

AGENDA
MAPLEWOOD CITY COUNCIL

7:00 P.M. Monday, February 09, 2026
City Hall, Council Chambers
Meeting No. 03-26

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. January 26, 2026 City Council Workshop Minutes
2. January 26, 2026 City Council Meeting Minutes

F. APPOINTMENTS AND PRESENTATIONS

1. Administrative Presentations
 - a. Council Calendar Update
2. Council Presentations

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

1. Approval of Claims
2. Home Occupation License Resolution, Innately Designed, 2155 Prosperity Road North
3. Settlement Agreement Regarding Conditions Creating a Hazardous Property and Public Nuisance, 1212 Skillman Avenue 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.*
None

I. UNFINISHED BUSINESS

None

J. NEW BUSINESS

1. Conditional Use Permit Amendment Resolution, Unison Restaurant & Banquet LLC, 1800 White Bear Avenue North

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
7:00 P.M. Monday, January 26, 2026
City Hall, Council Chambers
Meeting No. 02-26

A. CALL TO ORDER

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

Mayor Abrams reflected on the current community and state challenges.

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

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

D. APPROVAL OF AGENDA

The following was added to Council Presentations

Renter Eviction Moratorium

Councilmember Cave moved to approve the agenda as amended.

Seconded by Councilmember Juenemann Ayes – All

The motion passed.

E. APPROVAL OF MINUTES

1. January 12, 2026 City Council Workshop Minutes

Councilmember Lee moved to approve the January 12, 2026 City Council Workshop Minutes as submitted.

Seconded by Councilmember Juenemann Ayes – All

The motion passed.

2. January 12, 2026 City Council Meeting Minutes

Councilmember Juenemann moved to approve the January 12, 2026 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. Additionally, a Community Conversation Session was discussed.

2. Council Presentations

Renter Eviction Moratorium

Councilmember Villavicencio spoke in support of a renter eviction moratorium.

- 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-G4.

Seconded by Councilmember Juenemann Ayes – All

The motion passed.

1. Approval of Claims

Councilmember Lee moved to approve the approval of claims.

ACCOUNTS PAYABLE:

\$ 234,628.16	Checks # 124844 thru # 124891 dated 1/13/26
\$ 789,329.63	Checks # 124892 thru # 124918 dated 1/16/26
\$ 547,323.58	Disbursements via debits to checking account dated 1/05/26 thru 1/18/26
<hr/>	
\$ 1,571,281.37	Total Accounts Payable

PAYROLL

\$ 1,036,559.21	Payroll Checks and Direct Deposits dated 1/16/26
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\$ 1,036,559.21 Total Payroll

\$ 2,607,840.58 GRAND TOTAL

Seconded by Councilmember Juenemann Ayes – All

The motion passed.

2. Resolution for Reduction of Retainage on Existing Construction Contract, 2025 Maplewood Street improvements, City Project 24-12

Councilmember Lee moved to approve the resolution for reduction of retainage on existing construction contract for the 2025 Maplewood Street Improvements, City Project 24-12.

Resolution 26-01-2468

RESOLUTION REDUCTION OF RETAINAGE ON EXISTING CONSTRUCTION CONTRACT 2025 MAPLEWOOD STREET IMPROVEMENTS, CITY PROJECT 24-12

WHEREAS, the City Council of Maplewood, Minnesota has ordered Improvement Project 24-12, 2025 Maplewood Street Improvements, and has let a construction contract pursuant to Minnesota Statutes, Chapter 429; and

WHEREAS, the Contractor, Park Construction Company, has completed the majority of the project construction contract work, with only minor punch-list items remaining.

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

- 1. A reduction in retainage on the construction contract is hereby authorized, at the discretion of the City Engineer, from 5.0% to 2.0%.

Seconded by Councilmember Juenemann Ayes – All

The motion passed.

3. Purchase Fire Department Response Vehicle

Councilmember Lee moved to approve purchase of department vehicle.

Seconded by Councilmember Juenemann Ayes – All

The motion passed.

4. Agreement for Employee Mental Health Services

Councilmember Lee moved to approve the services agreement with Wellness That Fits.

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. 2026 Boards and Commissions Updates

Assistant City Manager Darrow gave the staff report.

No action required.

J. NEW BUSINESS

- 1. Ordinance Regulating the Sales of Dogs and Cats at Pet Stores and Creating an Administrative Offense for Violations**
- a. Ordinance Amending Chapter 10, Animals**
 - b. Resolution Authorizing Publication of the Ordinance by Title and Summary (4 votes)**

Community Development Director Parr gave the staff report.

Councilmember Juenemann moved to approve an ordinance amending Chapter 10 to regulate the sale of dogs and cats at pet stores and creating an administrative offense for violations.

ORDINANCE No. 1059

AN ORDINANCE REGULATING THE SALE OF DOGS AND CATS AT PET STORES AND CREATING AN ADMINISTRATIVE OFFENSE FOR VIOLATIONS

The City Council of the City of Maplewood, Minnesota ordains as follows:

Section 1. The Maplewood City Code Chapter 10 – Animals is hereby amended to add Article XII.-Sale of Dogs and Cats at Pet Stores as follows:

Sec. 10-525. – Purpose.

The City Council finds that a significant number of puppies and kittens sold at pet stores come from large-scale, commercial breeding facilities where the health and welfare of the animals are not adequately provided for; and

The City Council finds that the documented abuses endemic to mass breeding facilities include over-breeding; inbreeding; minimal to non-existent veterinary care; lack of adequate and nutritious food, water and shelter; lack of socialization; lack of adequate space; lack of adequate exercise; no or limited screening of genetic diseases; inadequate transportation and shipping protocols of puppies and kittens; and indiscriminate disposal of breeding dogs and cats who have reached the end of their profitable breeding cycle

In accordance with the power granted to it by Minn. Stats. § 412.221, Subd. 21 and Minn. Stats. § 412.221, Subd. 32 to regulate the keeping of animals, and to help prevent inhumane breeding conditions, promote community awareness of animal welfare, and foster a more humane environment in the City, the City Council finds that it is in the best interest of the City of Maplewood to adopt the regulations set forth below regarding the sale of dogs and cats at pet stores.

Sec. 10-526. – Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Animal Control Authority means any government entity which is responsible for animal control operations in its jurisdiction.

Animal Rescue Organization means any not-for-profit organization which has tax-exempt status under Section 501(c)(3) of the United States Internal Revenue Code, whose mission and practice is, in whole or in significant part, the rescue of animals and the placement of those animals in permanent homes, and which does not breed animals.

Animal Shelter means any not-for profit organization which has tax-exempt status under Section 501(c)(3) of the Internal Revenue Code, which (1) accepts animals into a physical facility; (2) is devoted to the rescue, care, and adoption of stray, abandoned, unwanted or surrendered animals; (3) places animals in permanent homes or with animal rescue organizations; and (4) does not breed animals.

Cats means a mammal that is wholly or in part of the species *Felis domesticus*.

Certificate of Source means a document from an animal control authority, animal rescue organization, or animal shelter which shall provide a brief description of the dog or cat, and shall list the name, address, and telephone number of the source (animal control authority, animal rescue organization, or animal shelter) of the dog or cat.

Dogs means a mammal that is wholly or in part of the species *Canis familiaris*.

Pet Store means any retail establishment, or operator thereof, which displays, sells, delivers, offers for sale, barter, auctions, gives away, or otherwise transfers companion animals in the City of Maplewood. This definition does not apply to animal control authorities, animal shelters, or animal rescue organizations.

Pet Store Operator means a person or business entity who owns or operates a pet store.

Sec. 10-527. – Sale of Dogs and Cats at Pet Stores.

- a) No pet store shall sell, deliver, offer for sale, barter, auction, give away, or otherwise transfer or dispose of cats or dogs.
- b) Nothing in this section shall prohibit pet stores from collaborating with animal shelters, animal rescue organizations, and animal control authorities to offer space for such entities to showcase adoptable dogs and cats inside pet stores. Such animals shall not be younger than 8 weeks old. Dogs that are showcased for adoption shall not be kept overnight at a pet store.
- c) A pet store shall post and maintain a Certificate of Source in a conspicuous place on or within three feet of each dog's or cat's kennel, cage, or enclosure.
 - i. A Certificate of Source shall be provided to the adopter of any dog or cat.

- ii. Certificate of Source records for each dog or cat shall be maintained by a pet store for at least one year from the last date that a dog or cat appeared in the store.
- iii. Pet stores shall make Certificates of Source immediately available for review upon the request of a peace officer or animal control authority, or a humane agent pursuant to Minn. Stats. § 343.06 acting on behalf of the City.
- iv. Falsification of a Certificate of Source shall be deemed a violation of this section.

Sec. 10-528. – Violations.

A violation of Section 10-527 shall constitute an Administrative Penal Offense under Sec.1-17 of City Code and subject the pet store operator to the procedures and penalties contained therein.

Section 2. This ordinance shall be effective immediately upon passage and publication.

Seconded by Councilmember Villavicencio Ayes – All

The motion passed.

Councilmember Juenemann moved to approve the resolution authorizing publication of the ordinance by title and summary.

Resolution 26-01-2469

RESOLUTION AUTHORIZING PUBLICATION OF ORDINANCE NO. 1059 BY TITLE AND SUMMARY

WHEREAS, the City Council of the City of Maplewood has adopted Ordinance No. 1059, an ordinance amending Chapter 10, Animals to regulate the sale of dogs and cats at pet stores and creating an administrative offense for violations.

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. 1059 to be published in the official newspaper in lieu of the entire ordinance:

Public Notice

On January 26, 2026, the city council of the city of Maplewood adopted Ordinance No. 1059, an ordinance amending Chapter 10, Animals to regulate the sale of dogs and cats at pet stores and creating an administrative offense for violations.

This Ordinance adds definitions related to animal rescue organizations, animal shelters, and pet stores. It also adds pet store regulations, which prohibit pet stores from selling, transferring, or disposing of dogs and cats. However, pet stores may work with animal rescue organizations, shelters, or containment facilities to host an adoption event

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 and publication.

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.

Seconded by Councilmember Villavicencio Ayes – All

The motion passed.

2. 2026 Maplewood Street Improvements, City Project 25-21

- a. Resolution Accepting Feasibility Study, Authorizing Preparation of Plans and Specifications, and Calling for a Public Hearing
- b. Professional Design Services Agreement with WSB Consulting

Public Works Director Love gave the presentation.

Councilmember Juenemann moved to approve a Resolution Accepting the Feasibility Report, Authorizing the Preparation of Plans and Specifications, and Calling for a Public Hearing at 7:00 p.m. on February 23, 2026 for the 2026 Maplewood Street Improvements, City Project 25-21.

Resolution 26-01-2470

RESOLUTION ACCEPTING FEASIBILITY STUDY, AUTHORIZING PREPARATION OF PLANS AND SPECIFICATIONS, AND CALLING FOR PUBLIC HEARING

WHEREAS, pursuant to a resolution of the council adopted on June 23, 2025, a feasibility report has been prepared by the City Engineering Division with reference to the improvement project, 2026 Maplewood Street Improvements, City Project 25-21, and this report was received by the council on January 26, 2026.

WHEREAS, the report provides information regarding whether the proposed project is necessary, cost-effective, and feasible.

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

- 1. The City Council will consider the 2026 Maplewood Street Improvements, City Project 25-21 in accordance with the report and the assessment of abutting property for all or a portion of the cost of the improvement pursuant to Minnesota Statutes, Chapter 429 at an estimated total project cost of \$11,874,800.
- 2. The City Engineer or his designee is the designated engineer for this

January 26, 2026
City Council Meeting Minutes

Assistant City Manager Darrow gave the staff report.

Councilmember Lee moved to approve the Sixth Amendment to Maplewood Community Center Operating Agreement.

Seconded by Councilmember Juenemann Ayes – All

The motion passed.

5. Resolution Requesting Legislative Approval of Local Options Sales Tax

City Manager Sable gave the staff report. The mayor and councilmembers each shared their opinions. City Manager Sable recapped and the council came to agreement on amounts and priorities.

Councilmember Juenemann moved to approve the resolution supporting the authority to impose a local sales tax to fund specific capital improvements providing regional benefit, establishing the duration of the tax and the revenue to be raised by the tax, and authorizing the city to issue bonds supported by the sales tax revenue in the amount of \$81 million.

Resolution 26-01-2471

RESOLUTION SUPPORTING THE AUTHORITY TO IMPOSE A LOCAL SALES TAX TO FUND SPECIFIC CAPITAL IMPROVEMENTS PROVIDING REGIONAL BENEFIT, ESTABLISHING THE DURATION OF THE TAX AND THE REVENUE TO BE RAISED BY THE TAX, AND AUTHORIZING THE CITY TO ISSUE BONDS SUPPORTED BY THE SALES TAX REVENUE

WHEREAS, Minnesota Statutes, Section 297A.99 (the “Local Sales Tax Act”), provides the City of Maplewood (the “City”) with authority to impose a local sales tax if the State Legislature approves the local sales tax through the creation of a special law and that tax is approved by the voters at a general election; and

WHEREAS, the Local Sales Tax Act requires the City Council to adopt a resolution indicating its approval of the tax, outlining the details of the proposed local sales tax, identifying proposed projects and setting forth the regional significance of the proposed projects prior to submitting the request for a local sales tax to the State Legislature; and

WHEREAS, the City has engaged community residents and businesses to facilitate strategic investment in the region and community and proposes to request special legislation to impose a local sales tax to raise revenues to fund one or more of the following capital projects (the “Projects”):

1. EAST METRO PUBLIC SAFETY TRAINING FACILITY; and
2. MAPLEWOOD COMMUNITY CENTER; and
3. AFTON HEIGHTS PARK; and

WHEREAS, the Projects will result in benefits to both the residents and businesses of the City and to non-resident visitors and businesses; and

WHEREAS, the Projects cannot be adequately funded with existing resources. Funding the Projects with a local sales tax will more closely distribute the costs of the Projects to the users of the facilities; and

WHEREAS, the Projects are estimated to cost approximately \$81,000,000, plus an amount equal to interest on and the costs of issuance of any bonds; and

WHEREAS, the City estimates that a local sales tax of one-half percent (0.5%) would generate approximately \$87,700,000 over 20 years; and

WHEREAS, the City has provided a detailed description and documentation of the regional significance of each of the Projects, including the share of the economic benefit to or use of each project by persons residing, or businesses located, outside of the City, including but not limited to the materials attached hereto as EXHIBIT A; and

WHEREAS, the estimated local sales tax revenue needed for each of the Projects and the estimated amount of time to raise that amount of revenue is as follows:

1. EAST METRO PUBLIC SAFETY TRAINING FACILITY: The City expects to collect up to \$25,000,000 of sales tax revenue, plus the costs of collecting and administering the tax and interest on and the costs of issuing any associated bonds, for the East Metro Public Safety Training Facility Project, over 20 years; and
2. MAPLEWOOD COMMUNITY CENTER: The City expects to collect up to \$48,000,000 of sales tax revenue, plus the costs of collecting and administering the tax and the costs of issuing any associated bonds, for the Maplewood Community Center Project, over 20 years; and
3. AFTON HEIGHTS PARK: The City expects to collect up to \$8,000,000 of sales tax revenue, plus the costs of collecting and administering the tax and the costs of issuing any associated bonds, for the Parks and Park Amenities in South Maplewood Project, over 20 years; and

WHEREAS, the Local Sales Tax Act authorizes the imposition of a general sales tax if permitted by special law of the Minnesota Legislature; and

WHEREAS, the Local Sales Tax Act requires the City to pass a resolution authorizing such a local tax and to obtain Legislative approval prior to approval by the local voters to enact the local tax.

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

1. The Council supports the authority to impose a general local sales tax of one-half of one percent (0.5%) for a period of the lesser of 20 years or the retirement of all debt (and all related issuance and interest costs) to fund all or a portion of the Projects.

2. Upon approval of this resolution, the City will submit the adopted resolution and documentation of regional significance by January 31, 2026 to the chairs and ranking minority members of the Minnesota House and Senate Taxes committees for approval and passage of a special law authorizing the tax.
3. Upon legislative approval and passage of the special law authorizing the tax, the City will adopt a resolution accepting the new law, which will be filed with a local approval certificate to the Office of the Minnesota Secretary of State before the following Legislative session.
4. The City will put one or more detailed ballot questions, to include a separate question for each of the authorized Projects, on a general election ballot for local voter approval within two years of receiving legislative authority.
5. If one or more ballot questions pass, the City will also pass an ordinance imposing the tax and notify the Minnesota Commissioner of Revenue at least 90 days before the first day of the calendar quarter that the tax will be imposed.
6. Upon completion of the aforementioned requirements, the local sales tax will commence and run for a period of 20 years or until a sum sufficient to fund the voter-approved Projects, including related debt costs, is raised, whichever comes first.
7. The Council further finds that it is in the best interest of the health, welfare, and safety of the City and its residents and it is necessary and expedient to the sound financial management of the affairs of the City that the acquisition and betterment of the Projects, or any part thereof, be financed in whole or in part by the issuance and sale of the City's general obligation bonds pursuant to Minnesota Statutes, Chapter 475, as amended, in one or more series in an aggregate principal amount not to exceed \$81,000,000 plus an amount equal to interest and the costs of the issuance of any bonds. The City may accept an offer to purchase the Bonds, and the City may sell the Bonds, at a price that results in the receipt of original issue premium in any amount. The City expects to use proceeds of tax-exempt bonds to reimburse itself for all or a portion of the costs of the Projects.
8. The City staff and consultants are authorized and directed to take all actions necessary or convenient to carry out the intent of this resolution.

EXHIBIT A

Description and Documentation of Regional Significance of the Projects

1. East Metro Public Safety Training Facility, 1881 Century Ave N (\$25M)

The East Metro Public Safety Training Facility (EMPSTF), owned by the City of Maplewood, originally and operated through a partnership between the cities Maplewood, North St. Paul, Oakdale, and Lake Elmo, the EMPSTF has become a cornerstone of public safety training in the region.

Since its opening in 2016, more than 27 agencies across six counties in Minnesota and western Wisconsin have used the facility. These agencies serve a combined population of nearly 600,000 residents. Users include fire departments, law enforcement agencies, EMS teams, county fire academies, and community college programs.

The proposed expansion will add 55,000 square feet of classroom, simulation, and wellness space. It will allow police, fire, EMS, and embedded social workers to train together in real-world scenarios, including de-escalation, co-response to mental health crises, and coordinated incident command. This level of integrated training is essential for modern public safety.

This is a regional asset that meets local needs. Maplewood is committed to its growth and stewardship, and this level of integrated training is essential for modern public safety and if completed, will serve as a critical training center for not only the east metro, but departments throughout Minnesota.

2. Maplewood YMCA Community Center, 2100 White Bear Ave N (\$48M)

The Maplewood YMCA Community Center (Community Center) is a city-owned facility and functions as a regional amenity serving residents from across the East Metro by providing aquatics, fitness, indoor walking, events, and community spaces that few individual cities can deliver on their own. The Center supports regional swim teams, Special Olympics, high school swimming and training, school partnerships, senior wellness, youth development, and large community gatherings, making it a shared resource relied upon by families, seniors, and organizations well beyond Maplewood.

This level of sustained, multi-city use reflects the Community Center's role as regional infrastructure rather than a neighborhood-only facility. The YMCA's operational data reinforces this regional impact. The Community Center supports more than 200,000 visits annually, logs with over 2,300 senior visits weekly and provides financial assistance to ensure access regardless of income.

Its event and banquet spaces generate consistent regional demand, hosting cultural events, and community celebrations that draw participants from throughout the East Metro. More than 60 percent of the people who use the Community Center live outside Maplewood. Residents from surrounding cities including St. Paul, Roseville, White Bear Lake, North St. Paul, Oakdale, Little Canada, and beyond rely on this regional facility.

Built in the 1990s, the facility now faces aging infrastructure, outdated systems, and growing maintenance needs. Planned improvements include HVAC modernization, ADA upgrades, locker room and aquatics enhancements, and interior renewal of shared-use spaces. Maplewood is working closely with the YMCA of the North to evaluate long-term service models and preserve access for all.

3. Afton Heights Park, 63 Sterling St N (\$8M)

Afton Heights Park functions as a regional amenity because of its direct proximity and functional connection to the larger Ramsey County park system, including Battle Creek Regional Park and the Battle Creek WaterWorks pool and splash

pad amenities. Together, these assets form a continuous recreational corridor that serves residents from Maplewood, Saint Paul, Woodbury, Oakdale, and surrounding communities. Investment in Afton Heights Park strengthens this interconnected system by expanding access to open space, trails, and active recreation opportunities adjacent to one of the East Metro’s most heavily used regional park destinations. Improvements such as a new multi-purpose facility at Afton Heights Park would embrace Maplewood’s diverse population and serve as a hub for programming, events, and a gathering place for the surrounding community.

Afton Heights supports regional sports and organized recreation. The men’s and women’s rugby teams, the Saint Paul Jazz Pigs, and the Twin Cities Amazons use it as their home fields and continue to grow the sport of rugby for youth and adults in the metro. In addition, athletic associations and multiple middle and high school baseball teams practice and compete at Afton Heights. These partnerships reinforce the park’s role as a destination for athletic activity that draw participants and spectators from beyond city boundaries.

Seconded by Councilmember Lee

Ayes – All

The motion passed.

K. AWARD OF BIDS

None

L. ADJOURNMENT

Mayor Abrams adjourned the meeting at 8:39 p.m.

CITY COUNCIL STAFF REPORT
Meeting Date February 9, 2026

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

Summary:

This item is informational and intended to provide the Council with a forecast of upcoming agenda items and the Work Session schedule. These are not official announcements of the meetings, but a 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:

February 23: Work Session: Street Improvement Assessment Rates; Battle Creek-St. Croix River Regional Trail Long Range Plan
Council Meeting: 2026 Maplewood Street Improvements – Public Hearing
March 23: Work Session: Climate Mitigation Plan; City Manager Performance Review (CLOSED)

Council Comments:

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

1. Bronze Line Locally Preferred Alternative (March 2026)

Maplewood Living Schedule:

Author	Due Date	Edition
Juenemann	January 16	February 2026
Cave	February 17	March 2026
Lee	March 16	April 2026
Villavicencio	April 17	May 2026

All assignments are subject to change based on election filings.

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CITY COUNCIL STAFF REPORT

Meeting Date February 09, 2026

REPORT TO: Michael Sable, City Manager**REPORT FROM:** Joe Rueb, Finance Director**PRESENTER:** Joe Rueb, Finance Director**AGENDA ITEM:** Approval of Claims

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

Summary:

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:

\$ 4,383,364.04	Checks # 124919 thru # 124959 dated 1/27/26
\$ 5,050.00	Checks # 124960 thru # 124985 dated 1/30/26
\$ 339,579.69	Checks # 124986 thru # 125016 dated 2/03/26
\$ 2,420,244.60	Disbursements via debits to checking account dated 1/19/26 thru 2/1/26
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\$ 7,148,238.33	Total Accounts Payable

PAYROLL

\$ 942,557.68	Payroll Checks and Direct Deposits dated 1/30/26
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\$ 942,557.68	Total Payroll
<hr/>	
<u>\$ 8,090,796.01</u>	GRAND TOTAL

Strategic Plan Relevance:

- | | |
|--|--|
| <input type="checkbox"/> Safety | ◇ Focus Area: |
| <input checked="" type="checkbox"/> Sustainability | ◇ Focus Area: Maintain strong financial health and stability |
| <input type="checkbox"/> Development | ◇ Focus Area: |

Background

A detailed listing of these claim has been provided. Please call me at 651-249-2903 if you have any questions. 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
124919	1/27/2026	6160 AWARDS NETWORK	EMPLOYEE RECOGNITION AWARD	\$ 75.00
124920	1/27/2026	1175 CITY OF NORTH ST PAUL	DECEMBER - MONTHLY UTILITIES	2,753.99
124921	1/27/2026	4155 CIVICPLUS	2026 WEBSITE ANNUAL FEE RENEWAL HOSTING & SUPPORT	16,463.07
124922	1/27/2026	7282 COVERT DRONES LLC	(PSA) TWO DJI MATRICE 4TS DRONES	16,398.00
124923	1/27/2026	6437 EDEN PRAIRIE, CITY OF	2026 FENCE CONSORTIUM DUES	11,321.00
124924	1/27/2026	6484 EMS MANAGEMENT & CONSULTANTS	EMS BILLING - DECEMBER 2025	7,719.76
124925	1/27/2026	6303 FAUL PSYCHOLOGICAL PLLC	PRE-EMPLOYMENT EVALUATION x 4 - DECEMBER 2025	2,660.00
124926	1/27/2026	7200 GALLUP INC.	GALLUP ACCESS ANNUAL SERVICE 2/2026 - 2/2027	8,992.00
124927	1/27/2026	7293 GREAT LAKES SALT COMPANY	TREATED SALT 2026	19,245.77
124928	1/27/2026	6009 HEALTHCALL, LLC	PARAMEDIC SOFTWARE - DECEMBER 2025	1,070.00
124929	1/27/2026	644 HEALTHPARTNERS	JANUARY 2026 - EAP MEMBERSHIP CUST #48400101	483.00
124930	1/27/2026	7183 HUMANA INSURANCE CO.	MONTHLY PREMIUM - NOV/DECEMBER 2025 CATCHUP	34.84
124931	1/27/2026	5322 KARL STORZ	C-MAC MONITOR AND EQUIPMENT	16,843.43
	1/27/2026	5322 KARL STORZ	C-MAC CONNECTION CABLE	777.73
124932	1/27/2026	7013 KEITH P. STREFF	ANIMAL HEARING - 1/6/2026	200.00
124933	1/27/2026	2137 KENNEDY & GRAVEN CHARTERED	ATTORNEY FEES - DECEMBER 2025	13,981.32
124934	1/27/2026	5533 KIRVIDA FIRE	SIREN AMPLIFIER FOR ENGINE	1,270.23
124935	1/27/2026	857 LEAGUE OF MINNESOTA CITIES	PEACE OFFICER ACCREDITED TRAINING ONLINE x 61	5,490.00
	1/27/2026	857 LEAGUE OF MINNESOTA CITIES	2026 MN CITIES STORMWATER COALITION CONTRIBUTION	1,920.00
124936	1/27/2026	6438 METRO - INET	FOOD FOR MEET & GREET WITH STAFF 12/29/2025	84.00
124937	1/27/2026	7216 METRO PRODUCTS LLC	PIPE SUPPLIES FOR FLEET SHOP	282.59
124938	1/27/2026	7015 MSSA	2026 MEMBERSHIP RENEWAL x 2 EMPLOYEES	150.00
124939	1/27/2026	6318 MN UNEMPLOYMENT INSURANCE	UNEMPLOYMENT INS. - Q4 2025	3,308.94
124940	1/27/2026	7306 NATIONAL VENT SYSTEMS	KITCHEN HOOD CLEANING - 8/31/2025	550.00
124941	1/27/2026	1126 NCPERS GROUP LIFE INS. MN	MONTHLY PREMIUM - JANUARY 2026	384.00
	1/27/2026	1126 NCPERS GROUP LIFE INS. MN	MONTHLY PREMIUM - FEBRUARY 2026	384.00
124942	1/27/2026	1 ONE TIME VENDOR	LICENSE FEE REFUND - 2359 LINWOOD AVE E	200.00
124943	1/27/2026	6269 OPTUM	DECEMBER 2025 - EMPLOYER HSA/FSA FEES	217.75
124944	1/27/2026	1340 REGIONS HOSPITAL	Q4 2025 SUPPLY CHARGES	176.24
124945	1/27/2026	6014 MARK REHDER	DECEMBER 2025: TREE INSPECTION SERVICES	361.98
124946	1/27/2026	4207 STRYKER SALES, LLC	SINGLE ELECTRODE KIT	261.00
	1/27/2026	4207 STRYKER SALES, LLC	MTS POWER LOAD	689.00
124947	1/27/2026	7304 THE UPS STORE	TARIFF FEE FOR DRONE	33.15
124948	1/27/2026	5114 BOLTON & MENK, INC.	CITY PROJ 25-21: INPUT ID SERVICES	4,070.00
124949	1/27/2026	283 CENTURY COLLEGE	BLS PROVIDER CARDS	262.50
124950	1/27/2026	283 CENTURY COLLEGE	FIREFIGHTER I,II & HAZ COURSES x 3 2025	6,135.00
124951	1/27/2026	348 CRYSTEEL TRUCK EQUIP INC	PLOW PARTS FOR PARKS PLOW REPAIR	1,960.74
124952	1/27/2026	6084 LINCOLN FINANCIAL GROUP	MONTHLY PREMIUM - NOVEMBER 2025	11,623.87
	1/27/2026	6084 LINCOLN FINANCIAL GROUP	MONTHLY PREMIUM - DECEMBER 2025	11,652.81
124953	1/27/2026	1202 NYSTROM PUBLISHING CO INC	JANUARY 2026 - MAPLEWOOD LIVING	9,298.66
124954	1/27/2026	1337 RAMSEY COUNTY-PROP REC & REV	CAD VPN TOKEN NOVEMBER 2025	45.00
	1/27/2026	1337 RAMSEY COUNTY-PROP REC & REV	FLEET SUPPORT FEE NOVEMBER 2025	321.36
	1/27/2026	1337 RAMSEY COUNTY-PROP REC & REV	CELL PHONE CAD ACCESS NOVEMBER 2025	60.00
124955	1/27/2026	1190 XCEL ENERGY	ELECTRIC & GAS UTILITY DECEMBER	340.94
	1/27/2026	1190 XCEL ENERGY	ELECTRIC & GAS UTILITY DECEMBER	6,743.79
	1/27/2026	1190 XCEL ENERGY	ELECTRIC & GAS UTILITY DECEMBER	3,601.10
124956	1/27/2026	4431 EVEREST EMERGENCY VEHICLES INC	2026 AMBULANCE - VIN #1842	289,567.00
124957	1/27/2026	7310 OLD NATIONAL BANK	PRINCIPLE/INTEREST PAYMENT FOR 2020A BONDS	582,418.56
124958	1/27/2026	6078 BOND TRUST SRVS CORP	2019A DEBT SVS PMT REF 333364	328,612.50
	1/27/2026	6078 BOND TRUST SRVS CORP	2020B DEBT SERVICE PMT REF 336632	434,250.00
	1/27/2026	6078 BOND TRUST SRVS CORP	2021A DEBT SERVICE PMT REF 339339	497,406.25
	1/27/2026	6078 BOND TRUST SRVS CORP	2021B DEBT SERVICE PMT REF 340082	958,600.00
	1/27/2026	6078 BOND TRUST SRVS CORP	2022A DEBT SERVICE PMT REF 340379	204,125.00
	1/27/2026	6078 BOND TRUST SRVS CORP	2023A DEBT SERVICE PMT REF 341635	142,475.00
	1/27/2026	6078 BOND TRUST SRVS CORP	2024A DEBT SERVICE PMT REF 342228	314,250.00
	1/27/2026	6078 BOND TRUST SRVS CORP	2019A BOND PAYING AGENT FEE REF 101577-PA	475.00

**Check Register
City of Maplewood**

<u>Check</u>	<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
	1/27/2026	6078 BOND TRUST SRVS CORP	2020B BOND PAYING AGENT FEE REF 101578-PA	475.00
	1/27/2026	6078 BOND TRUST SRVS CORP	2021A BOND PAYING AGENT FEE REF 101579-PA	475.00
	1/27/2026	6078 BOND TRUST SRVS CORP	2022A BOND PAYING AGENT FEE REF 101580-PA	475.00
	1/27/2026	6078 BOND TRUST SRVS CORP	2024A BOND PAYING AGENT FEE REF 101581-PA	475.00
124959	1/27/2026	985 METROPOLITAN COUNCIL	WASTEWATER - FEBRUARY 2026	438,387.17
41 Checks in this report.				<u><u>\$ 4,383,364.04</u></u>

Check Register
City of Maplewood

<u>Check</u>	<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
124960	1/30/2026	7305 ARBUCKLE, PAUL	JULY to DECEMBER 2025 STIPEND	\$ 350.00
124961	1/30/2026	7247 BARTON, MONICA	JULY to DECEMBER 2025 STIPEND	100.00
124962	1/30/2026	7229 BRYAN, REBECCA	JULY to DECEMBER 2025 STIPEND	250.00
124963	1/30/2026	1844 CARDINAL, ROBERT	JULY to DECEMBER 2025 STIPEND	150.00
124964	1/30/2026	7230 CRYER, JOANNE	JULY to DECEMBER 2025 STIPEND	200.00
124965	1/30/2026	7225 CURRIE, RICHARD	JULY to DECEMBER 2025 STIPEND	150.00
124966	1/30/2026	6173 DEMOE, JASON	JULY to DECEMBER 2025 STIPEND	150.00
124967	1/30/2026	5953 EADS, JOHN	JULY to DECEMBER 2025 STIPEND	200.00
124968	1/30/2026	7226 GASPAR, JOHN	JULY to DECEMBER 2025 STIPEND	150.00
124969	1/30/2026	7231 GUELL, BENJAMIN	JULY to DECEMBER 2025 STIPEND	150.00
124970	1/30/2026	7224 HUGHES, DAVID	JULY to DECEMBER 2025 STIPEND	100.00
124971	1/30/2026	7235 IGE, ALLAN OLUTOYIN	JULY to DECEMBER 2025 STIPEND	100.00
124972	1/30/2026	7252 KEMPE, WILLIAM	JULY to DECEMBER 2025 STIPEND	250.00
124973	1/30/2026	7273 KOSKI, LAURA	JULY to DECEMBER 2025 STIPEND	200.00
124974	1/30/2026	7233 LAMERS, JASON	JULY to DECEMBER 2025 STIPEND	200.00
124975	1/30/2026	7232 LATES, DAVID	JULY to DECEMBER 2025 STIPEND	250.00
124976	1/30/2026	7308 LEE-HER, VICKIE	JULY to DECEMBER 2025 STIPEND	400.00
124977	1/30/2026	7248 MALLETT, THERESA	JULY to DECEMBER 2025 STIPEND	100.00
124978	1/30/2026	7234 OSZMAN, TOM	JULY to DECEMBER 2025 STIPEND	250.00
	1/30/2026	7234 OSZMAN, TOM	JULY to DECEMBER 2025 STIPEND	200.00
124979	1/30/2026	7249 PORTER, KIMII	JULY to DECEMBER 2025 STIPEND	50.00
124980	1/30/2026	7246 REDMOND, TED	JULY to DECEMBER 2025 STIPEND	150.00
124981	1/30/2026	7227 REESE, KRISTI	JULY to DECEMBER 2025 STIPEND	100.00
124982	1/30/2026	7228 SAUNDERS-PIERCE, WES	JULY to DECEMBER 2025 STIPEND	250.00
124983	1/30/2026	7309 SHANKAR, ANANTH	JULY to DECEMBER 2025 STIPEND	250.00
124984	1/30/2026	7238 WULLSCHLEGER, SCOTT	JULY to DECEMBER 2025 STIPEND	200.00
124985	1/30/2026	7237 YANG, LUE	JULY to DECEMBER 2025 STIPEND	150.00
26 Checks in this report.				<u><u>\$ 5,050.00</u></u>

Check Register
City of Maplewood

Check	Date	Vendor	Description	Amount
124986	2/3/2026	6114 ACROSS THE STREET PRODUCTIONS	2026 BLUE CARD INSTRUCTOR TRAINING X 2	\$ 9,000.00
124987	2/3/2026	43 ADAM'S PEST CONTROL INC	RODENT TREATMENT SERVICE SOUTH STATION	100.00
124988	2/3/2026	5514 COIT COMMERCIAL SERVICES	HVAC CLEANING SERVICE 1/14/2026	1,640.00
124989	2/3/2026	2909 COMPASS MINERALS AMERICA INC.	ROAD SALT	7,619.48
124990	2/3/2026	7307 DELTA DEVELOPMENT TEAM	2026 APRU AND BLOODCOMM SUBSCRIPTION	14,605.00
124991	2/3/2026	4371 ELECTRO WATCHMAN INC.	MILESTONE LICENSES FOR ADDITIONAL PD CAMERAS	1,463.40
	2/3/2026	4371 ELECTRO WATCHMAN INC.	CARD ACCESS SYSTEM MAINTENANCE 12/26/2025	365.85
124992	2/3/2026	6487 LOCALITY MEDIA INC	2026 FIRE REPORTING PLATFORMS	31,092.25
124993	2/3/2026	7035 LOCKRIDGE GRINDAL NAUEN P.L.L.P.	PROFESSIONAL SERVICES - JANUARY 2026	3,333.33
124994	2/3/2026	917 MACQUEEN EMERGENCY	VEHICLE SERVICE FOR 2023 TAHOE	1,269.00
	2/3/2026	917 MACQUEEN EMERGENCY	PUSH BUMPER INSTALL 958 VIN #1C4RDJFG75C515651	1,111.79
	2/3/2026	917 MACQUEEN EMERGENCY	OVERPAYMENT ON INVOICE #P57902 - CREDIT	(9.00)
124995	2/3/2026	6317 MARIAN COACHING	BATTALION CHIEF COACHING x 3	5,130.00
124996	2/3/2026	4392 METRO CHIEF FIRE OFFICER ASSOC	MEMBERSHIP DUES 2026 X 4	400.00
124997	2/3/2026	7292 MID-AMERICA BUSINESS SYSTEMS	WIDE FORMAT SCANNING SERVICES	7,447.08
124998	2/3/2026	1 ONE TIME VENDOR	PARTIAL LICENSE REFUND - 2241 BIRMINGHAM	250.00
124999	2/3/2026	6111 QUADIENT FINANCE USA, INC.	CH - POSTAGE 7900 0440 8048 5901	1,000.00
125000	2/3/2026	1340 REGIONS HOSPITAL	PARAMEDIC 2026 TRAINING X 3	37,500.00
125001	2/3/2026	2632 SERVICE MASTER	JANITORIAL SERVICE - JANUARY 2026	202.62
125002	2/3/2026	2086 ST PAUL AREA CHAMBER OF COMM	WINTER WARM UP 2025	5,950.16
125003	2/3/2026	1519 STAR TRIBUNE	NEWSPAPER SUBSCRIPTION 2026	747.14
125004	2/3/2026	6449 STATE OF MINNESOTA	DECEMBER 2025 - ENDPOINT SECURITY SERVICES	434.49
125005	2/3/2026	6441 SWITS, LTD	TRANSLATION OF THE IMMIGRATION ENFORCEMENT MESSAGE	171.31
125006	2/3/2026	5176 T-MOBILE USA	DEC 2025 VOICE & DATA SERVICES AND NEW DEVICES	28,305.26
125007	2/3/2026	5663 TRANS UNION LLC	DECEMBER 2025 CREDIT REPORT SERVICES	70.00
125008	2/3/2026	2464 US BANK	2015A PAYING AGENT & ACCEPTANCE FEES	625.00
125009	2/3/2026	5805 AXON ENTERPRISE, INC.	FLEET CAMERA SYSTEM FOR FIRE BC VEHICLE	3,309.84
125010	2/3/2026	5114 BOLTON & MENK, INC.	GIS SUPPORT 2025	315.00
125011	2/3/2026	5598 KELLY & LEMMONS, P.A.	PROSECUTION SERVICES - DECEMBER 2025	17,245.00
125012	2/3/2026	875 LOFFLER COMPANIES, INC.	DECEMBER 2025 - CANON MFP USAGE COSTS	858.56
125013	2/3/2026	1337 RAMSEY COUNTY-PROP REC & REV	DECEMBER 2025 - POLICE FIELD OPS BILLING	200.00
	2/3/2026	1337 RAMSEY COUNTY-PROP REC & REV	FLEET SUPPORT FEE - DECEMBER 2025	686.40
	2/3/2026	1337 RAMSEY COUNTY-PROP REC & REV	CAD SERVICES - DECEMBER 2025	6,068.17
	2/3/2026	1337 RAMSEY COUNTY-PROP REC & REV	DISPATCH SERVICES - DECEMBER 2025	40,385.08
	2/3/2026	1337 RAMSEY COUNTY-PROP REC & REV	TIF ADMIN BILLING 2024	5,381.42
125014	2/3/2026	4845 TENNIS SANITATION LLC	DECEMBER 2025 RESIDENTIAL RECYCLING CONTRACT	82,330.58
125015	2/3/2026	1190 XCEL ENERGY	ELECTRIC UTILITY DECEMBER	1,260.90
	2/3/2026	1190 XCEL ENERGY	GAS UTILITY JANUARY	334.30
	2/3/2026	1190 XCEL ENERGY	GAS UTILITY JANUARY	446.86
	2/3/2026	1190 XCEL ENERGY	ELECTRIC UTILITY JANUARY	20.62
	2/3/2026	1190 XCEL ENERGY	ELECTRIC & GAS UTILITY JANUARY	18,819.77
	2/3/2026	1190 XCEL ENERGY	ELECTRIC UTILITY JANUARY	1,406.03
125016	2/3/2026	5013 YALE MECHANICAL LLC	NORTH FIRE STATION: BOILER MAINTENANCE 12/20/25	687.00
31 Checks in this report.				\$ 339,579.69

CITY OF MAPLEWOOD
Disbursements via Debits to Checking Account

Settlement Date	Payee	Description	Amount
1/20/2026	Delta Dental	Dental Premium	\$ 306.88
1/21/2026	Delta Dental	Dental Premium	1,117.92
1/26/2026	Delta Dental	Dental Premium	2,307.14
1/20/2026	ICMA (Vantagepointe)	PR - Deferred Compensation	7,456.62
1/30/2026	ICMA (Vantagepointe)	PR - Deferred Compensation	7,456.62
1/20/2026	ICMA (Vantagepointe)	PR - Retiree Health Savings	1,050.00
1/30/2026	ICMA (Vantagepointe)	PR - Retiree Health Savings	76,737.95
1/20/2026	Labor Unions	Union Dues	4,432.13
1/30/2026	Labor Unions	Union Dues	1,131.64
1/20/2026	MidAmerica	PR - HRA Flex Plan - AUL	8,073.29
1/20/2026	MN Dept of Revenue	PR - State Payroll Tax	50,281.09
1/21/2026	MN Dept of Revenue	Sales Tax	441.00
1/21/2026	MN Dept of Revenue	Fuel Tax	1,030.64
1/23/2026	Optum Health	DCRP & Flex Plan Payments	117.41
1/30/2026	Optum Health	DCRP & Flex Plan Payments	938.90
1/21/2026	Optum Health	H.S.A. Payments	20,068.11
1/27/2026	Optum Health	H.S.A. Payments	95.84
1/30/2026	P.E.R.A.	PR - P.E.R.A.	192,080.26
1/30/2026	US Bank	Debt Service Payments	1,833,166.25
1/30/2026	U.S. Treasurer	PR - Federal Payroll Tax	160,378.93
1/21/2026	VOYA - State Plan	PR - Deferred Compensation	51,575.98
			<u>\$ 2,420,244.60</u>

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

<u>CHECK #</u>	<u>CHECK DATE</u>	<u>EMPLOYEE NAME</u>	<u>AMOUNT</u>	<u>Exp Reimb, Severance, Conversion incl in Amount</u>
	01/30/26	ABRAMS, MARYLEE	\$ 855.57	\$ 180.47
	01/30/26	ADAMS, DAVID	3,824.70	
	01/30/26	AMENYA, FLORENCE	210.95	
	01/30/26	ARNOLD, AJLA	2,890.09	
	01/30/26	BAUMAN, ANDREW	4,700.19	
	01/30/26	BEGGS, REGAN	2,981.88	
	01/30/26	BEITLER, NATHAN	4,459.36	
	01/30/26	BENJAMIN, MARKESE	4,632.13	
	01/30/26	BERGO, CHAD	4,358.19	
	01/30/26	BERGSTROM, KATELYN	3,563.66	547.40
	01/30/26	BICHNER, PATRICK	3,146.55	
	01/30/26	BIERDEMAN, BRIAN	10,236.90	
	01/30/26	BJORK, BRANDON	188.63	
	01/30/26	BOOR, JACOB	4,738.91	
	01/30/26	BORN, BRIAN	4,739.88	
	01/30/26	BOWKER, BENJAMIN	4,247.12	
	01/30/26	BREIMHURST, LAUREN	3,424.65	
	01/30/26	BRENEMAN, NEIL	4,960.33	
	01/30/26	BRINK, TROY	5,642.95	
	01/30/26	BRITT, AIRION	4,950.04	
	01/30/26	BROKENSHIRE, MATTHEW	240.50	
	01/30/26	BUCKLEY, BRENT	4,837.25	
	01/30/26	BURT-MCGREGOR, EMILY	4,683.60	
	01/30/26	BUSACK, ANNMARIE	2,798.04	
	01/30/26	BUSACK, DANIEL	8,910.46	
	01/30/26	CAMPBELL, KEVIN	90.48	
	01/30/26	CAMPBELL, MACLANE	6,579.35	
	01/30/26	CAMPBELL, NOAH	113.26	
	01/30/26	CAVE, REBECCA	594.54	
	01/30/26	CHANG, KENG	5,551.46	
	01/30/26	CHRISTENSON, SCOTT	2,986.54	
	01/30/26	COFFEY, JACK	1,040.40	
	01/30/26	CONDON, MITCHELL	6,542.85	
	01/30/26	CONNOLLY, PETER	6,132.40	
	01/30/26	COOK, NICKLAUS	4,476.85	
	01/30/26	COOK, TANNER	4,287.69	
	01/30/26	CORTESI, LUANNE	2,713.32	
	01/30/26	CRAWFORD, RAYMOND	11,279.20	
	01/30/26	CRUMMY, CHARLES	6,587.34	
	01/30/26	DABRUZZI, THOMAS	9,433.87	
	01/30/26	DARROW, MICHAEL	7,819.23	597.00
	01/30/26	DAVISON, BRADLEY	6,206.57	

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

<u>CHECK #</u>	<u>CHECK DATE</u>	<u>EMPLOYEE NAME</u>	<u>AMOUNT</u>	<u>Exp Reimb, Severance, Conversion incl in Amount</u>
	01/30/26	DEMULLING, JOSEPH	8,249.32	
	01/30/26	DOUGLASS, TOM	4,354.54	
	01/30/26	DUCHARME, JOHN	3,957.66	
	01/30/26	DUGAS, MICHAEL	8,001.50	
	01/30/26	DUQUE, NATALIA	226.42	
	01/30/26	EDGE, DOUGLAS	3,591.06	
	01/30/26	EICHER, SAMUEL	4,706.34	
	01/30/26	ENGSTROM, ANDREW	3,954.58	
	01/30/26	ESPESETH, SHAWN	3,190.18	
	01/30/26	EVANS, CHRISTINE	3,273.73	
	01/30/26	FINWALL, SHANN	4,099.45	
	01/30/26	FORSYTHE, MARCUS	5,440.29	
	01/30/26	FOWLDS, MYCHAL	6,469.76	
	01/30/26	FRANCO VINCENT, RACHEL	4,738.91	
	01/30/26	FRANZEN, NICHOLAS	4,881.30	
	01/30/26	FRIBERG, DAVID	2,917.69	
	01/30/26	FRITZE, DEREK	7,371.55	
	01/30/26	GABRIEL, ANTHONY	11,185.70	
	01/30/26	GALBA, VALERIE	2,535.66	
	01/30/26	GEISELHART, BENJAMIN	6,654.02	
	01/30/26	GERONSIN, ALEXANDER	4,195.06	
	01/30/26	GIVAND, JONATHAN	4,579.74	
	01/30/26	GORACKI, CECELIA	120.77	
	01/30/26	GORACKI, GERALD	407.59	
	01/30/26	GREEN, JAMIE	5,532.20	
	01/30/26	GRUHLKE, LUKE	5,709.76	
	01/30/26	GULYASH, LANCE	602.42	
	01/30/26	HAGEN, JOHN	4,983.56	
	01/30/26	HAGEN, MICHAEL	4,916.97	
	01/30/26	HALWEG, JODI	4,562.55	
	01/30/26	HAMMOND, ELIZABETH	2,760.20	
	01/30/26	HANSEN, MICHAEL	181.10	
	01/30/26	HAWKINSON, TIMOTHY	5,440.59	
	01/30/26	HAYS, TAMARA	3,559.08	
	01/30/26	HER, PHENG	5,176.74	
	01/30/26	HER, TERRELL	5,120.76	
	01/30/26	HERBER, GREGORY	45.32	
	01/30/26	HERBST, JONATHEN	3,428.02	
	01/30/26	HINNENKAMP, GARY	4,163.98	
	01/30/26	HOEMKE, MICHAEL	7,982.53	
	01/30/26	ISERMAN, TIANNA	222.49	
	01/30/26	JACOBSON, CARL	6,602.24	

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

<u>CHECK #</u>	<u>CHECK DATE</u>	<u>EMPLOYEE NAME</u>	<u>AMOUNT</u>	<u>Exp Reimb, Severance, Conversion incl in Amount</u>
	01/30/26	JANASZAK, MEGHAN	3,814.92	
	01/30/26	JAROSCH, JONATHAN	6,584.80	
	01/30/26	JENSEN, JOSEPH	3,564.60	
	01/30/26	JOHNSON, BARBARA	2,451.44	
	01/30/26	JOHNSON, ELIZABETH	2,972.04	
	01/30/26	JOHNSON, EMMA	5,516.99	
	01/30/26	JOHNSON, RANDY	5,335.04	
	01/30/26	JOHNSON, TRAVIS	3,318.26	
	01/30/26	JONES, DONALD	3,894.89	
	01/30/26	JORDAN, TIMOTHY	2,854.88	
	01/30/26	JUENEMANN, KATHLEEN	594.54	
	01/30/26	KNUTSON, LOIS	5,448.54	
	01/30/26	KONG, TOMMY	6,613.84	
	01/30/26	KRAL, EMMA	4,924.09	
	01/30/26	KUBAT, ERIC	8,547.63	
	01/30/26	KUCHENMEISTER, GINA	3,296.21	
	01/30/26	KUCHENMEISTER, JARED	45.32	
	01/30/26	KUCHENMEISTER, JASON	2,907.61	
	01/30/26	LANDER, CHARLES	4,832.38	
	01/30/26	LANGER, SETH	3,190.18	
	01/30/26	LANIK, JAKE	6,505.40	
	01/30/26	LARSON, MICHELLE	2,718.81	
	01/30/26	LEBLANC, COLE	2,723.29	
	01/30/26	LEE, CHONBURI	594.54	
	01/30/26	LEE, MALY	98.00	
	01/30/26	LENERTZ, NICHOLAS	5,023.91	
	01/30/26	LENTZ, DANIEL	4,664.09	
	01/30/26	LEONARD, JULIUS	4,559.71	
	01/30/26	LETO, CALEB	4,968.35	
	01/30/26	LO, SATHAE	185.23	
	01/30/26	LOOMIS, TAWNY	5,062.70	
	01/30/26	LOVE, STEVEN	7,842.80	
	01/30/26	LYNCH, KATHERINE	4,630.54	
	01/30/26	MAINKA, WENDY	3,930.67	
	01/30/26	MALESKI, MICHAEL	6,185.78	
	01/30/26	MALLET, MICHAEL	7,058.31	
	01/30/26	MARINO, JASON	7,911.97	
	01/30/26	MARK, OLAF	5,744.64	
	01/30/26	MARTIN, MICHAEL	6,982.12	
	01/30/26	MCCARTHY, CLARE MARIE	3,804.23	
	01/30/26	MCGEE, BRADLEY	7,116.49	
	01/30/26	MCKANE, QUINN	392.54	

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

<u>CHECK #</u>	<u>CHECK DATE</u>	<u>EMPLOYEE NAME</u>	<u>AMOUNT</u>	<u>Exp Reimb, Severance, Conversion incl in Amount</u>
	01/30/26	MCNAMARA, JAIDA	478.50	
	01/30/26	MEANS, SILAS	400.90	
	01/30/26	MEISSNER, BRENT	3,598.32	
	01/30/26	MERKATORIS, BRETT	6,820.83	
	01/30/26	MILLER, SETH	5,081.11	
	01/30/26	MLODZIK, JASON	3,274.76	
	01/30/26	MONDOR, MICHAEL	7,828.94	
	01/30/26	MORALES, MARIO	4,007.48	
	01/30/26	MOUA, JENNIFER	2,591.00	
	01/30/26	MOUTON, JOHANNA	3,439.70	
	01/30/26	MOY, PAMELA	2,872.76	
	01/30/26	MURRAY, RACHEL	8,025.56	
	01/30/26	NAUGHTON, JOHN	3,271.08	
	01/30/26	NAVARA, NICHOLAS	2,371.75	
	01/30/26	NEILY, STEVEN	6,168.48	
	01/30/26	NEWELL, CORY	0.79	
	01/30/26	NIELSEN, KENNETH	4,586.62	
	01/30/26	NORVE, ROBERT	5,024.72	
	01/30/26	NOVAK, JEROME	6,087.89	
	01/30/26	ORE, JORDAN	3,273.79	
	01/30/26	ORLANDO, TYLER	7,218.33	
	01/30/26	PARR, DANETTE	7,811.23	
	01/30/26	PASDO, JOSEPH	8,286.32	
	01/30/26	PAYNE, DEDRIC	5,887.18	
	01/30/26	PEKAREK, JOSHUA	3,835.63	
	01/30/26	PIPKIN, JULIA	4,138.42	
	01/30/26	PODGORSKI, REECE	5,499.48	
	01/30/26	PRIEM, STEVEN	4,742.24	
	01/30/26	QUIRK, JAMES	5,386.08	
	01/30/26	RENNER, MICHAEL	4,677.20	
	01/30/26	RETHWILL, SCOTT	4,932.74	
	01/30/26	ROBBINS, AUDRA	6,603.03	
	01/30/26	ROONEY, PATRIC	4,097.08	
	01/30/26	RUEB, JOSEPH	8,709.80	
	01/30/26	RUNNING, ROBERT	4,057.72	
	01/30/26	SABLE, MICHAEL	10,811.17	1,214.47
	01/30/26	SALCHOW, CONNOR	7,505.99	
	01/30/26	SCHMITZ, KEVIN	3,198.17	
	01/30/26	SCHORR, JENNIFER	2,549.10	
	01/30/26	SCHROEDER, LEE	5,115.45	
	01/30/26	SCHULTZ, SCOTT	6,597.98	
	01/30/26	SEDLACEK, JEFFREY	9,147.34	

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

<u>CHECK #</u>	<u>CHECK DATE</u>	<u>EMPLOYEE NAME</u>	<u>AMOUNT</u>	<u>Exp Reimb, Severance, Conversion incl in Amount</u>
	01/30/26	SHANLEY, HAYLEY	2,742.26	
	01/30/26	SHEA, STEPHANIE	3,774.97	
	01/30/26	SHEERAN, JOSEPH	7,083.54	
	01/30/26	SIKORSKI, EVAN	2,369.71	
	01/30/26	SINDT, ANDREA	6,084.58	
	01/30/26	SPANDE, KAYLA	2,972.04	
	01/30/26	SPARER, CAITLIN	5,045.84	
	01/30/26	STANLEY, JENNIFER	4,272.26	
	01/30/26	STARKEY, ROBERT	6,807.82	
	01/30/26	STEELE, CARTER	4,204.07	
	01/30/26	STEELE, NANCY	5,217.03	
	01/30/26	STEINER, JOSEPH	7,982.53	
	01/30/26	STEJSKAL, JAYSON	3,788.12	
	01/30/26	STOCK, AUBREY	5,724.35	
	01/30/26	STOKES, KAL	3,452.53	
	01/30/26	STRONG, TYLER	4,334.15	
	01/30/26	SUEDKAMP, ADAM	5,841.28	
	01/30/26	SWETALA, NOAH	4,314.55	
	01/30/26	TAUZELL, BRIAN	7,592.26	
	01/30/26	TAYLOR, ASHLEY	5,148.27	
	01/30/26	TEVLIN, TODD	4,101.17	
	01/30/26	THIENES, PAUL	3,594.40	
	01/30/26	ULVENES, AMANDA	3,660.32	
	01/30/26	VERGARA, JOCELYN	3,067.72	
	01/30/26	VILLAVICENCIO, NICHOLE	594.54	
	01/30/26	VUE, COLIN	1,164.97	47.85
	01/30/26	WARDELL, JORDAN	10,488.74	
	01/30/26	WELLENS, MOLLY	3,296.51	
	01/30/26	WENZEL, JAY	4,616.27	
	01/30/26	WERTH, JENNIFER	2,863.90	
	01/30/26	WHITE, LINDA	316.73	
	01/30/26	WILBER, JEFFREY	3,377.03	
	01/30/26	WILLIAMSON, MICHAEL	5,104.81	
	01/30/26	WOEHRLE, MATTHEW	3,807.58	
	01/30/26	XIONG, BOON	3,775.67	
	01/30/26	XIONG, KAO	5,127.55	
	01/30/26	XIONG, PETER	3,897.87	
	01/30/26	XIONG, TUOYER	5,027.67	
	01/30/26	YANG, SOLOMAN	3,037.58	
	01/30/26	YANG, THANG	5,294.88	
	01/30/26	YOUNG, MATTHEW	3,529.34	
	01/30/26	ZAPPA, ANDREW	5,782.80	

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

<u>CHECK #</u>	<u>CHECK DATE</u>	<u>EMPLOYEE NAME</u>	<u>AMOUNT</u>	<u>Exp Reimb, Severance, Conversion incl in Amount</u>
	01/30/26	ZAPPA, ERIC	6,101.28	
			<u>\$ 942,557.68</u>	<u>\$ 2,587.19</u>

CITY COUNCIL STAFF REPORT

Meeting Date February 9, 2026

REPORT TO: Michael Sable, City Manager

REPORT FROM: Elizabeth Hammond, Planner

PRESENTER: Danette Parr, Community Development Director

AGENDA ITEM: Home Occupation License Resolution, Innately Designed, 2155 Prosperity Road North

Action Requested: Motion Discussion Public Hearing

Form of Action: Resolution Ordinance Contract/Agreement Proclamation

Summary:

Samantha Joyer (Applicant/Property Owner) has applied for a home occupation license to permit a chiropractic and birth doula care office to operate within a portion of their residential home located at 2155 Prosperity Road North. To proceed with this application, the applicant requests approval of a home occupation license.

Recommended Action:

Motion to approve a resolution for a home occupation license permitting a chiropractic and birth doula care office at the residential property located at 2155 Prosperity Road North, subject to certain conditions of approval.

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:

Safety Focus Area:

Sustainability Focus Area:

Development Focus Area: Grow a vibrant and resilient business community

Background:

Samantha Joyer (Applicant/Property Owner) has requested a home occupation license for the property located at 2155 Prosperity Road North. The applicant proposes to operate a chiropractic office that serves pregnant and postpartum women, providing doula care in addition to select pediatric services. The business would be operated in a portion of the owner's residential home on the main level, with the property owner being the sole employee. Customers would visit the property by appointment only.

The floor plan submitted by the applicant shows the 9.3 ft. X 10 ft. room, approximately 93 sq. ft., located on the main level of the home near the front entrance, where clients would be served. There would be no exterior changes to the house, except for a sign, as permitted by the sign code. The business would serve an average of 1-5 customers per week, with operating hours from Monday to Friday, 8:00 am to 7:00 pm.

Home Occupation License

Division 2. Home Occupations. Section 14-56

a) Home occupations require a license approved by the city council if any of the following circumstances occur more than 30 days each year:

- 1) Employment of a nonresident in the home occupation.
- 2) Customers or customers' vehicles on the premises.
- 3) Manufacture, assembly, or processing of products or materials on the premises.
- 4) More than one vehicle associated with the home occupation, which is classified as a light commercial vehicle.
- 5) A vehicle used in the home occupation, and parked on the premises, which exceeds a three-quarter-ton payload capacity.
- 6) If the home occupation produces any waste that should be treated or regulated.

The applicant's proposal requires a home occupation license because there may be customers or customer vehicles on the premises for more than 30 days each year. The applicant must submit state-issued business license documentation to the city clerk before the city issues the home occupation license.

Commission Review

Planning Commission

January 20, 2026: The Planning Commission held a public hearing and reviewed the application. The commission recommended that the city council approve the request.

Department Comments

Building Official – Randy Johnson

The business must be open to customers by appointment only. If the applicant desires to have the business open to the public during hours of operation (i.e., allowing walk-ins), the applicant must meet the building requirements for a B or business occupancy classification. This would trigger the requirement for an accessible entrance and an accessible restroom, as well as further review for building code compliance.

Public Hearing Notices

Staff sent a public hearing notice and application details to the 59 properties within 500 feet of the subject property and received two public comments via email.

1. I will be unable to attend the hearing, will be traveling. I am in favor and excited to have this request fulfilled. It will be a great addition to the neighborhood. Feel free to reach out if you have additional questions. Thanks, Greg Kolbeck, 1675 Burke Ave E
2. Thank you for the opportunity to submit a written comment for the public hearing. I am in full favor of Dr. Samantha Joyer's home chiropractic care office. I wish Samantha continued success in improving the health of her patients. All my best, Elizabeth Kolbeck

Reference Information

Site Description

Site Size: 0.31 Acre

Surrounding Land Uses

North: Residential Dwellings/Medical Office and Clinic
South: Residential Dwellings
East: Residential Dwellings
West: Residential Dwellings

Planning

Existing Land Use: Low-Density Residential
Existing Zoning: R1, Single Dwelling Residential

Review Schedule

The city deemed the applicant's application complete on November 25, 2025. The initial 60-day review deadline for a decision is January 24, 2026. As stated in Minnesota State Statute 15.99, the city can take an additional 60 days, if necessary, to complete the review. The Planning Commission did not hold a meeting in December 2025; therefore, the review deadline was extended by an additional 60 days to March 25, 2026.

Attachments:

1. Home Occupation License Resolution
2. Overview Map
3. Future Land Use Map
4. Zoning Map
5. Application Questionnaire and Interior Floorplan
6. Draft Planning Commission Minutes, Dated January 20, 2026

HOME OCCUPATION LICENSE RESOLUTION

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

Section 1. Background.

1.01 Samantha Joyer is proposing a home-based chiropractic office that serves pregnant and postpartum women, providing doula care in addition to select pediatric services.

1.02 The property is located at 2155 Prosperity Road North and is legally described as:

PFLUEGER'S ADDITION TO, GLADSTONE SUBJ TO ST; & VAC ALLEY ADJ LYING
...13 & LOTS 14,15 AND LOT 16 BLK 1

Property Identification Number 152922110051

Section 2. Standards.

2.01 Division 2. Section 14-56 outlines the licensing requirements for home occupations on residential property.

Section 3. Findings.

3.01 The proposal meets the specific home occupation license standards.

Section 4. City Review Process

4.01 The City conducted the following review when considering this home occupation license request.

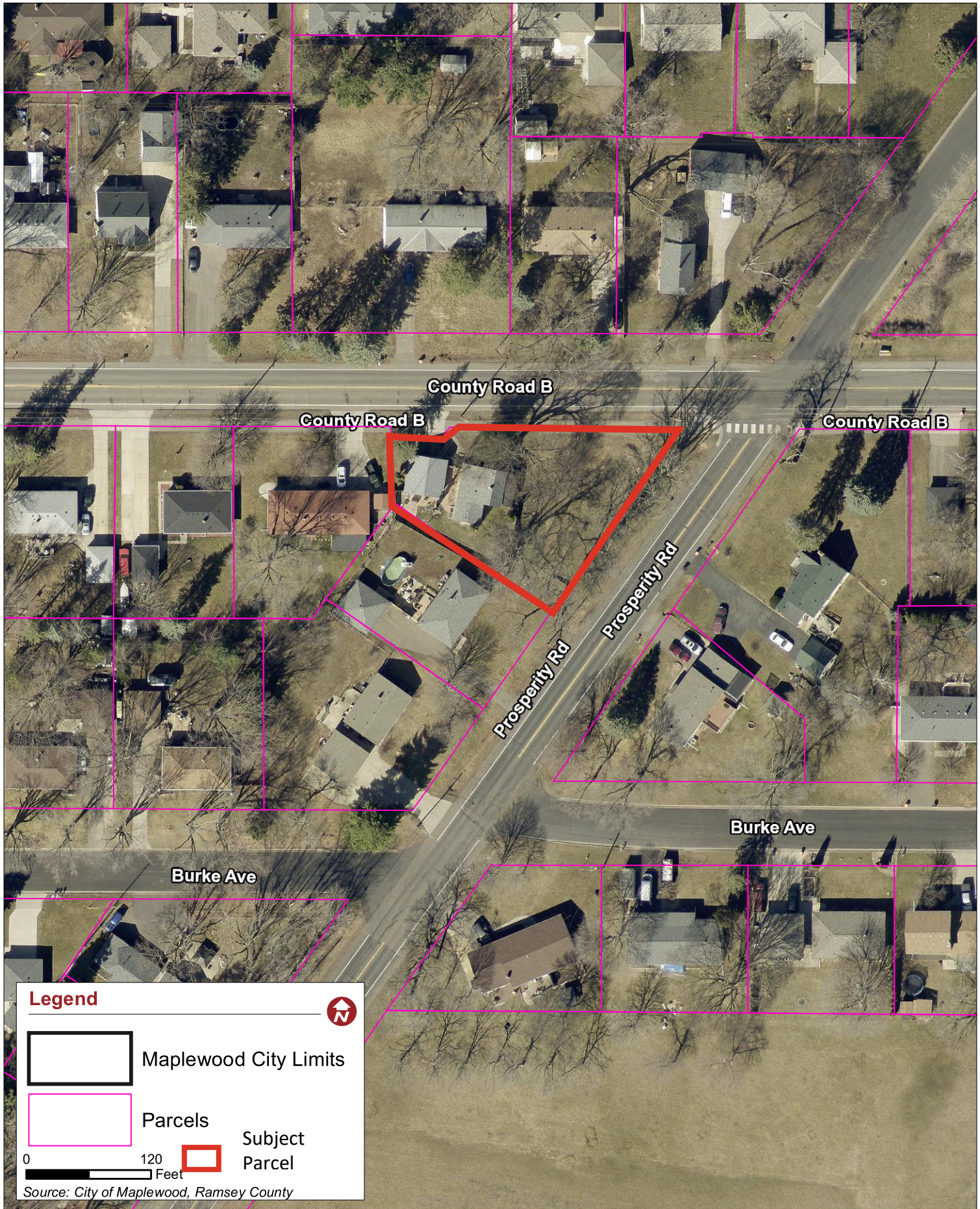
1. On January 20, 2026, the Planning Commission held a public hearing. City staff published a hearing notice in the Pioneer Press and sent notices to the surrounding property owners. The Planning Commission gave everyone at the hearing a chance to speak and present written statements. The Planning Commission recommended that the City Council approve this resolution.
2. On February 9, 2026, the City Council discussed this resolution. They considered reports and recommendations from the Planning 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 2 of this resolution. Approval is subject to the applicant doing the following:

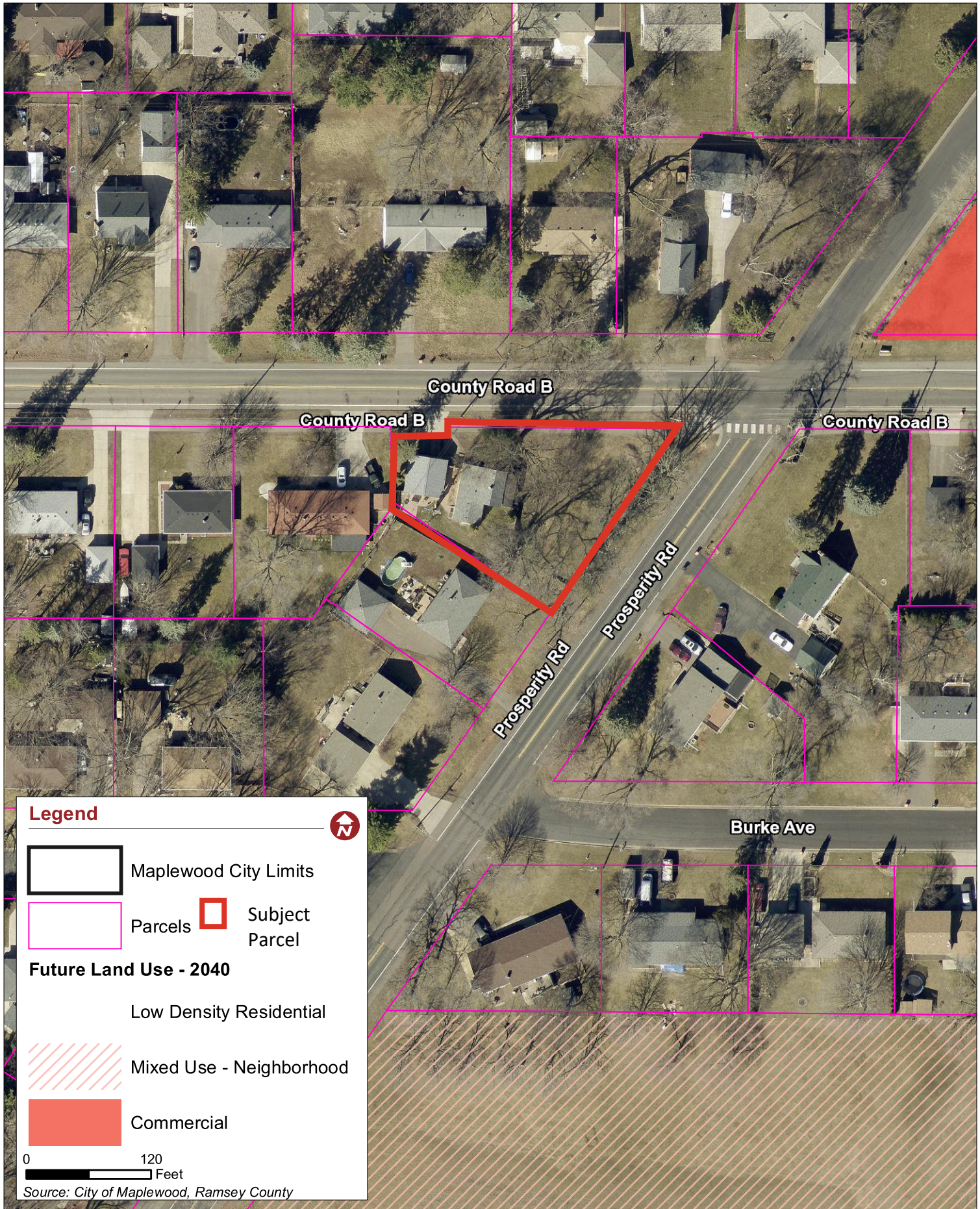
1. The applicant must apply to the City Clerk for a business license. This license must be renewed annually with the City Clerk. No license granted for a home occupation shall be transferable from one person to another or from one place to another.
2. The applicant is permitted to have one wall sign of not more than two square feet for the home occupation.

3. Hours of operation for the business are limited to Monday through Friday, between 8:00 am and 7:00 pm.
4. The business will be open by appointment only to customers. If the applicant desires to have the business open to the public during hours of operation, the applicant will need to meet the building requirements as a B or business occupancy. This would trigger the requirement for an accessible entrance and an accessible restroom, as well as further review for building code compliance.
5. Other than the home occupation license holder, there shall be no other outside employees.
6. The applicant will adhere to the requirements outlined in the City Code Division 2. Home Occupations. Section 14-56.



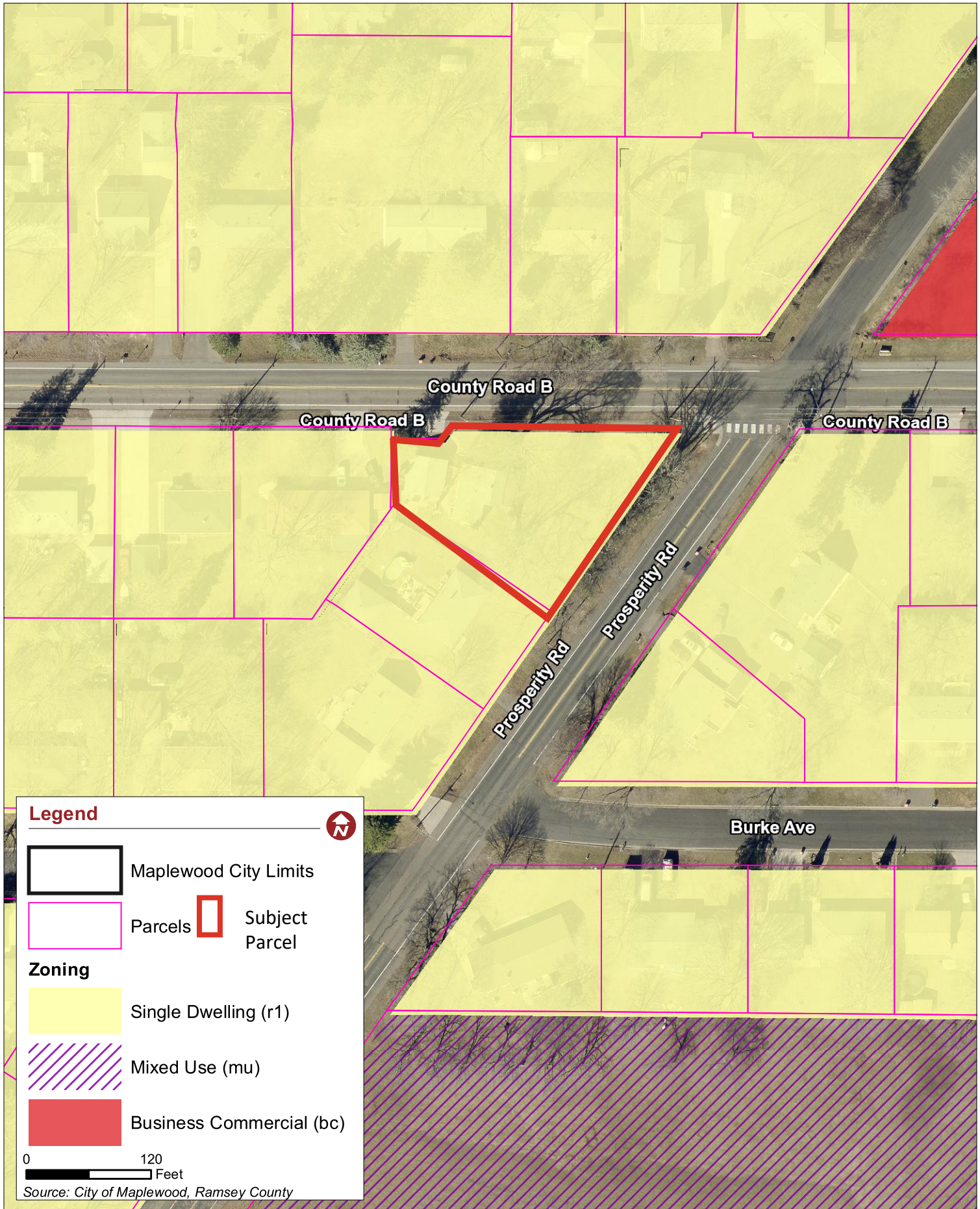


Maplewood





Maplewood



HOME OCCUPATION QUESTIONNAIRE

(Attach a separate page if additional space is needed)

1. Describe your home occupation: My home occupation is chiropractic and doula care. I focus primarily on serving pregnant women through prenatal and postpartum care. I also specialize in pediatric care for infants and children.

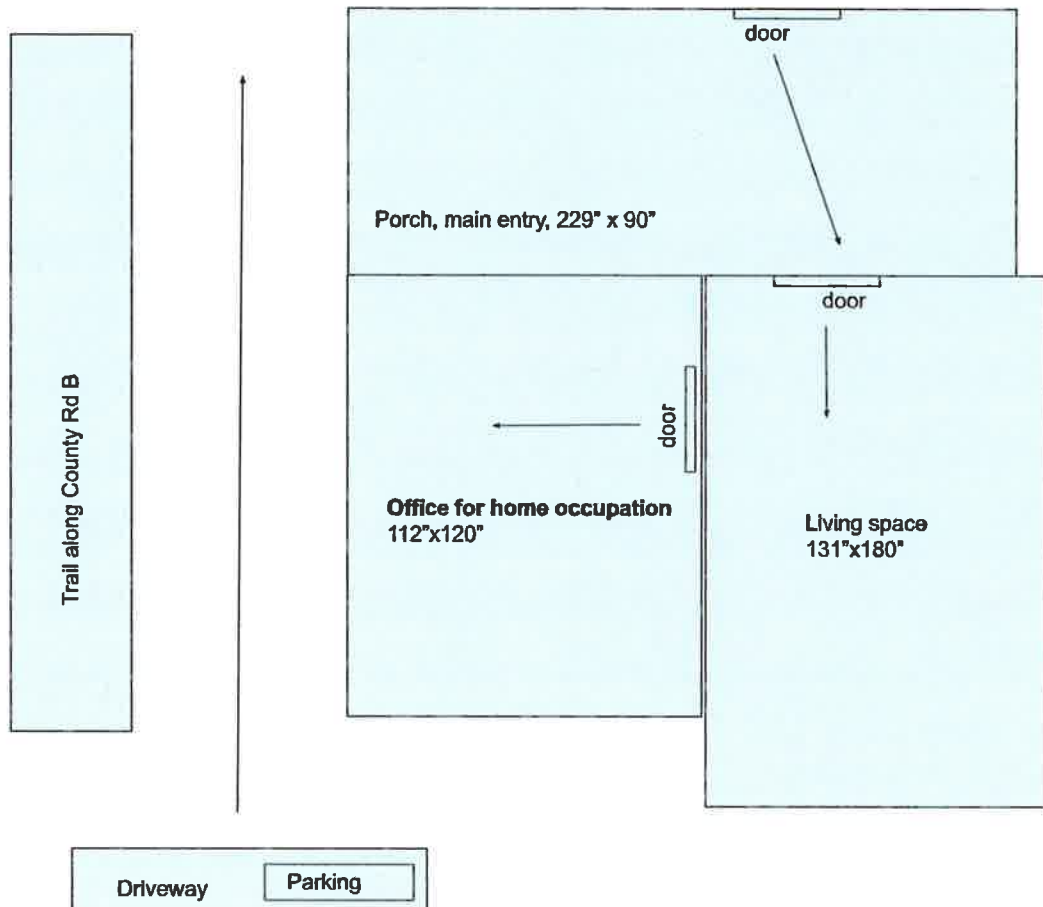
2. How many nonresident employees would work on-site? 0
How many nonresident employees would work off-site? 0
How often would off-site employees visit your home? 0
3. What percentage of each level of your home's floor area, including the basement, would you use in conducting the home occupation? 18%
4. If the business would be in an accessory building, what percentage of that structure's floor area would be used? N/A
5. Where on the premises would the home occupation be conducted?
On the main level, in an office
6. Describe any changes in the outside appearance of the building or property, other than one wall-mounted sign of not more than two square feet?
No changes to outside appearance other than the sign and general beautification
7. What percentage of gross sales would come from the sale of a product(s) produced off-site? 10%
8. How many customer or employee vehicles would be parked on the premises at any one time?
1 vehicle at a time
9. Describe the type, payload capacity and number of each type of vehicle to be used in the home occupation and where they would be parked.
Standard vehicles, 1000lbs on avg, parked in driveway
10. What would be the average number of customers expected to visit the premises each week? 1 to 5/wk
The average number of employee/subcontractor visits to the premises each week? 0
What time of day and which days of the week would you expect these visits to occur?
Monday through Friday, likely between 8am and 6/7pm
11. Describe any delivery vehicles that will make deliveries or ship products from the property. Include the type, amount, hours and frequency of deliveries.
No deliveries

12. Describe the type of equipment, including ventilation systems, which would be used. Describe how you would keep the use of this equipment unnoticeable to your neighbors. Equipment includes a chiropractic table and adjusting tools
These items are unnoticeable to neighbors.

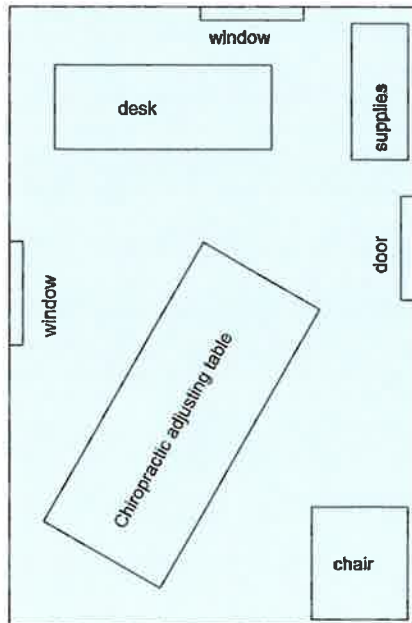
13. Describe the amount and type of any chemicals, gasoline, hazardous substances or similar material that would be used. Also, describe where these materials will be stored.
None

14. Describe how you would dispose of any hazardous materials.
N/A





Close up: office for home occupation



MINUTES
MAPLEWOOD PLANNING COMMISSION
7:00 P.M. Tuesday, January 20, 2026
City Hall, Council Chambers
1830 County Road B East

E. PUBLIC HEARING

1. Home Occupation License Resolution, Innately Designed, 2155 Prosperity Road North

Elizabeth Hammond, Planner, gave the presentation and answered questions from the Commission. Michael Martin, AICP, Assistant Community Development Director, provided additional information.

Chairperson Desai opened the public hearing.

The following individuals addressed the commission regarding the project:

Samantha Joyer, Innately Designed

Chairperson Desai closed the public hearing.

Commissioner Arbuckle moved to approve a resolution for a home occupation license permitting a chiropractic and birth doula care office at the residential property located at 2155 Prosperity Road North, subject to certain conditions of approval.

HOME OCCUPATION LICENSE RESOLUTION

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

Section 1. Background.

1.01 Samantha Joyer is proposing a home-based chiropractic office that serves pregnant and postpartum women, providing doula care in addition to select pediatric services.

1.02 The property is located at 2155 Prosperity Road North and is legally described as:

PFLUEGER'S ADDITION TO, GLADSTONE SUBJ TO ST; & VAC ALLEY ADJ LYING ...13 & LOTS 14,15 AND LOT 16 BLK 1

Property Identification Number 152922110051

Section 2. Standards.

2.01 Division 2. Section 14-56 outlines the licensing requirements for home occupations on residential property.

Section 3. Findings.

3.01 The proposal meets the specific home occupation license standards.

Section 4. City Review Process

- 4.01 The City conducted the following review when considering this home occupation license request.
1. On January 20, 2026, 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 February 9, 2026, the City Council discussed this resolution. They considered reports and recommendations from the Planning 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 2 of this resolution. Approval is subject to the applicant doing the following:
1. The applicant must apply to the City Clerk for a business license. This license must be renewed annually with the City Clerk. No license granted for a home occupation shall be transferable from one person to another or from one place to another.
 2. The applicant is permitted to have one wall sign of not more than two square feet for the home occupation.
 3. Hours of operation for the business are limited to Monday through Friday, between 8:00 am and 7:00 pm.
 4. The business will be open by appointment only to customers. If the applicant desires to have the business open to the public during hours of operation, the applicant will need to meet the building requirements as a B or business occupancy. This would trigger the requirement for an accessible entrance and an accessible restroom, as well as further review for building code compliance.
 5. Other than the home occupation license holder, there shall be no other outside employees.
 6. The applicant will adhere to the requirements outlined in the City Code Division 2. Home Occupations. Section 14-56.

Seconded by Commissioner Arbuckle

Ayes – All

The motion passed.

This item will go to the city council on February 9, 2026.

CITY COUNCIL STAFF REPORT
Meeting Date February 9, 2026

REPORT TO: Michael Sable, City Manager

REPORT FROM: David Anderson, Assistant City Attorney

PRESENTER: Danette Parr, Community Development Director

AGENDA ITEM: Settlement Agreement Regarding Conditions Creating a Hazardous Property and Public Nuisance, 1212 Skillman Avenue East

Action Requested: Motion Discussion Public Hearing

Form of Action: Resolution Ordinance Contract/Agreement Proclamation

Summary:

The city negotiated a settlement giving the owner and occupant of 1212 Skillman Avenue East until April 10, 2026, to abate hazardous and nuisance conditions at the single-family home property, after which the city may perform the cleanup and assess costs if they fail to comply.

Recommended Action:

Motion to approve and authorize the execution of the Settlement Agreement for the property located at 1212 Skillman Avenue East.

Fiscal Impact:

Is There a Fiscal Impact? No Yes, the true or estimated cost is unknown and depends on how much of the work is completed by the owner and occupant. The estimated maximum cost of all work is approximately \$25,000, and the city will perform such work to the extent it is not completed by the owner or occupant. The agreement and the law expressly authorize the city to recover such costs via a special assessment against the Property, which would then go onto the Property's tax rolls for future payment by the Owner.

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

Strategic Plan Relevance:

Safety ◇ Focus Area: Strengthen regulations and code compliance

Sustainability ◇ Focus Area:

Development ◇ Focus Area:

By negotiating a formal settlement with clear deadlines and consequences, the city reinforces that property owners and occupants are responsible for maintaining compliance with the city's code requirements.

Background:

The subject property (the "Property") is located at 1212 Skillman Avenue East and contains a single-family dwelling. The Property is owned by Patricia Marie Hirsch (the "Owner") and is currently occupied by the Owner's son, Aaron Hirsch (the "Occupant"). There have been numerous code-enforcement related citations and associated assessed fines against this Property dating back to 2008. In June of 2021, the city council passed a resolution ordering the abatement of several hazardous/nuisance conditions on the Property, which eventually led to the Occupant addressing the concerns via agreement. Since then, the Property has slipped back into a non-compliant state and city staff have received additional complaints and observed several apparent code violations and hazardous conditions on the exterior of the Property.

During the summer of 2025, city staff conducted a physical inspection of the Property and during the inspection, the following conditions were observed related to the exterior areas: (i) numerous piles of tires; numerous vehicle parts and miscellaneous scrap metal pieces; (ii) apparent inoperable vehicles and equipment, recreational vehicles, including water craft vehicles, trailers, lawn equipment, and vehicles with outdated registration past 90 days; (iii) vehicles parked on unimproved areas; (iv) trailers with accumulations of junk and scrap; (v) household furniture and other household items; junk appliances; numerous liquid or gas containers; (vi) accumulation of scrap building materials including wood and lumber; accumulated brush and debris; (vii) a wooden privacy fence that is structurally compromised and leaning into the neighbor's yard; (viii) and an unmaintained lean-to expansion to the rear of the accessory structure that is partially covered with a temporary covering.

On July 28, 2025, based on the above conditions, the city council deemed the Property hazardous and a public nuisance under state and local law and again ordered the abatement of the hazardous and nuisance conditions on the Property. The council resolution authorized the city attorney to initiate legal proceedings to compel the Owner and Occupant to bring the Property into compliance with state and local laws.

Because the Owner and Occupant failed to answer the city's abatement order, the city attorney moved the district court for default judgment and requested permission for the city to clean up the Property. However, the city attorney and staff have since held discussions with the Owner and Occupant. Rather than pursuing a district court order, the city attorney negotiated the attached settlement agreement with the Owner and Occupant. The agreement provides the Owner and Occupant through April 10, 2026 to abate the hazardous and nuisance conditions, which staff is comfortable with. If they fail to meet said deadline, the city is authorized under the agreement to immediately perform the work and assess all related costs against the Property.

Staff recommends approval of the agreement, which provides a means to ensure the abatement of the hazardous and nuisance conditions on the Property and spares both parties additional time and expense. Of course, the city prefers not to perform the work, and so the agreement provides one more opportunity for the Owner and Occupant to do so. City staff and the city attorney will be present during the meeting if there are questions about the agreement.

Attachments:

1. Settlement Agreement
2. City Resolution 25-07-2421 (Approved July 28, 2025)
3. Property Photos

STATE OF MINNESOTA
COUNTY OF RAMSEY

DISTRICT COURT
SECOND JUDICIAL DISTRICT

Case Type: Other Civil

Court File No: 62-CV-25-8676

In the Matter of the Hazardous and Nuisance
Property Located at 1212 Skillman Ave E,
Maplewood, Minnesota

SETTLEMENT AGREEMENT

This Settlement Agreement (the "Agreement") is entered into as of this ____ day of _____, 2026, by and between the city of Maplewood, a Minnesota municipal corporation (the "City"), Patricia M. Hirsch, a single individual (the "Owner"), and Aaron C. Hirsch, a single individual (the "Occupant"). The City, the Owner, and the Occupant shall be referred to collectively herein as the "Parties."

RECITALS

WHEREAS, the Owner is fee owner of certain real property located at 1212 Skillman Ave. E., Maplewood, Ramsey County, Minnesota and legally described on the attached Exhibit A (the "Property"); and

WHEREAS, the Occupant resides at the Property; and

WHEREAS, numerous physical inspections of the Property's exterior have recently been conducted by the City's code enforcement team and the following conditions were observed: numerous piles of tires; numerous vehicle parts and miscellaneous scrap metal pieces; apparent inoperable vehicles and equipment, recreational vehicles, including water craft vehicles, trailers, lawn equipment, and vehicles with expired registration past 90 days; vehicles parked on unimproved areas; trailers with accumulations of junk and scrap; household furniture and other household items; junk appliances; numerous liquid or gas containers; accumulation of scrap building materials including wood and lumber; accumulated brush and debris; a wooden privacy fence that is structurally compromised and leaning into the neighbor's yard; and an unmaintained

lean-to expansion to the rear of the accessory structure that is partially covered with a temporary covering; and

WHEREAS, based on the conditions discovered during the aforementioned inspections, the Maplewood City Council formally determined that (1) the Property's exterior is "hazardous," as defined by Minnesota Statutes, section 463.15, and (2) the exterior of the Property is a public nuisance in violation of numerous provisions 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 City has initiated formal legal proceedings to require that the Owner and the Occupant 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, the City has via motion made a request to the District Court for default judgment based on the failure by the Owner and Occupant to answer the City's duly served summons and abatement order; and

WHEREAS, notwithstanding the City's pending motion for default judgment, the Parties have reached a resolution as memorialized in this Agreement; 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 further proceedings in district court.

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 Property, the Property's exterior is hazardous, as that term is defined by Minnesota Statutes, section 463.15, and the Property's exterior is a public nuisance, as that term is defined in Chapter 18 of the City Code. The Owner and Occupant each represent that they have a valid interest in the Property, including the personal property located thereon, and they have the full legal power and authority to enter into this Agreement.

3. **Abatement.** The Owner and the Occupant, at their own cost and expense, agree to undertake all work necessary to abate the hazardous and nuisance conditions on the Property (the "Work") on or before April 10, 2026. The Work is specifically described and itemized in the attached Exhibit B. The Owner and Occupant hereby authorize the City to enter onto the Property and inspect the Property's exterior on or before April 10, 2026, or anytime thereafter, to ensure that all Work has been completed to the City's satisfaction and in a manner that abates the hazardous and public nuisance conditions. If the Owner and Occupant fail to comply with this section 3, the Parties agree that the City may immediately enter onto the Property after April 10, 2026, perform the Work or hire a third-party contractor to do so, in its sole discretion, and thereafter assess all of its associated costs pursuant to section 5 of this Agreement without the need for any further action or approval by the Parties or the Court.

4. **Cost Estimate.** The estimated maximum cost to complete the Work, which includes the removal and proper disposal of all of the unlawful personal property contained on the Property, is \$25,000. However, the Parties understand and agree that actual costs might amount to up to 150 percent of that estimated figure, or \$37,500. The Parties agree that if the Owner and Occupant fail to complete the Work in accordance with the timeline contemplated in section 3 of this Agreement, and the City subsequently performs any or all of said Work, as expressly authorized herein, 100 percent of the actual cost of the Work performed by the City and/or its contractor(s) shall be assessed against the Property in accordance with section 5 below.

5. **Special Assessment of City Expenses; Waivers.** In the event that the Owner and/or

Occupant fail to adhere to the requirements in section 3 above and City and/or its contractors enter onto the Property to perform the Work, as authorized herein, the City shall further be authorized, pursuant to Minnesota Statutes, Section 463.21, chapter 18 the City Code, and this Agreement, to assess the actual expenses that it incurs to undertake and pay for such Work in an amount not to exceed 150 percent of the estimated figure contained in section 4 of this Agreement, or \$37,500. Furthermore, the Owner and the Occupant, for themselves and their successors and assigns, waive the right to object to the City's assessment of 100 percent of the cost of Work incurred by the City and waive the right to appeal the levy of said assessment pursuant to Minnesota Statutes, section 429.081 or otherwise, and further specifically agree 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 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 shall provide for the payment of such special assessment in five equal annual installments commencing with taxes payable in the year following certification to the county, with interest at the annual rate of four percent (4%) 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 and certification of said assessment to Ramsey County in accordance with this Agreement. At the written request of either the Owner or the Occupant, the City shall provide proof of its costs incurred which were the basis of any assessment levied.

6. Right of Entry.

- (a) The Owner and Occupant hereby grant to the City, and its agents, employees, contractors, and invitees, a right and license to immediately 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 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 such 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.

7. Indemnification; Waiver of Claims. The Owner and Occupant 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, including one or more of its contractors, complete any of the Work, the Owner and Occupant waive any and all claims against the City for the associated removal, disposal, and/or destruction of any and all personal property in connection therewith. As part of this waiver, the Owner and Occupant knowingly acknowledge and agree that none of the items on the Property that are required to be removed as part of the Work have 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.

8. **Cost Exceeds Estimate.** In the event that the City is permitted hereunder to complete the any of the Work on the Property and determines that the actual cost of the work will exceed 150 percent of the estimated costs contained herein, it will notify the Owner and Occupant of such determination in writing. The Owner and Occupant 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 both the Owner and Occupant 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 Owner and Occupant, the City may nevertheless, 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, the City may proceed to request additional cost reimbursement from the Court pursuant to Minnesota Statutes, chapter 463 and chapter 18 of the City Code.

9. **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, with respect to Ramsey County District Court No. 62-CV-25-8676. No change, modification or waiver of any provisions of this Agreement will be binding unless it is in writing and signed by all Parties. This Agreement shall be construed according to the laws of the State of Minnesota.

10. **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.

11. **Run with the Land.** The provisions of this Agreement shall run with the land and be binding upon the Parties and their respective heirs, successors, and assigns.

12. **Recording; Court Filing.** The City may record this Agreement against the Property in the land records of Ramsey County and file this Agreement with the Court. 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.

13. Failure to Comply. The Parties agree that the Court shall continue this matter indefinitely. If the Owner or Occupant fail to complete all of the Work and prevent the City from doing so in accordance with the terms herein, the Owner and Occupant agree that the City may contact the Court and obtain an immediate entry of judgment consistent with its prior request, including:

- (a) Granting the City's Motion for Default Judgment;
- (b) Authorizing the City to enter the Property pursuant to Minnesota Statutes, section 463.21 and chapter 18 of the City Code to enforce the Order and perform the Work;
and
- (c) Authorizing the City to recover all costs and fees in accordance with Minnesota Statutes, chapter 463 and chapter 18 of the City Code.

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. This Agreement is neither a substitute for, nor a waiver of, any permitting and inspection requirements.

16. Termination of Agreement. This Agreement shall terminate upon the satisfactory completion of the Work by the Owner and Occupant, 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.

[SIGNATURE PAGES FOLLOW]

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 _____, 2026, 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 OWNER:

By: _____
Patricia M. Hirsch

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____,
2026, by Patricia M. Hirsch, a single individual.

Notary Public

THE OCCUPANT:

By: _____
Aaron C. Hirsch

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____,
2026, by Aaron C. Hirsch, a single individual.

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

Lot Eight (8), Block Seven (7), HILLS AND DALES, according to the plat thereof on file and of record in the office of the Register of Deeds within and for Ramsey County, Minnesota.

Abstract Property

EXHIBIT B

The Work shall consist of completing all of the following within the Property's exterior areas:

1. Remove and properly store inside or dispose of all tires, vehicle parts, scrap metal, and other miscellaneous vehicle components;
2. Remove and properly store or dispose of all unlawful vehicles, including, without limitation those with expired registration, those that are inoperable or dismantled, those on jacks/blocks and other supports, those parked on unimproved surfaces, and those with flat tires;
3. Remove and properly store inside or dispose of all recreational vehicles, watercraft, lawn equipment, and trailers, including all materials contained within said trailers;
4. Remove and properly store inside or dispose of all household items, including, without limitation, indoor furniture, appliances, and other scrap materials;
5. Remove and properly store inside or dispose of all accumulation of rubbish, building materials, wood and lumber, and liquid/fuel containers and other potentially dangerous substances;
6. Repair or remove the structurally substandard fence along the rear Property line;
and
7. Repair or remove all portions of the lean-to addition to the accessory structure that was not safely constructed and is vulnerable to the elements.

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 **28th day of July, 2025** at 7:31 p.m.

The following members were present:

Marylee Abrams, Mayor	Present
Rebecca Cave, Councilmember	Present
Kathleen Juenemann, Councilmember	Present
Chonburi Lee, Councilmember	Present
Nikki Villavicencio, Councilmember	Present, attended remotely via Zoom

Resolution Ordering the Abatement of Hazardous Property and Public Nuisance Conditions Existing at 1212 Skillman Avenue East

Councilmember Juenemann moved to approve the Resolution Ordering the Abatement of Hazardous Property and Public Nuisance Conditions at 1212 Skillman Avenue East.

Resolution 25-07-2421

RESOLUTION ORDERING THE ABATEMENT OF CONDITIONS CREATING A PUBLIC NUISANCE AND HAZARDOUS PROPERTY EXISTING AT 1212 SKILLMAN AVENUE EAST

RECITALS

WHEREAS, the property located at 1212 Skillman Avenue East, legally described on Exhibit A attached hereto (the "Subject Property"), contains a single-family dwelling and is located in the city of Maplewood (the "City"); and

WHEREAS, the Subject Property is owned by Patricia Marie Hirsch (the "Owner") and is currently occupied by the Owner's son, Aaron Hirsch (the "Occupant"); and

WHEREAS, staff members of the City have conducted multiple physical inspections of the exterior of the Subject Property, most recently on June 18, 2025; and

WHEREAS, during said inspections, the following conditions were observed in the exterior of the Subject Property: numerous piles of tires; numerous vehicle parts and miscellaneous scrap metal pieces; apparent inoperable vehicles and equipment, recreational vehicles, including water craft vehicles, trailers, lawn equipment, and vehicles with outdated registration past 90 days; vehicles parked on unimproved areas; trailers with accumulations of junk and scrap; household furniture and other household items; junk appliances; numerous liquid or gas containers; accumulation of scrap building materials including wood and lumber; accumulated brush and debris; a wooden privacy fence that is structurally compromised and

leaning into the neighbor's yard; and an unmaintained lean-to expansion to the rear of the accessory structure that is partially covered with a temporary covering; and

WHEREAS, Minnesota Statutes, section 463.15, subdivision 3 defines a "hazardous property" as "any... property, 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, 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, section 18-31(14) of the City Code deems it a public nuisance to use property in any manner deemed by the city council to be a menace to the health of the inhabitants of the city; and

WHEREAS, section 18-33(3) of the City Code deems it a public nuisance to store or accumulate explosives, inflammable liquids and other dangerous substances or materials on property; and

WHEREAS, section 18-33(6) of the City Code deems it a public nuisance to erect or alter buildings in violation of the City Code, including the Minnesota State Building Code, and other fire ordinances concerning manner and materials of construction; and

WHEREAS, section 18-33(9) of the City Code deems it a public nuisance to permit or maintain the outside storage of items such as but not limited to pails, barrels, lumber, scrap wood, vehicle parts, inoperable machinery, equipment parts, brushes, household furniture, building materials, scrap metal, junk or similar materials; and

WHEREAS, section 18-33(13) of the City Code deems it a public nuisance to maintain dangerous, unguarded machinery, equipment or other property on private property in a manner that may attract minor children; and

WHEREAS, section 18-33(26) of the City Code deems it a public nuisance to park or store a vehicle, or any part of a vehicle, on grass, unimproved areas, or other areas not consisting of a lawfully installed hard surface; and

WHEREAS, section 18-67 of the City Code includes motor vehicles that have license plates with an expiration date more than 90 days prior to the date of an inspection in the definition of abandoned motor vehicles; and

WHEREAS, section 18-68 prohibits abandoned motor vehicles in the City; and

WHEREAS, section 18-70 of the City Code deems it a nuisance to maintain any vehicle in the city that is otherwise in violation of the City Code; and

WHEREAS, both Minnesota Statutes, section 609.74 and section 18-30 of the City Code also deem it a public nuisance to maintain or permit a condition which unreasonably annoys, injures or endangers the safety, health, morals, comfort, or repose of the public; and

WHEREAS, Minnesota Statutes, section 463.161 and section 18-37 of the City Code authorize the city council to order the owners and occupants of any hazardous property or

nuisance property within the City to correct or remove said conditions; and

WHEREAS, in light of the foregoing, the City's code enforcement staff have determined that the condition of the Subject Property is hazardous, unsafe, and a public nuisance; and

WHEREAS, by letter dated and mailed on April 21, 2025, the City notified the Owner of the conditions and violations addressed herein, as well as the steps needed to correct the conditions; and

WHEREAS, neither the Owner or the Occupant have corrected any of the unlawful conditions of the Subject Property and said conditions still exist today; and

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

RESOLUTION

NOW, THEREFORE, BE IT 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 condition of the Subject Property is hazardous, as defined by Minnesota Statutes, section 463.15.
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 prepare an Abatement Order substantially similar to that attached as Exhibit B 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 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 TO RESOLUTION

Legal Description

Lot Eight (8), Block Seven (7), HILLS AND DALES, according to the plat thereof on file and of record in the office of the Register of Deeds within and for Ramsey County, Minnesota.

Abstract Property.

EXHIBIT B
Abatement Order

STATE OF MINNESOTA
COUNTY OF RAMSEY

DISTRICT COURT
SECOND JUDICIAL DISTRICT

Case Type: Other Civil

In the Matter of the Hazardous and Nuisance
Property Located at 1212 Skillman Ave. E.,
Maplewood, Minnesota

ORDER FOR ABATEMENT OF
HAZARDOUS PROPERTY 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 1212 Skillman Avenue East, Maplewood, Minnesota, which property is legally described on Exhibit A attached hereto.

Specifically, the city of Maplewood, pursuant to Minnesota Statutes, chapter 463, finds that the condition of the property located at the above-referenced address is hazardous and unsafe due to the following observations: Numerous piles of tires; numerous vehicle parts and miscellaneous scrap metal pieces; apparent inoperable vehicles and equipment, recreational vehicles, including water craft vehicles, trailers, lawn equipment, and vehicles with outdated registration past 90 days; vehicles parked on unimproved areas; trailers with accumulations of junk and scrap; household furniture and other household items; junk appliances; numerous liquid or gas containers; accumulation of scrap building materials including wood

and lumber; accumulated brush and debris; a wooden privacy fence that is structurally compromised and leaning into the neighbor's yard; and the unmaintained lean-to expansion to the rear of the accessory structure that is partially covered with a temporary covering.

Also for the above-mentioned reasons, the city of Maplewood, pursuant to chapter 18 of the Maplewood City Code, along with Minnesota Statutes, section 609.74, has determined that the property located at the above-referenced address also constitutes a public nuisance.

Pursuant to the above-referenced statutes and ordinances, it is hereby ORDERED that you abate the hazardous and nuisance conditions within 45 days of the date of service of this order by completing each and every one of the following items:

1. Remove all tires, vehicle parts, lawn equipment, and miscellaneous scrap metal pieces.
2. Remove all inoperable vehicles and other equipment, including recreational vehicles and those with expired registration past 90 days, and remove all trailers used to support or transport such vehicles and equipment.
3. Remove vehicles parked on unimproved areas.
4. Remove all trailers with accumulations of junk and scrap.
5. Remove all accumulation of household furniture and other household items including junk appliances.
6. Remove all liquid or gas containers and any containers or other potentially dangerous substances from the property and properly dispose of it.
7. Remove all scrap building materials, including, without limitation, wood and lumber.
8. Remove all accumulated brush and debris.
9. Repair or remove the structurally substandard fence that is leaning toward the

property of a neighboring landowner.

- 10. Repair or remove all portions of the lean-to addition to the accessory structure that was not safely constructed and are partially covered with a temporary tarp covering.

All such work is subject to any applicable 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 any corrective action, 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 City Code. In connection thereto, the City 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 pursuant to Minnesota Statutes, section 463.22

Dated _____, 2025

KENNEDY & GRAVEN, CHARTERED

By: _____

McKaia G. Dykema (#0505388)
 David T. Anderson (#0393517)
 700 Fifth Street Towers 150
 South Fifth Street
 Minneapolis, MN 55402
 (612) 337-9300

ATTORNEYS FOR THE
 CITY OF MAPLEWOOD

Seconded by Councilmember Cave

Ayes – All, via roll call

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 **28th 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 Hazardous Property and Public Nuisance Conditions at 1212 Skillman Avenue East.

WITNESS my hand and sealed this **4th Day of August, 2025.**



Andrea Sindt, City Clerk
City of Maplewood, Minnesota









CITY COUNCIL STAFF REPORT

Meeting Date February 9, 2026

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 Amendment Resolution, Unison Restaurant and Banquet LLC, 1800 White Bear Avenue North

Action Requested: Motion Discussion Public Hearing

Form of Action: Resolution Ordinance Contract/Agreement Proclamation

Summary:

Touyer Moua, on behalf of Unison Restaurant and Banquet LLC, is requesting approval of an amendment to its conditional use permit (CUP) to extend the hours of operation for its sports bar, restaurant and banquet hall located at 1800 White Bear Avenue.

Recommended Action:

Motion to approve the conditional use permit amendment resolution to permit the sports bar, restaurant and banquet hall located at 1800 White Bear Avenue North to operate until 12 a.m. on weeknights and 2 a.m. on weekends.

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:

Safety Focus Area:
 Sustainability Focus Area:
 Development Focus Area: Grow a vibrant and resilient business community

The city works to foster a vibrant community by encouraging businesses to offer services the community desires, creating a dynamic and attractive business environment.

Background:

On November 13, 2018, the city council approved a CUP to convert the 25,000-square-foot building at 1800 White Bear Avenue into a community center with uses including a 300-seat banquet hall, a 187-seat sports bar and restaurant, a fitness gym, and office space.

During the council's review of this project, a condition was added that required all uses within the building to be closed for operation by 11 p.m. on Sundays through Thursdays and 12 a.m. on

Fridays and Saturdays. These hours were proposed by the applicant at the time in response to neighborhood concerns. The applicant is requesting reconsideration of the hours, now that they have been in place for several years. There have been no significant issues related to this site since the CUP was approved in 2018.

A CUP was required for this project due to the variety of uses being combined into this single building, similar to other facilities in the city that have been classified as a “community center” and therefore require a permit. Had the entire building been proposed solely as a restaurant and bar, a CUP would not have been required, and the city would have had no ability to limit hours.

The applicant is now requesting that the city reconsider the limitations on hours and allow the restaurant, bar and banquet hall to be open until 12 a.m. on Sundays through Thursdays and 2 a.m. on Fridays and Saturdays. The applicant’s request letter, which is attached to this report, includes information on the closing hours at four nearby establishments, each of which has later closing hours than those permitted by Unison’s CUP. The letter also states that Unison is experiencing a decline in revenue due to reduced late-night food and alcohol sales, exacerbated by local competitors with later closing hours.

The city’s Public Safety department reviewed this request to get an understanding of whether there has been a pattern of issues at Unison. Police records from the past three years indicate 74 calls for service. The other Maplewood establishments the applicant mentioned in their letter had calls for service ranging from 63 to 170 during the same time period. This indicates Unison is not an outlier in terms of service calls when compared to other businesses. The types of calls or issues at Unison are also similar when compared to those at other establishments. It should be noted that Maplewood Police do make proactive visits to Union and other businesses that are not included in the counts above.

Brian Biederman, the city’s Director of Public Safety, indicated he does not have public safety concerns with this request any more than he would with any other business in the city operating under similar hours. Chief Biederman also mentioned that Unison typically has off-duty deputies working until closing hours on the weekends. The applicant has indicated they will continue to have off-duty deputies on-site on weekend evenings.

Commission Review

Planning Commission

January 20, 2026: The planning commission reviewed this project, held a public hearing, and recommended approval of the applicant’s request. Four residents spoke during the hearing. Three had concerns about the request. One resident spoke in favor of the request but had questions about site lighting and landscaping. Conditions have been added to the approval resolution that address these concerns.

Public Hearing Notices

Staff sent public hearing notices to the 50 property owners surrounding the site, within a 500-foot radius. Staff received the following comment on the project.

1. I received a letter that said I could submit my concerns ahead of the meeting.

There is no way longer hours should be approved. When this was originally pushed through the council, we were told that if the police were called to Unison more than twice in a month their permit would be discontinued. They have many times had more than two police calls in a month yet nothing seems to happen to them. Especially in the warmer months, they are very loud yelling and fighting, car engines are rev’d, tires are squealed. I am already kept

awake many evenings with the loud noise. Allowing them to have even later hours means even more sleepless nights.

Absolutely NO WAY should this be allowed. *Sue Allhiser, 1799 White Bear Avenue North*

Reference Information

Site Description

Site Size: 4.53 acres
Existing Land Use: Unison Restaurant and Banquet

Surrounding Land Uses

North: Aldrich Arena
East: Restaurant
South: Various commercial uses
West: White Bear Avenue and Residential Dwellings

Planning

Existing Land Use: Mixed Use (MU)
Existing Zoning: Mixed Use (MU)

Review Schedule

The city deemed the applicant's application complete on January 2, 2026. The initial 60-day review deadline for a decision is March 3, 2026. As stated in Minnesota State Statute 15.99, the city can take an additional 60 days, if necessary, to complete the review and make a decision.

Attachments:

1. Conditional Use Permit Amendment Resolution
2. Overview Map
3. 2040 Future Land Use Map
4. Zoning Map
5. Applicant's Narrative
6. Draft Planning Commission Minutes, January 20, 2026
7. Presentation

CONDITIONAL USE PERMIT AMENDMENT RESOLUTION

Section 1. Background.

1.01 Touyer Moua, on behalf of Unison Restaurant and Banquet LLC, has applied for a conditional use permit amendment to extend the hours for its banquet hall, sports bar and restaurant.

1.02 The property is located at 1800 White Bear Avenue North and is legally described as:

PIN: 14-29-22-33-0026. Real property in the City of Maplewood, County of Ramsey, State of Minnesota, described as follows: Tract B, Registered Land Survey Number 587, Ramsey County, Minnesota.

Section 2. Standards.

2.01 City Ordinance Section 44-1092 requires a Conditional Use Permit for community center facilities.

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 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 January 20, 2026, 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 February 9, 2026, the city council discussed this resolution. They considered reports and recommendations from the planning commission and city staff.

Section 5. City Council

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

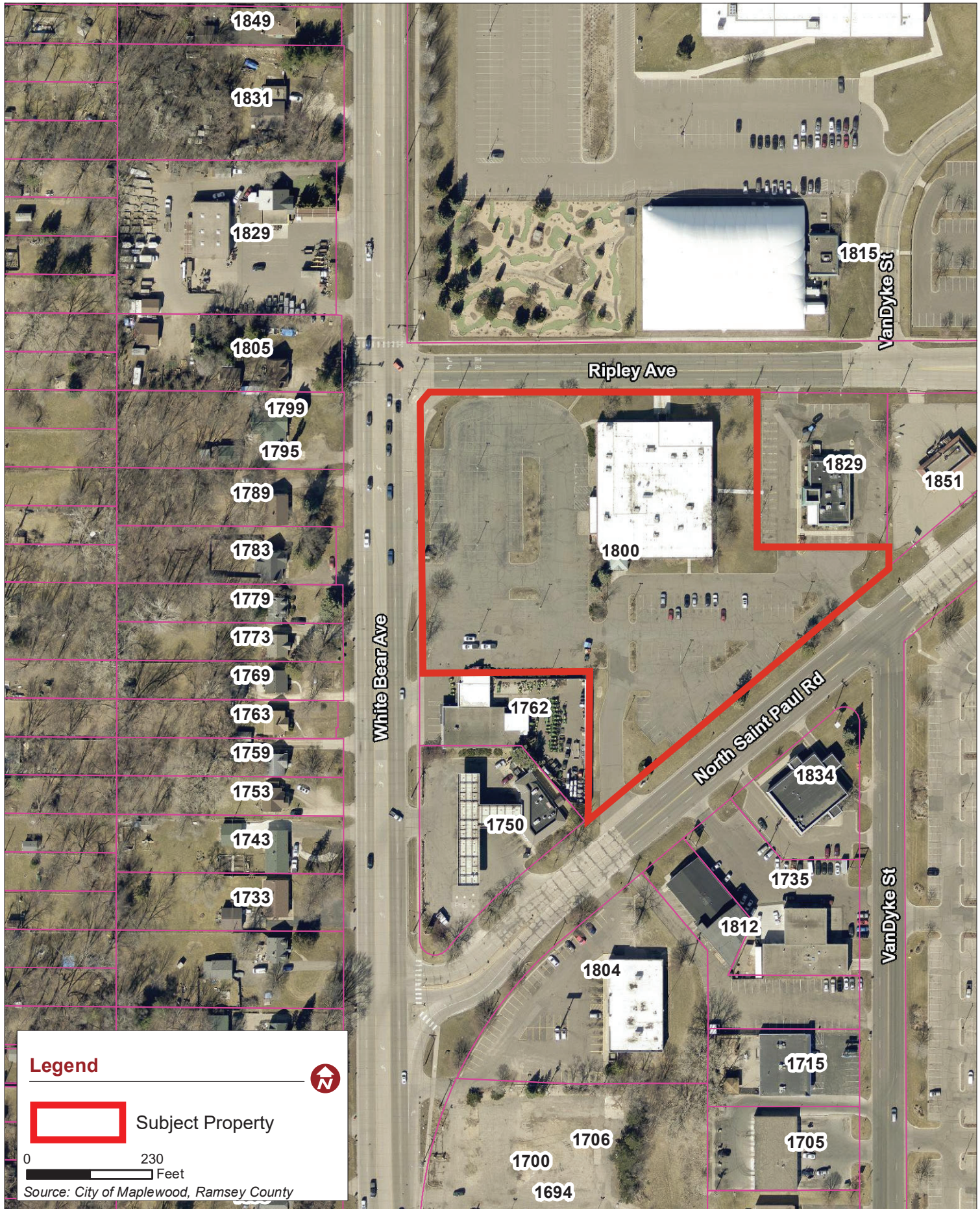
1. The applicant must review the previously submitted plan and submit for staff approval a an updated plan for traffic control during large banquet events.
2. The applicant must submit to staff a the most recent copy of the executed parking lease agreement between 1800 White Bear Avenue and 1762 White Bear Avenue.
- ~~3. Prior to issuance of a building permit the applicant must:~~
 - ~~a. Submit a landscape plan which shows three additional trees and a shrub planting bed on the intersection of White Bear Avenue and Ripley Avenue.~~
 - ~~b. Submit trash and recycling dumpster screening plan.~~
 - ~~c. The applicant shall comply with all the requirements set forth in the engineering report dated September 18, 2018 by Tyler Strong, Civil Engineer I.~~
 - ~~d. The applicant shall comply with all requirements set forth in the building report dated September 19, 2018 by Jason Brash, Building Official.~~
4. ~~Prior to issuance of a certificate of occupancy the applicant must:~~
 - ~~a. Restripe the parking lot.~~
 - ~~b. Clear the site of all debris.~~
 - ~~c. Construct trash and dumpster enclosure~~

~~d. Comply with conditions outlined by Molly Wellens, Environmental Health Officer as follows:~~

- ~~1) The applicant must go through the plan review process and pay all associated fees.~~
- ~~2) The applicant must obtain a food license to open, and must maintain the license annually.~~
3. The applicant is required to obtain all applicable licenses for alcohol and food from the city and must maintain these licenses annually.
4. Any exterior site improvements in the future would be subject to the city's design review process. This site is regulated under the mixed-use zoning district which has specific design standards and landscaping requirements.
5. This permit only allows for a banquet hall, sports bar, restaurant, fitness gym, and office space at the site. Any additional uses would require city review and approval.
6. All signs require a separate sign permit and must meet city code requirements.
7. The city council shall review this permit in one year.
- ~~8. All uses within the building shall be closed for operation no later than 11 p.m. on Sunday through Thursday and 12 a.m. on Friday and Saturday.~~
8. All site lighting must be functional and meet the city's illumination requirements.
9. All site landscaping must be kept in good health. Any dead vegetation must be removed and replaced.
10. The restaurant, bar, and banquet hall shall be closed for operation no later than 12 a.m. on Sunday through Thursday and 2 a.m. on Friday and Saturday.



Maplewood



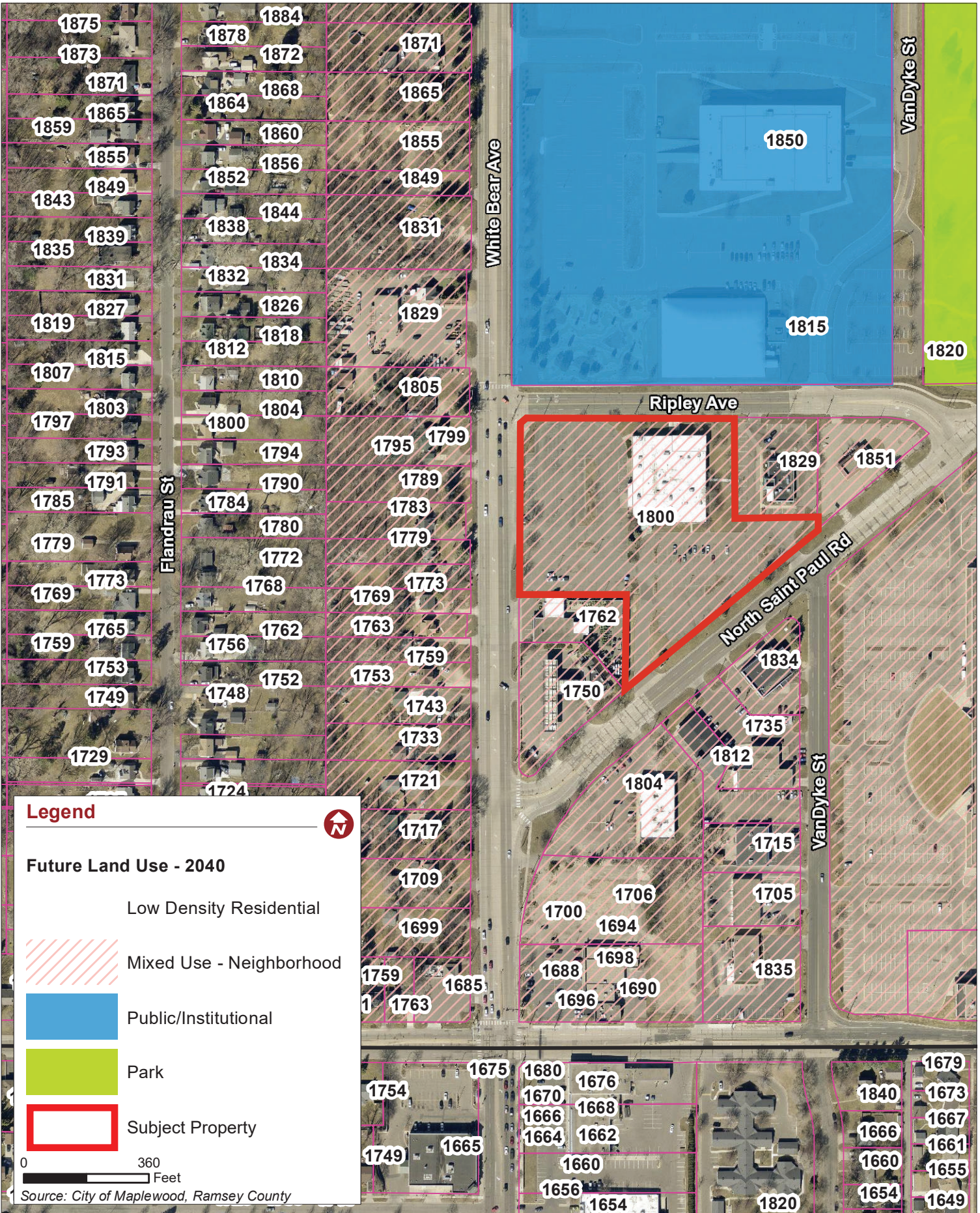
Legend



Subject Property

0 230 Feet

Source: City of Maplewood, Ramsey County



Written Statement for Current Use of Property at:
 1800 White Bear Ave N Suite A and B, Maplewood, MN 55109

Summary of Current use doing business as Unison Restaurant and Banquet LLC:

The current use is a Banquet hall with an adjacent Restaurant and Bar serving fine Asian cuisine dishes and finger food. The Banquet Hall currently hosts Weddings, Anniversaries, Birthdays/Quinceañeras, Concerts, and other special celebrations. Liberia Independence Day and Hmong New Year are two major events we proudly celebrate each year. Our Restaurant and Bar not only serve delicious food and drinks with karaoke and music, but also offer a great atmosphere for sports fans with games displayed on TVs throughout the main floor and bar.

The sole purpose is to amend the current conditional use operating hours:

- Current approved hours: The Restaurant and Banquet shall be closed for operation no later than 11 p.m. on Sunday through Thursday and 12 a.m. on Friday and Saturday.
- **Proposed Hours:** The Restaurant and Banquet shall be closed for operation no later than 12 a.m. on Sunday through Thursday and 2 a.m. on Friday and Saturday.

Reason for Amendment:

- **Economic Sustainability & Revenue Stabilization**

To mitigate continued loss in revenue resulting from external economic factors, specifically the decline in late-night food and alcohol sales following nearby competitors adopting 2:00 a.m. closing times. Earlier closure has placed Unison at a consistent competitive disadvantage during peak late-night demand hours, directly impacting staffing levels, operating sustainability, and local economic contribution.

Nearby establishments are listed below for comparison:

Closing Hours						
Day	Unison (propose) Maplewood	Unison (current) Maplewood	Cups and Chairs Saint Paul	Bleachers Maplewood	Dog House Maplewood	Buffalo Wild Wings Maplewood
Sunday	12 a.m.	11 p.m.	12 a.m.	2 a.m.	2 a.m.	12 a.m.
Monday	12 a.m.	11 p.m.	12 a.m.	2 a.m.	2 a.m.	12 a.m.
Tuesday	12 a.m.	11 p.m.	12 a.m.	2 a.m.	2 a.m.	12 a.m.
Wednesday	12 a.m.	11 p.m.	12 a.m.	2 a.m.	2 a.m.	12 a.m.
Thursday	12 a.m.	11 p.m.	12 a.m.	2 a.m.	2 a.m.	Closed
Friday	2 a.m.	12 a.m.	2 a.m.	2 a.m.	2 a.m.	1 a.m.
Saturday	2 a.m.	12 a.m.	2 a.m.	2 a.m.	2 a.m.	1 a.m.

- **Community Demand & Entertainment Access**

To address ongoing customer demand for later hours to accommodate televised sporting events, pay-per-view programming, west coast broadcasts, and overtime match play that regularly extend beyond current approved closing times.

- **Public Safety & Responsible Patron Management**

To promote public safety by reducing late-night vehicular movement between multiple

establishments. Allowing patrons to remain at a single, professionally managed, and monitored location later into the evening reduces the likelihood of impaired or fatigued driving associated with relocating after early closure. A centralized venue with staff oversight and security presence provides a safer environment for patrons and the surrounding community.

- **Charitable & Community Investment Impact**

To stabilize and restore Unison’s financial capacity to support community programs, sponsorships, and charitable contributions. As reflected in recent years, declining late-night revenue has directly reduced charitable giving levels. The proposed amendment would allow the business to restore and expand its long-standing support for local schools, nonprofits, and community initiatives. This decline in revenue has significantly affected charitable activities, as reflected in the 2023, 2024, and 2025 financial records.

Charitable Contributions / Sponsorships			
2022	2023	2024	2025
\$ 17,028.00	\$ 29,211.00	\$ 21,900.00	\$ 16,800.00

Most recently, however, Unison continued its commitment to service by providing over 1,000 hot meals on Thanksgiving 2025, and looks forward to expanding its ability to give back even more to the community.

In partnership, thank you for your consideration.

DRAFT MINUTES
MAPLEWOOD PLANNING COMMISSION
7:00 P.M. Tuesday, January 20, 2026
City Hall, Council Chambers
1830 County Road B East

E. PUBLIC HEARING

2. Conditional Use Permit Amendment Resolution, Unison Restaurant and Banquet LLC, 1800 White Bear Avenue North

Michael Martin, AICP, Assistant Community Development Director, gave the presentation and answered questions from the Commission.

Chairperson Desai opened the public hearing.

The following individuals addressed the commission regarding the project:

Touyer Moua, Unison Restaurant and Banquet LLC
Torin Gustafson, 1773 White Bear Avenue
Dave Hulke, 1831 White Bear Avenue
Cynthia Hulke, 1831 White Bear Avenue
Raymond Duran, 1849 White Bear Avenue

Chairperson Desai closed the public hearing.

Commission members shared comments and asked additional questions of staff and the applicant, Touyer Moua.

Commissioner Wullschleger moved to approve the conditional use permit amendment resolution to permit the sports bar, restaurant and banquet hall located at 1800 White Bear Avenue North to operate until 12 a.m. on weeknights and 2 a.m. on weekends.

CONDITIONAL USE PERMIT AMENDMENT RESOLUTION

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Section 3. Findings.

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8. The restaurant, bar, and banquet hall shall be closed for operation no later than 12 a.m. on Sunday through Thursday and 2 a.m. on Friday and Saturday.

Seconded by Vice Chairperson Yang

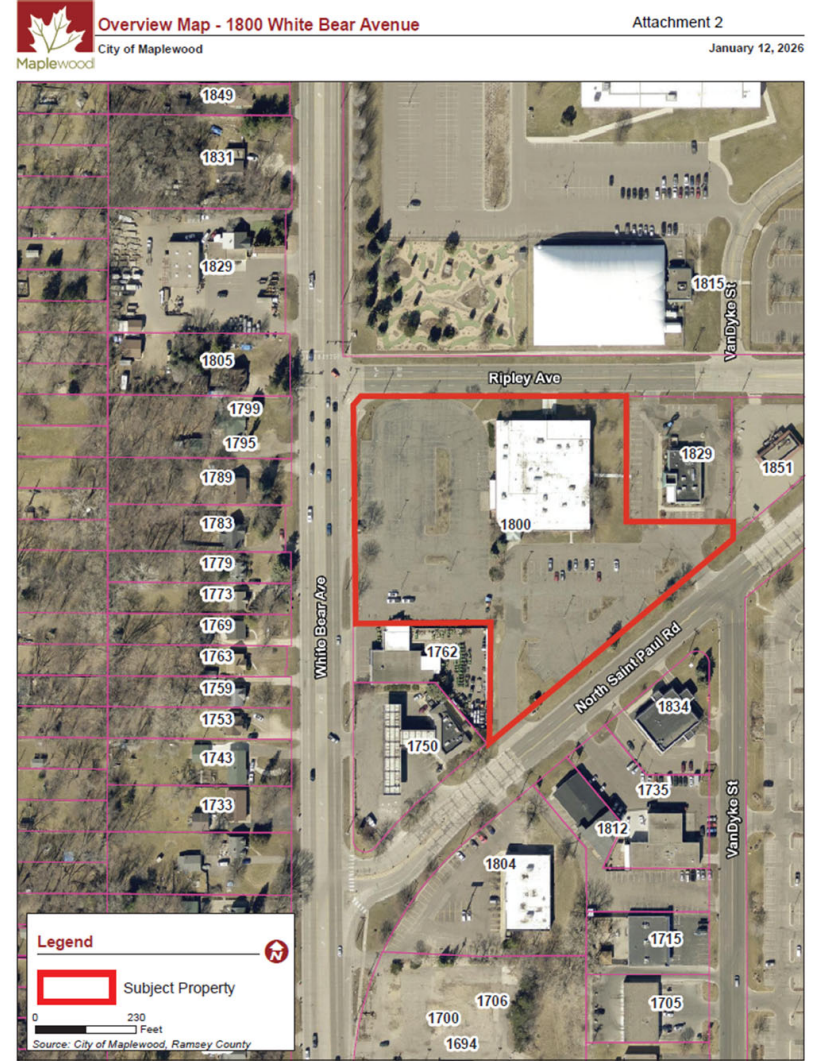
Ayes – All

The motion passed.

This item will go to the city council on February 9, 2026.

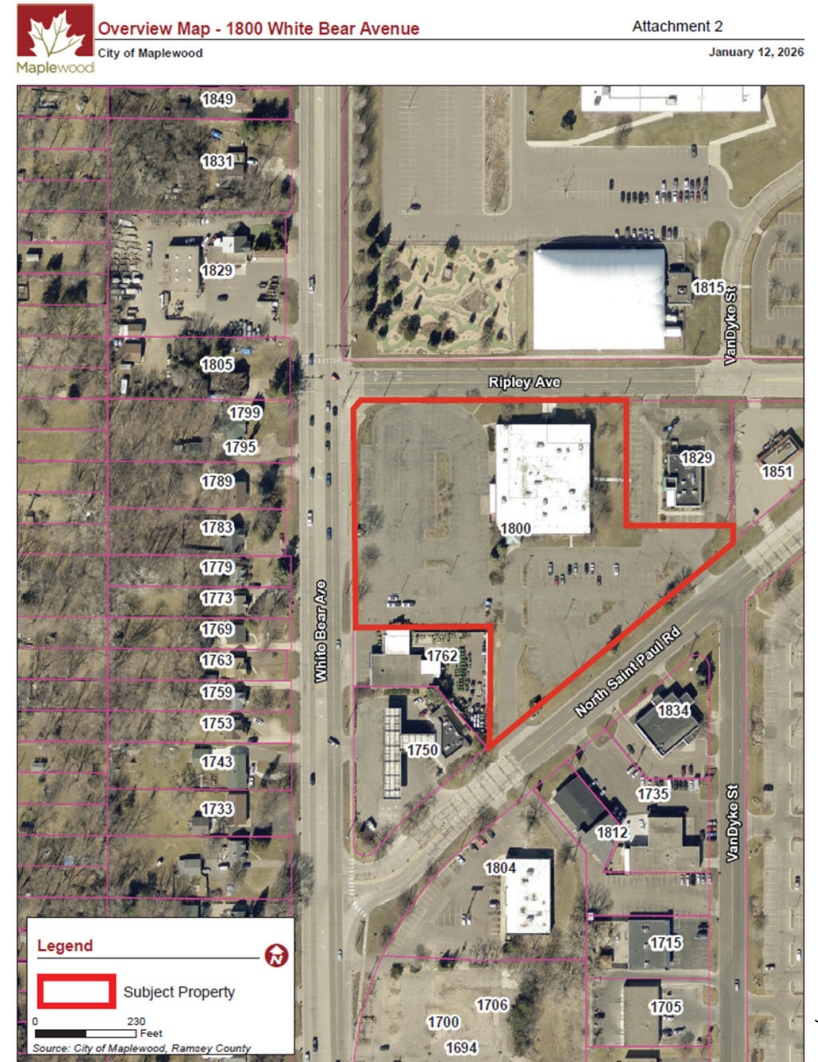
Unison – 1800 White Bear Ave

- Commercial Building on White Bear Avenue
 - Approved in 2018
 - Contains multiple uses – restaurant, bar, banquet hall, gym, offices
 - Considered “community center” in terms of zoning due to event center-type uses
- Requesting approval for Conditional Use Permit Amendment
 - Applicant feels existing closing hours are a competitive disadvantage



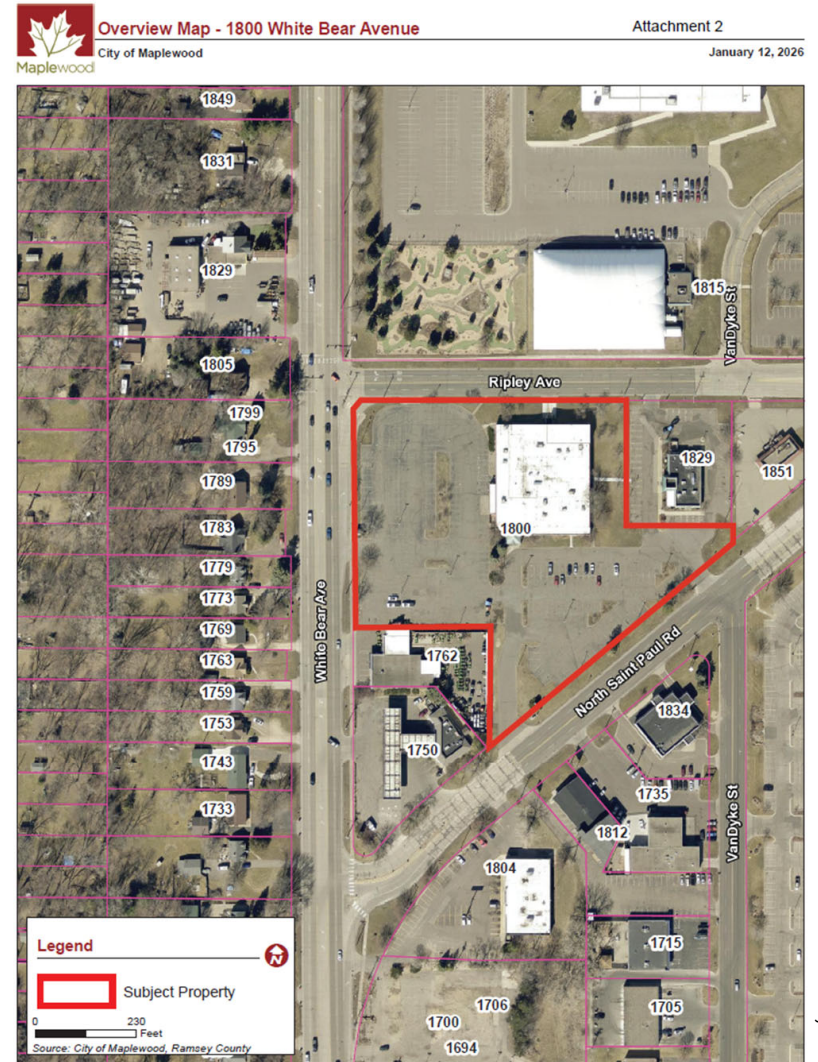
Unison – 1800 White Bear Ave

- As part of the CUP process in 2018, the applicant proposed the following closing hours:
 - 11 p.m. Sunday through Thursday
 - 12 a.m. Friday and Saturday
 - Council included this condition in the CUP
- Unison is proposing that the CUP be amended to allow for the following closing hours:
 - 12 a.m. Sunday through Thursday
 - 2 a.m. Friday and Saturday
- Restaurants and bars are permitted by right



Unison – 1800 White Bear Ave

- Public Safety reviewed this request and compared to like establishments
 - 74 calls for service in 3 years
 - Not an outlier when compared to other similar businesses
 - Public Safety director does not have specific concerns with the request
- Unison employs off-duty deputies on weekends and will continue to do so



Unison – 1800 White Bear Ave

- Public Hearing notifications sent to 50 surrounding properties within 500 feet
- One letter received from resident – included in staff report
- January 20, 2026 - Planning Commission reviewed and recommended approval
- Four residents spoke at the public hearing – three had concerns, and one was in support
 - Concerns regarding lighting and landscaping are addressed in the conditions

Unison – 1800 White Bear Ave

Recommended Action:

Motion to approve the conditional use permit amendment resolution to permit the sports bar, restaurant and banquet hall located at 1800 White Bear Avenue North to operate until 12 a.m. on weeknights and 2 a.m. on weekends.