood meetings in Aug, Oct, Nov, and Dec, 2024
- August 2025 – after review of the EAW, City Council adopted resolution stating additional environmental review was not required



Century Ponds PUD

Proposed Development

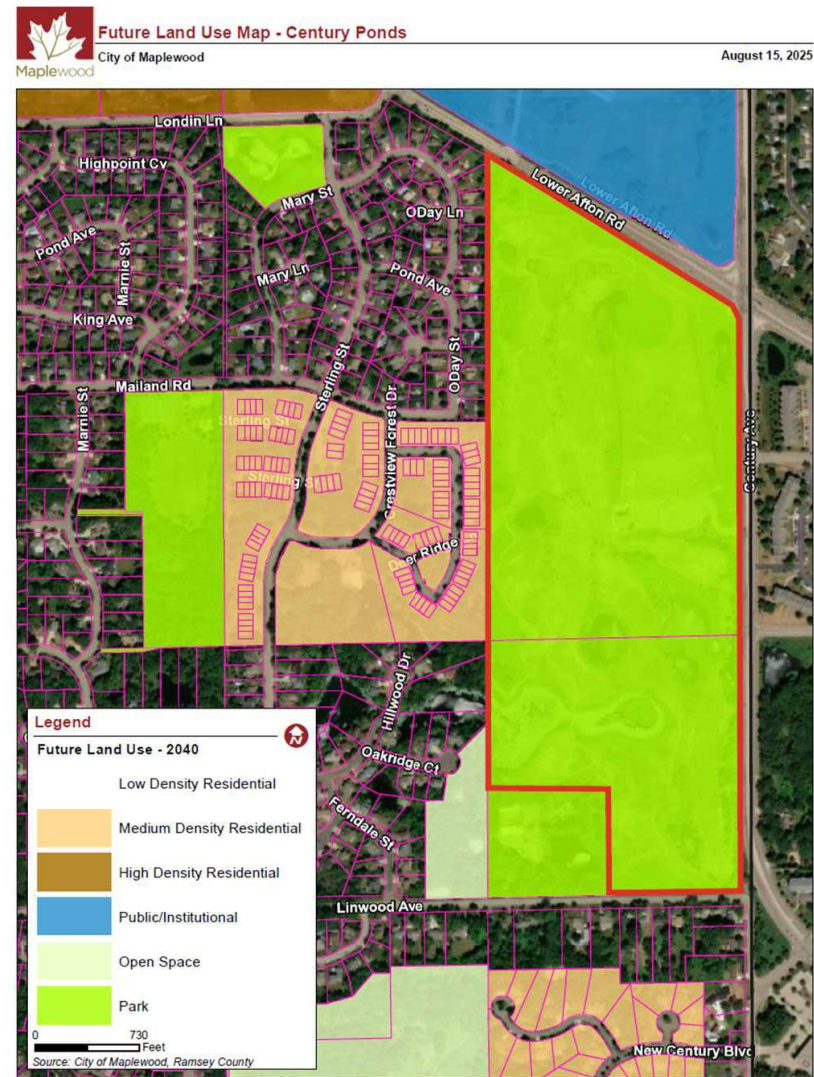
- 133 single-family homes with attached 2- or 3-car garages (northern end)
- 73 townhouses with attached 2-car garages (southern end)
- 42.57 acres of outlots includes:
 - Public park (1.73 acres)
 - Wetlands (10.55 acres)
 - Public conservation easements
 - Storm sewer improvement tax district
- 1.80 miles of public paved trails



Century Ponds PUD

Comprehensive Plan Amendment

- Current Controls of Properties
 - FLU: Parks
 - Zoning: Farm
- Applicant is proposing to re-guide as Low Density Residential
 - 2040 Comprehensive Plan
 - Low Density Residential: 2.6-6.0 units/acre
 - Proposed development
 - Net density: 4.15 units/acre



Century Ponds PUD

Rezone to PUD

- Current Controls of Properties
 - Zoning: Farm
- Proposed guide districts
 - R-1S Small-Lot Single-Dwelling District for single-dwelling homes in north
 - R-3C Residence District for townhouse units in south



Century Ponds PUD

Rezone to PUD

- Sec. 44-312 of the City Code identifies requirements for PUDs
- Purpose of a PUD is to allow flexibility from zoning standards in order to:
 - Encourage efficient use of land, public services, and greater amenity
 - Promote development that is equal to or surpassing quality of developments resulting from application of conventional zoning standards
- Rezoning to a PUD creates a new zoning district that sets specific uses, dimensions, and design standards for that PUD
- The standards are adopted into the City Code – future changes within the PUD must follow the standards set for the PUD district
- Each new PUD district is specific to the PUD for which it is adopted

Century Ponds PUD

Rezone to PUD -Proposed Lot and Site Standards for PUD

Single-dwelling units

	R-1S Small Lot SF Requirements	Proposed Century Ponds	
		55' wide lots	65' wide lots
Lot Standards			
Lot Area (min.)	7,500 sf	6,600 sf	8,450 sf
Lot Width (min.)	60 ft	55 ft	65 ft
Corner Lot Width (min.)	85 ft	65 ft	75 ft
Lot Depth (min.)		120 ft	130 ft
Setbacks			
Front	30 to 35 ft	30 ft	30 ft
Rear	20% of Lot Depth	30 ft	30 ft
Sides	5 ft/10 ft	7.5 ft/7.5 ft	7.5 ft/7.5 ft
Side (corner)	30 ft	20 ft	20 ft
Foundation area (min.)	528 to 950 sf depending on house type	No flexibility requested	No flexibility requested
Building Width (min.)	21 feet	No flexibility requested	No flexibility requested
Building Lot Coverage (max.)	30%	40%	40%

Century Ponds PUD

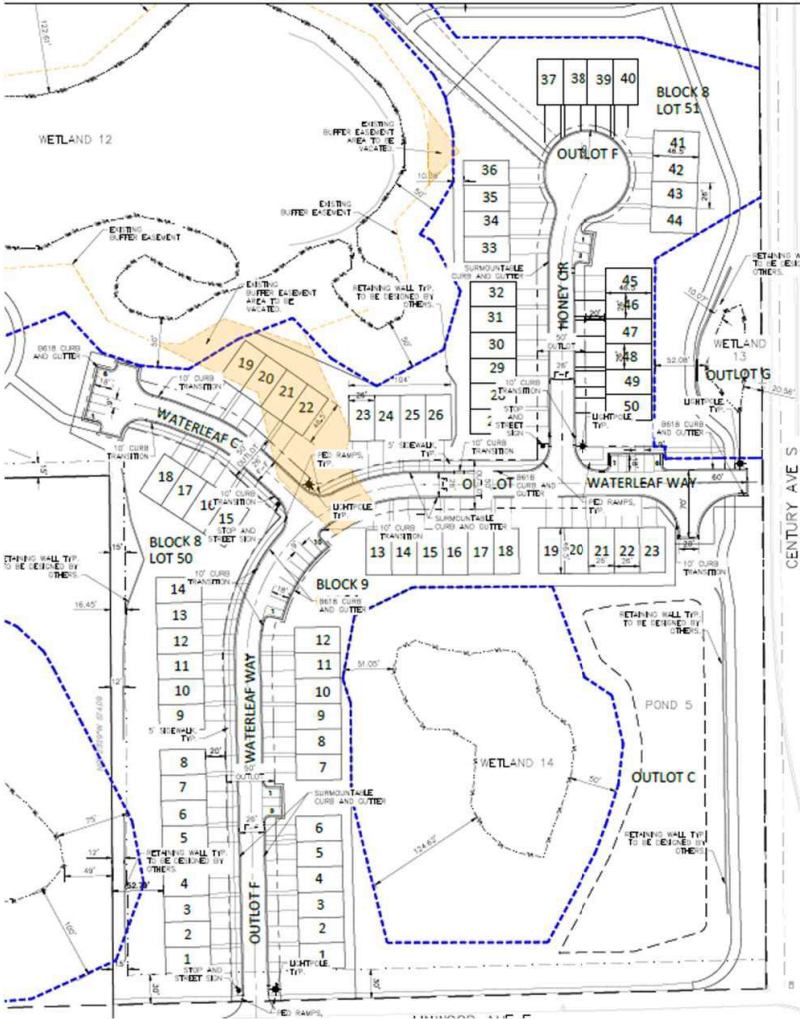
Rezone to PUD -Proposed Lot and Site Standards for PUD

Townhouse Units

	R-3C Townhomes Requirements	Proposed Century Ponds 26' Wide Townhomes
Setbacks		
Front	30 ft	30 ft (from private road)
Rear	20 ft	20 ft
Sides	20 ft	20 ft
Dwelling to Dwelling	20 ft	20 ft
Floor Area (min.)	580 to 1,040 sf depending on unit	No flexibility requested

LEGEND:

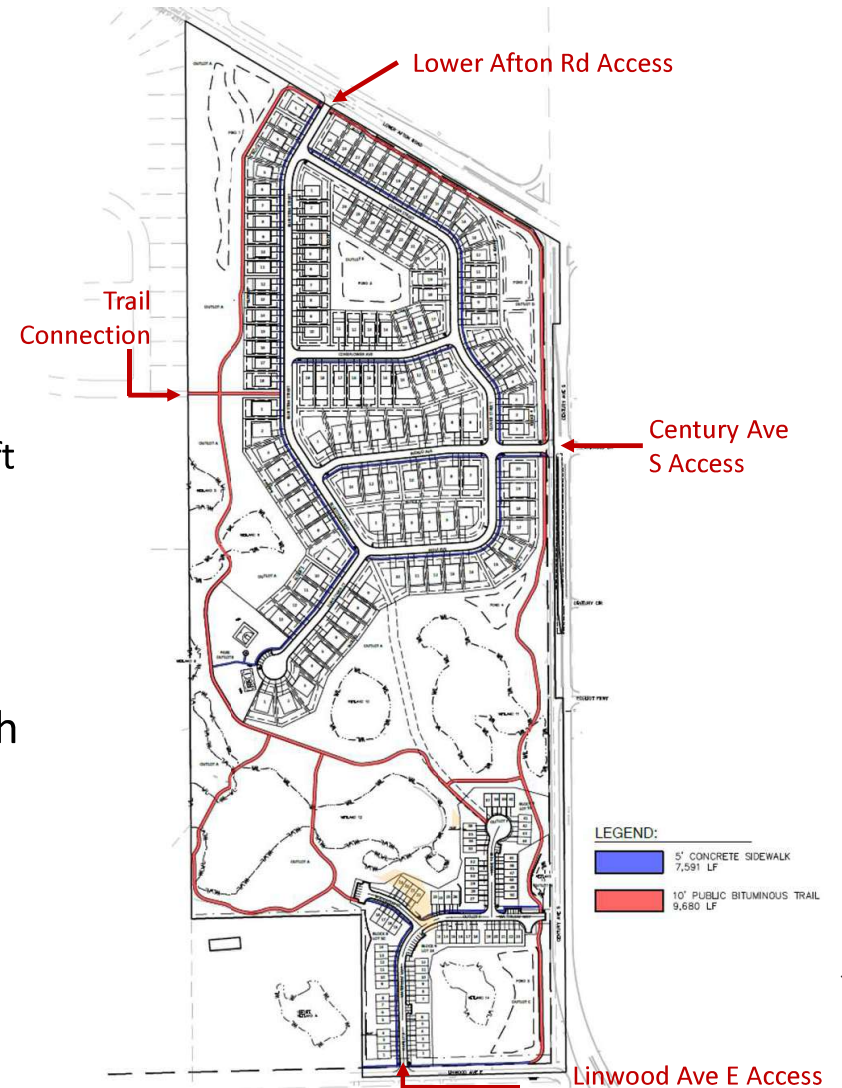
- EASEMENT LINE
- BUILDING SETBACK
- PROPERTY LINE
- LOT LINE
- ROW
- WETLAND BUFFER
- STREET LIGHT
- STOP SIGN
- RETAINING WALL



Century Ponds PUD

Rezone to PUD – Additional Standards

- Access & Circulation
 - Single-family homes:
 - Access via Lower Afton Rd and Century Ave S
 - Public streets – 60 ft of ROW dedicated to City, 28 ft street
 - Townhomes:
 - Access via Linwood Ave E
 - Private streets – maintained by HOA, 26 ft street
 - No street connection between north and south parts of development or to existing residential development on west side
 - Trail connections between both sides of development and to the existing residential area to the west



Century Ponds PUD

Rezone to PUD – Additional Standards

- Building Height
 - No flexibility requested
 - Maximum height 35 ft
- Open Space
 - No requirement for PUD or R-1S District
 - R-3C District: 35% Green Space required
 - Proposed:
 - Across entire site: 46.77% green space
 - In townhouse portion 55.03% green space

Green Space

Townhouse Portion of Development:

Townhouse Area	SF	Acres	% of Total
Open Space Lots	104,695	2.41	20.22%
Outlot C (wetland/pond)	180,612	4.15	34.82%
Total Green Space	285,307	6.56	55.03%
Total Townhouse Area	512,404	11.92	100%

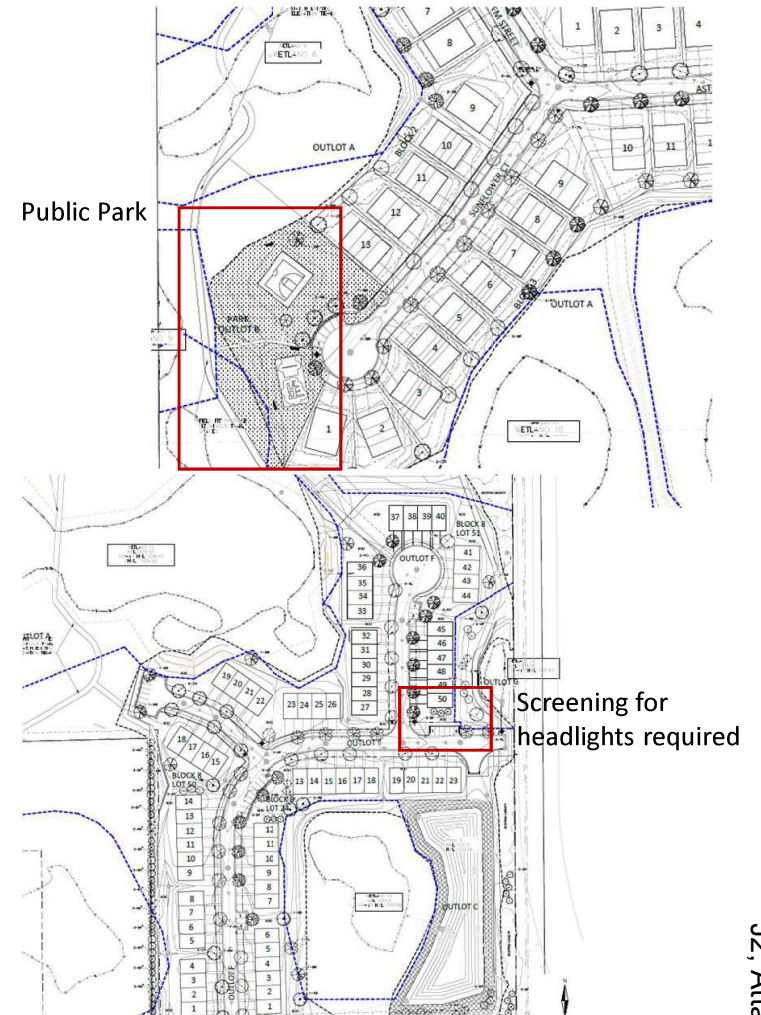
Entire Site:

Open Space	Acres	% of Total
Natural Areas	26.80	29.06%
Wetlands	10.55	11.43%
Ponds	4.06	4.36%
Park	1.73	1.87%
Total Open Space	43.14	46.77%
Total Property Area	92.23	100%

Century Ponds PUD

Rezone to PUD – Additional Standards

- Landscaping and Screening
 - Proposed tree preservation plan provides for more caliper inches than required for mitigation
 - Applicant encouraged to replace some of the oaks on list with more climate resilient species
 - Headlight screening should be considered at all parking areas; required for parking lot on southeastern side of Outlot F
 - Shade trees should be considered on south side of park (Outlot B)
 - Tree removal must occur as specified in MN DNR and US Fish and Wildlife Service guidelines



Century Ponds PUD

Rezone to PUD – Additional Standards

- Exterior Design Approval
 - Appearance of all single-family homes in PUD must be approved
 - No adjacent or across the street single-unit homes will have the same façade or floor plan
 - All units must be constructed of building materials that mitigate noise from adjacent shooting range
- Construction Management Plan required
 - Must be approved by Public Works Director
- Signage required to meet sign code and designed in consistent manner with development's building materials



American Classic A



Heartland Cottage C



Northern Craftsman B



Prairie D



- [illegible]

Century Ponds PUD

Preliminary Plat

- Aside from the flexibilities allowed through the PUD ordinance, the proposed preliminary plat meets the minimum subdivision standards.
- Plat Layout:
 - Blocks: 9
 - Lots: 208
 - Outlots: 6



Century Ponds PUD

Design Review - Townhouses

- Elevations
 - Proposed buildings are 2 stories (approximately 30 ft)
 - Buildings range from 3- to 6-units
 - Staff and CDRB recommendations for additional masonry and varying materials within the elevations have been incorporated by the applicant
 - Recommended city council approve final design plans
- Floor Area and Indoor Storage
 - Minimum habitable floor area per unit is 580-1,040 sf depending on bedroom mix – applicant meets this requirement



Century Ponds PUD

Process

- Department comments received from:
 - Engineering
 - Environmental
 - Public Safety
- Notifications sent to 220 surrounding properties within 500 feet
- September 16, 2025 - CDRB – recommended approval – with conditions
- September 16, 2025 - Planning Commission – held Public Hearing and recommended approval
- October 8, 2025 – Environmental and Natural Resource Commission – recommended approval
- With conditions of approval found in the report, staff is recommending approval of this project