CITY OF
BLOOMINGTON
MINNESOTA

City Council
AGENDA

CITY COUNCIL MEETING
MONDAY, OCTOBER 12, 2026
COUNCIL CHAMBERS
BLOOMINGTON CIVIC PLAZA
1800 W. OLD SHAKOPEE RD.
BLOOMINGTON, MN 55431
6:30 PM

Mayor: **Tim Busse**

Councilmembers: **Jenna Carter**, **Dwayne Lowman**, **Danielle Robertson**, **Victor Rivas**, **Lona Dallessandro**, **Shawn Nelson**

ANNOUNCEMENT

This meeting will be held in person and electronically via Webex. Some members of the City Council, testifiers, and presenters may participate electronically as permitted by Minnesota Statutes. Members of the public may participate in person or electronically. Directions are provided below.

To watch the meeting:

- Attend in person
- Watch online at blm.mn/btv-live or the City's YouTube channel blm.mn/youtube
- Watch BTV (Comcast channels 859 or 14)

To provide testimony on a public hearing item:

- Attend in person and speak at the podium; or
- Speak by phone during a public hearing by dialing **1-415-655-0001**. Enter access code **2633 336 6420#** and password **101226#**. Press ***3** to "raise your hand" to indicate a desire to speak; your line will remain muted until it is your turn. When it is your turn to speak, the Council Secretary will call on you by the first six digits of your phone number and will unmute your line. Listen for notification that your line has been unmuted and state your name before speaking.

CALL TO ORDER
The City Council requests that attendees silence cell phones during the meeting. A copy of the full City Council packet is available to the public at the entrance of Council Chambers.

PLEDGE OF ALLEGIANCE

1. APPROVAL OF AGENDA

2. INTRODUCTORY

2.1 Proclamation: National Chiropractic Health Month

2.2 Introduction of New Employees

2.3 City Communications Awards

3. CONSENT BUSINESS

The following items are considered to be routine by the City Council and will be acted on by one motion. There will be no separate discussion of these items unless a Councilmember so requests, in which event the item will be removed from the consent agenda and considered at the end of Consent Business or at another stated time on the agenda as determined by the City Council. If you desire to have an item removed from the consent agenda, then please alert the Council Secretary prior to the start of the City Council meeting. The Council Secretary will notify the City Council of a request to remove an item from the consent agenda.

3.1 Adopt Resolution to Order Feasibility Report for 2027-101 Pavement Management Program (PMP) Street Reconstruction

3.2 Approval of City Council Meeting Minutes

3.3 Approve First Amendment to Kimley-Horn and Associates Agreement for 84th Street Pedestrian Bridge Rehabilitation and 106th Street Bridge Preservation Project Design and Engineering Services

3.4 Resolutions authorizing the full optional redemption of the Series 50 Bonds, Series 2016C Bonds, Series 51 Bonds, and the Series 2019A Bonds

3.5 Resolution Authorizing Application for and Execution of a Grant Agreement with National Recreation and Parks Association for Its Increasing Access to Sports for Girls and Women Grant and Making Related Budget Adjustments

3.6 Resolution Authorizing Application for and Execution of a Grant Agreement with National Recreation and Parks Association for Its National Girls and Women in Sports Day Microgrant and Making Related Budget Adjustments

3.7 Resolution Authorizing Application for and Execution of a Grant Agreement with National Recreation and Parks Association for Its Youth Sports Lighting Activation Grant and Making Related Budget Adjustments

3.8 Resolution Authorizing Application For and Execution of Grant Agreement with National Association of City and County Health Officials (NACCHO) and Making Related Budget Adjustments

3.9 Resolution authorizing application for and execution of a grant agreement with the U.S. Department of Justice, Office of Victims of Crime and making related budget adjustments.

3.10 Approve Contract – Civic Plaza Security Upgrades

3.11 Approve RT Vision Agreement

3.12 Axon Enterprise, Inc., Agreement (Q-943460)

4. HEARINGS, RESOLUTIONS, AND ORDINANCES

To address the Council on a public hearing item, please approach the podium, clearly state your name, and

after you have spoken, please sign the roster so the City can accurately include your comments in the official meeting minutes.

4.1 Public Hearing: Adopt Resolution Approving Assessment Roll 2026-1 for 2026-101 PMP Street Reconstruction (City Project 2026-101)

4.2 James Avenue CityHomes - Rezoning, FSBP, Platting - 9025 and 9033 James Avenue S

4.3 Public Hearing: Off-Street Parking Requirements Ordinance

5. ORGANIZATIONAL BUSINESS

5.1 Budget Discussions: Internal Enterprise Services Team (IEST) Departments

COUNCIL POLICY AND ISSUE UPDATES
Council will discuss policy updates

6. ADJOURNMENT

ATTACHMENTS
Additional Meetings Attachments

View regular meetings live or via archive at blm.mn/meetings. Catch the replay on Comcast cable by tuning to Bloomington TV channels 14(SD) and 859(HD) the Wednesday after a meeting at 6:00 p.m. and Thursday at 12:00 a.m., 6:00 a.m. and 12:00 p.m.

BloomingtonMN.gov: A yearly meeting schedule, agendas, and the official minutes once approved are available. If you require a reasonable accommodation, please call 952-563-8733 (MN Relay 711) as soon as possible, but no later than 9:00 a.m. one business day before the meeting day.

Our mission is to cultivate an enduring and remarkable community where people want to be.

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Mayor's Office	**2.1 Proclamation: National Chiropractic Health Month**
Agenda Section	Date
INTRODUCTORY	October 12, 2026

Requested Action:

Mayor Busse to present a proclamation recognizing October 2026 as National Chiropractic Health Month.

Item created by: Priyanka Rai, Mayor's Office
Item presented by: Tim Busse, Mayor

Description:

The City of Bloomington is home to Minnesota's only chiropractic school, Northwestern Health Sciences University, which has consistently been ranked among the top chiropractic programs in the United States. Mayor Busse will recognize the month of October as National Chiropractic Health Month to acknowledge the contributions of chiropractic care and the students, doctors, and healthcare professionals who are committed to improving the health and well-being of those they serve.

Attachments:

Proclamation

The City of Bloomington

PROCLAMATION

National Chiropractic Health Month
October 2026

WHEREAS, the musculoskeletal system is made up of more than 300 joints that enable our bodies to move and engage in physical activity as well as activities of daily living; and

WHEREAS, physical activity is considered one of the most powerful contributors to health and longevity, enhancing both cardiovascular and metabolic health; and

WHEREAS, joint and musculoskeletal health are essential components of healthy aging, enabling people to move, work and live independently longer; and

WHEREAS, doctors of chiropractic are experts in musculoskeletal health and provide an evidence-based, nondrug approach to enhancing joint health that goes beyond symptoms and addresses joint dysfunction and pain at the source; and

WHEREAS, chiropractors provide safe and effective care to millions of patients each year for back pain, neck pain, joint pain, tension headaches, and other common musculoskeletal conditions, along with advice on nutrition, injury prevention, ergonomics, and lifestyle modifications that support optimal health and wellness; and

WHEREAS, a growing body of research now demonstrates that receiving chiropractic care first for common musculoskeletal conditions may reduce or eliminate the need for riskier and more invasive interventions, and leading healthcare organizations such as the Centers for Disease Control and Prevention, the American College of Physicians and the World Health Organization also recommend nondrug approaches as first-line treatment for many musculoskeletal conditions.

THEREFORE, I, Mayor Tim Busse, do hereby proclaim October 2026 as National Chiropractic Health Month in the City of Bloomington, Minnesota, and call upon the people of Bloomington to recognize the chiropractors for their care, compassion and contributions to the health care profession.

Tim Busse

Tim Busse, Mayor
City of Bloomington, Minnesota
Dated this 12th day of October 2026

CITY OF
BLOOMINGTON
MINNESOTA

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
City Manager's Office	**2.2 Introduction of New Employees**
Agenda Section	Date
INTRODUCTORY	October 12, 2026

Requested Action:

Welcome the following new employee(s) to the City of Bloomington, being introduced by City staff:

Tricia O'Brien, Communications Specialist (part-time) - Communications and Engagement

Item created by: Priyanka Rai, City Manager's Office
Item presented by: Janine Hill, Director of Communications and Engagement

Description:

As new employees are hired by the City of Bloomington, we want to introduce them to the organization and to the community, so the City Council, residents, and businesses can get to know the public servants working on their behalf.

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Communications	**2.3 City Communications Awards**
Agenda Section	Date
INTRODUCTORY	October 12, 2026

Requested Action:

Bloomington was honored with five awards during the Minnesota Association of Government Communicators Northern Lights Awards ceremony. The City received two Northern Lights Awards (first place) for the Best of Bloomington Annual Report and the Police and Public Works Open House Promotional Video, two Silver Awards (second place) for Bloomington Today and We Mean Business video series, and a Bronze Award (third place) for the Bloomington Briefing. The Bloomington Police Department was also honored with a first-place national Savvy award from the City-County Communications and Marketing Association for the Reel: Valentine's Day Special.

Item created by: Janine Hill, Communications

Item presented by: Janine Hill, Director of Communications and Engagement

Description:

Staff will present the awards to Council.

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Engineering	**3.1 Adopt Resolution to Order Feasibility Report for 2027-101 Pavement Management Program (PMP) Street Reconstruction**
Agenda Section	Date
CONSENT BUSINESS	October 12, 2026

Requested Action:

Motion by _____, seconded by _____ to adopt Resolution no. 2026-____ authorizing the City Engineer to prepare a feasibility report for the 2027-101 Pavement Management Program (PMP) Street Reconstruction Project.

Item created by: Brian Hansen, Engineering
Item presented by: Brian Hansen, Development Coordinator

Description:

The City Council is asked to order a feasibility study and report for the following list of streets for possible inclusion in the 2027-101 Pavement Management Program (PMP) street reconstruction project.

Street Name	Start	End
W Bloomington Freeway	W 94th Street	W 90th Street
Stevens Avenue	E 90th Street	E 89th Street
E 89th Street	Nicollet Avenue	Stevens Avenue
E 89th Street	2nd Avenue	3rd Avenue
5th Avenue	E 86th Street	E 81st Street
10th Avenue	E 90th Street	E 88th Street
E 87th Street	Longfellow Avenue	E Old Shakopee Road
River Ridge Road	E 89th Street	Skyline Drive

A feasibility report will indicate whether the proposed improvements are necessary, cost-effective, and feasible; whether the improvements would best be made as proposed, and the estimated cost of the improvements as recommended. Since this is a preliminary list, it is possible that the Council will be asked to modify the list at a later date.

Attachments:

Resolution
Project Location Map

RESOLUTION NO. 2026-__

A RESOLUTION ORDERING PREPARATION OF FEASIBILITY REPORT AND CALLING HEARING FOR IMPROVEMENT PROJECT 2027-101 PAVEMENT MANAGEMENT PROGRAM (PMP) STREET RECONSTRUCTION PROJECT

WHEREAS, the City Council of the City of Bloomington is the official governing body of the City of Bloomington, Minnesota ("City"); and

WHEREAS, it is proposed to improve the streets listed in Exhibit A (attached and incorporated hereto) and to assess the benefited properties for all or a portion of the cost of the improvement, pursuant to Minnesota Statutes, Chapter 429.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF BLOOMINGTON, MINNESOTA, THAT:

1. The proposed Improvement Project 2027-101 be referred to the City Engineer for study and that the City Engineer is instructed to report to the Council with all convenient speed advising the Council in a preliminary way as to whether the proposed improvement is necessary, cost-effective, and feasible; whether it should best be made as proposed or in connection with some other improvement; the estimated cost of the improvement as recommended; and a description of the methodology used to calculate the individual assessments for affected parcels.

2. A public hearing shall be held on such proposed improvement on the 9th day of November, 2026, in the City Council Chambers, of the Bloomington Civic Plaza at 6:30 p.m., or by electronic means as permitted by law, and the City Engineer shall give mailed and published notice of such hearing and improvements as required by law.

Passed and adopted this 12th day of October, 2026.

_____
Mayor

Attest:

_____
Secretary to the Council

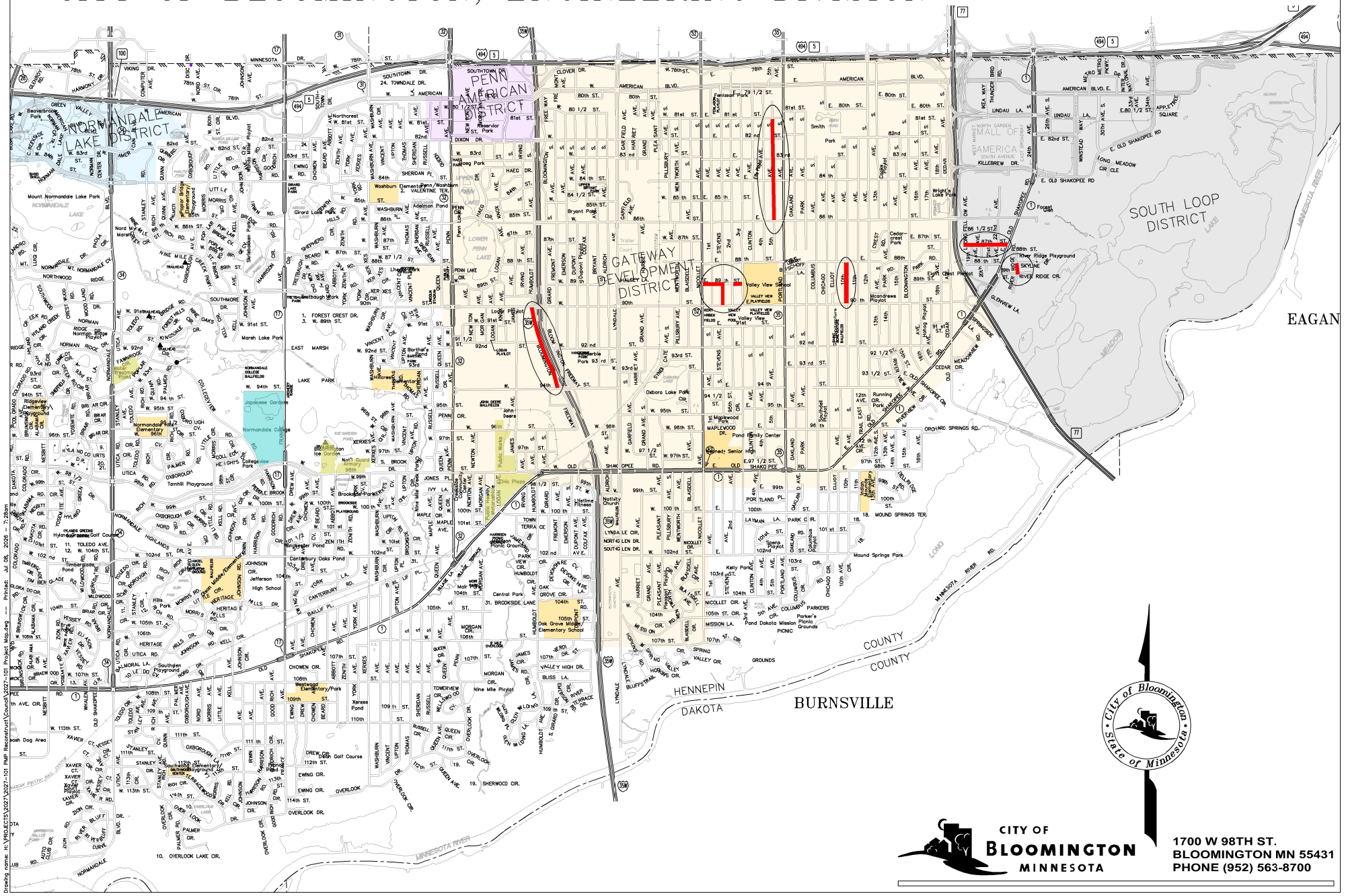
EXHIBIT A

LIST OF STREETS
2027-101 Pavement Management Program Street Reconstruction Project

REF #	STREET NAME	FROM	TO
1	W Bloomington Freeway	W 94th Street	W 90th Street
2	Stevens Avenue	E 90th Street	E 89th Street
3	E 89th Street	Nicollet Avenue	Stevens Avenue
4	E 89th Street	2nd Avenue	3rd Avenue
5	5th Avenue	E 86th Street	E 81st Street
6	10th Avenue	E 90th Street	E 88th Street
7	E 87th Street	Longfellow Avenue	E Old Shakopee Road
8	River Ridge Road	E 89th Street	Skyline Drive

2027-101 PMP STREET IMPROVEMENT PROJECT

CITY OF BLOOMINGTON, ENGINEERING DIVISION



Drawing name: H:\PROJECTS\2027\2027-101 PMP Reconstruct\Council\2027-101 Project Map.dwg --- Printed: Jul 08, 2026 - 7:28am

CITY OF BLOOMINGTON MINNESOTA

1700 W 98TH ST.
BLOOMINGTON MN 55431
PHONE (952) 563-8700

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
City Manager's Office	**3.2 Approval of City Council Meeting Minutes**
Agenda Section	Date
CONSENT BUSINESS	October 12, 2026

Requested Action:

Motion by _____, seconded by _____ to approve the city council meeting minutes as presented.

Item created by: Priyanka Rai, City Manager's Office
Item presented by: Priyanka Rai, Council Secretary

Description:

Sep 14, 2026 - Regular Meeting Minutes
Sep 28, 2026 - Listening Session Minutes
Sep 28, 2026 - Regular Meeting Minutes

Attachments:

9-14-26 Regular Meeting
9-28-26 Listening Session
9-28-26 Regular Meeting

City Council Regular Business Meeting
Monday, September 14, 2026 - 6:30 pm
Bloomington Civic Plaza - Council Chambers
1800 W. Old Shakopee Road
Bloomington, MN 55431

	CALL TO ORDER	Mayor Busse called the meeting to order at 6:30 pm. Present: Mayor Tim Busse and Councilmembers Lona Dallessandro, Dwayne Lowman, Victor Rivas, Danielle Robertson, and Shawn Nelson. Councilmember Jenna Carter couldn't attend in person and joined virtually. All votes taken by roll call. Staff present: City Manager Zach Walker, Deputy City Manager Kathy Hedin, City Attorney Melissa Manderschied, Council Secretary Priyanka Rai and other staff
	PLEDGE OF ALLEGIANCE	Mayor Busse led the audience in the pledge of allegiance to the flag.
1.0	**Approval of Agenda**	Motion by Busse, seconded by Rivas to approve the agenda as listed. Motion carried 7-0 by roll call vote.
2.	**INTRODUCTORY**	
2.1	**International Day of Peace Proclamation**	Mayor Busse read the proclamation.
2.2	**Suicide Prevention Month/Week Proclamation**	Mayor Busse presented the proclamation to Jen Owens, Director of Programs at SAVE-Suicide Awareness Voices of Education.
2.3	**Hatch Bloomington 2026 Program Celebration**	Hatch Bloomington 2026 Competition update to Council and celebration of the five businesses selected to receive financial awards: Ado's Auto Body Collision and Repair Center, Afghan Darbar, Nine Mile Brewing Co., Bloomington Garden Center and Landscape Co., and Zeke's Place.
2.4	**Introduction of New Employees**	The following new employees were introduced by City staff: Jacob Stone, Facilities Service Technician - Public Works Everly Gohman, Street Equipment Operator - Public Works Amy Highum, Fleet Office Support Specialist - Public Works
2.5	**Merit Board Appointment**	Motion by Busse, seconded by Lowman to appoint Paige Rohman to the Merit Board for a term from the date of appointment to December 31, 2026. Motion carried 7-0 by roll call vote.
3.	**CONSENT BUSINESS**	*Councilmember Rivas had the consent agenda and moved to approve items 3.1-3.11 and 3.13-3.24, holding item 3.12. Seconded by Lowman. Motion carried 7-0 by roll call vote.*
3.1	**Dwan Clubhouse Architecture and Engineering Services - RFP Award Recommendation**	Motion by Rivas, seconded by Lowman to execute services agreement 2026-1004 for Wendel Architecture, Inc. for Architectural and Engineering Services for the Dwan Golf Course Clubhouse Replacement project for a total contract not-to-exceed amount of $434,410.00.

3.2	**Dwan Golf Course Improvements - RFP Award Recommendation**	Motion by Rivas, seconded by Lowman to execute services agreement 2026-1087 for Norby Golf Course Designs, Inc. for Architectural and Engineering Services for the Dwan Golf Course Improvement project for a total contract not-to-exceed amount of $287,340.00.
3.3	**Approve NEOGOV Agreement**	Motion by Rivas, seconded by Lowman to authorize the Mayor and City Manager to execute a one-year agreement with Governmentjobs.com, Inc., (D/B/A NEOGOV)., in an amount not to exceed $58,317.40.
3.4	**2026-101 Special Assessment Adjustments**	Motion by Rivas, seconded by Lowman to approve special assessment adjustments as follows: 8210 W Bush Lake Rd adjusted to $14,250 for street surfacing. 8540 W Bush Lake Rd adjusted to $18,000 for street surfacing. 8211 W Bush Lake Rd adjusted to $15,000 for street surfacing. 8541 W Bush Lake Rd adjusted to $3,750 for street surfacing.
3.5	**2025 Consolidated Annual Performance Evaluation Report (CAPER) for the Community Development Block Grant (CDBG)**	Motion by Rivas, seconded by Lowman to approve and submit the 2025 Consolidate Annual Performance Evaluation Report for the Community Development Block Grant to the Department of Housing and Urban Development.
3.6	**Approve Agreement & Purchase - Core & Main LP Meter Equipment and Installs**	Motion by Rivas, seconded by Lowman to approve the agreement with Core & Main LP for supplying and installing residential and commercial water meters and radio systems in the amount of $545,793.00 and to authorize Mayor and City Manager to enter into the related agreements.
3.7	**Resolutions acknowledging submission of the 2027 preliminary budget and approving a preliminary proposed levy for year 2027, and acknowledging submission of the 2028 preliminary conceptual budget for the Port Authority of the City of Bloomington.**	Motion by Rivas, seconded by Lowman to approve Resolution No. 2026-151 acknowledging submission of the 2027 preliminary budget and approving a preliminary proposed levy for year 2027, pursuant to Minnesota Statutes, Section 469.053, Subdivision 4, and 275.065 for the Port Authority of the City of Bloomington. Motion by Rivas, seconded by Lowman to approve Resolution No. 2026-152 acknowledging submission of the 2028 preliminary budget by the Port Authority of the City of Bloomington.
3.8	**Resolutions Acknowledging Submission of the 2027 Preliminary Budget and Approving a Preliminary Proposed Special Benefits Tax Levy for Year 2027 and Acknowledging Submission of the 2028 Preliminary Budget by the Housing and**	Motion by Rivas, seconded by Lowman to approve Resolution No. 2026-153 acknowledging submission of the 2027 preliminary budget and approving a preliminary proposed special benefit tax levy for year 2027 pursuant to Minnesota Statutes, Sections 469.053, Subdivision 4, and 275.065 by the Housing and Redevelopment Authority in and for the City of Bloomington. Motion by Rivas, seconded by Lowman to approve Resolution No. 2026-154 acknowledging submission of the 2028 preliminary budget by the Housing and Redevelopment Authority in and for the City of Bloomington.

3.9	**Resolution Authorizing Application For and Execution of Grant Agreement with Minnesota Department of Health for the Minnesota Public Health Infrastructure Fund Innovations Project**	Motion by Rivas, seconded by Lowman to adopt Resolution No. 2026-155, resolution authorizing application for and execution of a grant agreement with Minnesota Department of Health (grantor) and making related budget adjustments.
3.10	**Robert Half Amendment**	Motion by Rivas, seconded by Lowman to approve Robert Half Amendment in the amount of $35,000 to extend contract employee agreement.
3.11	**Award 26-32 Occupational Health Software Replacement Project**	Motion by Rivas, seconded by Lowman to authorize the Mayor and City Manager to execute a five-year agreement with Concourse Tech LLC. for occupational health software and related services, in an amount not to exceed $318,386.00.
3.13	**First Amendment to Agreement with On Call Services, LLC for Indoor Play Theming Design and Fabrication for the Community Health and Wellness Center**	Motion by Rivas, seconded by Lowman to authorize the Mayor and City Manager to execute a First Amendment with On Call Services for indoor playground equipment and design in the amount of $812,250, and to authorize execution of subsequent modifications or amendments not to exceed $893,475.00, which represents the contract amount of $812,250 plus a 10% contingency of $81,225.
3.14	**Approve Amendment with Allied Blacktop Company for 2026 PMP Street Sealcoating**	Motion by Rivas, seconded by Lowman to amend the agreement with Allied Blacktop Company for the 2026 chip and fog sealcoat project by $24,008.19 for a new not-to-exceed amount of $993,463.94 and to authorize Mayor and City Manager to enter into the related agreements.
3.15	**2026 Blooming Arts Partnerships Grant Award Recommendations**	Motion by Rivas, seconded by Lowman to approve the 2026 Blooming Arts Partnerships Grant award recommendations.
3.16	**Approve a Joint Powers Agreement with the Eagan Police Department regarding ForceMetrics Data Sharing**	Motion by Rivas, seconded by Lowman to authorize the Mayor and City Manager to enter into the Agreement with the Eagan Police Department regarding ForceMetrics Data Sharing.
3.17	**Approve the Type I Preliminary and Final Plat of JHS ADDITION**	Motion by Rivas, seconded by Lowman to approve the preliminary plat and adopt Resolution No. 2026-156, a resolution approving the final plat JHS ADDITION located at 9701 14th Avenue South, subject to the conditions and Code requirements listed in the resolution.
3.18	**Resolution Authorizing Signing of Easement**	Motion by Rivas, seconded by Lowman to adopt resolution no. 2026-157 authorizing signing of Easement Agreements and accepting easements for the North Central

	Agreements for the North Central Sanitary Sewer Capacity Improvement Project (City Project 2026-501)	Sanitary Sewer Capacity Improvement Project (City Project 2026-501).
3.19	**Resolution Authorizing Transfer of City Properties to State of Minnesota for I-494 Corridor Vision Project 2**	Motion by Rivas, seconded by Lowman to adopt Resolution no. 2026-158, a Resolution Authorizing Transfer of City Properties to State of Minnesota for I-494 Corridor Vision Project 2.
3.20	**Approve amendment #3 to the Cooperative Agreement for Joint Community Police Partnership (JCPP)**	Motion by Rivas, seconded by Lowman to approve Amendment #3 to Cooperative Agreement for Joint Community Police Partnership (JCPP).
3.21	**Restorative Court Social Workers JPA Amendment 3**	Motion by Rivas, seconded by Lowman to authorize the Mayor and City Manager to execute Amendment #3 to the joint powers agreement with Hennepin County to continue to provide social worker staff support to the Bloomington Restorative Court.
3.22	**Defense and Indemnification Policy**	Motion by Rivas, seconded by Lowman to authorize the Mayor and City Manager to approve the Defense and Indemnification Policy.
3.23	**Approve Travel Expenses - City Council**	Motion by Rivas, seconded by Lowman to approve the out-of state travel expenses listed for Mayor Busse to attend the 2026 InterCity Leadership Visit in Kansas City, MO, from September 28-30, 2026.
3.24	**Resolution Amending the Non-Represented Compensation Plan**	Motion by Rivas, seconded by Lowman to adopt Resolution No. 2026-159, amending the Non-Represented Compensation Plan.
3.12	**Approve Advisory Board of Health By-Laws and Rules of Procedure**	Motion by Rivas, seconded by Dallessandro to approve the updated Advisory Board of Health By-Laws and Rules of Procedure. Motion carried 6-1 by roll call vote, with Lowman in opposition.
4.	**HEARINGS, ORDINANCES, AND RESOLUTIONS**	
4.1	**Resolution Adopting Preliminary 2027 Tax Levy with opportunity for public comment**	Two members of the public spoke during the public comment period. Motion by Lowman, seconded by Robertson to adopt Resolution No. 2026-160, a resolution preliminarily establishing tax levies for the City of Bloomington for the year 2027. Motion carried 7-0 by roll call vote.
4.2	**Resolution Adopting Preliminary 2027 General Fund Budget and Resolution Approving a Conceptual**	Motion by Lowman, seconded by Robertson to adopt Resolution No. 2026-161, a resolution adopting a preliminary 2027 General Fund budget. Motion carried 7-0 by roll call vote. Motion by Lowman, seconded by Robertson to adopt Resolution No. 2026-162, a

Preliminary 2028 General Fund Budget

resolution approving a conceptual preliminary 2028 General Fund budget. Motion carried 7-0 by roll call vote.

4.3 Public Hearing: Delinquent Water, Sewer, Storm Water Drainage, Garbage, Recycling and Organics Assessments

Mayor Busse opened the public hearing at 7:56 pm. Two people testified. Motion by Dallessandro, seconded by Rivas to close the public hearing at 8:01 pm. Motion carried 7-0 by roll call vote.

Motion by Dallessandro, seconded by Rivas to adopt Resolution 2026-163, a resolution adopting the assessment roll for delinquent water, sewer, storm water drainage, garbage, recycling and organics utility charges. Motion carried 7-0 by roll call vote.

4.4 Public Hearing: Tree Removal Assessments

Mayor Busse opened the public hearing at 8:06 pm. One person testified. Motion by Rivas, seconded by Robertson to close the public hearing at 8:08 pm. Motion carried 7-0 by roll call vote.

Motion by Dallessandro, seconded by Robertson to adopt Resolution 2026-164, a resolution adopting the assessment roll for tree removal costs (three-year levy). Motion carried 7-0 by roll call vote.

Motion by Dallessandro, seconded by Robertson to adopt Resolution 2026-165, a resolution adopting the assessment roll for tree removal costs (five-year levy). Motion carried 7-0 by roll call vote.

Motion by Dallessandro, seconded by Robertson to adopt Resolution 2026-166, a resolution adopting the assessment roll for tree removal costs (ten-year levy). Motion carried 7-0 by roll call vote.

4.5 Public Hearing: Weed/Brush Removal Assessments

Mayor Busse opened the public hearing at 8:11 pm. Motion by Robertson, seconded by Rivas to close the public hearing at 8:11 pm. Motion carried 7-0 by roll call vote.

Motion by Robertson, seconded by Lowman to adopt Resolution 2026-167, a resolution adopting the assessment roll for weed and brush removal costs. Motion carried 7-0 by roll call vote.

4.6 Public Hearing: Public Nuisance Abatement Assessment

Mayor Busse opened the public hearing at 8:13 pm. 3 people testified Motion by Dallessandro Robertson, seconded by Robertson to close the public hearing at 8:20 pm. Motion carried 7-0 by roll call vote.

Motion by Busse, seconded by Lowman to adopt Resolution 2026-168, a resolution adopting the assessment roll for public nuisance abatements exempting the assessment at 8724 Crest Road. Motion carried 7-0 by roll call vote.

4.7 Public Hearing: Civil Fines for Property-Related Violation Assessments

Mayor Busse opened the public hearing at 8:29 pm. Motion by Lowman, seconded by Rivas to close the public hearing at 8:29 pm. Motion carried 7-0 by roll call vote.

Motion by Dallessandro, seconded by Robertson to adopt Resolution No. 2026-169, a resolution adopting the assessment roll for unpaid civil penalties and fines. Motion carried 7-0 by roll call vote.

Motion by Busse, seconded by Dallessandro to adjourn no later than 9:30 pm. Motion carried 7-0 by roll call vote.

4.8 Public Hearing: James Avenue CityHomes - Rezoning, FSBP, Platting - 9025 and 9033 James Avenue S

Mayor Busse opened the public hearing at 8:56 pm. Seven people testified. Motion by Lowman, seconded by Robertson to close the public hearing at 9:18 pm. Motion carried 7-0 by roll call vote.

Motion by Busse, seconded by Dallessandro to adjourn no later than 10:00 pm. Motion carried 7-0 by roll call vote.

Motion by Busse, seconded by Robertson, to table the item until the Oct. 12 meeting and direct council to formulate questions and get to staff for better understanding of the project. Motion carried 7-0 by roll call vote.

5. ORGANIZATIONAL BUSINESS

City Council Policy & Issue Update

City Manager Walker provided the night's policy and issue updates.

6.0 Adjournment

Motion by Dallessandro, seconded by Robertson to adjourn the meeting at 9:53 pm. Motion carried 7-0 by roll call vote.

Priyanka Rai
Council Secretary

Speakers Register

ALL SPEAKERS PLEASE SIGN IN

City Council Meeting

Date: 9/14/26

Please PRINT your name, address and/or email address, and the item you wish to speak on. Thank you.

Name	Address/Email Address	Agenda Item #
Matthew Hallet	[redacted]	
Dan Bell		
Kathy Jones		
Lulinn McHale		
Dan Miller		
Dan Bell		
Scott Thiers		
S. Winchester		

City Council Listening Session Meeting
Monday, September 28, 2026 - 5:45 pm
Bloomington Civic Plaza – Haeg Conference Room
1800 W. Old Shakopee Road
Bloomington, MN 55431

CALL TO ORDER

Acting Mayor Dallessandro called the meeting to order at 5:45 pm and noted attendance.
Present: Acting Mayor Lona Dallessandro and Councilmembers Jenna Carter, Danielle Robertson, Shawn Nelson, and Victor Rivas
Absent: Mayor Tim Busse and Councilmember Dwayne Lowman

Staff present: Acting City Manager Elizabeth Tolzmann, City Attorney Melissa Manderschied and Council Secretary Priyanka Rai

LISTENING SESSION

Brian Emmerson and Elizabeth Cambronne spoke about the Community Health and Wellness Center construction impact on the Newton Ave residents.

Sally Ness spoke about the Smith Park shared use agreement.

Matthew Hallet spoke about the need for native and edible landscaping and urban food production.

Deb Harper spoke about the City's enforcement, citation and permit process, and the financial impact on residents.

ADJOURNMENT

Motion by Carter, seconded by Rivas to adjourn. Motion carried 5-0.

The listening session adjourned at 6:14 pm.

Speakers Register

ALL SPEAKERS PLEASE SIGN IN

City Council Listening Session

Date: 9/20/26

Please PRINT your name, address and/or email address. Thank you.

Name	Address/Email Address
Brian Emerson Elizabeth Cambronne Matthew Hall Ned Kargle	[redacted]

City Council Regular Business Meeting
Monday, September 28, 2026 - 6:30 pm
Bloomington Civic Plaza - Council Chambers
1800 W. Old Shakopee Road
Bloomington, MN 55431

	CALL TO ORDER	Acting Mayor Dallessandro called the meeting to order at 6:30 pm. Present: Acting Mayor Lona Dallessandro and Councilmembers Jenna Carter, Shawn Nelson, Victor Rivas and Danielle Robertson Absent: Mayor Tim Busse and Councilmember Dwayne Lowman Staff present: Acting City Manager Elizabeth Tolzmann, City Attorney Melissa Manderschied, Council Secretary Priyanka Rai and other staff
	PLEDGE OF ALLEGIANCE	Acting Mayor Dallessandro led the audience in the pledge of allegiance to the flag.
1.0	**Approval of Agenda**	Motion by Carter, seconded by Robertson to approve the agenda as listed. Motion carried 5-0.
2.	**INTRODUCTORY**	
2.1	**Latino and Hispanic Heritage Month Proclamation**	Acting Mayor Dallessandro presented the proclamation to community members Martha Mendiola Rios and Juan Cereso Cortes, who shared a few words, with translation provided by Equity & Inclusion Coordinator Isela Mendiola.
2.2	**Introduction of New Employees**	The following new employees were introduced by City staff: Jen Fuller, Sustainability Coordinator - Public Works Scott Frost, Civil Engineer - Public Works
3.	**CONSENT BUSINESS**	*Councilmember Carter had the consent agenda and moved to approve items 3.2-3.13, holding item 3.1. Seconded by Robertson. Motion carried 5-0.*
3.2	**Resolution reducing debt service tax levies for 2027**	Motion by Carter, seconded by Robertson to adopt Resolution No. 2026-171 reducing debt service tax levies for 2027.
3.3	**Approve Purchase – 2027 Ford Interceptors**	Motion by Carter, seconded by Robertson to approve the purchase of ten 2027 Ford Interceptors from Tenvoorde Ford Inc. for the Police Department in the amount of $439,110.00.
3.4	**Authorize Cooperative Purchases up to $174,999**	Motion by Carter, seconded by Robertson to authorize staff to utilize cooperative purchasing for purchases up to $174,999, as is authorized under State law and consistent with the City's Purchasing policies and procedures.
3.5	**Approve a Communication Facilities Lease Agreement with the City of Savage**	Motion by Carter, seconded by Robertson to authorize the Mayor and City Manager to enter into the Agreement with the City of Savage for a lease agreement on a City of Savage water tower for the purpose of constructing, operating, and maintaining an automated metering interface for a five year term.
3.6	**Approve Off-Sale Liquor License Application for**	Motion by Carter, seconded by Robertson to approve an Off-Sale Liquor License for Bloomington Liquor Store Inc. doing business as Bloomington Liquors located at

	Bloomington Liquor Store Inc. at 7700 W. Old Shakopee Rd	7700 W. Old Shakopee Rd.
3.7	**On-Sale Wine and 3.2% Malt Liquor License - Sweet Paris Creperie & Cafe at 100 North Garden (MOA)**	Motion by Carter, seconded by Robertson to approve an On-Sale Wine and 3.2% Malt Liquor License for MRK Bloomington LLC, doing business as Sweet Paris Creperie & Cafe at 100 North Garden.
3.8	**Approval of Amendment for Federal Legislative Services Agreement**	Motion by Carter, seconded by Robertson to authorize the execution of the First Amendment to the Agreement between the City of Bloomington and Primacy Strategy Group LLC.
3.9	**Resolution to Accept Statewide Health Improvement Partnership (SHIP) Grant Funds from the Minnesota Department of Health and make related budget adjustments**	Motion by Carter, seconded by Robertson to adopt Resolution No. 2026-172 to accept Statewide Health Improvement Partnership (SHIP) Grant Funds from the Minnesota Department of Health and make related budget adjustments.
3.10	**Approval of U.S. Dept of Justice, Drug Enforcement Administration (DEA) Task Force Agreement through 2031**	Motion by Carter, seconded by Robertson to approve the U.S. Department of Justice, Drug Enforcement Administration (DEA) Task Force Agreement through 2031.
3.11	**Resolution authorizing application for and execution of a grant agreement with the North Central High Intensity Drug Trafficking Areas (HIDTA), and making related budget adjustments**	Motion by Carter, seconded by Robertson to approve Resolution no 2026-173 authorizing application for and execution of a grant agreement with the Office of National Drug Control Policy, North Central High Intensity Drug Trafficking Areas (HIDTA).
3.12	**Approval of City Council Meeting Minutes**	Motion by Carter, seconded by Robertson to approve the city council meeting minutes as presented.
3.13	**Resolution: Amendment to the Non-Represented Compensation Plan**	Motion by Carter, seconded by Robertson to adopt Resolution No. 2026-174, amending the Regular, Full-Time Non-Represented Compensation Plan.
3.1	**Resolution to Accept Donations**	Councilmember Carter thanked all the donors for their donations to various City activities.

Motion by Carter, seconded by Robertson to adopt Resolution No. 2026-170 accepting donations and approving related adjustments to the approved budget.

4. HEARINGS, ORDINANCES, AND RESOLUTIONS

4.1 Public Hearing: Public Street Name Change for a Portion of Hopkins Road to Mission Road 2

Acting Mayor Dallessandro opened the public hearing at 6:50 pm.
Motion by Carter, seconded by Nelson to close the public hearing at 6:50 pm.
Motion carried 5-0.

Motion by Robertson, seconded by Lowman, to approve Ordinance no. 2026-30 to rename a portion of Hopkins Road lying northwesterly of 10526 Hopkins Road and 600 Mission Road to Mission Road effective Nov 4, 2026. Motion carried 5-0.

4.2 Public Hearing: Privately Initiated City Code Amendment - Sports Training Facilities in the FD-2 Zoning District

Acting Mayor Dallessandro opened the public hearing at 7:01 pm.
Motion by Robertson, seconded by Rivas to close the public hearing at 7:02 pm.
Motion carried 5-0.

Motion by Carter, seconded by Robertson to adopt Ordinance No. 2026-31, an ordinance amending Chapter 21 of the City Code to designate sports training facility as a permitted use in the FD-2 Zoning District. Motion carried 5-0.

Motion by Carter, seconded by Robertson to adopt Resolution No. 2026-175, a resolution authorizing summary publication of Ordinance No. 2026-31, an ordinance amending Chapter 21 of the City Code to designate sports training facility as a permitted use in the FD-2 Zoning District. Motion carried 5-0.

4.3 Public Hearing: Miscellaneous Issues Ordinances - Cleanup Items

Acting Mayor Dallessandro opened the public hearing at 7:10 pm.
Motion by Rivas, seconded by Robertson to close the public hearing at 7:10 pm.
Motion carried 5-0.

Motion by Robertson, seconded by Rivas to adopt Ordinances No. 2026-32 to 2026-47, Ordinances A-J and L-Q as included in the meeting packet, thereby amending Chapters 1, 14, 15, and 21 of the City Code. Motion carried 5-0.

Motion by Robertson, seconded by Carter to adopt Resolution No. 2026-176, a resolution authorizing summary publication of the adopted Ordinances, thereby amending Chapters 1, 14, 15, and 21 of the City Code. Motion carried 5-0.

4.4 Public Hearing: Miscellaneous Issues Ordinances - Minor Policy Items

Acting Mayor Dallessandro opened the public hearing at 7:18 pm.
Motion by Robertson, seconded by Rivas to close the public hearing at 7:18 pm.
Motion carried 5-0.

Motion by Robertson, seconded by Rivas to adopt Ordinances No. 2026-48 to 2026-52, Ordinances R-V as included in the meeting packet, thereby amending Chapters 10 and 21 of the City Code. Motion carried 5-0.

Motion by Robertson, seconded by Rivas to adopt Resolution No. 2026-177, a resolution authorizing summary publication of the adopted Ordinances, thereby amending Chapters 10 and 21 of the City Code. Motion carried 5-0.

5. ORGANIZATIONAL BUSINESS

5.1	**CenterPoint Energy Networked Geothermal Pilot**	Kathryn Knudson, Local Government Affairs Manager for CenterPoint Energy presented information about their networked geothermal pilot.
	City Council Policy & Issue Update	Acting Mayor Dallessandro and Acting City Manager Tolzmann provided the night's policy and issue updates.
6.0	**Adjournment**	Motion by Carter, seconded by Robertson to adjourn the meeting at 7:44 pm. Motion carried 5-0.

Priyanka Rai
Council Secretary

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Engineering	**3.3 Approve First Amendment to Kimley-Horn and Associates Agreement for 84th Street Pedestrian Bridge Rehabilitation and 106th Street Bridge Preservation Project Design and Engineering Services**
Agenda Section	Date
CONSENT BUSINESS	October 12, 2026

Requested Action:

Motion by_____, seconded by_____ to approve the first amendment to the Kimley-Horn and Associates Agreement for the 84th Street Pedestrian Bridge Rehabilitation and 106th Street Bridge Preservation Project Design and Engineering Services.

Item created by: Bob Simons, Engineering
Item presented by: Julie Long, City Engineer

Description:

On December 31, 2025, the City entered into an agreement with Kimley-Horn and Associates Inc. (KHA) for the Design and Engineering Services for the 84th Street Bridge Rehabilitation and 106th Street Bridge Preservation Project. This agreement includes the design and engineering services for the rehabilitation of the 84th Street Pedestrian Bridge between Normandale Lake and Norman Center Drive along with review of the retaining walls, abutments, approaches and overall bridge condition for needed repairs and preservation. The 106th Street vehicle bridge over Nine Mile Creek is also part of this project and was reviewed with minor items on the bridge deck, girders and railings to be preserved and maintained.

One of the major components of the bridge rehabilitation on 84th Street included the replacement of the existing retaining walls near the bridge abutments. Through project investigation, design development and geotechnical work it was determined that the wall type needed to change from a Precast Modular Block Wall (PMBW) system to a Soldier Pile system. This required greater engineering effort, coordination and technical analysis than originally anticipated. In addition, the 106th Street bridge required supplemental field investigation, non-destructive testing and engineering evaluation beyond what was anticipated in the original scope to review undocumented minor deterioration.

This first amendment will increase the not-to-exceed amount of the contract by $122,581 for a total new amount of $434,086. These projects are funded by Normandale Tax Abatement and State Aid funds and there are adequate funds available for this amended agreement. Bloomington Legal staff has reviewed and approved the amendment.

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Finance	**3.4** **Resolutions authorizing the full optional redemption of the Series 50 Bonds, Series 2016C Bonds, Series 51 Bonds, and the Series 2019A Bonds**
Agenda Section	Date
CONSENT BUSINESS	October 12, 2026

Requested Action:

Motion by ___, seconded by ___to adopt Resolution No. 2026-____ providing for the redemption and prepayment of the City of Bloomington's General Obligation Permanent Improvement Revolving Fund Bonds of 2016, Series 50

Motion by ___, seconded by ___to adopt Resolution No. 2026-____ providing for the redemption and prepayment of the City of Bloomington's General Obligation Permanent Improvement Revolving Fund Refunding Bonds, Series 2016C

Motion by ___, seconded by ___to adopt Resolution No. 2026-____ providing for the redemption and prepayment of the City of Bloomington's General Obligation Permanent Improvement Revolving Fund Bonds of 2017, Series 51

Motion by ___, seconded by ___to adopt Resolution No. 2026-____ providing for the redemption and prepayment of the City of Bloomington's Taxable General Obligation Charter Bonds, Series 2019A

Item created by: Briana Eicheldinger, Finance
Item presented by: Lori Economy-Scholler, CFO

Description:

General Obligation Permanent Improvement Revolving Fund Bonds of 2016, Series 50

The City previously issued its General Obligation Permanent Improvement Revolving Fund Bonds of 2016, Series 50, dated December 8, 2016, in the original aggregate principal amount of $6,115,000. The Bonds are currently

outstanding in the principal amount of $1,260,000 and are subject to call for prior redemption on or after February 1, 2025. It is in the best interests of the City that the outstanding Bonds maturing on February 1, 2027, through February 1, 2037, constituting $1,260,000 in principal amount, be redeemed and prepaid.

General Obligation Permanent Improvement Revolving Fund Refunding Bonds, Series 2016C

The City previously issued its General Obligation Permanent Improvement Revolving Fund Refunding Bonds, Series 2016C, dated December 8, 2016, in the original aggregate principal amount of $3,730,000. The Bonds are currently outstanding in the principal amount of $850,000 and are subject to call for prior redemption on or after February 1, 2025. It is in the best interests of the City that the outstanding Bonds maturing on February 1, 2027 through February 1, 2029, constituting $850,000 in principal amount, be redeemed and prepaid.

General Obligation Permanent Improvement Revolving Fund Bonds of 2017, Series 51

The City previously issued its General Obligation Permanent Improvement Revolving Fund Bonds of 2017, Series 51, dated December 6, 2017, in the original aggregate principal amount of $4,970,000. The Bonds are currently outstanding in the principal amount of $1,140,000 and are subject to call for prior redemption on or after February 1, 2026. It is in the best interests of the City that the outstanding Bonds maturing on February 1, 2027, through February 1, 2028, constituting $1,140,000 in principal amount, be redeemed and prepaid.

Taxable General Obligation Charter Bonds, Series 2019A

The City previously issued its Taxable General Obligation Charter Bonds, Series 2019A (the "Bonds"), dated May 30, 2019, in the original aggregate principal amount of $1,645,000. The Bonds are currently outstanding in the principal amount of $720,000 and are subject to call for prior redemption on or after February 1, 2026. It is in the best interests of the City that the outstanding Bonds maturing on February 1, 2027, through February 1, 2030, constituting $720,000 in principal amount, be redeemed and prepaid.

Debt Service and Assessment Impact

The tax levy portion on the two 2016 bond's debt service structures above were paid off in prior years and has no impact on the 2027 property tax levy. The Council approved 2027 Preliminary Tax Levy Debt Service portion, has already been adjusted for the 2017, Series 51 and 2019A bonds. The associated special assessments for the Permanent Improvement Revolving Fund(PIR) bonds referenced above will continue to be collected through the normal duration of each assessment. These assessment revenues will be utilized in future years to reduce the amount of PIR related debt to be issued and/or reduce the debt service tax levy needs, when possible, to continue sound financial management strategies.

Attachments:

Redemption Resolution 2016 Series 50
Redemption Resolution 2016C
Redemption Resolution 2017 Series 51
Redemption Resolution 2019A

RESOLUTION NO. 2026-_____

PROVIDING FOR THE REDEMPTION AND PREPAYMENT OF THE CITY OF BLOOMINGTON'S GENERAL OBLIGATION PERMANENT IMPROVEMENT REVOLVING FUND BONDS OF 2016, SERIES 50

BE IT RESOLVED by the City Council of the City of Bloomington, Minnesota (the "City") as follows:

Section 1. Recitals.

1.01. The City previously issued its General Obligation Permanent Improvement Revolving Fund Bonds of 2016, Series 50 (the "Bonds"), dated December 8, 2016, in the original aggregate principal amount of $6,115,000. The Bonds are currently outstanding in the principal amount of $1,260,000.

1.02. The Bonds maturing on and after February 1, 2026 are subject to call for prior redemption on or after February 1, 2025, at a price of par plus accrued interest. Redemption may be in whole or in part, and if in part, at the option of the City and in such order as the City will determine. Prepayments will be at a price of par plus accrued interest. The Chief Financial Officer of the City is acting as the registrar for the Bonds (the "Registrar").

1.03. It is determined that it is in the best interests of the sound financial management of the City that the outstanding Bonds maturing on February 1, 2027 through February 1, 2037, constituting $1,260,000 in principal amount, be redeemed and prepaid on December 15, 2026, or the first date for which the Registrar can provide proper notice to the holders of the Bonds, and the Bonds are hereby called for redemption in the aggregate principal amount of $1,260,000, plus accrued interest.

Section 2. Approval. The Registrar is authorized and directed to mail notice of call for redemption of the Bonds in the form attached hereto as EXHIBIT A to the registered owners of the Bonds to be redeemed at the address shown on the registration books kept by the Registrar.

Section 3. Effective Date. This resolution shall be in full force and effect from and after its adoption.

Passed and adopted this 12th day of October, 2026.

_____
Mayor

ATTEST:

_____
Secretary to the Council

EXHIBIT A

NOTICE OF CALL FOR REDEMPTION

$6,115,000
CITY OF BLOOMINGTON, MINNESOTA
GENERAL OBLIGATION PERMANENT IMPROVEMENT
REVOLVING FUND BONDS OF 2016
SERIES 50

NOTICE IS HEREBY GIVEN that, by order of the City Council of the City of Bloomington, Minnesota (the "City"), there have been called for redemption and prepayment on

December 15, 2026

all outstanding bonds of the City designated as the General Obligation Permanent Improvement Revolving Fund Bonds of 2016, Series 50, dated December 8, 2016, having a stated maturity date of February 1 in the years 2027 through 2037, both inclusive, totaling $1,260,000 in principal amount, and with the following CUSIP numbers:

Year of Maturity	Amount	CUSIP
2027	$590,000	094780 G23
2028	75,000	094780 G31
2029	70,000	094780 G49
2030	70,000	094780 G56
2031	70,000	094780 G64
2037	385,000	094780 H48

The Bonds are being called at a price of par plus accrued interest to December 15, 2026, on which date all interest on said Bonds will cease to accrue. The holders of the Bonds hereby called for redemption are requested to present their Bonds for payment at the office of Chief Financial Officer, City of Bloomington, Minnesota, 1800 West Old Shakopee Road, Bloomington, Minnesota 55431, on or before December 15, 2026.

Important Notice: In compliance with the Jobs and Growth Tax Relief Reconciliation Act of 2003, federal backup withholding tax will be withheld at the applicable backup withholding rate in effect at the time the payment by the redeeming institutions if they are not provided with your social security number or federal employer identification number, properly certified. This requirement is fulfilled by submitting a W-9 Form, which may be obtained at a bank or other financial institution.

Dated: _____, 20___.

BY ORDER OF THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MINNESOTA

By /s/ Lori Economy-Scholler

Chief Financial Officer
City of Bloomington, Minnesota

RESOLUTION NO. 2026-_____

PROVIDING FOR THE REDEMPTION AND PREPAYMENT OF THE CITY OF BLOOMINGTON'S GENERAL OBLIGATION PERMANENT IMPROVEMENT REVOLVING FUND REFUNDING BONDS, SERIES 2016C

BE IT RESOLVED by the City Council of the City of Bloomington, Minnesota (the "City") as follows:

Section 1. Recitals.

1.01. The City previously issued its General Obligation Permanent Improvement Revolving Fund Refunding Bonds, Series 2016C (the "Bonds"), dated December 8, 2016, in the original aggregate principal amount of $3,730,000. The Bonds are currently outstanding in the principal amount of $850,000.

1.02. The Bonds maturing on and after February 1, 2026 are subject to call for prior redemption on or after February 1, 2025, at a price of par plus accrued interest. Redemption may be in whole or in part, and if in part, at the option of the City and in such order as the City will determine. Prepayments will be at a price of par plus accrued interest. The Chief Financial Officer of the City is acting as the registrar for the Bonds (the "Registrar").

1.03. It is determined that it is in the best interests of the sound financial management of the City that the outstanding Bonds maturing on February 1, 2027 through February 1, 2029, constituting $850,000 in principal amount, be redeemed and prepaid on December 15, 2026, or the first date for which the Registrar can provide proper notice to the holders of the Bonds, and the Bonds are hereby called for redemption in the aggregate principal amount of $850,000, plus accrued interest.

Section 2. Approval. The Registrar is authorized and directed to mail notice of call for redemption of the Bonds in the form attached hereto as EXHIBIT A to the registered owners of the Bonds to be redeemed at the address shown on the registration books kept by the Registrar.

Section 3. Effective Date. This resolution shall be in full force and effect from and after its adoption.

Passed and adopted this 12th day of October, 2026.

_____
Mayor

ATTEST:

_____
Secretary to the Council

EXHIBIT A

NOTICE OF CALL FOR REDEMPTION

$3,730,000
CITY OF BLOOMINGTON, MINNESOTA
GENERAL OBLIGATION PERMANENT IMPROVEMENT
REVOLVING FUND REFUNDING BONDS
SERIES 2016C

NOTICE IS HEREBY GIVEN that, by order of the City Council of the City of Bloomington, Minnesota (the "City"), there have been called for redemption and prepayment on

December 15, 2026

all outstanding bonds of the City designated as the General Obligation Permanent Improvement Revolving Fund Refunding Bonds, Series 2016C, dated December 8, 2016, having a stated maturity date of February 1 in the years 2027 through 2029, both inclusive, totaling $850,000 in principal amount, and with the following CUSIP numbers:

Year of Maturity	Amount	CUSIP
2027	$305,000	094780 K69
2028	305,000	094780 K77
2029	240,000	094780 K85

The Bonds are being called at a price of par plus accrued interest to December 15, 2026, on which date all interest on said Bonds will cease to accrue. The holders of the Bonds hereby called for redemption are requested to present their Bonds for payment at the office of Chief Financial Officer, City of Bloomington, Minnesota, 1800 West Old Shakopee Road, Bloomington, Minnesota 55431, on or before December 15, 2026.

Important Notice: In compliance with the Jobs and Growth Tax Relief Reconciliation Act of 2003, federal backup withholding tax will be withheld at the applicable backup withholding rate in effect at the time the payment by the redeeming institutions if they are not provided with your social security number or federal employer identification number, properly certified. This requirement is fulfilled by submitting a W-9 Form, which may be obtained at a bank or other financial institution.

Dated: _____, 20___.

BY ORDER OF THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MINNESOTA

By /s/ Lori Economy-Scholler
Chief Financial Officer
City of Bloomington, Minnesota

RESOLUTION NO. 2026-_____

PROVIDING FOR THE REDEMPTION AND PREPAYMENT OF THE CITY OF BLOOMINGTON'S GENERAL OBLIGATION PERMANENT IMPROVEMENT REVOLVING FUND BONDS OF 2017, SERIES 51

BE IT RESOLVED by the City Council of the City of Bloomington, Minnesota (the "City") as follows:

Section 1. Recitals.

1.01. The City previously issued its General Obligation Permanent Improvement Revolving Fund Bonds of 2017, Series 51 (the "Bonds"), dated December 6, 2017, in the original aggregate principal amount of $4,970,000. The Bonds are currently outstanding in the principal amount of $1,140,000.

1.02. The Bonds maturing on and after February 1, 2027 are subject to call for prior redemption on or after February 1, 2026, at a price of par plus accrued interest. Redemption may be in whole or in part, and if in part, at the option of the City and in such order as the City will determine. Prepayments will be at a price of par plus accrued interest. The Chief Financial Officer of the City is acting as the registrar for the Bonds (the "Registrar").

1.03. It is determined that it is in the best interests of the sound financial management of the City that the outstanding Bonds maturing on February 1, 2027 through February 1, 2028, constituting $1,140,000 in principal amount, be redeemed and prepaid on December 15, 2026, or the first date for which the Registrar can provide proper notice to the holders of the Bonds, and the Bonds are hereby called for redemption in the aggregate principal amount of $1,140,000, plus accrued interest.

Section 2. Approval. The Registrar is authorized and directed to mail notice of call for redemption of the Bonds in the form attached hereto as EXHIBIT A to the registered owners of the Bonds to be redeemed at the address shown on the registration books kept by the Registrar.

Section 3. Effective Date. This resolution shall be in full force and effect from and after its adoption.

Passed and adopted this 12th day of October, 2026.

_____
Mayor

ATTEST:

_____
Secretary to the Council

EXHIBIT A

NOTICE OF CALL FOR REDEMPTION

$4,970,000
CITY OF BLOOMINGTON, MINNESOTA
GENERAL OBLIGATION PERMANENT IMPROVEMENT
REVOLVING FUND BONDS OF 2017
SERIES 51

NOTICE IS HEREBY GIVEN that, by order of the City Council of the City of Bloomington, Minnesota (the "City"), there have been called for redemption and prepayment on

December 15, 2026

all outstanding bonds of the City designated as the General Obligation Permanent Improvement Revolving Fund Bonds of 2017, Series 51, dated December 6, 2017, having a stated maturity date of February 1 in the years 2027 through 2028, both inclusive, totaling $1,140,000 in principal amount, and with the following CUSIP numbers:

Year of Maturity	Amount	CUSIP
2027	$565,000	094780 P56
2028	575,000	094780 P64

The Bonds are being called at a price of par plus accrued interest to December 15, 2026, on which date all interest on said Bonds will cease to accrue. The holders of the Bonds hereby called for redemption are requested to present their Bonds for payment at the office of Chief Financial Officer, City of Bloomington, Minnesota, 1800 West Old Shakopee Road, Bloomington, Minnesota 55431, on or before December 15, 2026.

Important Notice: In compliance with the Jobs and Growth Tax Relief Reconciliation Act of 2003, federal backup withholding tax will be withheld at the applicable backup withholding rate in effect at the time the payment by the redeeming institutions if they are not provided with your social security number or federal employer identification number, properly certified. This requirement is fulfilled by submitting a W-9 Form, which may be obtained at a bank or other financial institution.

Dated: _____, 20___.

BY ORDER OF THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MINNESOTA

By /s/ Lori Economy-Scholler
Chief Financial Officer
City of Bloomington, Minnesota

RESOLUTION NO. 2026-_____

PROVIDING FOR THE REDEMPTION AND PREPAYMENT OF THE CITY OF BLOOMINGTON'S TAXABLE GENERAL OBLIGATION CHARTER BONDS, SERIES 2019A

BE IT RESOLVED by the City Council of the City of Bloomington, Minnesota (the "City") as follows:

Section 1. Recitals.

1.01. The City previously issued its Taxable General Obligation Charter Bonds, Series 2019A (the "Bonds"), dated May 30, 2019, in the original aggregate principal amount of $1,645,000. The Bonds are currently outstanding in the principal amount of $720,000.

1.02. The Bonds maturing on and after February 1, 2027 are subject to call for prior redemption on or after February 1, 2026, at a price of par plus accrued interest. Redemption may be in whole or in part, and if in part, at the option of the City and in such order as the City will determine. Prepayments will be at a price of par plus accrued interest. The Chief Financial Officer of the City is acting as the registrar for the Bonds (the "Registrar").

1.03. It is determined that it is in the best interests of the sound financial management of the City that the outstanding Bonds maturing on February 1, 2027 through February 1, 2030, constituting $720,000 in principal amount, be redeemed and prepaid on December 15, 2026, or the first date for which the Registrar can provide proper notice to the holders of the Bonds, and the Bonds are hereby called for redemption in the aggregate principal amount of $720,000, plus accrued interest.

Section 2. Approval. The Registrar is authorized and directed to mail notice of call for redemption of the Bonds in the form attached hereto as EXHIBIT A to the registered owners of the Bonds to be redeemed at the address shown on the registration books kept by the Registrar.

Section 3. Effective Date. This resolution shall be in full force and effect from and after its adoption.

Passed and adopted this 12th day of October, 2026.

_____
Mayor

ATTEST:

_____
Secretary to the Council

EXHIBIT A

NOTICE OF CALL FOR REDEMPTION

$1,645,000
CITY OF BLOOMINGTON, MINNESOTA
TAXABLE GENERAL OBLIGATION CHARTER BONDS
SERIES 2019A

NOTICE IS HEREBY GIVEN that, by order of the City Council of the City of Bloomington, Minnesota (the "City"), there have been called for redemption and prepayment on

December 15, 2026

all outstanding bonds of the City designated as the Taxable General Obligation Charter Bonds, Series 2019A, dated May 30, 2019, having a stated maturity date of February 1 in the years 2027 through 2030, both inclusive, totaling $720,000 in principal amount, and with the following CUSIP numbers:

Year of Maturity	Amount	CUSIP
2027	$175,000	094780 X99
2028	180,000	094780 Y23
2029	180,000	094780 Y31
2030	185,000	094780 Y49

The Bonds are being called at a price of par plus accrued interest to December 15, 2026, on which date all interest on said Bonds will cease to accrue. The holders of the Bonds hereby called for redemption are requested to present their Bonds for payment at the office of Chief Financial Officer, City of Bloomington, Minnesota, 1800 West Old Shakopee Road, Bloomington, Minnesota 55431, on or before December 15, 2026.

Important Notice: In compliance with the Jobs and Growth Tax Relief Reconciliation Act of 2003, federal backup withholding tax will be withheld at the applicable backup withholding rate in effect at the time the payment by the redeeming institutions if they are not provided with your social security number or federal employer identification number, properly certified. This requirement is fulfilled by submitting a W-9 Form, which may be obtained at a bank or other financial institution.

Dated: _____, 20___.

BY ORDER OF THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MINNESOTA

By /s/ Lori Economy-Scholler
Chief Financial Officer
City of Bloomington, Minnesota

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Parks and Recreation	**3.5 Resolution Authorizing Application for and Execution of a Grant Agreement with National Recreation and Parks Association for Its Increasing Access to Sports for Girls and Women Grant and Making Related Budget Adjustments**
Agenda Section	Date
CONSENT BUSINESS	October 12, 2026

Requested Action:

Motion by _____, seconded by _____, to approve Resolution No. 2026-1240 authorizing application for and execution of a grant agreement with National Recreation and Parks Association, to accept grant funds and in-kind grant-related donations under the provisions of the Youth Sports Lighting Activation Grant, and making related budget adjustments.

Item created by: Kalea Fischer, Parks and Recreation
Item presented by: Alison Warren, Recreation Manager

Description:

The National Recreation and Park Association (NRPA) is offering the 2027 Increasing Access to Sports for Girls and Women Grant to support local park and recreation agencies in testing strategies that increase access to and participation in sports for girls and strengthen opportunities for women in coaching and leadership roles. Up to 10 agencies will be selected nationally to receive $20,000 and participate in an NRPA Community of Practice focused on identifying successful and replicable approaches to increasing girls' participation in sports.

The City proposes to apply for the grant to build upon the work currently underway through the Youth Sports Study. Bloomington's youth sports model relies heavily on community-based athletic organizations to operate leagues and programs, while the City supports these opportunities through athletic facilities, scheduling, maintenance and other public investment. The study has identified continued growth in girls sports, including fastpitch and girls flag football, while also highlighting facility quality, lighting, available playing hours and scheduling as factors that can affect access.

Through the grant, the City proposes to develop a Girls Sports Access Initiative using participation data, direct input from girls and collaboration with community sports organizations to identify and test strategies that can increase opportunities for girls to participate. Potential projects could include changes to facility access or scheduling, introductory opportunities offered with community partners, support for women coaches and leaders, or targeted facility improvements.

One potential project already identified through recent community input is retrofitting the existing athletic field lighting at Westwood Park. Westwood is currently used for the growing girls flag football program, and aging and damaged lighting infrastructure has raised concerns about the long-term availability of evening playing hours. A

targeted improvement such as lighting could help preserve and expand access for girls while also demonstrating how existing City facilities can be adapted to support changing participation trends.

The grant would also allow Bloomington to incorporate lessons learned into future youth sports partnerships, facility allocation and capital planning so the work continues beyond the grant period. This approach complements the broader Youth Sports Study while providing an opportunity to specifically evaluate how the City's facilities and support systems can better respond to the growing and changing needs of girls in sports.

If awarded, the project would continue through May 2028. Grant funds would support engagement, analysis and implementation of identified strategies, as well as the City's participation in the NRPA Community of Practice.

Applications are due October 23, 2026, with award notifications anticipated by January 15, 2027. The City Council is requested to approve the resolution authorizing staff to apply for the grant and, if awarded, execute the grant agreement and make related budget adjustments.

Grant
4400-43701-27COP $20,000

Expenditures
4400-57030-27COP $20,000

Attachments:

2026-1241 - Resolution Access for Girls and Women Grant.docx

RESOLUTION NO. 2026 -

RESOLUTION AUTHORIZING APPLICATION FOR AND EXECUTION OF A GRANT AGREEMENT WITH NATIONAL RECREATION AND PARK ASSOICATION (GRANTOR) FOR ITS INCREASING ACCESS TO SPORTS FOR GIRLS AND WOMEN GRANT AND MAKING RELATED BUDGET ADJUSTMENTS

WHEREAS, the City Council of the City of Bloomington is the official governing body of the City of Bloomington, Minnesota ("City"); and

WHEREAS, City Charter Section 6.06 authorizes the Mayor and City Manager, with the City Attorney, to sign and execute contracts, bonds, and instruments in the name of the City; and

WHEREAS, City Charter Section 7.08 requires the City Council to act by resolution to alter the approved budget; and

WHEREAS, Minnesota Statutes Section 465.03, requires a city to act by resolution adopted by a two-thirds majority of its members to accept a grant or devise of real or personal property and expressing the terms in full; and

WHEREAS, Grantor makes funding available to implement activities and programs that increase access to sports for girls and to support women coaches in parks and recreation through its 2027 Increasing Access to Sports for Girls and Women Grant ("Grant Opportunity"); and

WHEREAS, the amount of the grant is up to $20,000, and requires the City to participate in a community of practice focused on testing and piloting strategies that increase access to sports for girls and support women in sports coaching; and

WHEREAS, the City Council has determined that it is in the City's best interests to apply for the Grant Opportunity, and if awarded, enter into a grant agreement to accept the funds and to make the necessary budget adjustments to the approved budget.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MINNESOTA, based on the foregoing recitals and as required by State Law and City Charter, that the Mayor, City Manager, Chief Financial Officer, and City Attorney, or their designee(s), are hereby authorized and directed to take any and all actions required to apply for and accept the grant funds for and on behalf of the City including executing a grant agreement, and to make any and all necessary related budget adjustments to the approved budget of the City.

Passed and adopted on October 12, 2026.

_____
Mayor

Attest:

_____
Secretary to the Council

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Parks and Recreation	**3.6 Resolution Authorizing Application for and Execution of a Grant Agreement with National Recreation and Parks Association for Its National Girls and Women in Sports Day Microgrant and Making Related Budget Adjustments**
Agenda Section CONSENT BUSINESS	Date October 12, 2026

Requested Action:

Motion by _____, seconded by _____, to approve Resolution No. 2026-1242 authorizing application for and execution of a grant agreement with National Recreation and Parks Association, to accept grant funds under the provisions of the National Girls and Women in Sports Day Microgrant, and making related budget adjustments.

Item created by: Kalea Fischer, Parks and Recreation
Item presented by: Alison Warren, Recreation Manager

Description:

The National Recreation and Park Association (NRPA) is offering the National Girls & Women in Sports Day Microgrant to support events that increase opportunities for girls to participate in sports. Five park and recreation agencies will receive $5,000 grants to host events during February 2027 that reach at least 25 girls and help advance girls sports within their communities.

The City proposes to apply for the grant to host a free multi-sport try-it event and clinic in partnership with Bloomington's Recognized Bloomington Youth Athletic Organizations (RBYAOs) that offer sports opportunities for girls. Participating organizations would provide introductory activities and skill stations, allowing girls to experience different sports in a welcoming environment while meeting local coaches and learning about opportunities to continue participating.

The event would also serve as a connection to spring youth sports opportunities, with participating RBYAOs sharing information about upcoming programs and registration. Grant funding would support event equipment and supplies, marketing and outreach, and other costs associated with providing the event at no cost to participants. This partnership allows the City to support increased access to girls sports while connecting families directly with the community organizations that provide ongoing youth athletic programming. The proposed format aligns closely with NRPA's suggested multi-sport festival and skill clinic models and its goal of developing replicable strategies to increase girls sports participation.

Applications are due October 23, 2026, with award notifications anticipated by November 21, 2026. Funded events will take place in February 2027, with National Girls & Women in Sports Day observed on February 3, 2027. Final grant reports are due March 31, 2027.

The City Council is requested to approve the resolution authorizing staff to apply for the NRPA National Girls & Women in Sports Day Microgrant and, if awarded, execute the grant agreement and make related budget adjustments.

Grant
4400-43701-NGWSD $5,000

Expenditures
4400-56990- NGWSD $5,000

Attachments:

2026-1242 - Resolution for Sport Days Microgrant.docx

RESOLUTION NO. 2026 -

RESOLUTION AUTHORIZING APPLICATION FOR AND EXECUTION OF A GRANT AGREEMENT WITH NATIONAL RECREATION AND PARK ASSOCIATION (GRANTOR) FOR ITS NATIONAL GIRLS AND WOMEN IN SPORTS DAY MICROGRANT AND MAKING RELATED BUDGET ADJUSTMENTS

WHEREAS, the City Council of the City of Bloomington is the official governing body of the City of Bloomington, Minnesota ("City"); and

WHEREAS, City Charter Section 6.06 authorizes the Mayor and City Manager, with the City Attorney, to sign and execute contracts, bonds, and instruments in the name of the City; and

WHEREAS, City Charter Section 7.08 requires the City Council to act by resolution to alter the approved budget; and

WHEREAS, Minnesota Statutes Section 465.03, requires a city to act by resolution adopted by a two-thirds majority of its members to accept a grant or devise of real or personal property and expressing the terms in full; and

WHEREAS, Grantor makes funding available to host events and activations that connect girls and women into local sports opportunities, and that identify best strategies to increase participation of girls and women in sports, through its National Girls and Women In Sports Day Microgrant ("Grant Opportunity"); and

WHEREAS, the amount of the grant is up to $5,000, and requires the City to hold activation event(s) that further the purposes of the Grant Opportunity; and

WHEREAS, the City Council has determined that it is in the City's best interests to apply for the Grant Opportunity, and if awarded, enter into a grant agreement to accept the funds and to make the necessary budget adjustments to the approved budget.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MINNESOTA, based on the foregoing recitals and as required by State Law and City Charter, that the Mayor, City Manager, Chief Financial Officer, and City Attorney, or their designee(s), are hereby authorized and directed to take any and all actions required to apply for and accept the grant funds for and on behalf of the City including executing a grant agreement, and to make any and all necessary related budget adjustments to the approved budget of the City.

Passed and adopted on October 12, 2026.

_____
Mayor

Attest:

_____
Secretary to the Council

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Parks and Recreation	**3.7 Resolution Authorizing Application for and Execution of a Grant Agreement with National Recreation and Parks Association for Its Youth Sports Lighting Activation Grant and Making Related Budget Adjustments**
Agenda Section CONSENT BUSINESS	Date October 12, 2026

Requested Action:

Motion by _____, seconded by _____, to approve Resolution No. 2026-1240 authorizing application for and execution of a grant agreement with National Recreation and Parks Association, to accept grant funds under the provisions of the Youth Sports Lighting Activation Grant, and making related budget adjustments.

Item created by: Kalea Fischer, Parks and Recreation
Item presented by: Alison Warren, Recreation Manager

Description:

The National Recreation and Park Association (NRPA), in partnership with Musco Lighting, is offering the Youth Sports Access Grant Program to support local park and recreation agencies in addressing barriers to youth sports participation, increasing access to youth sports, and improving the quality of youth sports opportunities within their communities. Seven agencies will be selected nationally to receive $20,000 in grant funding, along with the opportunity to request $50,000 to $100,000 in in-kind infrastructure support from Musco Lighting.

The City proposes to apply for the grant to build upon the work currently underway through the Youth Sports Access Study. The study is evaluating Bloomington's youth sports system, including facility capacity and utilization, access and equity, service gaps, and the roles of the City and community youth sports organizations.

The NRPA grant would provide an opportunity to take the next step in that work by translating identified needs into a more detailed and actionable capital improvement plan for Bloomington's youth athletic facilities.

The $20,000 grant award would support additional analysis and community and youth engagement to identify, evaluate, and prioritize facility improvements that can increase access to youth sports. This work would help establish a clearer long-term framework for future CIP investments, including where improvements are most needed, which investments could have the greatest impact on access and capacity, and how projects should be prioritized over time.

As an initial implementation of this work, the City intends to request Musco Lighting infrastructure support for the installation or improvement of athletic field lighting. A final location has not yet been selected. The proposed location would be informed by the Youth Sports Access Study, community and youth engagement, current facility conditions and utilization, site feasibility, and the potential for additional lighting to expand access and playing

opportunities.

Lighting can increase athletic field capacity by extending usable hours and creating additional opportunities for youth sports. The proposed lighting improvement would serve as an initial investment while the broader planning and engagement process helps establish priorities for future capital improvements to Bloomington's youth athletic facilities. This approach aligns with NRPA's emphasis on community and youth voice in identifying and prioritizing infrastructure investments

If awarded, the grant period will run from January 2027 through June 30, 2028. During that period, the City would install and activate the selected infrastructure, participate in an NRPA learning community and quarterly project updates, and work with NRPA to evaluate the project's impact on youth sports access.

Applications are due October 23, 2026, with award notifications anticipated by January 15, 2027. The City Council is requested to approve the resolution authorizing staff to apply for the NRPA Youth Sports Access Grant and, if awarded, execute the grant agreement and make related budget adjustments

Grant
4400-43701-27LAG $20,000

Expenditures
4400-53140-27LAG $20,000

Attachments:

2026-1240 - Resolution for Lighting Activation Grant.docx

RESOLUTION NO. 2026 -

RESOLUTION AUTHORIZING APPLICATION FOR AND EXECUTION OF A GRANT AGREEMENT WITH NATIONAL RECREATION AND PARK ASSOCIATION (GRANTOR) FOR ITS YOUTH SPORTS LIGHTING ACTIVATION GRANT AND MAKING RELATED BUDGET ADJUSTMENTS

WHEREAS, the City Council of the City of Bloomington is the official governing body of the City of Bloomington, Minnesota ("City"); and

WHEREAS, City Charter Section 6.06 authorizes the Mayor and City Manager, with the City Attorney, to sign and execute contracts, bonds, and instruments in the name of the City; and

WHEREAS, City Charter Section 7.08 requires the City Council to act by resolution to alter the approved budget; and

WHEREAS, Minnesota Statutes Section 465.03, requires a city to act by resolution adopted by a two-thirds majority of its members to accept a grant or devise of real or personal property and expressing the terms in full; and

WHEREAS, Grantor makes funding available for lighting installations and to activate park spaces to increase youth sports access through its 2027 Youth Sports Lighting Activation Grant ("Grant Opportunity"); and

WHEREAS, the amount of the grant is up to $120,000, with $20,000 being a cash grant from Grantor, and the opportunity for additional in-kind donation of lighting infrastructure from Musco with a value of up to $100,000; and

WHEREAS, the City Council has determined that it is in the City's best interests to apply for the Grant Opportunity, and if awarded, enter into a grant agreement to accept the funds and to make the necessary budget adjustments to the approved budget.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MINNESOTA, based on the foregoing recitals and as required by State Law and City Charter, that the Mayor, City Manager, Chief Financial Officer, and City Attorney, or their designee(s), are hereby authorized and directed to take any and all actions required to apply for and accept the grant funds and related in-kind donation, including executing a grant agreement, accepting any associated donation of in-kind support from Grantor related to the Grant Opportunity, and making any and all necessary related budget adjustments to the approved budget of the City.

Passed and adopted on October 12, 2026.

_____
Mayor

Attest:

_____
Secretary to the Council

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Public Health	**3.8 Resolution Authorizing Application For and Execution of Grant Agreement with National Association of City and County Health Officials (NACCHO) and Making Related Budget Adjustments**
Agenda Section	Date
CONSENT BUSINESS	October 12, 2026

Requested Action:

Motion by _____, seconded by _____, to adopt Resolution No. 2026-____, Resolution Authorizing Application For and Execution of Grant Agreement with National Association of City and County Health Officials (NACCHO) and Making Related Budget Adjustments.

Item created by: Megan Drake-Pereyra, Public Health
Item presented by: Nick Kelley, Public Health Director

Description:

The National Association of City and County Health Officials (NACCHO) is accepting proposals for the Reimagining Health and Public Safety Overdoes Initiatives (RHAPSODI) Project. Bloomington Public Health (BPH) is seeking authorization to apply for and if awarded, execute the grant agreement with this action and make necessary budget adjustments. Bloomington Police Department (BPD) is a partner in this application. This funding would support the sustainability of Bloomington Brain Health Services by allowing for support and planning around expansion to the Cities of Edina and Richfield, pathways to support insurance reimbursement while maintaining no barriers to the service, and support program evaluation. The grant term will end by July 31, 2027 and BPH is seeking up to $125,000.

If awarded, the budget will be adjusted.

Attachments:

Resolution.docx

RESOLUTION NO. 2026 -

RESOLUTION AUTHORIZING APPLICATION FOR AND EXECUTION OF A GRANT AGREEMENT WITH NATIONAL ASSOCIATION OF CITY AND COUNTY HEALTH OFFICIALS (NACCHO) AND MAKING RELATED BUDGET ADJUSTMENTS

WHEREAS, the City Council of the City of Bloomington is the official governing body of the City of Bloomington, Minnesota ("City"); and

WHEREAS, City Charter Section 6.06 authorizes the Mayor and City Manager, with the City Attorney, to sign and execute contracts, bonds, and instruments in the name of the City; and

WHEREAS, City Charter Section 7.08 requires the City Council to act by resolution to alter the approved budget; and

WHEREAS, Minnesota Statutes Section 465.03, requires a city to act by resolution adopted by a two-thirds majority of its members to accept a grant or devise of real or personal property and expressing the terms in full; and

WHEREAS, Grantor makes funding available for the Reimagining Health and Public Safety Overdose Initiatives (RHAPSODI) Project ("Grant Opportunity"); and

WHEREAS, the amount of the grant is up to $125,000; and

WHEREAS, the City Council has determined that it is in the City's best interests to apply for the Grant Opportunity, and if awarded, enter into a grant agreement to accept the funds and to make the necessary budget adjustments to the approved budget.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MINNESOTA, based on the foregoing recitals and as required by State Law and City Charter, that the Mayor, City Manager, Chief Financial Officer, and City Attorney, or their designee(s), are hereby authorized and directed to take any and all actions required to apply for and accept the grant funds for and on behalf of the City including executing a grant agreement, and to make any and all necessary related budget adjustments to the approved budget of the City.

Passed and adopted this 12th day of October, 2026.

_____

Mayor

Attest:

_____

Secretary to the Council

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Police Department	**3.9 Resolution authorizing application for and execution of a grant agreement with the U.S. Department of Justice, Office of Victims of Crime and making related budget adjustments.**
Agenda Section	Date
CONSENT BUSINESS	October 12, 2026

Requested Action:

Motion made by_____, seconded by _____ to approve Resolution 2026-_____ authorizing application for and execution of a grant agreement with the U.S. Department of Justice, Office of Victims of Crime and making related budget adjustments.

Item created by: Brenna Atz, Police Department
Item presented by: Booker Hodges, Chief of Police

Description:

The City of Bloomington, through its Police Department, seeks to apply for and execute a grant agreement with the U.S. Department of Justice's Office of Victims of Crime. The funding will establish a Human Trafficking Task Force, including a supervisory position and task force operations. The grant application requires the City to match grant funding at a rate of 25% of the total project cost, a total of $233,33.33 over the three-year term of the grant award. The grant amount is up to $700,000.00. Per the DOJ Grants Financial Guide, the match is calculated as a percentage of the total project budget, not the federal award.

Revenue account: 245450-43101-OVC26 $700,000.00
Expenditure account: 245450-5001P-OVC26 $700,00.00
Placeholder for match: 145210-5001P

Attachments:

Resolution

RESOLUTION NO. 2026-

RESOLUTION AUTHORIZING APPLICATION FOR AND EXECUTION OF A GRANT AGREEMENT WITH THE U.S. DEPARTMENT OF JUSTICE OFFICE OF VICTIMS OF CRIME (GRANTOR) AND MAKING RELATED BUDGET ADJUSTMENTS

WHEREAS, the City Council of the City of Bloomington is the official governing body of the City of Bloomington, Minnesota ("City"); and

WHEREAS, City Charter Section 6.06 authorizes the Mayor and City Manager, with the City Attorney, to sign and execute contracts, bonds, and instruments in the name of the City; and

WHEREAS, City Charter Section 7.08 requires the City Council to act by resolution to alter the approved budget; and

WHEREAS, Minnesota Statutes Section 465.03, requires a city to act by resolution adopted by a two-thirds majority of its members to accept a grant or devise of real or personal property and expressing the terms in full; and

WHEREAS, Grantor makes funding available for establishing a Human Trafficking Task Force to include funding a supervisory position and task force operations; and

WHEREAS, the grant application requires the City to match grant funding at a rate of 25% of the total project cost, a total of $233,333.33 over the three-year term of the grant award; and

WHEREAS, the amount of the grant is up to $700,000; and

WHEREAS, the City would act as the fiscal agent for other participating law enforcement agencies; and

WHEREAS, the City Council has determined that it is in the City's best interests to apply for the Grant Opportunity, and if awarded, enter into a grant agreement to accept the funds, act as the fiscal agent, and to make the necessary budget adjustments to the approved budget.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MINNESOTA, based on the foregoing recitals and as required by State Law and City Charter, that the Mayor, City Manager, Chief Financial Officer, and City Attorney, or their designee(s), are hereby authorized and directed to take any and all actions required to apply for and accept the grant funds for and on behalf of the City including executing a grant agreement, and to make any and all necessary related budget adjustments to the approved budget of the City.

Passed and adopted this 12th day of October, 2026.

_____

Mayor

Attest:

_____

Secretary to the Council

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Maintenance	**3.10 Approve Contract – Civic Plaza Security Upgrades**
Agenda Section	Date
CONSENT BUSINESS	October 12, 2026

Requested Action:

Motion by _____, seconded by _____ to approve the agreement with Bosch Building Technologies for Civic Plaza security upgrades in the amount of $343,728.89, plus a 10% contingency ($34,372.89) and to authorize Mayor and City Manager to enter into the related agreements.

Item created by: Kalea Fischer, Maintenance
Item presented by: Tim Behrendt, Maintenance Superintendent

Description:

City Council is requested to approve an agreement with Bosch Building Technologies for Civic Plaza security upgrades in the amount of $343,728.89 plus a 10% contingency ($34,372.89). This work includes credential and reader replacements ($122,625.76), camera additions ($110,792.73) and head-end upgrades ($110,310.40). The proposals utilize State of MN contract S-1006(5). Funding is in account 765702-57020.

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Information Technology	**3.11 Approve RT Vision Agreement**
Agenda Section	Date
CONSENT BUSINESS	October 12, 2026

Requested Action:

Motion by _____, seconded by _____ to approve RT Vision Agreement in the amount of $59,420 for a cumulative total agreement amount of $190,578.52.

Item created by: Amy Cheney, Information Technology
Item presented by: Amy Cheney, Chief Information Officer

Description:

The City has used RT Vision's OneOffice software since before 2015. The software is required by the State of Minnesota to manage and report on State-funded projects and is used primarily by the Engineering Division. The software was initially acquired without a competitive procurement process.

To date, the City has spent an estimated $131,158.52 with RT Vision. With the proposed additional expenditure of $59,420.00, the total amount would be $190,578.52. Because the cumulative agreement amount exceeds the City's $175,000 threshold for Council approval, Council approval is required.

The agreement is for three years with the following payment schedule:

Year 1 $17,113.33
Year 2 $19,806.67
Year 3 $22,500.00

Funding is available in the IT operating budget.

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Police Department	**3.12 Axon Enterprise, Inc., Agreement (Q-943460)**
Agenda Section	Date
CONSENT BUSINESS	October 12, 2026

Requested Action:

Motion by _____, seconded by _____ to approve an Agreement Between the City of Bloomington and Axon Enterprise, Inc To Piggyback Off Cooperative Procurement State of Minnesota/NASPO Contract No. 247327.

Item created by: Emily Herman, Police Department
Item presented by: Booker T. Hodges, Chief of Police

Description:

The Bloomington Police Department (BPD) is requesting City Council approval of a new consolidated and cost saving multi-year agreement with Axon Enterprise, Inc. The agreement would consolidate several existing technology services into one comprehensive agreement while continuing many of the tools currently used by the department.

The agreement would maintain existing technology, including automated license plate reader (ALPR) systems, while expanding the department's technology capabilities in several areas. New additions would include Drone First Responder technology and a fixed-wing drone, expanding the department's ability to use unmanned aircraft for public safety, emergency response, and other operational needs. Additionally, the agreement provides a more streamlined approach to managing these technologies while allowing the department to build on existing capabilities and add tools that support the safety of the community and officers.

This agreement provides for a consolidated package savings from the previously approved agreement plus an additional discount of 39% for a total contract value of $22,085,396.40, invoiced over 10 years. This program has been vetted through the budget hearing process. Therefore, a budget adjustment is not required as the initial payment is included within the proposed 2027 budget. The agreement has been vetted by the city's legal team and available for viewing in the BPD's administration office.

At the heart of these efforts is our commitment to the Bloomington community. We care deeply about the people we serve and remain focused on providing professional, compassionate, and respectful service while using technology responsibly to help keep our community safe.

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Engineering	**4.1 Public Hearing: Adopt Resolution Approving Assessment Roll 2026-1 for 2026-101 PMP Street Reconstruction (City Project 2026-101)**
Agenda Section HEARINGS, RESOLUTIONS, AND ORDINANCES	Date October 12, 2026

Requested Action:

Motion by _____, seconded by _____to adopt Resolution No. 2026____ approving Assessment Roll 2026-1, for the 2026 PMP Reconstruction Project, Street Reference Segments 1-13.

Item created by: Brian Hansen, Engineering
Item presented by: Brian Hansen, Development Coordinator
Darin Rezac, Civil Engineer

Description:

A public hearing will be held to consider Assessment Roll 2026-1 for the 2026-101 Pavement Management Program (PMP) Street Reconstruction Project.

This project includes reconstruction of the following streets:

REF #	Street	From	To
1	West Bush Lake Road	West 87th Street	Highwood Drive
2	Park Knoll Circle	Terminus West	West Bush Lake Road
3	Xylon Circle	Terminus South	West Bush Lake Road
4	West 83rd Street	West Bush Lake Road	Wyoming Avenue
5	Wyoming Avenue	Terminus South	West 83rd Street
6	West 91st Street	Vincent Avenue	Upton Avenue
7	West 88th Street	Logan Avenue	Humboldt Avenue
8	West 87th Street	Logan Avenue	Humboldt Avenue
9	Logan Avenue	West 88th Street	West 87th Street
10	James Avenue	West 88th Street	West 87th Street
11	Irving Avenue	West 88th Street	West 87th Street
12	Humboldt Avenue	West 90th Street	West 86th Street
13	Fremont Avenue	West 92nd Street	West 90th Street

Staff held two informational meetings on Tuesday, September 29. A brief presentation was provided by Staff, followed by time to answer any resident questions including how the special assessment amount was calculated,

construction techniques used by the contractor and assessment payment options.

Additionally, the Assessment Informational Presentation was available for viewing upon request following the meetings.

Attachments:

Resolution
Project Location Map
Cost Breakdown
2026-101 Assessment Info Presentation
2026-101 PMP Assessment Informational Meeting Q-A
Item 4.1 - 2026 PMP Council-101226
Objection to proposed special assessment - 8801 Irving Ave.pdf

RESOLUTION NO. 2026-

A RESOLUTION APPROVING ASSESSMENT ROLL 2026-1
(2026-101 PAVEMENT MANAGEMENT PROGRAM STREET IMPROVEMENT PROJECT)

WHEREAS, the City Council of the City of Bloomington is the official governing body of the City of Bloomington, Minnesota; and

WHEREAS, the 2026-101 Pavement Management Program Street Improvement Project (Exhibit A, List of Streets) is being constructed in the City of Bloomington; and

WHEREAS, the City Council of the City of Bloomington held a public hearing on Assessment Roll 2026-1 on October 12, 2026 at 6:30 p.m. in the Council Chambers; and

WHEREAS, the hearing was held at the time and place as provided in the notice given in accordance with law.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MINNESOTA, THAT:

1. Said assessment roll, a copy of which is on file in the office of the Engineering Division, is hereby accepted and shall constitute the special assessments against the lands named therein; and each tract of land therein included is hereby found to be benefited by the proposed improvements in the amount of the assessment levied against it; and the amount assessed is less than the total cost of the improvement.

2. The owner of any property so assessed may, following Council approval of the assessment roll, pay the whole or an amount of one-hundred-dollars ($100.00) or more of the assessment on such property to the City Treasurer, prior to final certification of the assessment roll, with no interest charged if the assessment is paid by November 24th of the current year.

3. Such assessment shall be payable in equal annual installments extending over a period of ten years. Such assessment will be spread on the real estate tax statement, and the first of the installments shall be payable on or before May 15, 2027 and shall bear interest on the entire assessment at the rate of five and one half percent (5.5%) per annum from October 12, 2026 to December 31, 2027. To each subsequent installment shall be added interest for one year on the unpaid balance. The owner may at any time pay to the City Treasurer the remaining balance of the assessment.

BE IT FURTHER RESOLVED, that the City Clerk shall transmit a certified copy of this assessment roll to the County Auditor to be extended on the proper tax lists of the County, and such assessments shall be collected and paid in the same manner as other municipal taxes.

Passed and adopted this 12th day of October, 2026.

_____
Mayor

Attest:

_____
Secretary to the Council

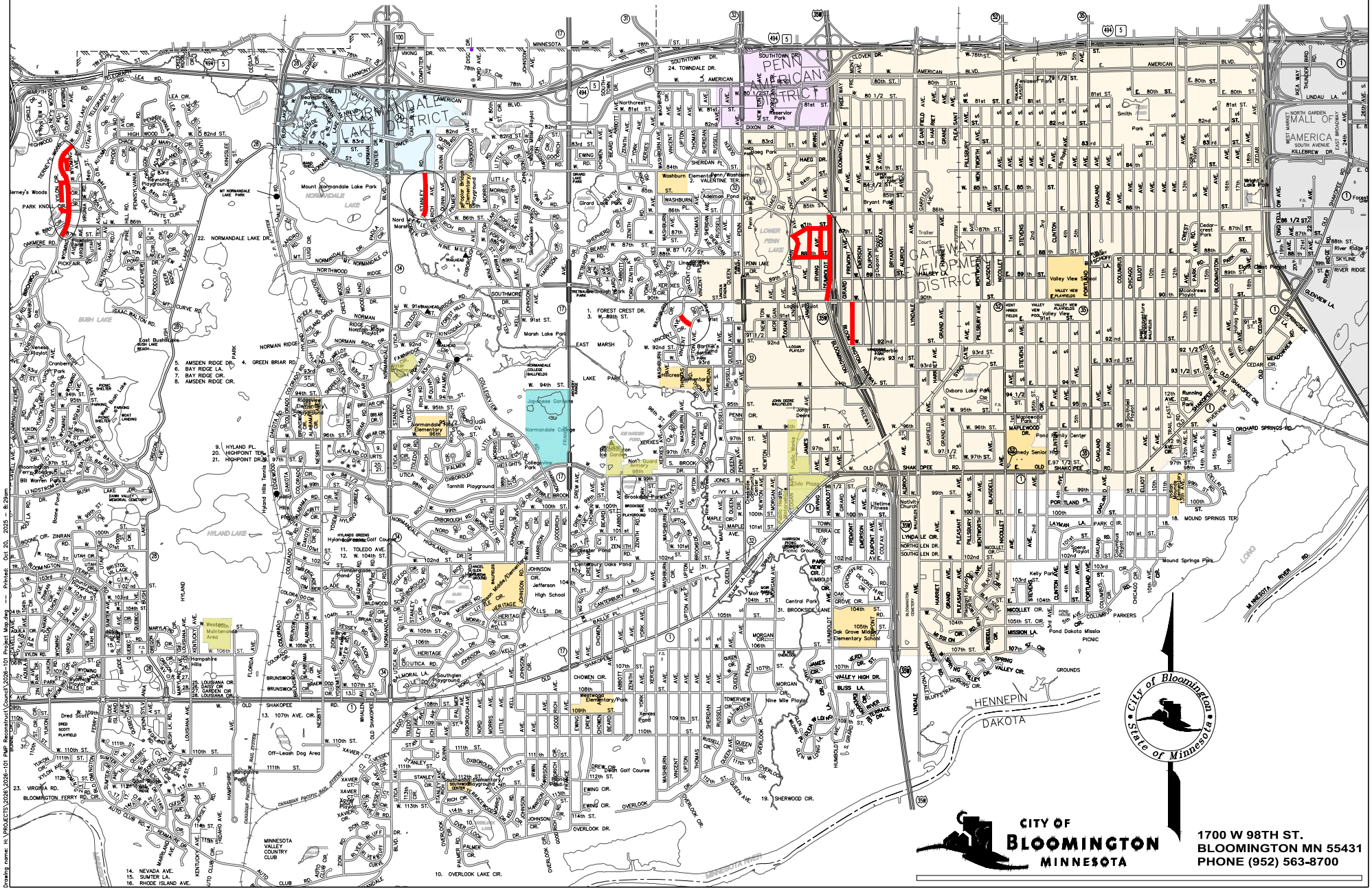
EXHIBIT A

List of Streets

REF #	STREET NAME	FROM	TO
1	West Bush Lake Road	West 87th Street	Highwood Drive
2	Park Knoll Circle	Terminus West	West Bush Lake Road
3	Xylon Circle	Terminus South	West Bush Lake Road
4	West 83rd Street	West Bush Lake Road	Wyoming Avenue
5	Wyoming Avenue	Terminus South	West 83rd Street
6	West 91st Street	Vincent Avenue	Upton Avenue
7	West 88th Street	Logan Avenue	Humboldt Avenue
8	West 87th Street	Logan Avenue	Humboldt Avenue
9	Logan Avenue	West 88th Street	West 87th Street
10	James Avenue	West 88th Street	West 87th Street
11	Irving Avenue	West 88th Street	West 87th Street
12	Humboldt Avenue	West 90th Street	West 86th Street
13	Fremont Avenue	West 92nd Street	West 90th Street

2026-101 PMP STREET IMPROVEMENT PROJECT

CITY OF BLOOMINGTON, ENGINEERING DIVISION



CITY OF BLOOMINGTON MINNESOTA

1700 W 98TH ST.
BLOOMINGTON MN 55431
PHONE (952) 563-8700

CITY OF BLOOMINGTON
Department of Public Works

Cost Breakdown - 2026-101 PMP Reconstruction

* Total amounts reflect adjustments made per Special Assessment Adjustments approved by City Council 9/14/26

A) ASSOCIATED PROJECT COSTS

2026-101 Advertising, Testing, Equipment & Materials		$ 27,462.55
2026-101 Special Benefit Consultation		$ 8,000.00
2026-101 Legal, Finance, and Assessing (if applicable)		$ 178,652.33
2026-101 Engineering Costs		$ 898,833.02
		$ 1,112,947.89

B) CONSTRUCTION COSTS

2026-101 Estimated Payment to Contractor		$ 7,526,125.50
2026-101 Associated Project Costs		$ 1,112,947.89
TOTAL PROJECT COST		**$ 8,639,073.39**

C) ASSESSMENTS

1) SURFACING

Estimated Payment to Contractor		$ 3,192,198.00
Associated Project Costs		$ 483,091.48
TOTAL 2026-101 SURFACING COST		**$ 3,675,289.48**
State Aid		$ (1,100,000.00)
MnDOT Turnback		$ (330,000.00)
TOTAL 2026-101 SURFACING COST (ASSESSABLE)		**$ 2,245,289.48**

ASSESSMENT RATE CALCULATION		RATE	FRONTAGE	AMOUNT
Estimated Assessment Rate (100%)		$ 136.86	16,406	$ 2,245,289.48
Assessment Rates for Surfacing				
	50% Code: 16-53 O*	$ 68.43	1,459	$ 60,648.63
	25% Code: 16-52 R*	$ 34.21	14,947	$ 511,336.87
			16,406	$ 571,985.50

2026-101 Estimated Surfacing Cost		$ 3,675,289.48
Assessment*		$ 571,985.50
MnDOT Turnback		$ 330,000.00
4120 FUND		$ 2,773,303.98

2) CURB & GUTTER

Estimated Payment to Contractor		$ 760,635.00
Associated Project Costs		$ 118,599.20
TOTAL 2026-101 CURB & GUTTER COST		**$ 879,234.20**

ASSESSMENT RATE CALCULATION		RATE	FRONTAGE	AMOUNT
Estimated Assessment Rate (100%)		$ 99.51	8,836	$ 879,234.20
Assessment Rates for Curb & Gutter				
	50%	$ 49.75	-	$ -
	25% Code: 52-62 R*	$ 24.88	8,836	$ 219,839.68
			8,836	$ 219,839.68

2026-101 Estimated Curb & Gutter Cost		$ 879,234.20
Assessment		$ 219,839.68
4120 FUND		$ 659,394.52

3) WATERMAIN

2026-101 Estimated Payment to Contractor		$ 48,347.00
2026-101 Associated Project Costs		$ 6,917.36
2026-101 Watermain Cost (665504 FUND)		**$ 55,264.36**
Not Assessed		

4) SANITARY SEWER

2026-101 Estimated Payment to Contractor		$ 1,885,125.00
2026-101 Associated Project Costs		$ 269,718.69
2026-101 Sanitary Sewer Cost (665522 FUND)		**$ 2,154,843.69**
Not Assessed		

5) STORM SEWER

2026-101 Estimated Payment to Contractor		$ 913,336.00
2026-101 Associated Project Costs		$ 130,677.69
2026-101 Storm Sewer Cost (665545 FUND)		**$ 1,044,013.69**
Not Assessed		

6) 2026-103 STANLEY AVE SIDEWALK

2026-103 Estimated Payment to Contractor		$ 610,216.50
2026-103 Associated Project Costs		$ 87,308.16
2026-103 Stanley Ave Sidewalk (4130 SRTS & 4110 M&O)		**$ 697,524.66**
Not Assessed		

7) 93RD & RUSSELL / 24TH AVE SW

2026-101 Estimated Payment to Contractor		$ 116,268.00
2026-101 Associated Project Costs		$ 16,635.32
2026-101 PMP 93rd & Russell / 24th Ave SW (4130 FUND & 4110 FUND & 165203 FUND)		**$ 132,903.32**
Not Assessed		

D) SUMMARY

	Assessable	City Assessments	4120 Fund	4120 Fund (MSAS)	MnDOT Turnback	4110 Fund (M&O)	4110 Fund (PMP Trail)	665504 Fund	665522 Fund	665545 Fund	4130 Fund (SRTS)	4130 Fund (LOCAL)	165203 Fund
1) SURFACING	$ 506,000.11	$ 65,985.39	$ 1,470,365.55	$ 1,302,938.43	$ 330,000.00								
2) CURB & GUTTER	$ 217,351.68	$ 2,488.00	$ 659,394.52										
3) WATERMAIN								$ 55,264.36					
4) SANITARY SEWER									$ 2,154,843.69				
5) STORM SEWER										$ 1,044,013.69			
6) STANLEY AVE SIDEWALK						$ 233,487.84					$ 464,036.82		
7) 93RD & RUSSELL / 24TH AVE SW							$ 58,707.31					$ 51,334.46	$ 22,861.55
Total	**$ 723,351.79**	**$ 68,473.39**	**$ 2,129,760.07**	**$ 1,302,938.43**	**$ 330,000.00**	**$ 233,487.84**	**$ 58,707.31**	**$ 55,264.36**	**$ 2,154,843.69**	**$ 1,044,013.69**	**$ 464,036.82**	**$ 51,334.46**	**$ 22,861.55**

E) LIST OF RECONSTRUCTED STREETS

Ref. No.	Street	From	To
1	West Bush Lake Road	West 87th Street	Highwood Drive
2	Park Knoll Circle	Terminus West	West Bush Lake Road
3	Xylon Circle	Terminus South	West Bush Lake Road
4	West 83rd Street	West Bush Lake Road	Wyoming Avenue
5	Wyoming Avenue	Terminus South	West 83rd Street
6	West 91st Street	Vincent Avenue	Upton Avenue
7	West 88th Street	Logan Avenue	Humboldt Avenue
8	West 87th Street	Logan Avenue	Humboldt Avenue
9	Logan Avenue	West 88th Street	West 87th Street
10	James Avenue	West 88th Street	West 87th Street
11	Irving Avenue	West 88th Street	West 87th Street
12	Humboldt Avenue	West 90th Street	West 86th Street
13	Fremont Avenue	West 92nd Street	West 90th Street



2026 Pavement Management Program (PMP) Project

Special Assessment Informational Presentation

September 29, 2026

CITY OF BLOOMINGTON MINNESOTA

Presentation Outline

- Calculating Adjusted Front Footage
- Calculating Assessments
- Assessment Payment Options

CITY OF BLOOMINGTON MINNESOTA

Calculating Adjusted Front Footages

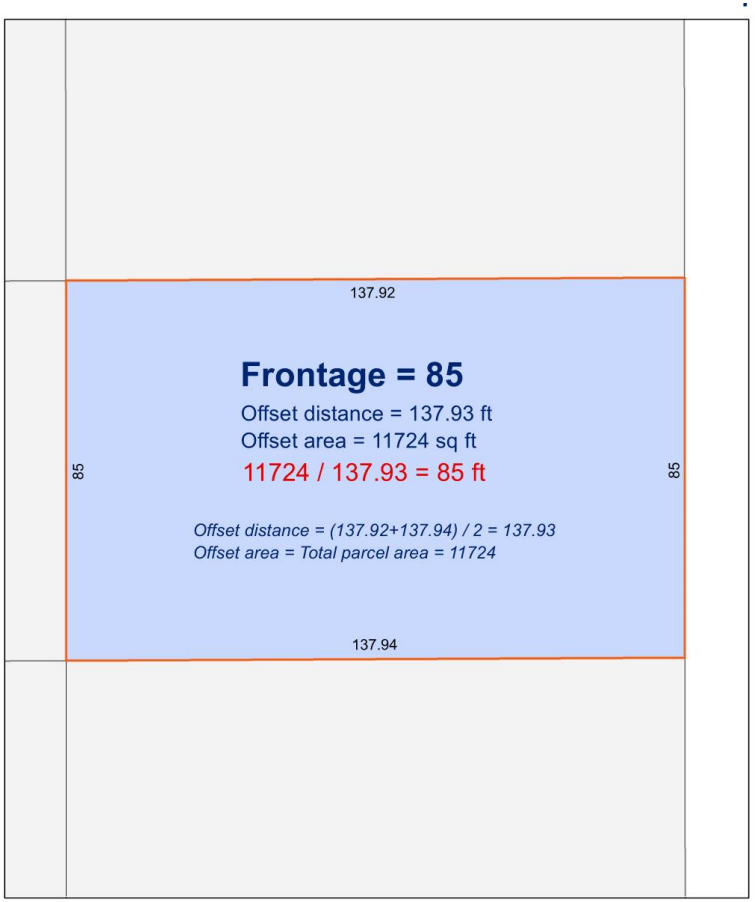
- Policy in place since 1962
- Calculation equates all lots to a rectangular lot
- Adjusted Front Footage does not necessarily equal actual length of property touching street
- Total Adjusted Front Footage is used to determine Assessment Rate

CITY OF BLOOMINGTON MINNESOTA

Calculating Adjusted Front Footages

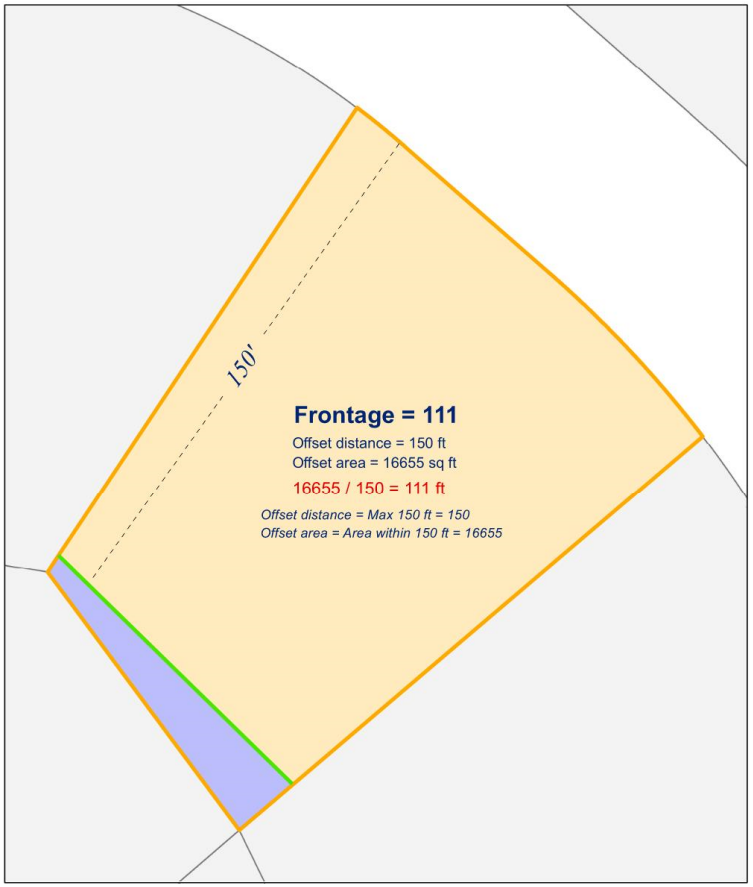
- Typical Lot Descriptions
  - Rectangular
  - Odd-Shaped
  - Shallow
  - Corner
- If you have further questions on how the adjusted front footage was calculated for your property please contact Brian Hansen at bhansen@bloomingtonmn.gov or (952) 563-4543

CITY OF BLOOMINGTON MINNESOTA



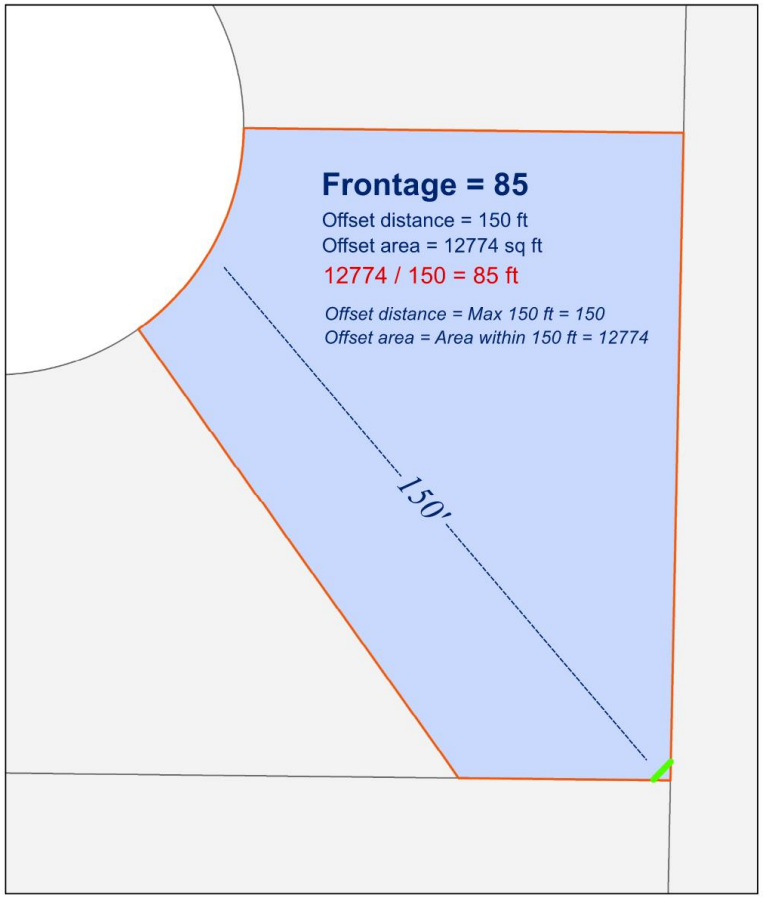
Actual Frontage = 85 ft
Adjusted Frontage = 85 ft

CITY OF BLOOMINGTON MINNESOTA



CITY OF BLOOMINGTON MINNESOTA

Actual Frontage = 135 ft
Adjusted Frontage = 111 ft



Actual Frontage = 52 ft

Adjusted Frontage = 85 ft

CITY OF BLOOMINGTON MINNESOTA

Calculating Assessments

- Actual Project Cost Used
  - Divide cost into categories
  - Surfacing and Curb & Gutter
- Determine the 100% rate for each Category
- Single, Two & Three Family
  - 25% rate (cost per foot)
- Other Properties
  - 50% rate (cost per foot)
- City of Bloomington
  - Remaining cost through Citywide Property Taxes

CITY OF BLOOMINGTON MINNESOTA

Calculating Assessments

- 2026 Cost Breakdown
  - 16,406 AFF – Surfacing
  - 8,836 AFF – Curb & Gutter

  - Total Surfacing Cost (Assessable) - $2,245,289.48
  - Total Curb & Gutter Cost (Assessable) - $879,234.20

  - 100% Surfacing Rate = $\frac{\$2,245,289.48}{16,406\ \text{AFF}}$ = **$136.86/AFF**

  - 100% Curb & Gutter Rate = $\frac{\$879,234.20}{8,836\ \text{AFF}}$ = **$99.51/AFF**

CITY OF BLOOMINGTON MINNESOTA

Calculating Assessments

- Surfacing (100% Rate = $136.86/AFF)
  - Single, Two & Three Family Rate (25%) = $34.21/AFF
  - Other Properties Rate (50%) = $68.43/AFF

- Curb & Gutter (100% Rate = $99.51/AFF)
  - Single, Two & Three Family Rate (25%) = $24.88/AFF
  - Other Properties Rate (50%) = $49.75/AFF

CITY OF BLOOMINGTON MINNESOTA

Assessment Payment Options

- Pay in full prior to November 24, 2026 with no interest applied
- Pay a portion of the balance (minimum of $100) prior to November 24, 2026 with the remaining balance to paid over 10 years with interest (5.5%) applied annually to the declining principal
- Pay over 10 years with interest (5.5%) applied annually
  - Any remaining balance will be automatically rolled onto your property tax statement and split evenly over 10 years with interest applied annually to the declining principal. The first payment due would appear on your May 2027 property tax statement
  - The remaining balance can be paid off in full anytime during the 10 years but no partial payment will be accepted after November 24, 2026

CITY OF BLOOMINGTON MINNESOTA

Hardship Deferral

- Age 65 or older or retired by virtue of a permanent and total disability or active military personnel
- Applicant's income is below "very low income" limit
  - $46,350 or less for one person
  - $53,000 or less for two people
- Parcel is homesteaded and valued at less than current average value of a single-family home in the City of Bloomington
  - $400,400 or less
- Contact Assessing Division (952) 563-8724 to determine eligibility.

CITY OF BLOOMINGTON MINNESOTA

SUMMARY

- The Public Hearing will be held at the Monday, October 12 City Council Meeting. For information on how to view and participate in the meeting please visit blm.mn/cc
- For assessment related questions please contact Brian Hansen at bhansen@bloomingtonmn.gov or (952) 563-4543
- For construction related questions please contact Darin Rezac at drezac@bloomingtonmn.gov or (952) 563-4540

CITY OF BLOOMINGTON MINNESOTA

2026-101 PMP Assessment Informational Meeting Questions/Answers

9/29/26 – 2:30pm, Public Works Training Room
of Attendees: 8

Q: Why was there no work occurring late in the week of 9/21/26 on Fremont Ave?
A: Multiple subcontractors are working on the project and it was in between phases of work at that time.

Q: What is the need for the new sanitary sewer that was installed on Fremont Ave?
A: Based on current and future capacity needs in the area the sewer needs to be increased in size to accommodate those needs.

Q: What will the width of the street be on Irving Ave?
A: It will be 32', which will allow for two-way traffic and parking on both sides of the street.

Q: What will driveways be replaced with?
A: They will be replaced with the same material that was removed.

Q: When will the driveways that were removed be poured back in on Fremont Ave?
A: It is tentatively scheduled around October 16.

Q: Can we park in areas, for example on 92nd St, that currently do not allow parking for the period of time that we cannot access our driveways?
A: City staff will be working with Bloomington PD on temporary lifting parking restrictions as needed to park on side streets.

Q: Will there be anything blocking the end of the driveway when it is curing and can't be crossed?
A: Yes, there will be ribbon or signs across the end of the driveway.

Q: Does the public hearing on October 12 have anything to do with construction?
A: The public hearing at City Council is related to the assessment for the project.

9/29/26 – 5:30pm, Public Works Training Room
of Attendees: 3

Q: Will the concrete driveway replacements match the existing driveway?
A: Concrete driveways are replaced with regular Portland cement concrete and either a white or clear curing compound. Staff will reach out to this resident directly.

Q: I have a sprinkler system and can move the sprinklers myself, what is the process for that?
A: Replacement of sprinkler systems are in the construction contract if they are damaged.

Q: Will there be advanced notice when we need to have vehicles out of the driveway?
A: Yes, there will be door hangers handed out a day or two prior to the work occurring.

Q: How will we know when the work will occur so we can remove any pictures from walls when excavating and rolling is completed? I may want to remove pictures from walls.
A: Weekly updates are given and sent out using e-subscribe. It would be beneficial to sign up for e-subscribe to receive those updates.

Q: How far are the removals into the yard?
A: It depends on the grade of the yard, but typically it stays near the right of way line, which is about 14-15' behind the back of curb.



2026 Pavement Management Program (PMP) Special Assessment

CITY COUNCIL PUBLIC HEARING OCTOBER 12, 2026

Property Owner Contact 2026 PMP (2026-101)

10/21/25	Estimated Assessment Notices mailed (includes notification of informational meeting and public hearing)
11/3/25	Property Owner Informational Meetings
11/17/25	City Council Public Hearing to order project
Before & during construction	Various handouts (construction coming soon, sod, curb & gutter, utilities) related to construction.
9/17/26	Final Assessment Notices mailed (includes notification of informational presentation, informational meetings and public hearing)
9/29/26	Property Owner Informational Meetings
10/12/26	**Assessment Hearing**

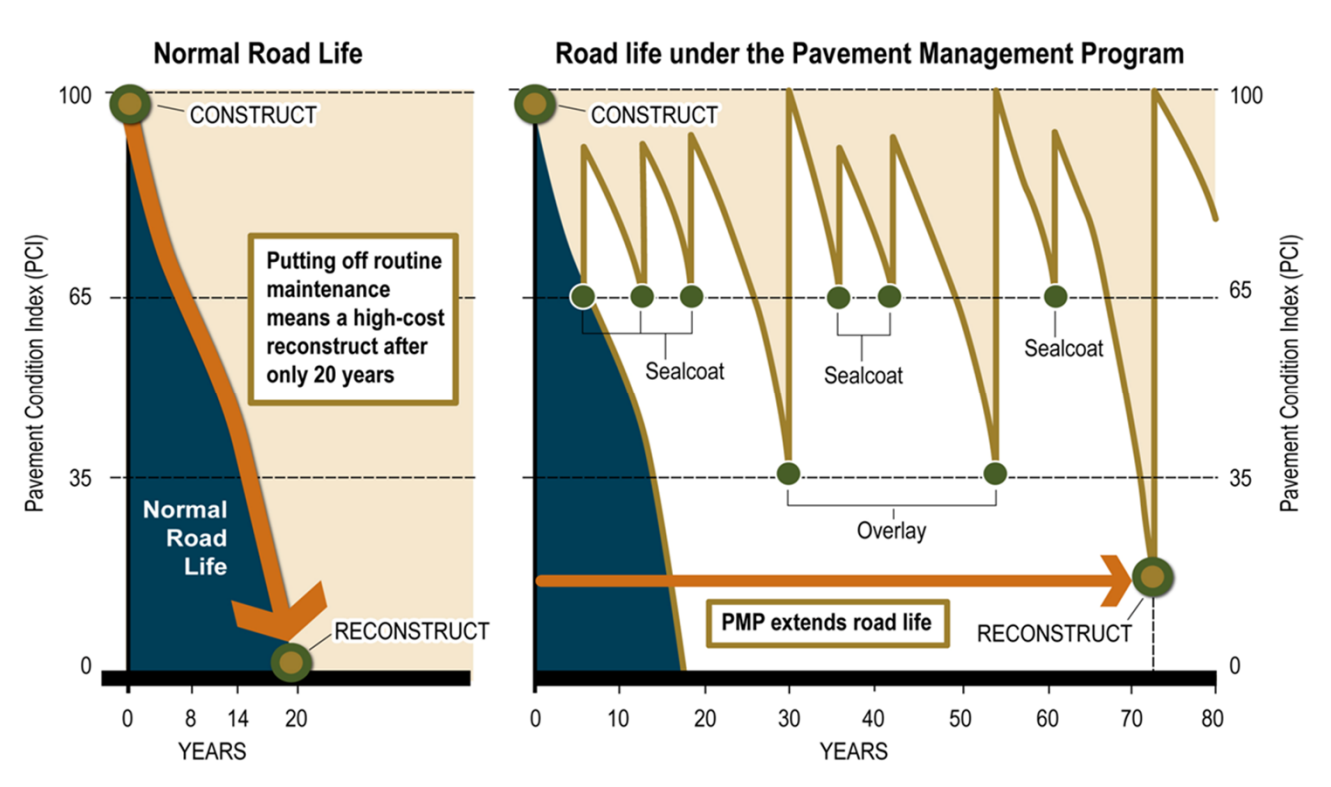
Pavement Management Program (PMP)

- Established in 1991
- Reduces overall street repair costs **"right action at the right time"**
  - Pavement Condition Index (PCI)
  - Prepare forecast for future years
- Street segments bid together into one big project **"economy of scale"**
  - Lower assessments
  - Lower City portion for all taxpayers
- Cost share with adjacent properties and City taxpayers
  - Single, Two & Three Family – 25% rate
  - All other property types – 50% rate

PMP Construction Techniques

- Reconstruct
  - Remove/replace pavement; install curb and gutter
  - Done by a contractor hired by the City
- Overlay
  - Grind portion of pavement; pave new top layer
  - Done by a contractor hired by the City
- Sealcoat
  - Apply bituminous adhesive, aggregate; sweep excess
  - Done by a contractor hired by the City
- Trail/Sidewalk Construction and Maintenance
  - Remove/replace pavement or crack seal and fog seal
  - Done by contractor hired by the City or City Maintenance Dept.

Pavement Life Cycle



Special Assessments

- Minnesota State Statute 429
- Policy in place since 1962
  - Adjusted Front Footage (AFF), equates all lots to a rectangular lot
  - Corner lots, odd-shaped lots, shallow lots
- Other cities use special assessments

Cost Breakdown (2026-101)

- Total Project = $8,639,073.39
  - Includes Surfacing, Curb & Gutter, Utilities
  - Only assess Surfacing and Curb & Gutter with PMP

- Surfacing = $2,245,289.48
  - 100% Rate = $2,245,289.48/16,406 = $136.86/AFF
  - 50% Rate (non-single/two/three family) = $68.43/AFF
  - 25% Rate (single/two/three family) = $34.21/AFF

- Curb & Gutter = $879,234.20
  - 100% Rate = $879,234.20/8,836 = $99.51/AFF
  - 50% Rate (non-single/two/three family) = $49.75/AFF
  - 25% Rate (single/two/three family) = $24.88/AFF

Payment Options

- Payment due by November 24, 2026
  - To avoid interest, pay whole amount
  - To reduce interest and payment, pay any amount over $100
- Spread over 10 years with 5.5% interest applied annually to the declining principal
  - Appears on property tax statements (May & October each year)
  - First payment May 2027; last payment October 2036
  - Pay off balance by calling Assessing Division
- Hardship Deferral
  - Defers assessment until house is sold, or owner no longer qualifies
  - Interest still accrues on the unpaid balance
  - Must be a senior, retired by virtue of permanent disability or active military personnel and meet low income and home value requirements to apply
- Appeal Process

THE RIGHT ACTION AT THE RIGHT TIME...

Prolongs pavement life

Keeps City's infrastructure in good condition

Maintains or increases property values

Reduces the overall cost

Suggested Motion

I move to adopt a resolution approving Assessment Roll 2026-1, for the 2026 PMP Reconstruction Project, Street Reference Segments 1-13.

City of Bloomington
City Clerk
1800 W. Old Shakopee Road
Bloomington, MN 55431

Dear City Council and City Clerk,

I am writing to formally object to the proposed **$2,668.38 special assessment** for my property at **8801 Irving Ave S** related to the **2026-101 Pavement Management Project**.

My assessment notice lists **78 feet of adjusted frontage at $34.21 per foot for surfacing**. Before this assessment is approved, I am requesting clarification regarding how the 78 feet of assessable frontage was determined, which street frontage is being assessed, and the specific benefit attributed to my property from this improvement.

Because my property is located at the edge of the Irving Avenue reconstruction area, I would also appreciate an explanation of why my property is included in the assessment and how the amount was calculated.

I respectfully request that the City review the assessment for my property and provide the basis for the proposed $2,668.38 charge. I am submitting this letter as my **formal written objection to the proposed assessment** prior to the October 12, 2026, assessment hearing.

Thank you for your consideration.

Sincerely,
Melissa McConnell and Paul VandenHoek
8801 Irving Ave S
Bloomington, MN 55431

Signature: 
Date: 9/23/26

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Planning	**4.2 James Avenue CityHomes - Rezoning, FSBP, Platting - 9025 and 9033 James Avenue S**
Agenda Section HEARINGS, RESOLUTIONS, AND ORDINANCES	Date October 12, 2026

Requested Action:

Staff recommends approval through the following motions:

Motion by ____, seconded by ____, I move to adopt Ordinance No. 2026-_____, an ordinance Rezoning 9025 and 9033 James Avenue in the City of Bloomington from R-1 Single Family Residential to R-3 Middle Housing Residential.

Motion by ____, seconded by _____, I move to adopt Resolution No. 2026-___, a resolution authorizing summary publication of Ordinance No. 2026-_____, an ordinance rezoning 9025 and 9033 James Avenue South in the City of Bloomington from R-1 Single-Family Residential to R-3 Middle Housing Residential.

Motion by ____, seconded by ____, I move to approve Final Site and Building Plans for a 9-unit detached townhome development located at 9025 and 9033 James Avenue South, subject to the conditions and Code requirements attached to the staff report.

Motion by ____, seconded by ____, I move to approve a Type III Preliminary Plat and adopt Resolution No. 2026-____, a resolution approving the Final Plat of JAMES AVENUE CITYHOMES to subdivide 9025 and 9033 James Avenue South into 9 detached townhome lots and one outlot, subject to the conditions and Code requirements attached to the staff report.

Item created by: Elizabeth O'Day, Planning
Item presented by: Liz O'Day, Planner

Description:

Rezoning from R-1 to R-3, Final Site and Building Plans for a nine-unit detached townhome development, and Type III Preliminary and Final Plat for nine detached townhome lots and one outlot. This item was continued from the September 14th City Council meeting, where a public hearing was held, testimony received, and then closed.

Attachments:

Staff Report
Exhibit 1 - Comprehensive Plan Land Use Designations
Rezoning Ordinance
Resolution of Summary Publication
Plat Resolution
Project Description
Applicant Letter on Height
Submitted Plans
Prelim and Final Plat
DRC Comment Summary
Planning Commission Minutes
Correspondence Received
Affidavit of Publication CC
Notification Map
Presentation Slides

GENERAL INFORMATION

Applicant:	9025 James LLC (owner) Duane and Carol Naddy (owner)
Location:	9025 and 9033 James Avenue South
Request:	1) Rezoning from R-1 to R-3; 2) Final Site and Building Plans for a nine-unit detached townhome development; and 3) Type III Preliminary and Final Plat for nine detached townhome lots and one outlot.
Existing Land Use and Zoning:	Single-family residential; zoned R-1 Single-Family Residential
Surrounding Land Use and Zoning:	North, West and South – Single-family residential; zoned R-1 East – Place of assembly; zoned R-1
Comprehensive Plan Designation:	Medium Density Residential (MDR)

CHRONOLOGY

Planning Commission	08/20/2026	Public hearing held, recommended approval (Vote: 5-0).
City Council	09/14/2026	Public hearing held and closed, item continued.
City Council	10/12/2026	Review scheduled.

DEADLINE FOR AGENCY ACTION

Application Date:	07/15/2026
60 Days:	09/13/2026
Extension Letter Mailed:	Yes
120 Days:	11/12/2026
Applicable Deadline:	**11/12/2026 (Extended to 120-day deadline)**

STAFF CONTACT

Liz O'Day, Planner
Phone: (952) 563-8919
E-mail: eoday@BloomingtonMN.gov

PROPOSAL

The applicant proposes to redevelop two existing single-family residential lots into a 9-unit detached townhome development on an approximately 1-acre site located at 9025 and 9033 James Avenue South – see Figure 1. The subject site is immediately west of a place of assembly (Sikh Society of MN) and approximately 150 feet north of industrial properties that are part of the central industrial area of Bloomington located along Interstate Highway 35W. The subject properties are currently zoned Single-Family Residential (R-1). The Future Land Use Designation, however, is Medium Density Residential (MDR). The subject sites and surrounding residential properties have been guided MDR since 1981. Rezoning to the R-3 Middle Housing Residential Zoning District is being requested in alignment with the MDR guidance. The applicant is requesting approval of Final Site and Building Plans, as well as a Type III Preliminary and Final plat to replat the existing two lots into 9 individual detached townhome lots and one outlot to accommodate a shared private drive and stormwater management. A Homeowners Association (HOA) will be created to maintain the private drive, common areas, and other shared facilities. The applicant is proposing to plat and create the lots for resale and does not intend to undertake any vertical construction activity.

Figure 1 – Site Detail



The home located at 9025 James Avenue was demolished three years ago. The home located at 9033 James Avenue is still standing and remains occupied. Vehicular access to the site would be provided through one curb cut on James Avenue. Because the proposed project is fewer than 20 units, the project is not required to provide affordable units through the Opportunity Housing Ordinance (OHO).

Final Site and Building Plan approval is required to develop detached townhomes. Building plans are a required submittal item for Final Site and Building Plan application. Because the applicant intends on selling platted lots to a builder and will not be conducting vertical construction, the plans are conceptual.

ANALYSIS

Rezoning

The two subject properties were developed with single-family homes and are currently zoned R-1 (Single-Family Residential) and guided Medium Density Residential (MDR) in the Comprehensive Plan. The Medium Density Residential designation allows up to 15 units per acre. The proposed density is nine units per acre and is therefore consistent with the MDR designation. Consistent with the MDR land use designation, the site is proposed to be rezoned to R-3 (Middle Housing Residential), which allows detached townhomes as a permitted use and has a maximum density of 12 units per acre. The proposed rezoning action is shown in Figure 2. To facilitate redevelopment of the site, the existing single-family home located at 9033 James Avenue would be demolished.

The City Council has discretion when considering a rezoning application. Although there are no explicit findings in the City Code for a rezoning action, relevant considerations include the following:

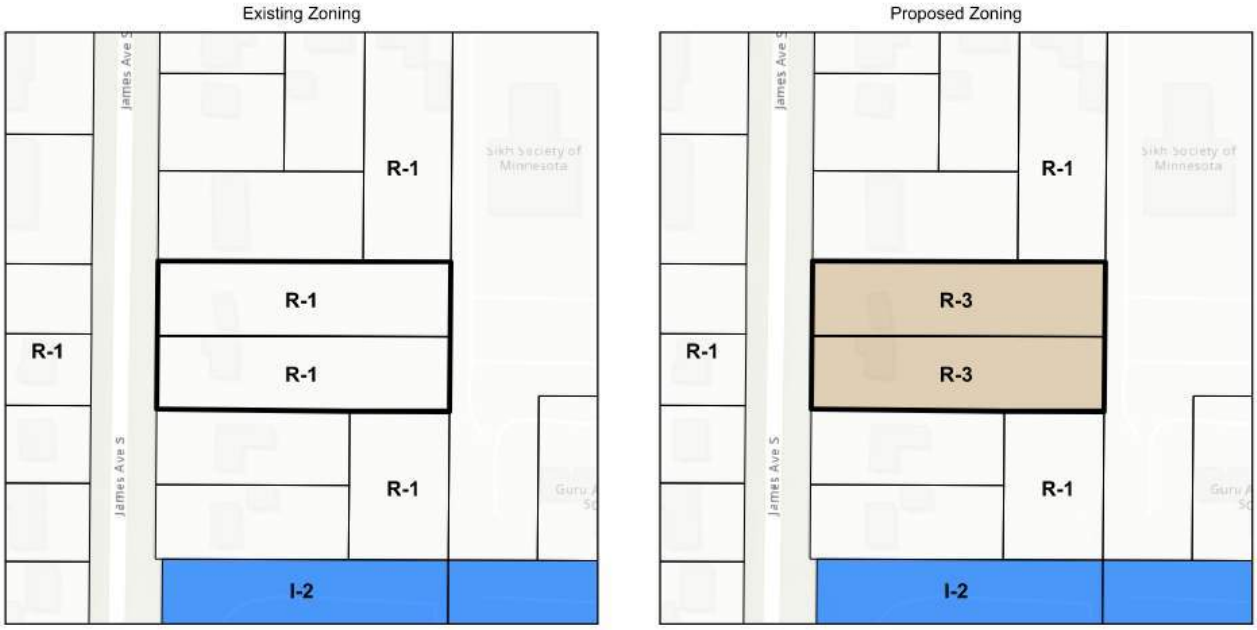
- Whether the proposed district is consistent with the Comprehensive Plan;
- How the proposed zoning district differs from the existing zoning district; and
- Whether there is a public benefit associated with the rezoning.

Given that the subject properties are guided Medium Density Residential (MDR), application of the R-3 zoning district would be consistent with the Comprehensive Plan in this case. The subject properties have been guided MDR for multiple comprehensive plan iterations since 1981. The area has been planned for medium density residential uses for over 40 years, as it is confirmed as medium density residential in the 1981 Comprehensive Plan and every other Comprehensive Plan leading up to the Forward 2040 Plan (current version).

In terms of how the R-3 Zoning District compares to the existing zoning (R-1), R-3 is intended to be utilized for middle housing types at a lower density limit than the R-4 and RM-15 districts. R-3 is designed to be compatible near or adjacent to lower density residential districts, including the R-1 Zoning District. Detached townhomes are comparable to single-family dwellings. The key difference

is that a detached townhome is on a narrower lot than a single-family home site and are typically smaller in area. Rezoning to R-3 would be consistent with the purpose and intent of the district. While James Avenue is a local street, W. 90th Street is a major collector road and less than 300 feet to the north. The subject property is in close proximity and accessible to Interstate 35W. The proposed development site is less than one-quarter mile to Logan Play Lot (1825 W 90th Street). Other parks in the general area include Vanderbie Park and Dupont Playlot. Staff finds the location meets multiple desirable criteria as a suitable site for rezoning to the R-3 zoning district for detached townhomes.

Figure 2 – Rezoning from R-1 to R-3



Regarding the public benefit associated with the proposal, the main argument in favor of the requested rezoning action and broader project is that it provides missing middle housing options. Detached townhome dwellings are a good option for older and smaller households, as there is limited exterior maintenance and more accessible floor plans can be constructed within new dwellings. The look of the proposed detached townhome dwellings are very similar to a single-family dwelling. The Bloomington 2040 Housing Element specifically encourages the City "to provide a range of housing options" as a policy goal (pg. 3.26 of the Comprehensive Plan). Strategies included in implementing this goal include amending official controls to promote a variety of housing options (Strategy 2.1) and identify new locations and opportunities for new housing (Strategy 2.2). The proposed development is consistent with the goals and strategies from the Comprehensive Plan. The development of other medium density housing types has become increasingly rare in recent development cycles in built-out cities like Bloomington.

Overall, there are multiple public benefits associated with the proposed development that would warrant support of the rezoning action. As previously mentioned, the requested rezoning is consistent with the land use guidance for the site of Medium Density Residential. Based on these factors, staff is supportive of the request to rezone the properties from R-1 to R-3 Middle Housing Residential. It

should also be noted that staff does not view this district as incompatible with the nearby sites zoned R-1 Single-Family Residential. Finally, it should be acknowledged that detached townhomes are allowed in the R-1 Zoning District as well, but subject to slightly different performance standards, most notably slightly larger front and rear setbacks.

Code Compliance

The proposed development complies with a majority of the Code requirements. Table 1 provides a Code analysis of items that meet or exceed City Code. Table 2 provides a Code analysis of items that need minor revisions. Table 3 provides a Code analysis of items that meet the performance standards for detached townhomes.

Table 1: City Code Analysis – Regulations in Compliance with R-3 Standards

Standard	Code Required	Provided
Site area (min.) (Sec. 21.301.01)	11,050 square feet	44,032 square feet
Minimum site width (Sec. 21.301.01)	60 feet	172 feet
Structure setbacks (min.) (Sec. 21.301.02)	20 feet (front) 20 feet (rear) 10 feet (side)	20 feet (front) 20 feet (rear) 10 feet (side)
Density (max.) (Sec. 21.301.01)	12 units/acre	9 units/acre
Building height (max.) (Sec. 21.301.10)	50 feet	20 feet 40 feet (max) More discussion in following sections
Drive aisle width (Sec. 21.301.06)	20 feet	22 feet
Landscaping (min.) (Sec. 21.301.15)	18 Trees 44 Shrubs	18 Trees 54 Shrubs
Building size (min.) (Sec. 21.301.01)	1 bedroom – 750 square feet	775 square feet
Guest parking spaces required (min.) (Sec. 21.301.06)	Two spaces	Two spaces

Table 2: City Code Analysis – Regulations NOT in compliance

Standard	Code Required	Provided	Deviation or revision?
Public Sidewalk (Sec. 21.301.04)	6-foot-wide sidewalk along James Avenue	None shown	Revision required

Table 3: Detached Townhome Standards (Sec. 21.302.43)

Standard	Code Required	Provided
Separation between buildings	10 feet between residential buildings	10 feet between residential buildings
Minimum site area per unit	3,000 square feet per unit	4,892 square feet
Minimum units	Five units	Nine units
Garages	Garage doors, when fronting public streets, must not exceed 75% of structure width	No garages facing public streets
Driveway depth	10 feet or less or 20 feet or greater	24 feet
Open space	20 percent (minimum)	45 percent
Impervious surface	80 percent (maximum)	55 percent

Site Design

The single-family home at 9025 James Avenue was demolished years ago. One driveway access point would be constructed off James Avenue, and a shared private drive would connect the homes to the public right-of-way. Five buildings would be constructed on the north side, and four buildings would be constructed on the south side. The end of the private drive would terminate in a cul-de-sac. Each detached townhome unit depicts a 20' x 24' driveway. An underground stormwater infiltration facility is proposed in the southeast corner of the site underneath the vehicle turnaround area to meet stormwater management requirements. Guest parking stalls are proposed as part of the vehicle turnaround area.

The applicant would not be doing vertical construction. Rather, it is the applicant's intent to procure zoning entitlements, plat the lots, and sell the lots to a builder(s). The private driveway, utilities and stormwater retention systems will be in place upon plat approval and permit issuance. The lots will be ready to acquire, create building plans and apply for permits to construct the homes.

Building Design

Because the applicant would be developing the lots for sale, the floor plans and elevation drawings are conceptual. Conceptual building plans show a home at 20 feet tall and one-story in height. The applicant provided another conceptual building plan demonstrating a two-story home at 40 feet tall. Square footage of the homes would be 750 square feet for one bedroom and 2,079 gross square feet for a three-bedroom home. Building materials consist of stone veneer and lap siding. Building designs could change in between the review development application and building permit phase. So long as the designs complied with City Code and the Minnesota State Building Code the review would be handled administratively.

Access, Circulation, Sidewalks and Parking

As mentioned above, one curb cut would be installed on James Avenue. The detached townhome buildings would be connected via the internal private drive and individual driveways. The applicant is not showing internal sidewalks on the plans. A six-foot-wide public sidewalk must be installed along James Avenue. There are no existing public sidewalks along James Avenue. The terminus of the internal driveway ends in a cul-de-sac for emergency vehicle turnaround.

City Code requires two parking spaces per dwelling unit, with one enclosed in a garage. Each unit would have a two-stall garage served by a 20-foot-wide driveway, therefore exceeding the requirement. Guest parking spaces, 0.25 spaces per unit, must be provided on-site. The applicant is identifying two guest parking located off the cul-de-sac. Table 4 below provides the parking analysis.

Table 4: City Code Required Parking Analysis

Use	Code requirement	Required	Proposed
Detached Townhomes	2 spaces per dwelling unit, one of which must be fully enclosed within a garage	18 (9 of which must be fully enclosed)	36
Guest Parking		2	2
		Parking Required	**20**
		Parking Provided	**38**

Landscaping, Screening and Lighting

The landscaping section of the Zoning Code requires one tree per 2,500 square feet of developable landscaping area and one shrub per 1,000 square feet of developable landscaping area. For this site, 18 trees and 44 shrubs are required. The plans identify 18 shrubs and 54 shrubs, demonstrating a Code-compliant quantity of landscaping material. A landscape surety is required. It should be noted that tree preservation requirements do not apply to detached townhome projects in the R-3 zoning district.

Any exterior lighting installed must meet City Code Section 21.301.07. Any fixtures installed to illuminate driveways, guest parking spaces or internal drives must meet fixture cutoff requirements to limit light trespasses on adjacent properties and glare

Stormwater Management

Stormwater must be managed to meet the City's and Watershed District's requirements for stormwater rate control (quantity), stormwater quality and volume.

The applicant is proposing a combination of above ground infiltration basins and an underground stormwater structure to provide the required stormwater management for the site. Stormwater management infrastructure must be provided on site, and no portion may encroach into public right-

of-way or easement areas. While the Stormwater Management plan calculations and narrative have been reviewed and appear to meet the requirements in the City of Bloomington Comprehensive Surface Water Management Plan Staff have concerns about the constructability of the systems as currently proposed. The applicant will need to provide additional details to confirm the design and constructability of the system prior to permit issuance. A maintenance plan has not yet been provided and will be required to be signed and filed at Hennepin County. This site is located within the Nine Mile Creek Watershed District, so an additional permit will be required.

Utilities

The subject site is served by City sanitary sewer and water service. The City Engineer must approve utility plans prior to issuing grading or other building permits. Sanitary sewer to service to the site is proposed to be provided via the 8" public sanitary sewer located within James Avenue. Based on the applicant's estimated peak hour wastewater flows, there is sufficient City sanitary sewer network capacity to handle the increased flows from the proposed development.

Water service is proposed to be provided via the 8" watermain that runs along the west side of the site, within James Avenue. Water and sanitary service to the individual lots will be provided via the private lines within the site. A private utility easement/agreement will be required over the private water and sanitary service within the site. Finally, the proposed building must have adequate fire hydrant coverage as approved by the Utilities and Fire Prevention Divisions.

Traffic Analysis

Based on the ITE Trip Generation Manual, there would be approximately 85 daily trips generated by the proposed development. Subtracting the trips that would be generated by two single-family homes located on the subject lots, this is an increase of approximately 66 daily trips on James Avenue as the result of the proposed development. James Avenue has sufficient capacity to accommodate the additional trips and no significant impacts to the adjacent traffic patterns due to this proposed development have been identified.

Fire Prevention and Public Safety

The access and circulation design must meet or exceed the minimum standards of the fire code and be maintained in accordance with the approved plan including a surface to provide all weather driving capabilities. The applicant has agreed to provide a cul-de-sac designed with asphalt or concrete, supports a minimum of 80,000 pounds with a turning radius to accommodate BFD engine 1.

Hydrants shall be strategically placed to provide an adequate water supply for firefighting operations in and around all areas of the project and subsequent development. Hydrants will be approved by the Utilities and Fire Prevention Divisions.

The residential homes must be addressed plainly and visible from the street or road using numbers that contrast with the background. The numbers must be a minimum or four inches, be Arabic numbers or alphabetic letters with a minimum stroke width of 0.5 inches.

Any changes made to the current plans, including building location, access roads, water supply and addressing, shall be reviewed by the Fire Marshal to ensure continued compliance with the fire code.

Preliminary and Final Plat

The Preliminary and Final Plat of JAMES AVENUE CITYHOMES includes nine detached townhome lots and one outlot containing the shared or common lands, which include the private drive aisles. Prior to the recording of the plat, there are several conditions that must be satisfied, including providing the necessary easements and satisfying park dedication fees. The estimated park dedication fee in this case is $35,350, which includes credits for the existing homes.

PLANNING COMMISSION ACTION

The Planning Commission held a public hearing and unanimously recommended City Council approval of the application at the August 20th meeting with a recommendation to add a condition of approval related to a Construction Management Plan. Not including the applicant, 12 individuals testified during the public hearing. Comments and concerns focused on traffic impacts, construction impacts, on-street parking, density, and neighborhood compatibility. Commissioners discussed these topics in detail and received additional information from staff regarding the relationship between zoning and the Comprehensive Plan's land use guidance, parking, the previous narrowing of James Avenue South, the construction process, size of the subject lots and the decisions before the Planning Commission. A brief summary of responses provided during the meeting is included below:

- The zoning dictates what could be built on the property. The land use guidance identified in the Comprehensive Plan sets the future vision. A property may be designated as Medium Density Residential when there are nearby transit and amenities, parks and access to collector roadways. The subject lots and the surrounding lots are very deep, which makes it easier to assemble and create redevelopment opportunities.
- James Avenue was narrowed to 32 feet in the 2018 Pavement Management Program. A 32-foot-wide street is a standard width in Bloomington that still allows on-street parking on both sides of the roadway.
- Hours of construction are between 7:00 a.m. and 10:00 p.m. according to the City's noise ordinance. Construction equipment may not be parked and stored on the public street by condition.
- A net increase of 66 trips per day is very low, and James Avenue South has capacity to handle the additional trips.
- 0.25 spaces per unit is required for guest parking. In most situations, the guest parking spaces are adequate to meet the parking needs of the development. In instances where overflow parking is needed, there is street parking available on James Avenue, similar to how it serves guest parking needs for nearby single-family dwellings.

The public and Planning Commissioners had concerns about the construction of the homes and impact on the neighborhood. Because the applicant is developing the lots for sale, the market has control on the timing and sequencing of construction. The City Code and Building Code have regulations and standards on construction. The Planning Commission recommended that a Construction Management Plan be provided prior to issuance of a building permit for each home. A The purpose of the plan would minimize impacts to surrounding properties, establish clear lines of responsibility between owner, developer, contractors and the City, establish procedures for permitting and inspections, maintain safe and orderly operations throughout the duration of the project and provide the City with sufficient information to evaluate the proposed operation before work begins. The plan would specifically address items like project phasing, contractor parking, hours of construction, dust control, signage, equipment deliveries, and stormwater and erosion control. The recommended condition reads as follows:

13. Prior to Permit A Construction Management Plan must be approved by the City prior to the issuance of a building permit for the project.

CITY COUNCIL ACTION

The City Council reviewed the application at its September 14th meeting. Seven members of the public spoke in opposition to the project, and one person spoke in general support of the project. Comments and concerns focused on traffic impacts, construction impacts, density, and neighborhood compatibility. The public hearing was closed via a motion. City Council members discussed the construction management plan, conceptual building plans and the differences between the R-1 and R-3 zoning districts as it relates to missing middle types and performance standards. Following discussion, City Council members voted to continue the item to the October 12th meeting. Following the meeting, the applicant evaluated limiting the overall structure height of the homes to 40 feet. The applicant provided an amendment to their project description with revised conceptual building plans. Given that the applicant has proactively offered a restriction of structure height for the project, the City Council could choose to memorialize this restriction as a condition of approval. The draft condition for consideration would read as the following:

17. Ongoing Building height is limited to 40 feet.

The applicant has also submitted an addendum to their landscape plan showing a modest amount of additional arborvitae shrubs (12 in total) to be installed along a portion of the north and south site boundary in proximity to neighboring single-family dwellings. The additional plants are intended to provide additional screening. If this additional plant material is welcomed by the Council, Staff can ensure that the approved version of the landscape plan for the project includes these plantings.

OUTREACH

Outreach/Notification

- Mailed Notice (10-day notice – 500-foot buffer)
- Newspaper Notice (10-day notice – 08/06/2026 Sun Current)
- Public Hearing Notice Online
- E-Subscribe Group Notification
- Inclusion on Development Map
- Signs on Site

FINDINGS

Required Final Site and Building Plan Findings - Section 21.501.01(d)(1-4):

Required Finding	Finding Outcome/Discussion
(1) The proposed development is not in conflict with the Comprehensive Plan.	**Finding Made –** The Comprehensive Plan designation for the proposed development is Medium Density Residential (MDR), which allows for up to 15 units per acre. The proposed development's density is 9 units per acre. The development is consistent with the MDR land use designation and not in conflict with the Comprehensive Plan.
(2) The proposed development is not in conflict with any adopted district plan for the area.	**Finding Made –** There is no adopted District Plan for the area.
(3) The proposed development is not in conflict with city code provisions.	**Finding Made –** Subject to compliance with the conditions of approval, the proposed development is not in conflict with city code provisions.
(4) The proposed development will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare.	**Finding Made –** The site is served by a local road with adequate capacity to serve the proposed development. The site is also near Interstate 35W. Subject to the recommended conditions of approval, the proposed development is not anticipated to be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare.

Required Preliminary Plat Findings - Section 22.05(d)(1-8):

Required Finding	Finding Outcome/Discussion
(1) The plat is not in conflict with the Comprehensive Plan.	**Finding Made –** The plat is not in conflict with the Comprehensive Plan. The proposed site and corresponding development would be consistent with the Medium Density Residential (MDR) land use designation density requirements of 15 units per acre or less.
(2) The plat is not in conflict with any adopted district plan for the area.	**Finding Made –** The proposed plat is not located in an area with an adopted District Plan.

Required Finding	Finding Outcome/Discussion
(3) The plat is not in conflict with city code provisions.	**Finding Made –** Subject to the recommended conditions of approval, the plat is not in conflict with City Code provisions. The proposed plat meets minimum lot area, width and access requirements. New easements will need to be recorded per the requirements of City Code.
(4) The plat does not conflict with existing easements.	**Finding Made –** There are no known existing easements in conflict with the proposed plat. New easements will need to be recorded per the requirements of City Code.
5) There is adequate public infrastructure to support the additional development potential created by the plat.	**Finding Made –** There is adequate public infrastructure, including utilities and roadways, to support the development intended for the lots created by the plat.
6) The plat design mitigates potential negative impacts on the environment, including but not limited to topography; steep slopes; trees; vegetation; naturally occurring lakes; ponds; rivers, and streams; susceptibility of the site to erosion; sedimentation or flooding; drainage; and stormwater storage needs.	**Finding Made –** The plat design consolidates two existing single-family lots into a nine-unit detached townhome development. The plat design mitigates potential negative impacts on steep slopes, trees, and the susceptibility of the site to erosion, flooding, drainage and stormwater storage needs.
7) The plat will not be detrimental to the public health, safety and welfare.	**Finding Made –** The plat subdivides two lots into nine detached townhome lots and one outlot. There is adequate public infrastructure in place to serve the proposed development. The redevelopment will not be detrimental to the public health, safety and welfare.
8) The plat is not in conflict with an approved development plan or plat.	**Finding Made –** The application includes a request for Final Site and Building Plans and Final Plat for the proposed nine-unit detached townhome development. The proposed plat would facilitate construction of the proposed development on site, allow for individual ownership and is not in conflict with the proposed development plans or another plat overall.

Required Final Plat Findings - Section 22.06(d)(1):

Required Finding	Finding Outcome/Discussion
(1) The plat is not in conflict with the approved preliminary plat or preliminary plat findings.	**Finding Made –** The final plat is consistent with the preliminary plat and preliminary plat findings, subject to conditions of approval.

RECOMMENDATION

Planning Commission and staff recommends approval through the following motions:

Motion by ____, seconded by ____, I move to adopt Ordinance No. 2026-_____, an ordinance Rezoning 9025 and 9033 James Avenue in the City of Bloomington from R-1 Single Family Residential to R-3 Middle Housing Residential.

Motion by ____, seconded by _____, I move to adopt Resolution No. 2026-___, a resolution authorizing summary publication of Ordinance No. 2026-_____, an ordinance rezoning 9025 and 9033 James Avneue South in the City of Bloomington from R-1 Single-Family Residential to R-3 Middle Housing Residential.

Motion by ____, seconded by ____, I move to approve Final Site and Building Plans for a 9-unit detached townhome development located at 9025 and 9033 James Avenue South, subject to the conditions and Code requirements attached to the staff report.

Motion by ____, seconded by ____, I move to approve a Type III Preliminary Plat and adopt Resolution No. 2026-____, a resolution approving the Final Plat of JAMES AVENUE CITYHOMES to subdivide 9025 and 9033 James Avenue South into 9 detached townhome lots and one outlot, subject to the conditions and Code requirements listed in the resolution.

RECOMMENDED CONDITIONS OF APPROVAL

Case PL202600126

Project Description: Rezoning from R-1 to R-3, Final Site and Building Plans for a nine-unit detached townhome development, and Type III Preliminary and Final Plat for nine detached townhome lots and one outlot.

Address: 9025 and 9033 JAMES AVE S

The following conditions of approval are arranged according to when they must be satisfied. In addition to conditions of approval, the use and improvements must also comply with all applicable local, state, and federal codes. Codes to which the applicant should pay particular attention are included below.

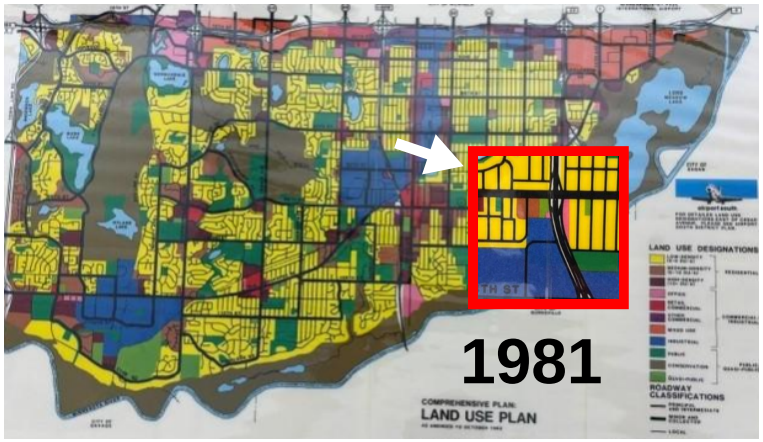
1.	Prior to Permit	The properties must be platted per Chapter 22 of the City Code and the approved final plat must be filed with Hennepin County prior to the issuance of footing and foundation or building permits (see § 22.03(a)(2)).
2.	Prior to Permit	A building permit for all required changes to accommodate the proposed use be obtained.
3.	Prior to Permit	Sewer Availability Charges (SAC) must be satisfied.
4.	Prior to Permit	Access, circulation and parking plans must be approved by the City Engineer.
5.	Prior to Permit	Public sidewalk must be installed along James Avenue at the developer's expense (see § 21.301.04(b)(1)).
6.	Prior to Permit	Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
7.	Prior to Permit	Utility plan showing location of existing and proposed water main and fire hydrant locations must be approved by the Fire Marshal and Utilities Superintendent (see § 6.20, Minnesota State Fire Code Sec. 508).
8.	Prior to Permit	Storm Water Management Plan must be provided that demonstrates compliance with the City's Comprehensive Surface Water Management Plan. A maintenance plan must be signed by the property owners and must be filed of record with Hennepin County.
9.	Prior to Permit	A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.
10.	Prior to Permit	A National Pollutant Discharge Elimination System (NPDES) construction site permit and a Storm Water Pollution Prevention Plan (SWPPP) must be provided if greater than one acre is disturbed (State of MN and Federal regulation).
11.	Prior to Permit	An erosion control surety must be provided (see § 16.08(b)).
12.	Prior to Permit	Landscape plan must be approved by the Planning Manager and landscape surety must be filed (see § 21.301.15).
13.	Prior to Permit	A Construction Management Plan must be approved by the City prior to the issuance of a building permit for the project.
14.	Prior to C/O	Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
15.	Prior to C/O	Fire lanes must be posted as approved by the Fire Marshal (see MN State Fire Code Sec. 503.3).

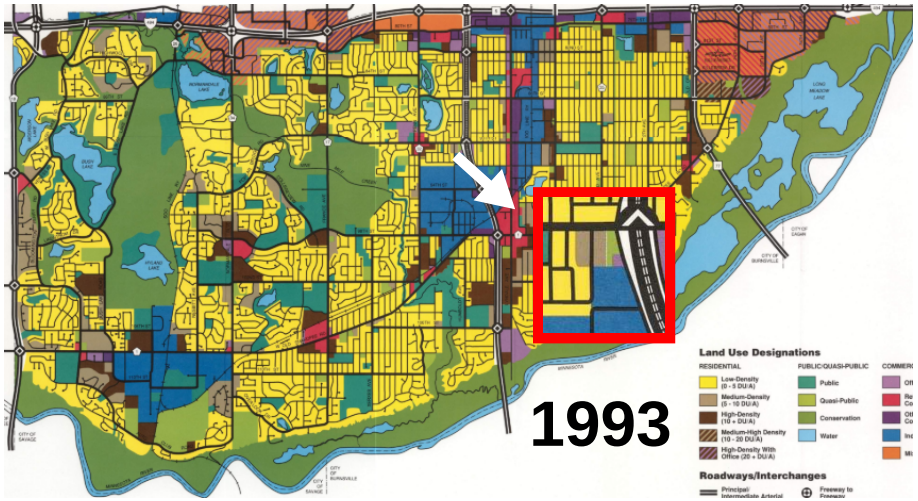
16.	Prior to C/O	The developer must submit electronic utility as-builts to the Public Works Department prior to the issuance of the Certificate of Occupancy.
17.	Ongoing	Building height is limited to 40 feet.
18.	Ongoing	The site improvements are limited to as shown on the approved plans in Case File #PL202600126.
19.	Ongoing	Site lighting must comply with the City's exterior lighting ordinance (see § 21.301.07).
20.	Ongoing	Development must comply with the Minnesota State Accessibility Code (Chapter 1341).
21.	Ongoing	All loading and unloading must occur on site and off public streets.

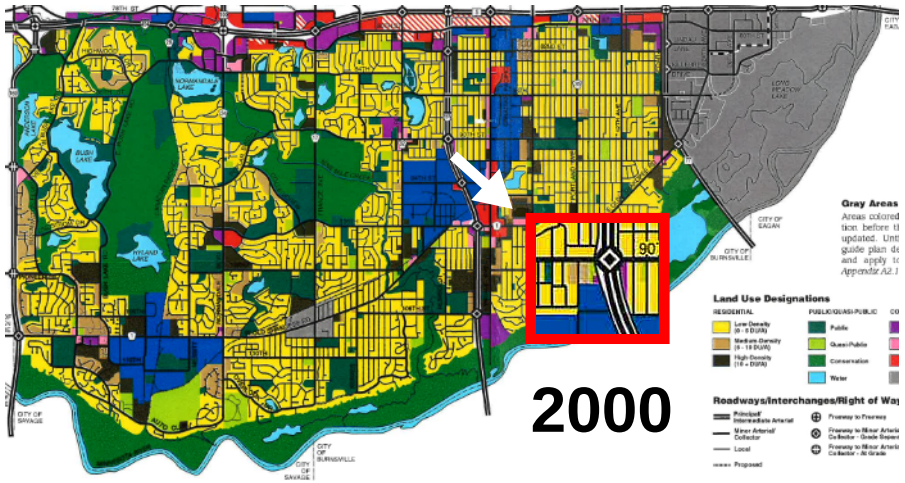
Final Plat Conditions – James Avenue CityHomes

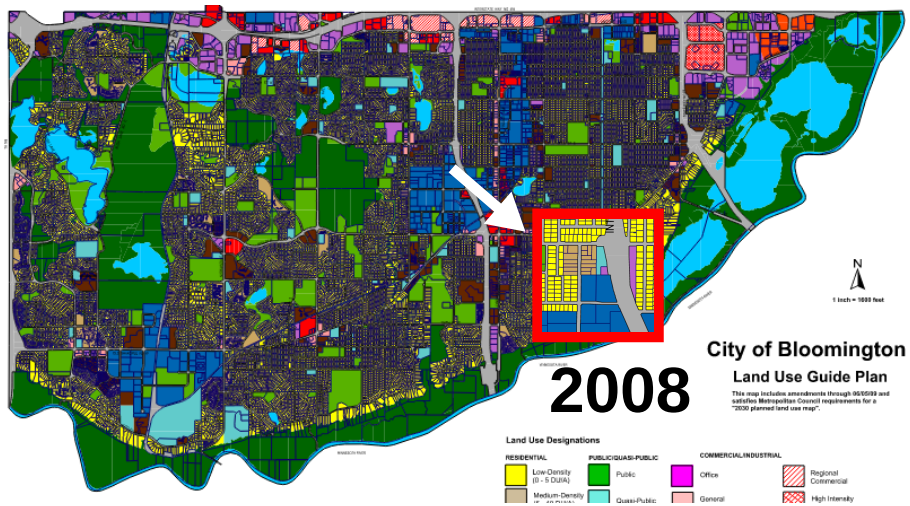
1.	Prior to Recording	A title opinion or title commitment that accurately reflects the state of title of the property being platted, dated within 6 months of requesting City signatures, must be provided.
2.	Prior to Recording	A consent to plat form from any mortgage company with property interest must be provided.
3.	Prior to Recording	Public drainage and utility easements must be provided as approved by the City Engineer.
4.	Prior to Recording	Public 10-foot sidewalk and bikeway easements must be provided along James Avenue South as approved by the City Engineer.
5.	Prior to Recording	A private common utility easement/agreement/declaration must be provided as approved by the City Engineer and proof of recording the easement/agreement/declaration with Hennepin County must be provided to the City Engineer.
6.	Prior to Recording	A private common driveway/access easement/agreement/declaration must be provided as approved by the City Engineer and proof of recording the easement/agreement/declaration with Hennepin County must be provided to the City Engineer.
7.	Prior to Recording	Park dedication must be satisfied prior to recording the final plat with Hennepin County.

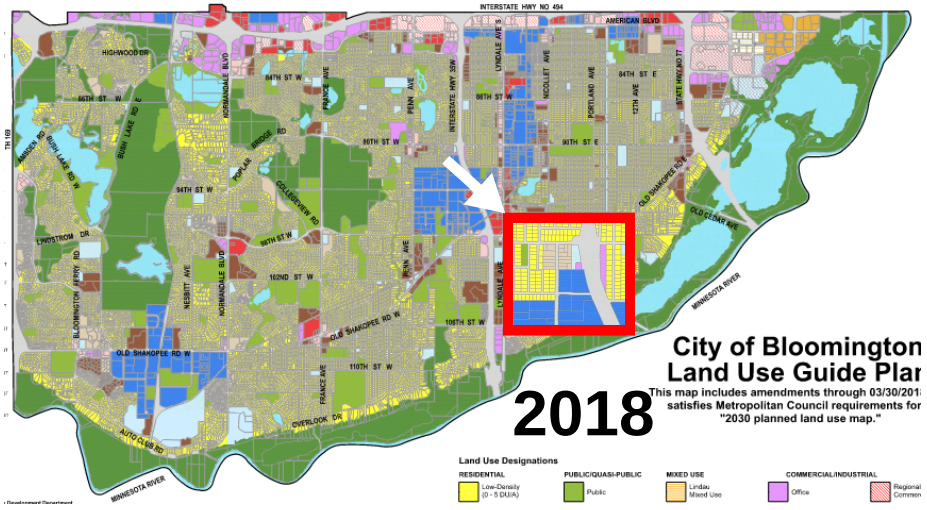
EXHIBIT 1: COMPREHENSIVE PLAN LAND USE DESIGNATIONS











ORDINANCE NO. 2026-_____

AN ORDINANCE AMENDING THE ZONING MAP BY REZONING LAND LOCATED AT 9025 AND 9033 JAMES AVENUE SOUTH IN THE CITY OF BLOOMINGTON FROM R-1 SINGLE FAMILY RESIDENTIAL TO R-3 MIDDLE HOUSING RESIDENTIAL

The City Council of the City of Bloomington ordains that the zoning map of the City of Bloomington, Minnesota, is hereby amended as follows:

Section 1:

1.01 The zoning map is hereby amended to change the base zoning district of the following properties from R-1 Single Family Residential to R-3 Middle Housing Residential:

Parcel Address	Parcel Identification Number	Legal Description
9025 James Avenue South	0902724310006	The Northerly one-half (1/2) of the property described as follows: That party of the Southwest ¼ of Section 9, Township 27, Range 24, described as follows: Beginning at a point 278.5 feet West of a point in the East line of the Southwest ¼ of said Section 9, distant 2168.2 feet North of the Southeast corner of said quarter section; thence North 150 feet; thence West 293.5 feet; thence South 150 feet; thence East 293.5 feet to the point of beginning, according to the United States Government Survey thereof and situate in Hennepin County, Minnesota.
9033 James Avenue South	0902724310007	The southerly one-half (1/2) of the property described as follows: That part of the Southwest ¼ of Section 9-27-24, described as follows: Beginning at a point 278.5 feet West of a point in the East line of the Southwest ¼ of said Section 9, distant 2168.2 feet North of the Southeast corner of said quarter section; thence North 150 feet; thence West 293.5 feet; thence South 150 feet; thence East 293.5 feet to the point of beginning. Hennepin County, Minneota.

Section 2: The areas to be amended are depicted on Exhibit A to this ordinance, which is attached hereto and fully incorporated herein.

Section 3: This ordinance is based upon the following findings:

3.01 The rezonings are consistent with the intent of the zoning ordinance and of the Comprehensive Guide Plan.

3.02 The rezonings are consistent with public health, safety, and welfare.

Passed and adopted on October 12, 2026.

_____

Mayor

ATTEST:

_____ _____

Secretary to the Council City Attorney

Exhibit A

Proposed Zoning Map Amendment

Rezone 9025 and 9033 James Ave S from R-1 (Single-Family Residential) to R-3 (Middle Housing Residential)

Existing Zoning



Proposed Zoning



Case File #PL2026-126

RESOLUTION NO. 2026- __

A RESOLUTION DIRECTING SUMMARY PUBLICATION OF ORDINANCE NO. 2026- __, AN ORDINANCE AMENDING OFF-STREET PARKING STANDARDS, THEREBY AMENDING CHAPTERS 12 AND 21 OF THE CITY CODE

WHEREAS, the City Council of the City of Bloomington is the official governing body of the City of Bloomington, Minnesota ("City"); and

WHEREAS, Section 3.08 of the Bloomington City Charter provides as follows:

> SEC. 3.08. SIGNING AND PUBLICATION OF ORDINANCES AND RESOLUTIONS.
>
> Every ordinance or resolution passed by the council must be signed by the mayor or by the acting mayor, attested by the secretary of the council and filed and preserved by the secretary. Every ordinance and any resolutions requested by the mayor or by two other members of the council must be published at least once in the official newspaper. The council, by a two-thirds vote of all of its members, can direct publication of only the title and a summary of an ordinance, if the council approves the text of the summary and determines that it would clearly inform the public of the intent and effect of the ordinance. The summary must comply with the requirements of Minnesota Statutes Section 331A.01, subd. 10 and give notice that a full copy of the ordinance is available for inspection during regular office hours at the city clerk's office. As provided by law, an ordinance can incorporate by reference a statute of Minnesota, a state administrative rule or a regulation, a code, or ordinance or part thereof without publishing the material referred to in full.

; and

WHEREAS, the City Council at its regular meeting on October 12, 2026, enacted an ordinance amending off-street parking count requirements, amending parking flexibility measures, and increasing the maximum number of vehicles permitted to be stored outside at a residential dwelling, thereby amending Chapters 12 and 21 of the City Code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MINNESOTA, that the following title and summary of the ordinance be published in the official newspaper. The City Council determines that the following summary would clearly inform the public of the intent and effect of the ordinance enacted:

NOTICE OF SUMMARY
PUBLICATION OF ORDINANCES

On October 12, 2026, at its regular meeting, the Bloomington City Council enacted an ordinance (No. 2026-___) amending off-street parking count requirements, amending parking flexibility measures, and increasing the maximum number of vehicles permitted to be stored outside at a residential dwelling, thereby amending Chapters 12 and 21 of the City Code. The specific title of the ordinance enacted was: "**AN ORDINANCE AMENDING OFF-STREET PARKING STANDARDS, THEREBY AMENDING CHAPTERS 12 AND 21 OF THE CITY CODE**". The full ordinance is available to the public for inspection at the Bloomington City Clerk's Office, 1800 West Old Shakopee Road, Bloomington, Minnesota 55431, (952) 563-8700, during the hours of 8:00 a.m. and 4:30 p.m. and online at www.blm.mn/code.

Passed and adopted on October 12, 2026.

_____
Mayor

ATTEST:

_____
Secretary to the Council

RESOLUTION No. 2026-_____

A RESOLUTION APPROVING THE PLAT OF JAMES AVENUE CITYHOMES

WHEREAS, the City Council of the City of Bloomington is the official governing body of the City of Bloomington, Minnesota; and

WHEREAS, the City Council has adopted subdivision regulations for the orderly, economic and safe development of land within the City; and

WHEREAS, the City Council has considered the application for a subdivision plat of JAMES AVENUE CITYHOMES; and

WHEREAS, Bloomington City Code Section 22.06(e) declares that a final plat expires two years after approval unless recorded with the county. The City Council may extend the approval of a final plat by up to one additional year when it finds that the extension is in the public interest.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Bloomington hereby approves the subdivision plat of JAMES AVENUE CITYHOMES, subject to the attached Conditions of Approval (Exhibit A).

BE IT FURTHER RESOLVED that this resolution will expire two years from the date of adoption. If the aforesaid subdivision plat is not recorded with the appropriate offices of Hennepin County within two years, a new application will be required for subdivision approval by the City of Bloomington.

Passed and adopted this 12th day of October 2026.

_____
Mayor

ATTEST:

_____
Secretary to the Council

EXHIBIT A

CONDITIONS OF APPROVAL – JAMES AVENUE CITYHOMES

1. A title opinion or title commitment that accurately reflects the state of title of the property being platted, dated within 6 months of requesting City signatures, must be provided;

2. A consent to plat form from any mortgage company with property interest must be provided;

3. Public drainage and utility easements must be provided as approved by the City Engineer;

4. Public 10-foot sidewalk and bikeway easements must be provided along James Avenue South as approved by the City Engineer;

5. A private common utility easement/agreement/declaration must be provided as approved by the City Engineer and proof of recording the easement/agreement/declaration with Hennepin County must be provided to the City Engineer;

6. A private common driveway/access easement/agreement/declaration must be provided as approved by the City Engineer and proof of recording the easement/agreement/declaration with Hennepin County must be provided to the City Engineer;

7. Park dedication must be satisfied prior to recording the final plat with Hennepin County;

And subject to the following code requirements:

1. The properties must be platted per Chapter 22 of the City Code and the approved final plat must be filed with Hennepin County prior to the issuance of footing and foundation or building permits §22.03(a)(2)).

Smart Fit Development.
DBA 9025 James LLC
5123 W 98th St Suite 142
Bloomington, MN 55437

City of Bloomington
Planning Division
1800 W Old Shakopee Rd
Bloomington, MN 55431

7/14/2026

RE: Prelim and Final Plat application for 9025 and 9033 James Ave S, Bloomington, MN 55420 [Land]

PIDs: **09-027-24-31-0006 and 09-027-24-31-0007**

Bloomington Planning Case # PL202600083

To whom it concerns:

Smart Fit Development seeks to combine the Land at the two addresses above and subdivide into 9 single lots with a common drive. We also seek to rezone the site from R-1 to R-3. An HOA will be created to maintain the drive and common areas. The 9 single lots are suitable land area for single family villa homes. The newly created interior lots will have front lot widths ranging from 50'-70', depth of 64' and thus site areas of 3,200 ft^2 to 4,480 ft^2 respectively. This development is in the spirit of the Missing Middle Housing ordinance and seeks to create opportunities for new and existing residents of our community to build modest homes for themselves.

We propose to plat and create the nine lots for resale and will not be undertaking any vertical construction activity, but have provided civil plans for the drive lane, main utility and stormwater retention system installation. We intend to install these systems upon plat approval and permit issuance. The lots will be ready to acquire, create building plans, permit and construct homes for new residents.

A 10' sidewalk easement to be included in Plat application, along with any required utility/right of way required easements.

Sewer and water access charges and parkland dedication fees to be determined and submitted upon Plat approval.

The property at 9025 James Ave S is currently unencumbered. The property at 9033 James Ave S may or may not be encumbered, but will be acquired and encumbered prior to plat recording. Any financing will grant consent to plat.

Smart Fit Development has completed many land development and residential infill redevelopment projects of similar scale and scope at 1694/1700 East 88th Street, 8601/8607 Columbus Ave S., 8640/8644 11th Ave S, 2915 Overlook Dr., and 9111 Columbus Ave S.

Please contact me as other information is needed, and thank you,

Steve Furlong, Principal, Smart Fit Development
651-235-6429, steve@smartfitdevelop.com

Smart Fit Development.
DBA 9025 James LLC
5123 W 98th St Suite 142
Bloomington, MN 55437

City of Bloomington
Planning Division
1800 W Old Shakopee Rd
Bloomington, MN 55431

9/23/2026

RE: Prelim and Final Plat application for 9025 and 9033 James Ave S, Bloomington, MN 55420 [Land]

PIDs: **09-027-24-31-0006 and 09-027-24-31-0007**

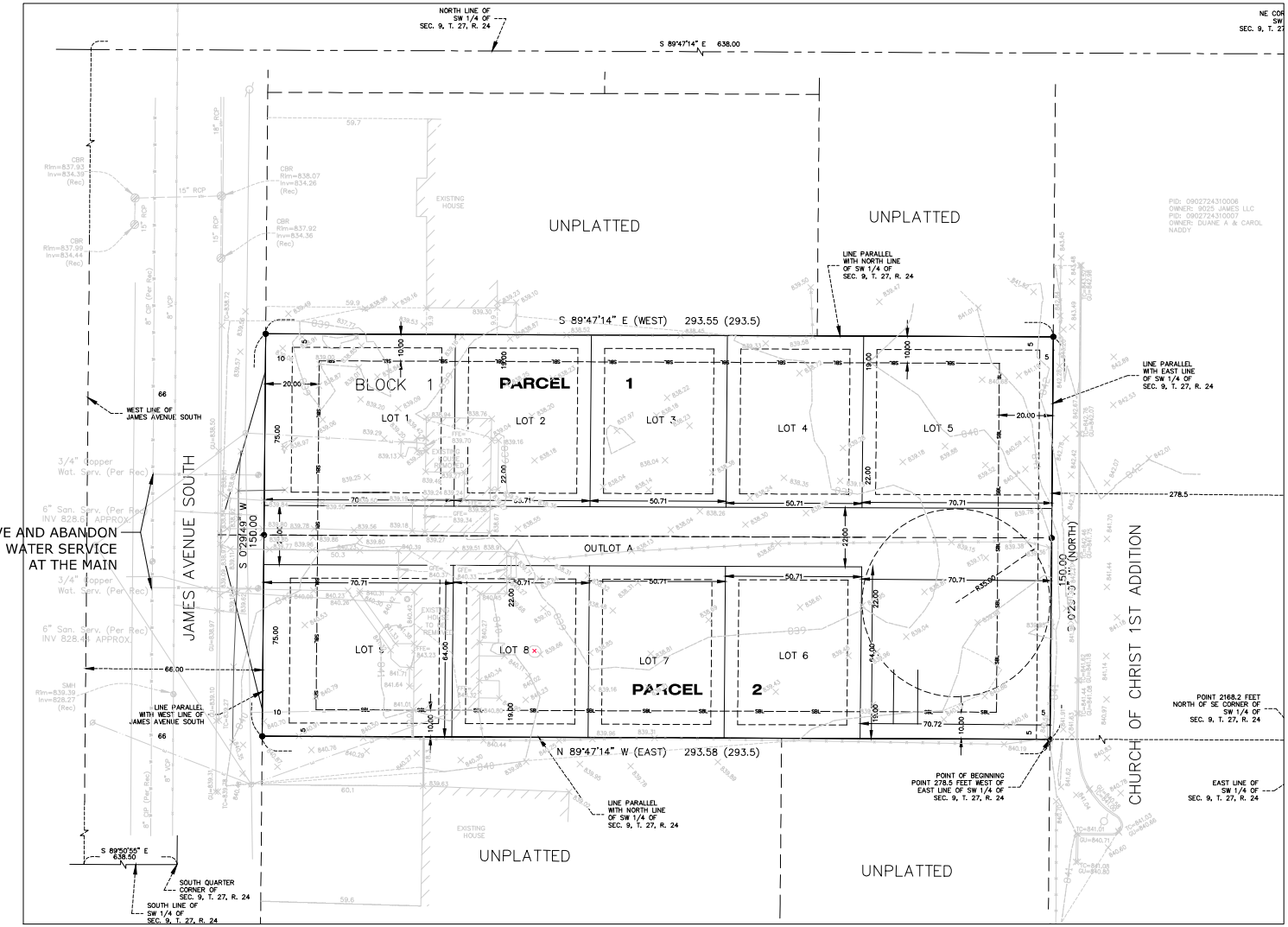
Bloomington Planning Case # PL202600083

To whom it concerns:

As a condition of plat, the developer would like a building height restriction of no more than 40’ for any future structures built on site. All building plan applications must adhere to city and state building codes.

Please contact me as other information is needed, and thank you,

Steve Furlong, Principal, Smart Fit Development
651-235-6429, steve@smartfitdevelop.com



REMOVE AND ABANDON EXISTING WATER SERVICE AT THE MAIN

BLOCH ENGINEERING

BLOCH ENGINEERING, PLLC
blochengineering.com

32210 XEON ST NW
CAMBRIDGE, MN 55008

krystle@blochengineering.com

JOB NO. 25-21

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

PRELIMINARY

KRYSTLE L. BLOCH — LIC. NO. 49893

8-12-2026 — DATE

SMART FIT DEVELOPMENT
JAMES AVENUE CITYHOMES
9025/9033 JAMES AVENUE S
MINNEAPOLIS, MN

EXISTING CONDITIONS

REVISIONS

NO.	DATE	BY	DESCRIPTION

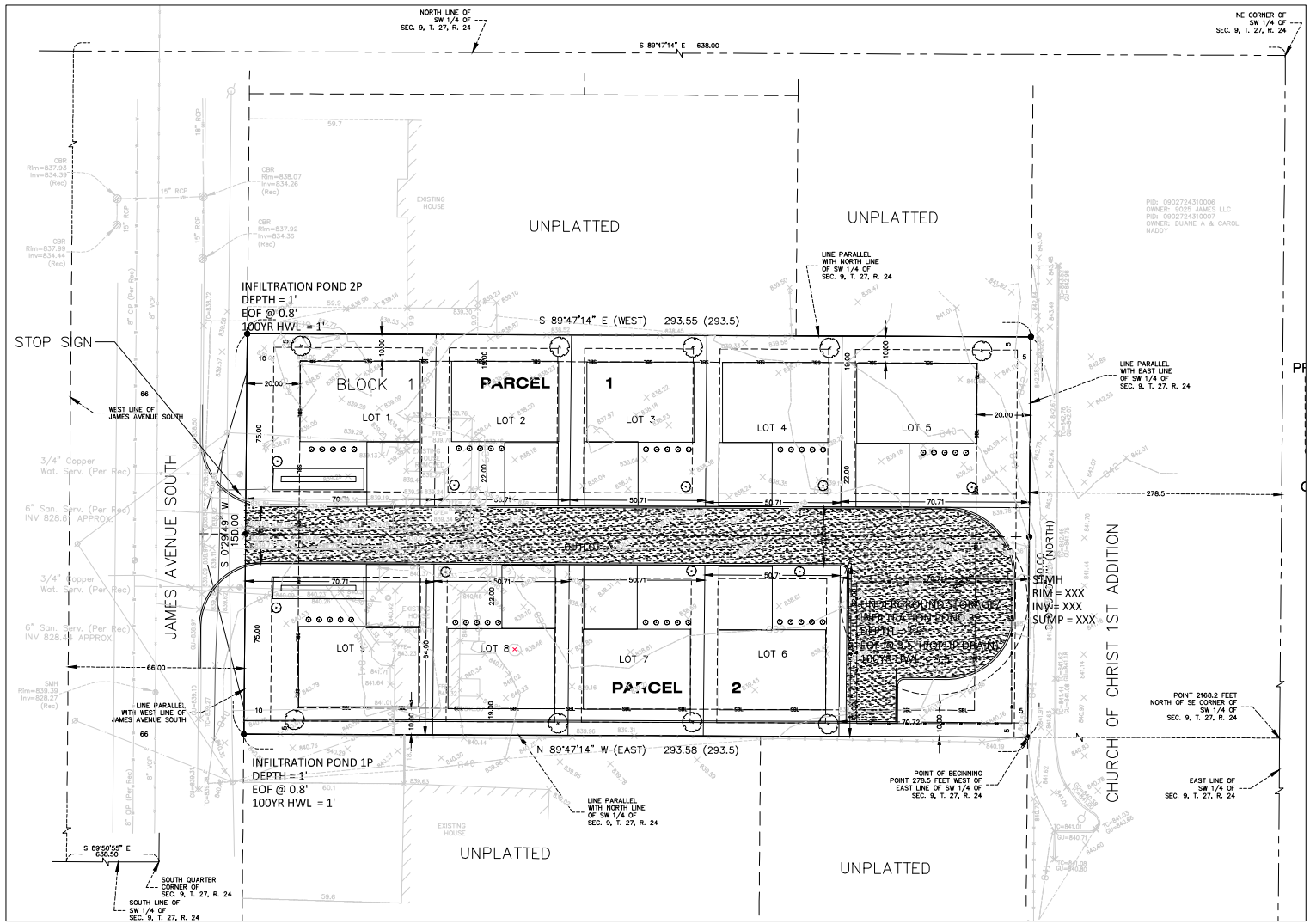
0 20 40
SCALE 1"=20' FEET

C2

LEGEND

PROPOSED ASPHALT

PROPOSED CONCRETE



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SMART FIT DEVELOPMENT
JAMES AVENUE CITYHOMES
9025/9033 JAMES AVENUE S
MINNEAPOLIS, MN

SITE PLAN

REVISIONS

NO.	DATE	BY	DESCRIPTION

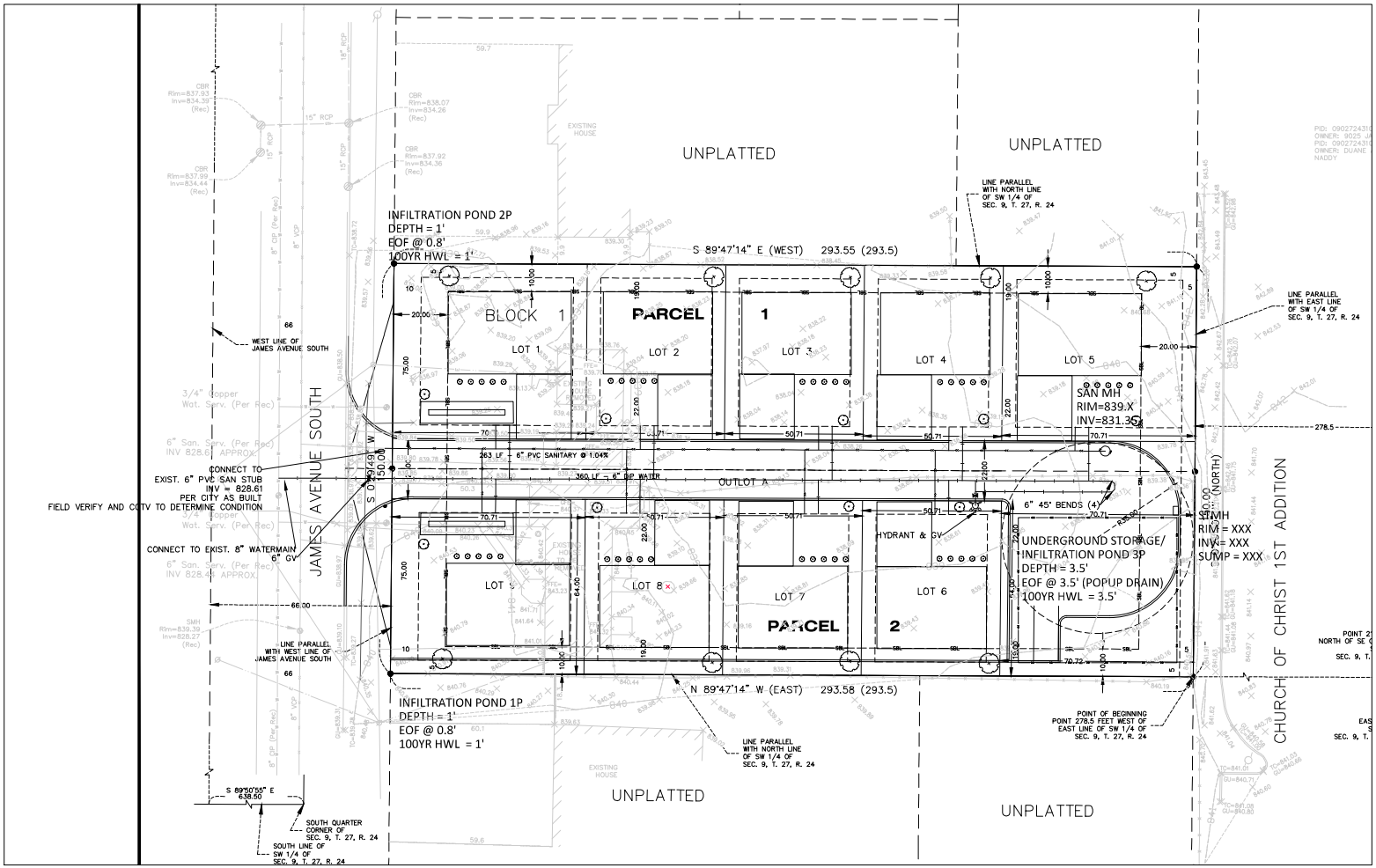
SCALE 1"=20' (0, 20, 40 FEET)

C3

LEGEND

PROPOSED WATER

PROPOSED SANITARY



UTILITY NOTES:
1. ALL EXISTING UTILITIES MUST BE FIELD VERIFIED (SEE GSOC NOTE BELOW). CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UTILITIES.
2. CONTRACTOR TO CONTACT ENGINEER IMMEDIATELY IF THERE ARE EXISTING DISCREPANCIES OR VARIATIONS FROM THE PLAN
3. PROPOSED SANITARY SERVICE IS X" PVC SCH40
4. PROPOSED WATER MAIN SERVICE IS X" ZINC COATED CL52 DIP WATER MAIN. A MINIMUM OF 8 MIL V-BIO ENCASEMENT IS REQUIRED ON ALL DIP . PROPOSED DOMESTIC WATER SERVICE IS X" TYPE K COPPER.
5. ALL UTILITIES AND PLUMBING TO BE COMPLETED PER CITY CODE AND LATEST MINNESOTA PLUMBING CODE.
6. CONTRACTOR SHALL COORDINATE ALL WORK WITH PUBLIC AND PRIVATE UTILITY COMPANIES.
7. UTILITIES ON PLAN ARE SHOWN WITHIN 5' OF THE BUILDINGS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS ACCORDINGLY.
8. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT GOPHER STATE ONE CALL FOR UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO CONSTRUCTION OR EXCAVATION.
9. CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES DAMAGED DURING CONSTRUCTION.
10. MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN AND WATER SERVICES, UNLESS OTHERWISE NOTED. NO MORE THAN 10' MAX WITH APPROVAL FROM CITY WATER DEPARTMENT. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. WATERMAIN AT EXTRA DEPTH IS INCIDENTAL.
11. ALL CONSTRUCTION TO BE PER LATEST CITY OF BLOOMINGTON STANDARD DETAILS AND SPECIFICATIONS.
12. CONTRACTOR TO OBTAIN ALL UTILITY CONNECTION PERMITS FROM THE CITY OF BLOOMINGTON PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING CONSTRUCTION.
13. MINIMUM 10 FT HORIZONTAL SEPARATION AND 18 IN VERTICAL SEPARATION IS REQUIRED BETWEEN WATER MAIN AND SEWERS. THIS INCLUDES SEPARATION FROM OUTSIDE EDGE TO OUTSIDE EDGE OF PIPE, MANHOLE, CATCH BASIN, HYDRANT VALVE, UNDERGROUND INFILTRATION, ETC

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49893 — LIC. NO.

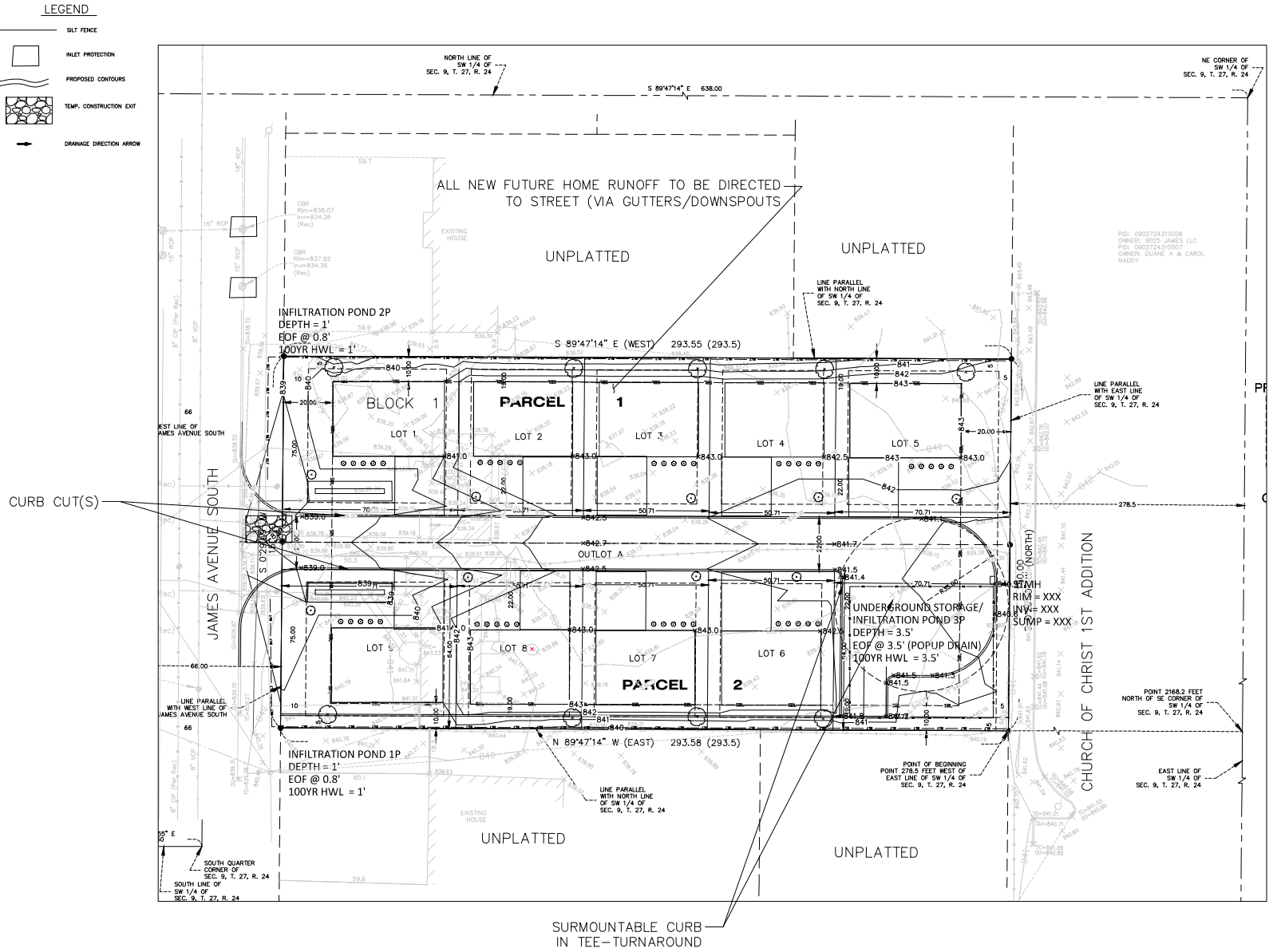
SMART FIT DEVELOPMENT
9025/9033 JAMES AVENUE S
MINNEAPOLIS, MN

UTILITY PLAN

REVISIONS		
NO.	DATE	BY	DESCRIPTION

SCALE 1"=20' (0, 20, 40 FEET)

C4



SITE GRADING NOTES:
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY THE FIELD LOCATION OF ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT (651) 454-0002.
2. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
3. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS (TOPOGRAPHIC/SURVEY SHOT-BASED SURFACE).
4. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
5. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
6. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED/GRAVEL AREAS.
7. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS, IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT TO THE OWNER FOR REVIEW.
8. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
9. ALL PROPOSED SPOT ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
10. MINIMIZE COMPACTION IN PROPOSED INFILTRATION AREAS.

EROSION CONTROL NOTES:
1. ALL DISTURBED AREAS TO BE SEEDED AND MULCHED. 4IN MIN TOPSOIL.
2. MULCH TYPE 1 (DISK ANCHORED) IN DISTURBED AREAS
3. SEED MNDOT TYPE 35-221, AT A RATE OF 36.5 LB/AC.
4. ALL SLOPES STEEPER THAN 4:1, SHALL BE RESTORED WITH SEED AND PROTECTED WITH EROSION CONTROL BLANKET PER MnDOT SPEC. 3885.1 OR SODDED AND STAKED.

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PRELIMINARY

KRYSTLE L. BLOCH
8-12-2026
DATE

49893
LIC. NO.

SMART FIT DEVELOPMENT
JAMES AVENUE CITYHOMES
9025/9033 JAMES AVENUE S
MINNEAPOLIS, MN

GRADING PLAN

REVISIONS NO.	DATE	BY	DESCRIPTION

0 20 40
SCALE 1"=20' FEET

C5

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

PROJECT DESCRIPTION:

This proposed site plan consists of the new construction of a street. This will include regrading. The total area of construction and grading will be at or just under one acre.

The future buildings (not part of this project) and drive/parking runoff will flow to the proposed infiltration areas.

SWPPP IMPLEMENTATION

The Contractor is responsible for implementation of the SWPPP and the installation, inspection, and maintenance of the erosion prevention and sediment control BMPs before and during construction. The Contractor will have an Erosion Control Supervisor who is responsible for coordinating the erosion prevention and sediment control BMPs.

PROJECT CONTACT IMPLEMENTATION/MAINTENANCE:

Erosion and Sediment Control, BMP Inspection Performed By:
TBD (CERTIFIED INSPECTOR)

Long Term Pond Maintenance Provided By:
TBD

TIMING OF BMP INSTALLATION

The erosion prevention and sediment control BMPs shall be installed as necessary to minimize erosion from disturbed surfaces and capture sediment on site.

1. Erosion and sediment control BMPs must be installed prior to the start of construction.
2. Where applicable, disturbed areas will immediately be temporarily stabilized prior to permanent turf establishment whenever construction ceases for 7 days, with special consideration of areas within 200 feet continuous positive slope of a surface water.
3. Temporary or permanent energy dissipation shall be placed at pipe outlets within 24 hours after connection to a surface water.
4. Temporary stabilization of stockpiles must be initiated immediately to limit soil erosion whenever any construction activity has permanently ceased on any portion of the site and will not resume for a period exceeding 7 calendar days.
5. Planned slopes of 1:3 (V:H) or steeper and greater than 75 ft. in length will be temporarily or permanently stabilized in increments not to exceed 75 ft., prior to constructing or disturbing a new increment.
6. BMPs must remain in place until final stabilization is achieved and permit NOT has been submitted to the MPCA.
7. The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts around the site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 lineal feet must be completed within 24 hours after connecting to a surface water.
8. Developer/Contractor is responsible for removal of silt fence upon turf establishment.
9. Seeding of site shall be completed within two weeks of grading completion.

CONSTRUCTION SEQUENCE:

Construction to begin Fall 2026. Silt fence around where specified and Rock entrances to be installed before any of the following scheduled events take place. Existing structures shall also be protected from sediment from the start of construction.

1. Grading
2. Street Construction
3. Infiltration Grading

Construction completion expected Fall 2026. All temporary erosion control measures will be removed and disposed of according to MPCA requirements. Final stabilization will be established.

If construction is not completed before winter, stockpiles and any slopes must be stabilized with appropriate BMPs (mulch, seed, erosion control blanket) as applicable to avoid erosion in the following spring season.

See NPDES CWS Permit Part 11 for inspection frequency adjustments throughout the course of scheduled construction.

IMPAIRED AND SPECIAL WATERS

Penn Lake is within 1 mile of this site.

KARST AREA PROTECTION:

There is no active Karst in this site.

CALCAREOUS FENS:

No calcareous Fen sites exist on this project.

MITIGATION DUE TO REVIEWS:

There are no stormwater mitigation measures proposed as part of environmental, endangered species, archaeological or other required local, state or federal reviews conducted for the project.

CALCULATIONS:

Total Area of Grading = 1.0 Acres
Total Existing Impervious = 5380 Square Feet
Total New Impervious = 24138 Square Feet (includes future homes and driveways, which are not a part of this project)

WATER QUALITY VOLUME (TOTAL)= (1.1"/12)(24138 SF) = 2213 CF

POND VOLUME AT EOF OUTLET = 559 CF X 4 PONDS = 2236 CF STORAGE PROVIDED

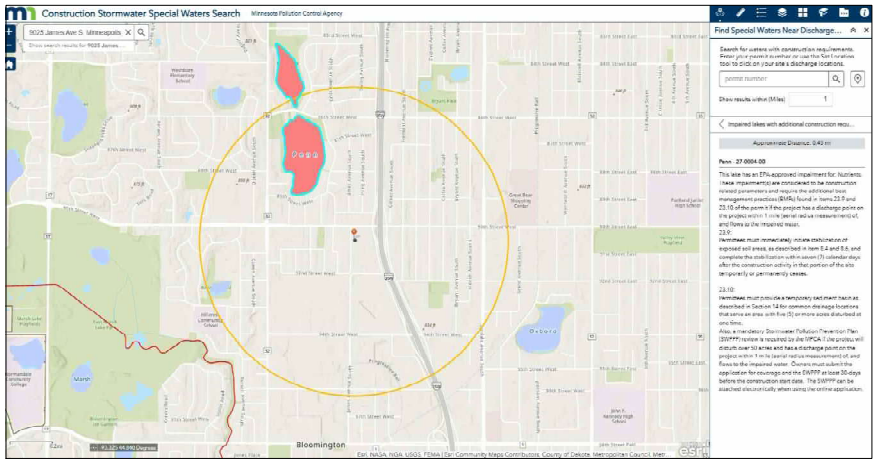
PROPOSED 2YR, 10YR, 100YR RUNOFF < EXISTING RUNOFF

SOIL TYPES:

No USDA Web Soil information for this site. HSG type B soils used for both existing and proposed for uniform comparison

EROSION CONTROL QUANTITIES:

EROSION CONTROL QUANTITIES		
	UNIT	QUANTITY
SILT FENCE	LF	700
TEMP. CONSTRUCTION EXIT	EACH	1



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KRYSTLE L. BLOCH — LIC. NO. 49893

DATE 8-12-2026

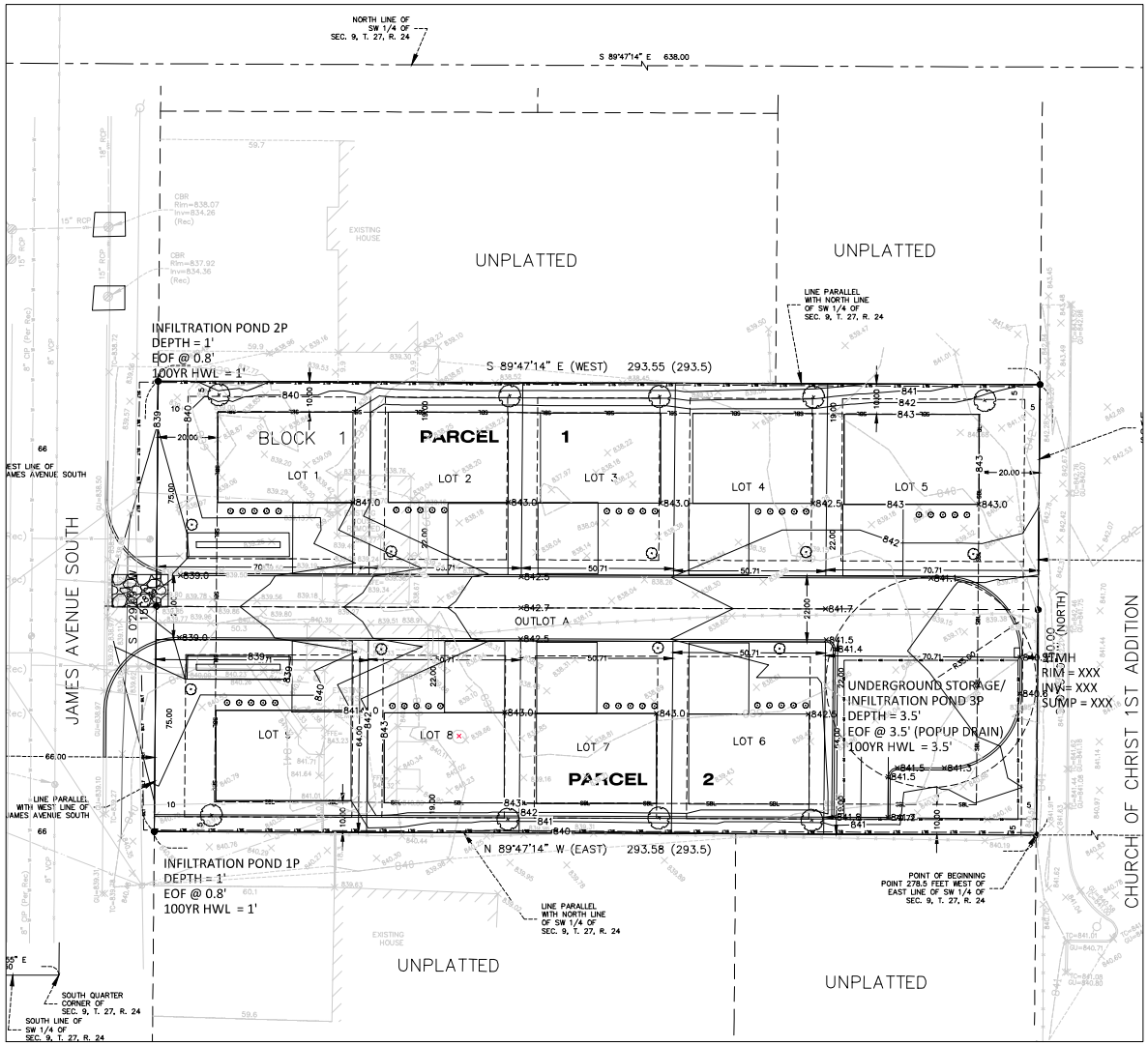
SMART FIT DEVELOPMENT
JAMES AVENUE CITYHOMES
9025/9033 JAMES AVENUE S
MINNEAPOLIS, MN

SWPPP

REVISIONS

NO.	DATE	BY	DESCRIPTION

C6



LANDSCAPING REQUIREMENTS AND CALCULATIONS:

DECIDUOUS TREES MIN 2.5" CALIPER
CONIFEROUS TREES MIN. 6' ABOVE ROOT BALL
ORNAMENTAL TREES MIN 1.5"CALIPER
SHRUBS CONSISTENT WITH 24" POT CONTENTS

PER SINGLE RESIDENTIAL LOT: ONE LARGE TREE, ONE SMALL TREE, 5 SHRUBS

9 LARGE TREES TO BE PROVIDED

45 SHRUBS TO BE PROVIDED

LANDSCAPING NARRATIVE AND NOTES:

NO BUILDING OR DRIVEWAYS ARE A PART OF THIS OFFICIAL PLAN SET.
EACH FUTURE LOT OWNER WILL SUBMIT AN INDIVIDUAL PLANTING PLAN WITH THEIR BUILDING PERMIT.

DEVELOPER TO MEET WITH CITY ARBORIST TO COLLECT ACTUAL EXISTING TREE COUNT TO EXCLUDE TREES THAT ARE DEAD, DYING, STRUCTURALLY HAZARDOUS OR INFECTED WITH DISEASE SUCH AS EMERALD ASH BORER, DUTCH ELM DISEASE, OAK WILT, OTHER.

SEEDING: SEE EROSION CONTROL NOTES BELOW

⊗ LARGE TREES: SUGAR/RED MAPLE, BURR/PIN OAK, AMERICAN ELM, HONEY LOCUST, EVERGREEN (VARIOUS)
TO BE ALTERNATED ON LOTS

⊙ ORNAMENTAL TREES: JAPANESE LILAC, CHOKECHERRY, CRABAPPLE, PLUM
TO BE ALTERNATED ON LOTS

⊙ SHRUBS: ARBORVITAE, JUMPER, YEW, MAGNOLIA, RHODENDRUN
TO BE ALTERNATED ON LOTS

EROSION CONTROL NOTES:
1. ALL DISTURBED AREAS TO BE SEEDED AND MULCHED. 4IN MIN TOPSOIL.
2. MULCH TYPE 1 (DISK ANCHORED) IN DISTURBED AREAS
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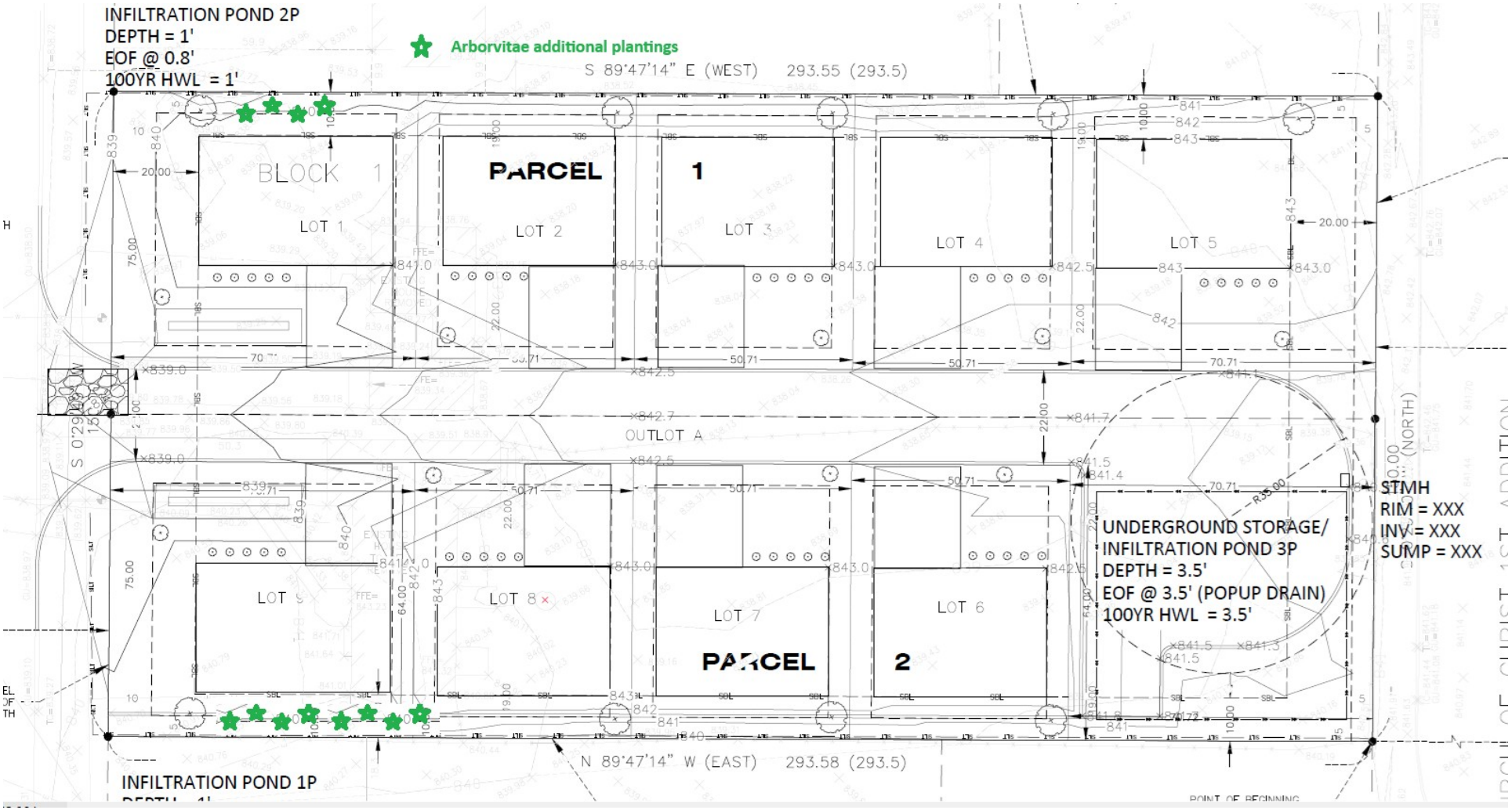
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LANDSCAPING PLAN

REVISIONS NO.	DATE	BY	DESCRIPTION

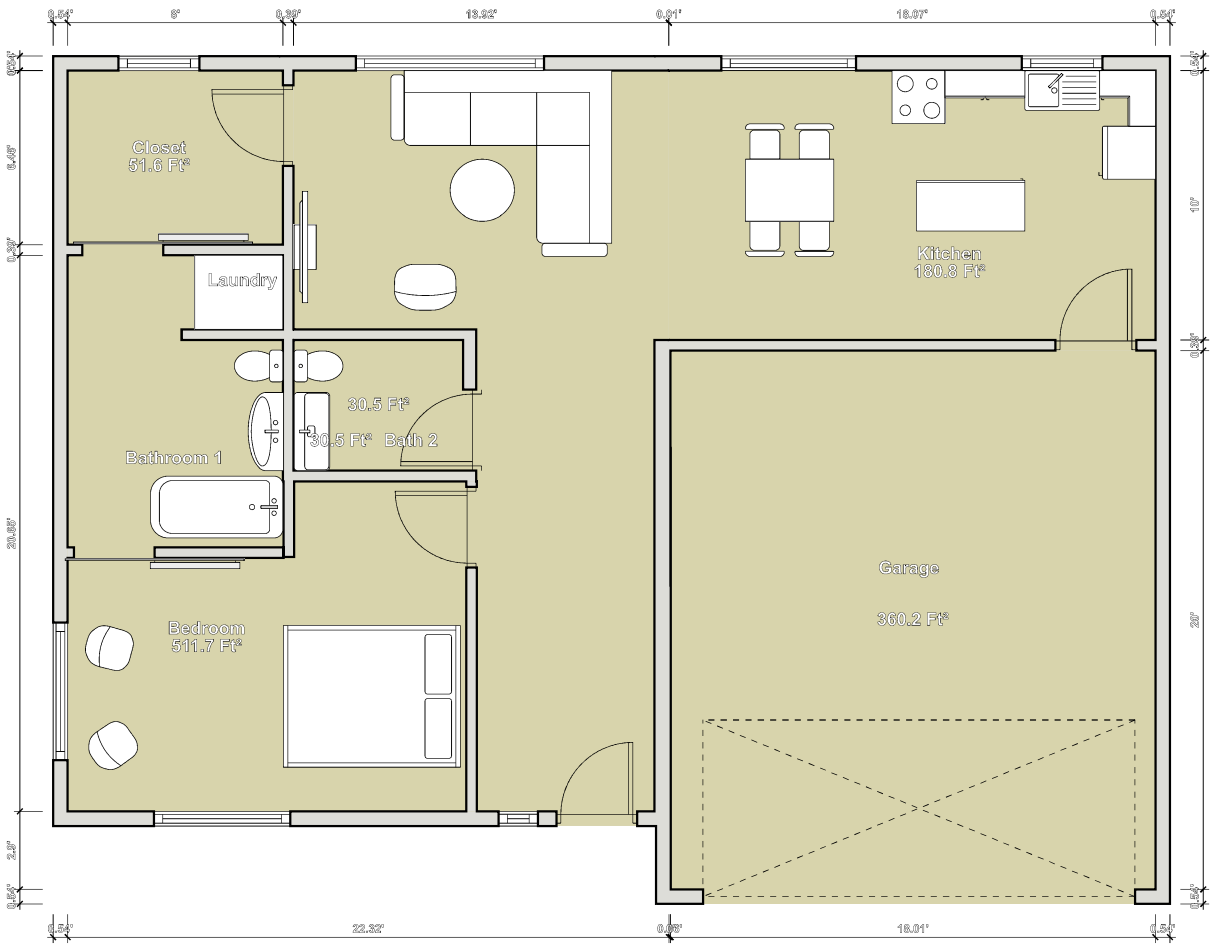
0 20 40
SCALE 1"=20' FEET

C8


INFILTRATION POND 2P
DEPTH = 1'
EOF @ 0.8'
100YR HWL = 1'
Arborvitae additional plantings
S 89°47'14" E (WEST) 293.55 (293.5)
BLOCK 1
LOT 1
PARCEL 1
LOT 2
LOT 3
LOT 4
LOT 5
OUTLOT A
LOT 9
LOT 8
LOT 7
LOT 6
PARCEL 2
UNDERGROUND STORAGE/
INFILTRATION POND 3P
DEPTH = 3.5'
EOF @ 3.5' (POPUP DRAIN)
100YR HWL = 3.5'
STMH
RIM = XXX
INV = XXX
SUMP = XXX
N 89°47'14" W (EAST) 293.58 (293.5)
INFILTRATION POND 1P

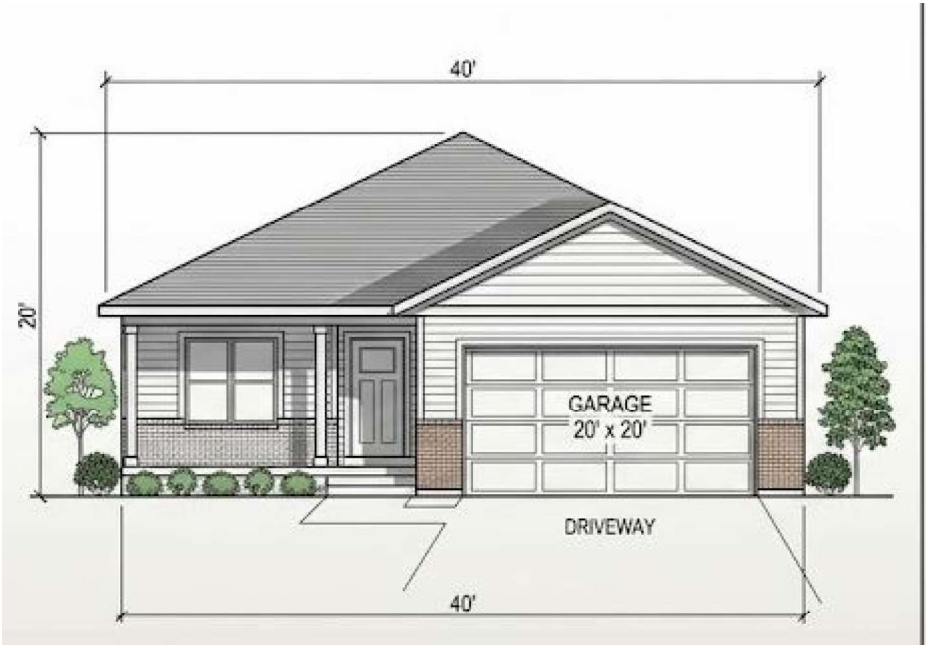


James Avenue CityHomes, Plan 1 Single Story 1 Bedroom Concept

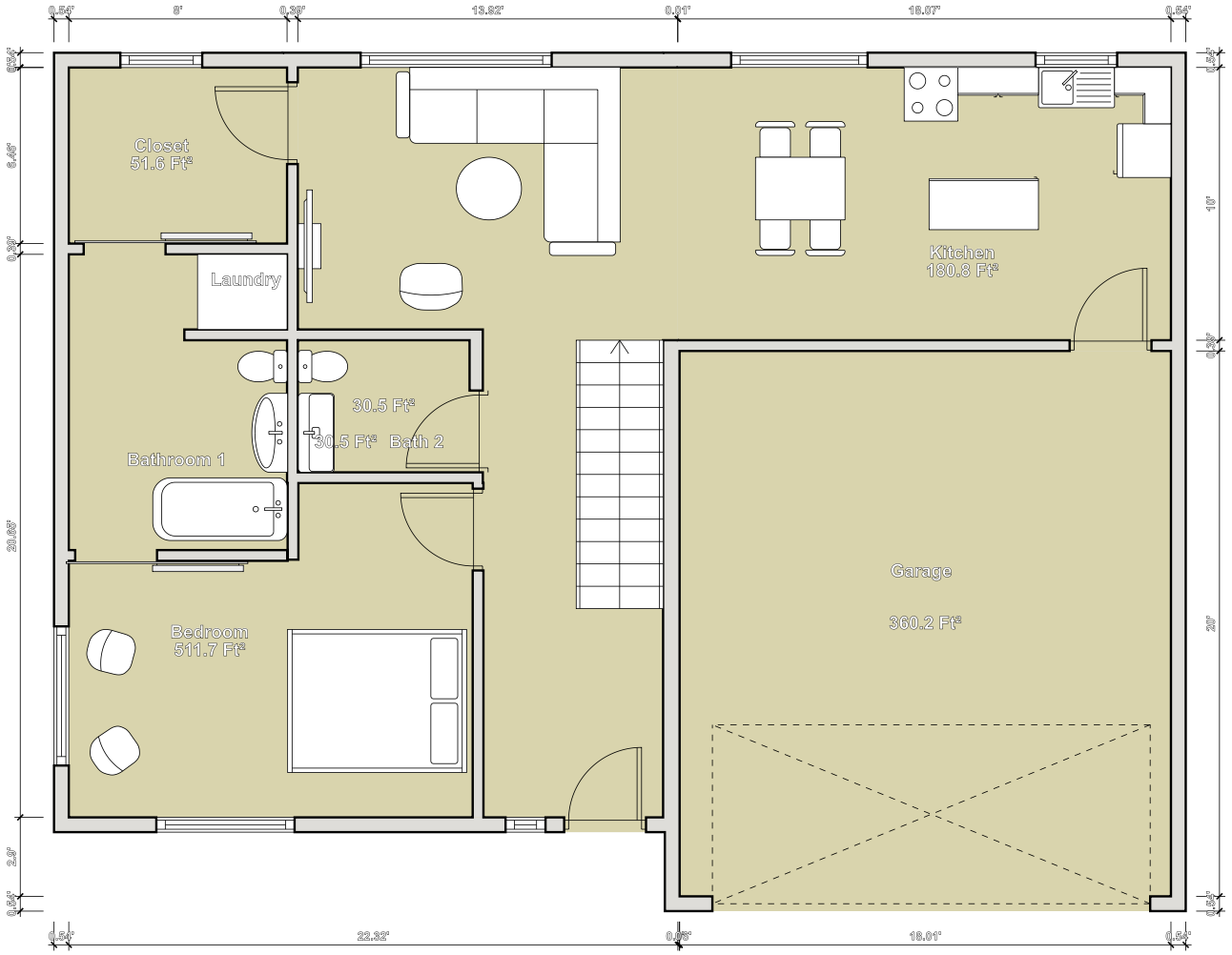


Total Footprint Area
1134.8 Ft²

Gross Living Area
775 Ft^2


40'
20'
GARAGE
20' x 20'
DRIVEWAY
40'

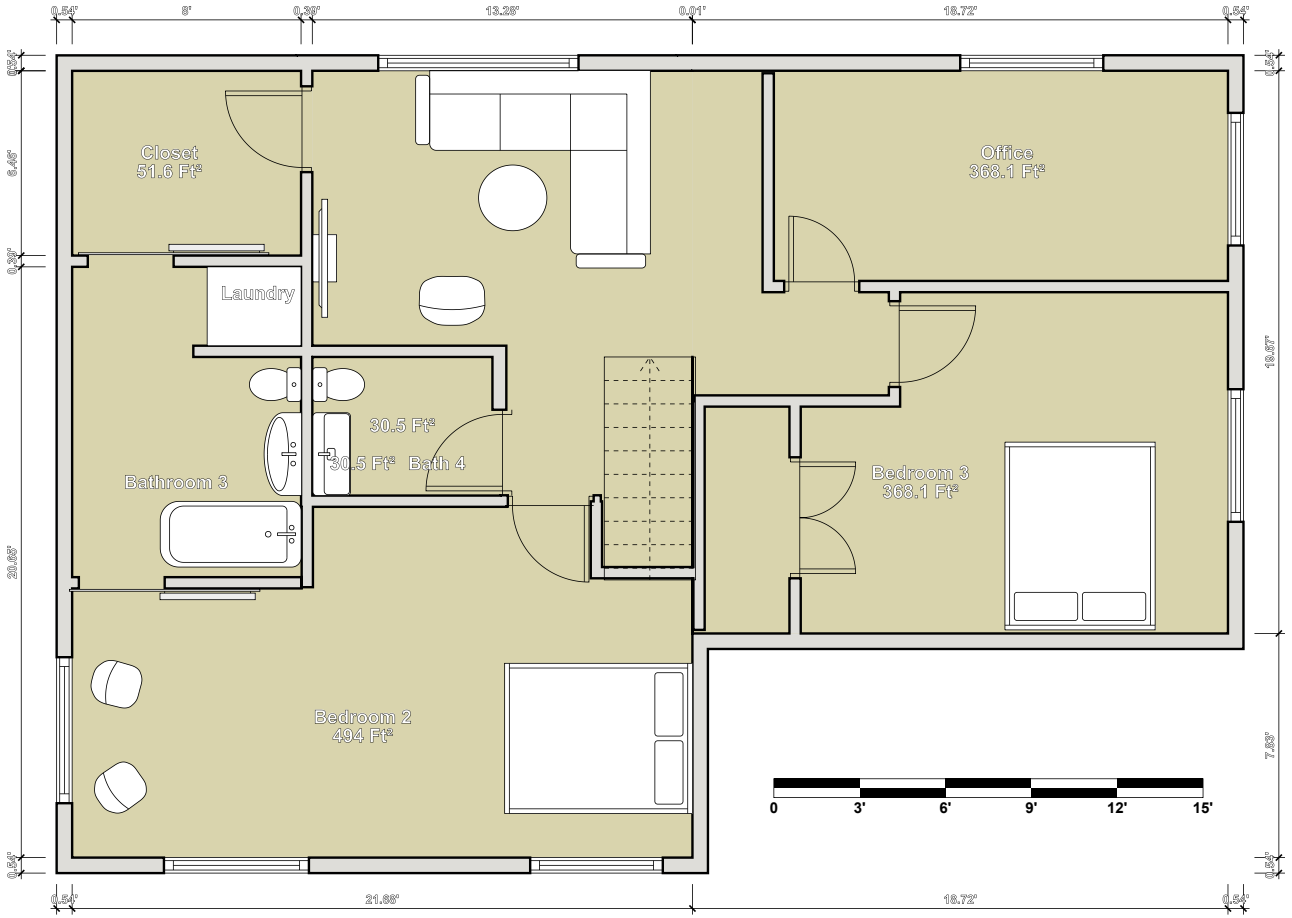
James Avenue CityHomes, Plan 2 Two Story 3 Bedroom + Office Concept



Total Footprint Area
1134.8 Ft²

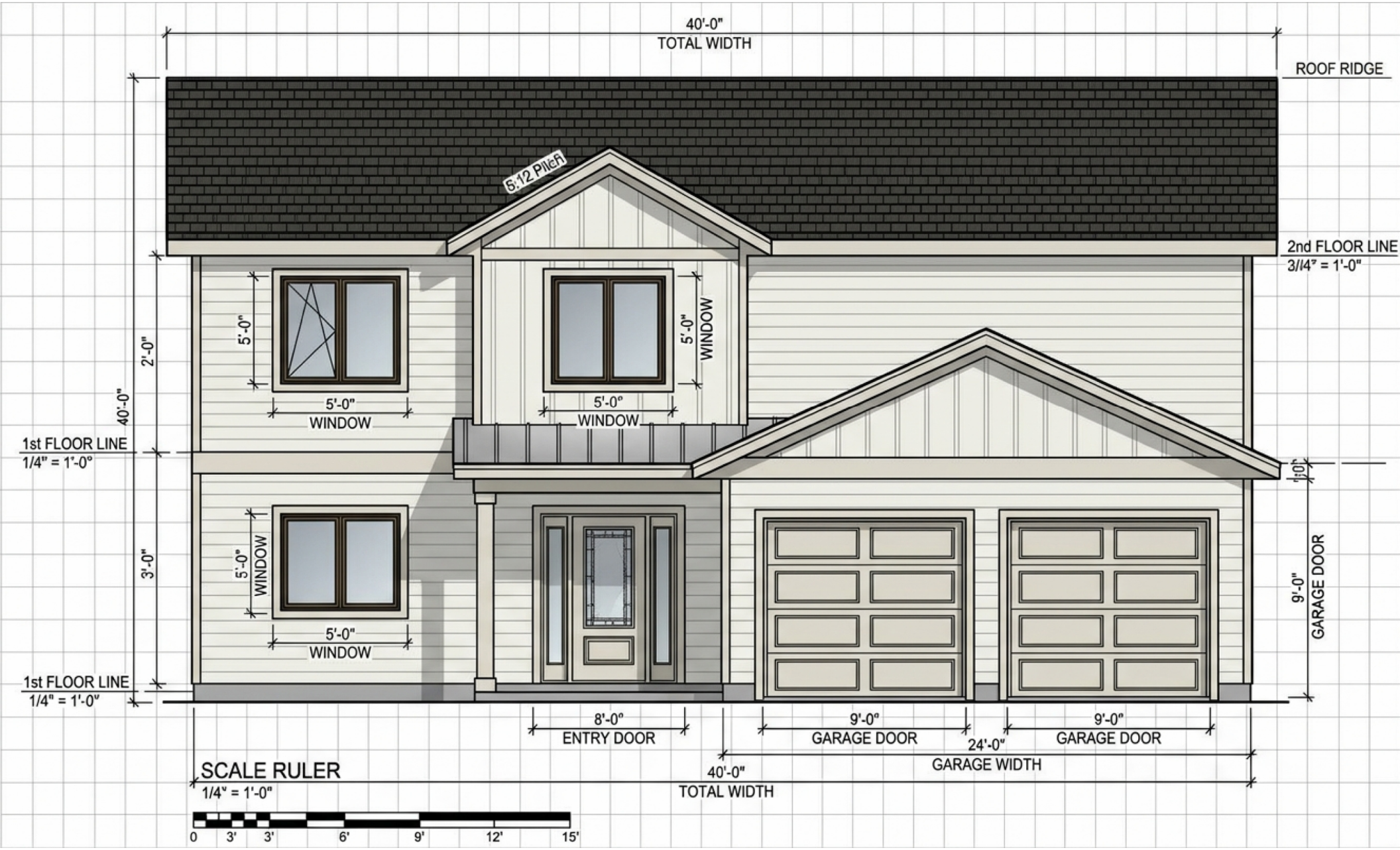
Gross Living Area
2079.1 Ft²

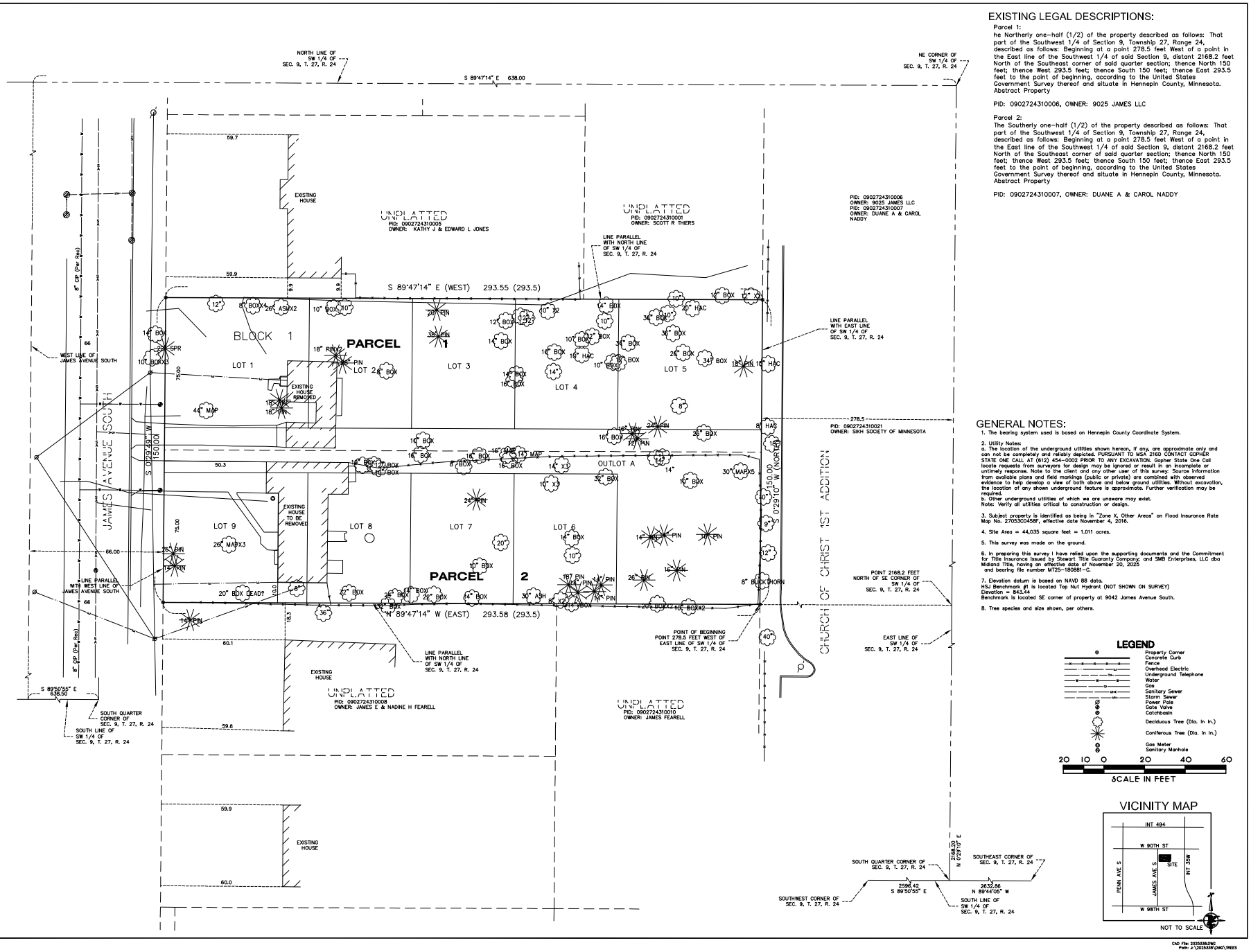
James Avenue CityHomes, Plan 2 Two Story 3 Bedroom + Office Concept



Total Footprint Area
944.2 Ft²

Gross Living Area
775 Ft^2


40'-0"
TOTAL WIDTH
ROOF RIDGE
5:12 Pitch
2nd FLOOR LINE
3/4" = 1'-0"
40'-0"
2'-0"
5'-0"
5'-0"
WINDOW
5'-0"
WINDOW
5'-0"
WINDOW
1st FLOOR LINE
1/4" = 1'-0"
3'-0"
5'-0"
WINDOW
5'-0"
WINDOW
1'-0"
9'-0"
GARAGE DOOR
1st FLOOR LINE
1/4" = 1'-0"
8'-0"
ENTRY DOOR
9'-0"
GARAGE DOOR
24'-0"
9'-0"
GARAGE DOOR
GARAGE WIDTH
40'-0"
TOTAL WIDTH
SCALE RULER
1/4" = 1'-0"
0
3'
3'
6'
9'
12'
15'



EXISTING LEGAL DESCRIPTIONS:

Parcel 1:
he Northerly one-half (1/2) of the property described as follows: That part of the Southwest 1/4 of Section 9, Township 27, Range 24, described as follows: Beginning at a point 278.5 feet West of a point in the East line of the Southwest 1/4 of said Section 9, distant 2168.2 feet North of the Southeast corner of said quarter section; thence North 150 feet; thence West 293.5 feet; thence South 150 feet; thence East 293.5 feet to the point of beginning, according to the United States Government Survey thereof and situate in Hennepin County, Minnesota. Abstract Property

PID: 0902724310006, OWNER: 9025 JAMES LLC

Parcel 2:
The Southerly one-half (1/2) of the property described as follows: That part of the Southwest 1/4 of Section 9, Township 27, Range 24, described as follows: Beginning at a point 278.5 feet West of a point in the East line of the Southwest 1/4 of said Section 9, distant 2168.2 feet North of the Southeast corner of said quarter section; thence North 150 feet; thence West 293.5 feet; thence South 150 feet; thence East 293.5 feet to the point of beginning, according to the United States Government Survey thereof and situate in Hennepin County, Minnesota. Abstract Property

PID: 0902724310007, OWNER: DUANE A & CAROL NADDY

GENERAL NOTES:

1. The bearing system used is based on Hennepin County Coordinate System.

2. Utility Notes:
a. The location of the underground utilities shown hereon, if any, are approximate only and can not be completely and reliably depicted. PURSUANT TO MSA 216D CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION. Gopher State One Call locate requests from surveyors for design may be ignored or result in an incomplete or untimely response. Note to the client and any other user of this survey: Source information from available plans and field markings (public or private) are combined with observed evidence to help develop a view of both above and below ground utilities. Without excavation, the location of any shown underground feature is approximate. Further verification may be required.
b. Other underground utilities of which we are unaware may exist.
Note: Verify all utilities critical to construction or design.

3. Subject property is identified as being in "Zone X, Other Areas" on Flood Insurance Rate Map No. 27053C0458F, effective date November 4, 2016.

4. Site Area = 44,035 square feet = 1.011 acres.

5. This survey was made on the ground.

6. In preparing this survey I have relied upon the supporting documents and the Commitment for Title Insurance issued by Stewart Title Guaranty Company; and SMB Enterprises, LLC dba Midland Title, having an effective date of November 20, 2025 and bearing file number MT25-180881-C.

7. Elevation datum is based on NAVD 88 data.
HSJ Benchmark #1 is located Top Nut Hydrant (NOT SHOWN ON SURVEY)
Elevation = 843.44
Benchmark is located SE corner of property at 9042 James Avenue South.

8. Tree species and size shown, per others.

LEGEND

Property Corner
Concrete Curb
Fence
Overhead Electric
Underground Telephone
Water
Gas
Sanitary Sewer
Storm Sewer
Power Pole
Gate Valve
Catchbasin
Deciduous Tree (Dia. in In.)
Coniferous Tree (Dia. in In.)
Gas Meter
Sanitary Manhole

20 10 0 20 40 60
SCALE IN FEET

VICINITY MAP

NOT TO SCALE

CAD File: 2025338.DWG
Path: J:\2025338\DWG\TREES

SCALE: 1 INCH = 20 FEET

REVISIONS
Date:

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota

Thomas E. Hodorff, L.S.
Minnesota Reg. No. 23677

Date: December 12, 2025

PRELIMINARY PLAT OF JAMES AVENUE CITYHOMES

For:

SMART FIT DEVELOPMENT

SITE:

9025/9033 JAMES AVENUE SOUTH

BLOOMINGTON, MINNESOTA

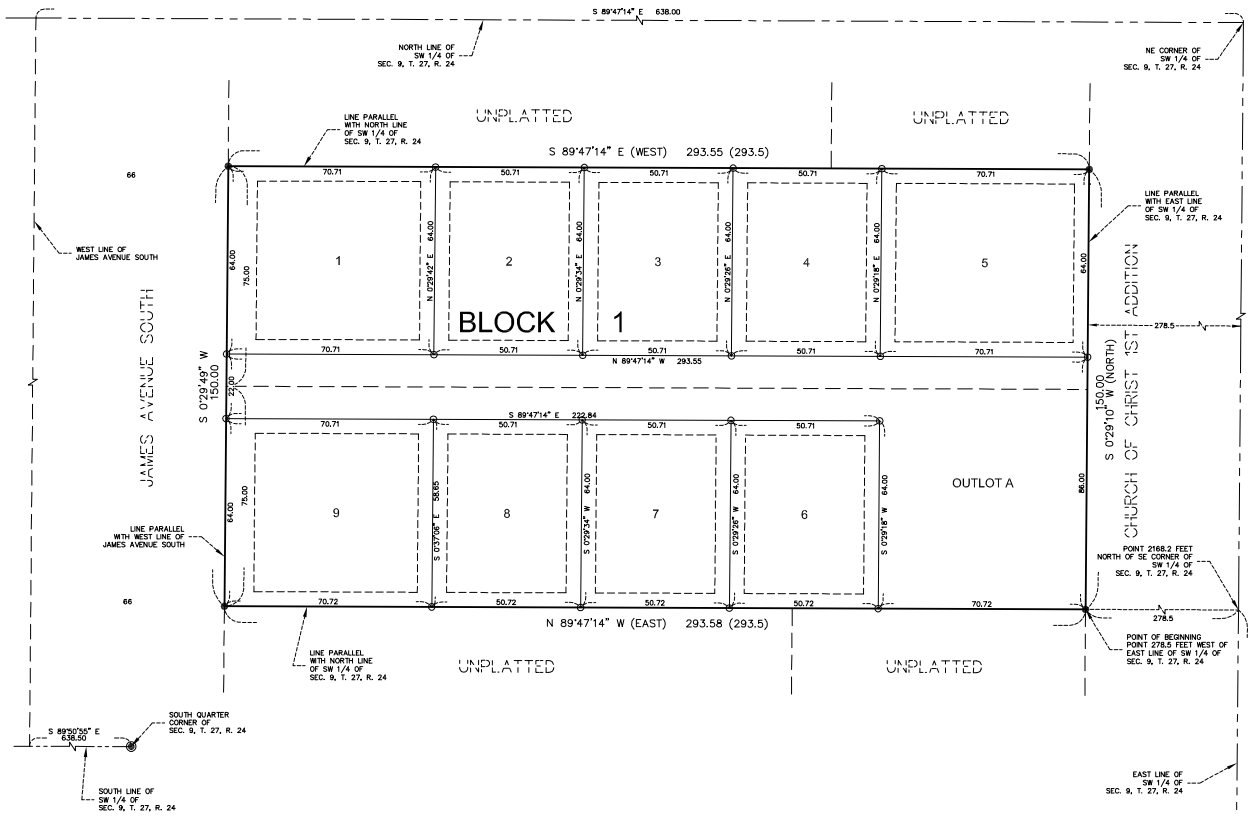
HENNEPIN COUNTY

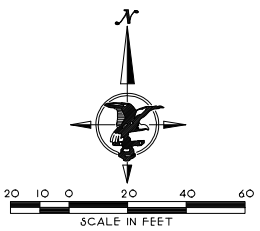
HARRY S. JOHNSON CO., INC.
LAND SURVEYORS
9063 Lyndale Avenue South
Bloomington, MN, 55437
Tele. 952-884-5341 Fax 952-884-5344
www.hsjsurveyors.com

Book	File No.
676	2025-338
Page	W.O. Number
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CAD Technician	
CT	
Sheet No.	1 OF 2

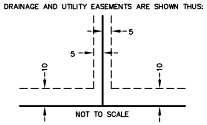
JAMES AVENUE CITYHOMES

C.R. DOC. NO. _____





DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



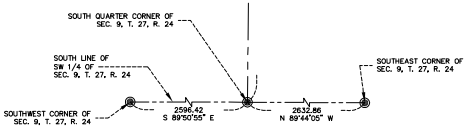
BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES, UNLESS OTHERWISE INDICATED ON THIS PLAT.

○ DENOTES SET IRON MONUMENT EVIDENCED BY 1/2 INCH BY 14 INCH IRON PIPE MARKED R.L.S. 23677

● DENOTES FOUND IRON MONUMENT

◉ DENOTES FOUND HENNEPIN COUNTY CAST IRON MONUMENT

THE EAST LINE OF SW 1/4 OF SECTION 9, TOWNSHIP 27, RANGE 24 IS ASSUMED TO HAVE A BEARING OF N 0°29'10" E.



KNOW ALL PERSONS BY THESE PRESENTS: That 9025 James, LLC, a Minnesota limited liability company, owner of the following described property:

The Northerly one-half (1/2) of the property described as follows: That part of the Southwest 1/4 of Section 9, Township 27, Range 24, described as follows: Beginning at a point 278.5 feet West of a point in the East line of the Southwest 1/4 of said Section 9, distant 2168.2 feet North of the Southeast corner of said quarter section; thence North 150 feet; thence West 293.5 feet; thence South 150 feet; thence East 293.5 feet to the point of beginning, according to the United States Government Survey thereof and situate in Hennepin County, Minnesota.
And
The Southerly one-half (1/2) of the property described as follows: That part of the Southwest 1/4 of Section 9, Township 27, Range 24, described as follows: Beginning at a point 278.5 feet West of a point in the East line of the Southwest 1/4 of said Section 9, distant 2168.2 feet North of the Southeast corner of said quarter section; thence North 150 feet; thence West 293.5 feet; thence South 150 feet; thence East 293.5 feet to the point of beginning, according to the United States Government Survey thereof and situate in Hennepin County, Minnesota.

Has caused the same to be surveyed and platted as JAMES AVENUE CITYHOMES and does hereby dedicate to the public for public use, the drainage and utility easements as created by this plat.

In witness whereof said 9025 James, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Signed: 9025 James, LLC

By: _____ Its: _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by _____, its _____ of 9025 James, LLC, a Minnesota limited liability company, on behalf of the company.

_____ _____
Notary Public, _____ County, Minnesota Printed Name
My Commission Expires _____

I, Thomas E. Hodorff, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.

_____
Thomas E. Hodorff, Licensed Land Surveyor
Minnesota License No. 23677

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20____, by Thomas E. Hodorff.

_____ _____
Notary Public, _____ County, Minnesota Printed Name
My Commission Expires _____

CITY COUNCIL, CITY OF BLOOMINGTON, MINNESOTA
This plat of JAMES AVENUE CITYHOMES was approved and accepted by the City Council of the City of Bloomington, Minnesota at a
regular meeting thereof held this ____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Bloomington, Minnesota

By: _____ Mayor By: _____ City Manager

COUNTY AUDITOR, Hennepin County, Minnesota
I hereby certify that taxes payable in 20____ and prior years have been paid for land described on this plat, dated this ____ day of _____, 20____.

Daniel Rogan, County Auditor By: _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota
Pursuant to MN. STAT. Sec. 383B.565 (1969), this plat has been approved this ____ day of _____, 20____.

Chris F. Mavis, County Surveyor By: _____

COUNTY RECORDER, Hennepin County, Minnesota
I hereby certify that the within plat of JAMES AVENUE CITYHOMES was recorded in this office
this _____ day of _____, 20____, at ____ o'clock ____.M.

Amber Bougie, County Recorder By: _____ Deputy

HARRY S. JOHNSON LAND SURVEYORS

Comment Summary

Application #: PL202600126

Address: 9025 and 9033 JAMES AVE S, BLOOMINGTON, MN 55431

Request: **Rezoning from R-1 to R-3, Final Site and Building Plans for a nine-unit detached townhome development, and Type III Preliminary and Final Plat for nine detached townhome lots and one outlot.**

Meeting: Post ApplicationDRC - July 28, 2026
Planning Commission - August 20, 2026
City Council - September 14, 2026

NOTE: All comments are not listed below. Please review all plans for additional or repeated comments.

Planning Review Contact: Elizabeth O'Day at eoday@BloomingtonMN.gov, (952) 563-8919

1) are you proposing sidewalks between units? They are not reflected in the civil set. (see markups)
2) Although not a Code requirement, staff would advise a minimum separation of 5 feet from turnaround edge to the property line. (see markups)
3) Six foot wide sidewalk is required along James Avenue.
4) Only 5 are shown on the plans. (see markups)
5) 0.25 spaces per unit must be available for guest parking.
6) There is very little usable backyard space. If decks are considered in the future, they must meet a 5 foot setback from the property line. (see markups)
7) Floor plans don't match. First floor shows a garage tucked back, second floor doesn't. (see markups)
8) Math doesn't add up. Should be more like 36 feet. (see markups)
9) renderings do not match the floor plan (see markups)
10) The image seems like it is wider than 30 feet. (see markups)
11) Detached townhouse dwellings must meet the following minimum building sizes: 1 bedroom: 750 sq. ft., 2 bedrooms: 900 sq. ft., 3 or more bedrooms: 1,040 sq. ft. Floor plans will need to be modified to meet minimum building size.
12) Open space is 48%. Open space meets requirements.
13) Impervious Surface comes to 55% (maximum is limited to 70%). Impervious surface meets requirements.
14) Landscape surety required. Surety must be in the amount of 50 cents per square foot of disturbance area.
15) Maximum height for all buildings is limited to 50 feet. Height meets requirements.
16) Property must be platted per Chapter 22 of the City Code and the approved plat recorded at Hennepin County prior to the issuance of a foundation or building permit.
17) Staff recommends a neighborhood meeting to inform neighbors about the proposed project.
18) What is the purpose of this circle? (see markups)
19) Emergency vehicle turnaround must be approved by the Fire Marshall and must meet a 5 foot rear yard setback.

Building Department Review Contact: Kelly Beyer at kbeyer@BloomingtonMN.gov, (952) 563-4519

1) Must meet 2020 MN State Building Code

2) Any new City sewer connections shall be charged (1) Met Council SAC fee and (1) City SAC fee.

   If any property previously held a residence that was connected to city sewer - (1) credit shall be given.
3) Building & Inspections requires online submittal for all permit applications. Apply at blm.mn/portal. Contact PlanReview@BloomingtonMN.gov for any questions.

Fire Department Review Contact: Laura McCarthy at lmccarthy@BloomingtonMN.gov, (952) 563-8965

1) Provide a circular turnaround. T-turnarounds are not reliable and difficult to maintain especially in the winter.
2) Structures with more than 2 units shall be sprinklered.

Construction/Infrastructure Review Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

1) Include details for curb, sidewalk, pavement, etc.

Utility Review Contact: Kallie Doeden at kdoeden@BloomingtonMN.gov, (952) 563-8776

1) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information. Will the 9 water/sanitary services be installed as part of this site development, or by each individual home owner later on? This would affect the number of and timing of utilities permit/s as well as what work will be required (i.e. tearing up the new paved communal driveway for each service vs. installing stubs for each service now and not needed to tear of the new pavement at a later date). We recommend stubbing out the water/sanitary services (including curb stops for the water services) from the mains along the private road so they don't have to dig and tap for every service.
2) Utilities Review: All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
3) Utilities Review: Will sanitary services not be removed or abandoned?
4) Utilities Review: Use zinc coated Class 52 DIP water main. A minimum 8 mil V-Bio encasement is required on all DIP. add this note to the plan
5) Utilities Review: Type K copper.
6) Utilities Review: Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc. add this note to the plan.
7) Utilities Review: A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers. add this note to the plan.
8) Utilities Review: Add legend for all utility line types and/or icons.
9) Utilities Review: Applicant to verify 6" sanitary is adequate size for this development.
10) Utilities Review: Contractor to CCTV to determine condition of existing sanitary. - Add this note to the plans.
11) Utilities Review: Will this existing sanitary service be removed, abandoned or used? See note on C2 sheet regarding abandon vs removing sanitary services.
12) Utilities Review: A minimum 10-foot horizontal separation and 18-inch vertical separation is required between water main and sewers. – add this note to the plan.

    This includes separation from outside edge to outside edge of pipe, manhole, catch basin, hydrant, valve, underground storage/infiltration pond, etc.
13) Utilities Review: What diameter storm sewer is this?
14) Utilities Review: This circular stormwater underground storage/infiltration pond appears to be in conflict with the water/sanitary utilities along with other sewer vs water infrastructure in this area (including the STMH, SAN MH, water main, and hydrant/valve, etc.). Infiltration is not allowed above water and is not preferred above sanitary.
15) Utilities Review: Is this a stormwater catch basin? Reminder that no sewers (pipes, catch basins, manholes) are not allowed within 10 ft of the water utility.

16) Utilities Review: Where does this underground storage/infiltration pond flow to? Will there be other stormwater pipes, catch basins, ormanholes on this site?
17) Utilities Review: What is this line?
18) Utilities Review: Please make sure this is clearly shown as the an existing sanitary service.
19) Utilities Review: Will the water and sanitary services from these water/sanitary mains be installed now or later? We'd recommend installing the water service to at least be installed from the main to the curb stop behind the side walk and the sanitary service as well, so each of the separate home owners don't not have to dig up the sidewalk and paved road/driveway when they install their utility services from their new home to the water/sanitary mains on this development site..
20) Utilities Review: Include an isolation valve between the water main connection and the property line.

Traffic Review Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

1) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.
2) All construction and post-construction parking and storage of equipment and materials must be on-site. Use of public streets for private construction parking, loading/unloading, and storage will not be allowed.

PW Admin Review Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

1) A 10-foot sidewalk and bikeway easement shall be provided along all street frontages. Developer/owner shall provide legal description and Engineering staff will prepare easement document.
2) Property must be platted per Chapter 22 of the City Code and the approved plat recorded at Hennepin County prior to the issuance of a foundation or building permit.
3) Consent to plat form is needed from any mortgage companies with property interest.
4) Public drainage and utility and easements must be provided on the plat as approved by the City Engineer.
5) See checklist of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
6) $15 fee for certified copy of the final plat. Engineering staff will obtain a certified copy of the final plat from Hennepin County.
7) Private common utility easement/agreement must be provided if sharing a utility with another property.
8) A title opinion or title commitment that accurately reflects the state of the title of the property being platted, dated within 6 months of requesting City signatures, must be provided.
9) Private common driveway/access easement/agreement must be provided.
10) These lots are draining to the neighbors yard on both the north and south. Is this creating issues for the neighbors?
11) What are these random lines?
12) Suggest drainage and utility easements along perimeter of plat but not individual lots. Utilities interior of plat to be by private agreement.
13) Is association going to own Outlot? Is this going to be a CIC Plat or just a declaration outlining common access, utility, maintenance agreements.

Water Resources Review Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

1) How does water get to these stormwater BMP's?

   These just overflow to the street from the curb cut?
2) Do not increase in runoff rate to neighboring properties. How is this roof drainage getting routed to the stormwater BMPs?
3) How is rear lot drainage being directed to stormwater BMP?
4) Show erosion control BMP locations on the plan.
5) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.

6) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
7) Utility as-builts must be provided prior to issuance of Certificate of Occupancy. – add this note to the plan.
8) List erosion control maintenance notes on the plan.
9) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
10) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
11) An erosion control bond is required.
12) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.

Assessing Review Contact: Jen Blumers at jblumers@BloomingtonMN.gov, (952) 563-8706

Park dedication fee estimate is $35,350

APPROVED MINUTES

Planning Commission Meeting

Watch the meeting recording and view transcript here.

Date: 8/20/2026
Time: 6:00 p.m.
Location: City Council Chambers
Address: 1800 W Old Shakopee Rd, Bloomington MN, 55431

Commissioners Present: Abdi Isse, Deanna White, Anne Linnee, Madeline Summers and Robert Coleman.

Commissioner Absent: Kevin Cunningham and Jared Munster.

Staff Present: Nick Johnson, Liz O'Day, Shonte Brown, Julie Long and Serena Erickson (in person) and Kevin Toskey (attending remotely).

Acting Chair Abdi Isse **called the meeting to order at** 6:00 p.m. A quorum is present.

ITEM 1.1. PUBLIC HEARING: CASE #2026-135 | APPLICANT: 9130 GRAND, LLC | CONDITIONAL USE PERMIT – CANNABIS MANUFACTURING AND INDOOR AGRICULTURE FACILITY – 9130 GRAND AVENUE SOUTH

1.1.1 Staff Report and Presentation

Planning Manager Nick Johnson presented the applicant's withdrawal of their application for a Conditional Use Permit for a cannabis manufacturing and indoor agriculture (cannabis cultivation) facility located at 9130 Grand Avenue South, and that there is no further action necessary. No public hearing was held.

ITEM 1.2. PUBLIC HEARING: CASE #2026-126 | APPLICANT: 9025 JAMES, LLC | REZONING, FINAL SITE & BUILDING PLANS, AND PLATTING – JAMES AVENUE CITYHOMES – 9025 AND 9033 JAMES AVE. S

1.2.1 Staff Report and Presentation

The staff report and presentation for Item 1.2 starts at 5:05 in the meeting recording.

Planner Liz O'Day presented the staff report. She presented the proposal, Comp Plan guidance, proposed Rezoning from R-1 to R-3 Zoning District, site photos, site plan, traffic review, conceptual building elevations and plans, parking and sidewalks, landscape plan, Preliminary and Final Plat, and the staff recommendation.

The City Council holds final decision-making authority on this item. Staff reviewed the application and recommends approval.

The Commission asked questions about the homeowners' association, the responsibilities of the property owner, whether houses could be built to rent, potential changes to Final Site and Building Plans, height requirements, fences, traffic generation, and stormwater management.

Acting Chair Isse invited the applicant to speak on behalf of the item at 24:43 in the meeting recording.

The applicant answered questions about houses being built to rent, homeowners' association rules, height and size of housing, the responsibility of the property owner, and fencing.

1.2.2 Public Hearing:

Public Testimony begins at 31:21 in the meeting recording.

Acting Chair Isse opened the Public Hearing at 6:31 p.m.

A total of 12 individuals provided public testimony during this item.

- Joel Jensen asked Commissioners about the status of the lot until homes are built. Jensen returned to the podium a second time later to ask about housing types.

- Brian Hanson expressed his concerns about construction vehicles on the narrow roads in the neighborhood, and how that will affect access to homes. He also expressed concerns about the amount of proposed parking and length of time and amount of construction.

- Kathy Jones expressed her concerns about density, parking, and traffic. Jones returned to the podium a second time later to ask about the differences between R-1 and R-3 zoning.

- Luann McHale expressed her concerns about traffic in the neighborhood and surrounding streets. McHale returned to the podium a second time later to provide further testimony on parking concerns.

- Scott Thiers expressed his concerns about his backyard being next to this development, and his view of trees being replaced by townhomes. He also shared concerns about fencing, snow removal, and parking. Thiers returned to the podium later a second time to provide further testimony on his concerns about setbacks.

- Jan Miller expressed her concern about the density of the townhomes and demographics changing in the neighborhood.

- Jim Mrozek expressed his concern about traffic and density. Mrozek returned later to the podium a second time to provide further testimony on his concerns about the townhome's compatibility with the neighborhood.

- Trevor Jackson expressed a general neutrality towards the development, as well as his concerns regarding traffic and listening to the neighbors' opinions. Jackson returned to the podium a second time later to provide further testimony on emphasizing his neighbors' opinions.

- Donna Streifel expressed her concerns about traffic in the neighborhood and surrounding streets.

- Bill Rodenbeck expressed his concerns about the density of the townhomes. Rodenbeck returned to the podium later a second time to ask about zoning.

- Lisa Jensen expressed her concerns about the narrow road and traffic.

- Carleen Leeder expressed her concerns about the density of the townhomes.

Acting Chair Isse requested closure of the public hearing.

The public hearing closed at 7:06 p.m.

1.2.3 Discussion

Discussion for Item 2 start at 1:06:59 in the meeting recording.

Commissioners asked questions to staff about Comprehensive Plan guidance, residential zoning, potential parking changes, the previous narrowing of James Avenue, the construction process, the size of the lots, and the decisions before the Planning Commission.

The applicant returned to the stand to answer questions about the effects that custom housing will have on construction, regarding concerns about space and the length of construction.

The Commissioners discussed Comprehensive Plan guidance, density of development, impact of construction on neighbors, and cost of the detached townhomes. Commissioners also discussed a recommendation of a Construction Management Plan to address issues such as timing, amount of construction occurring at one time, and sequencing to mitigate impacts on neighbors.

1.2.4 Actions of the Commission

Motion by Commissioner Linnee, **Seconded by** Commissioner Summers: Motion to close the public hearing for Item 1.2, motion carried: 5 to 0.

Motion by Commissioner Linnee**, Seconded by** Commissioner Coleman, In Case #PL2026-126, motion to recommend the City Council adopt an ordinance Rezoning 9025 and 9033 James Avenue from R-1 Single Family Residential to R-3 Middle Housing Residential, motion carried: 5 to 0.

Motion by Commissioner Linnee**, Seconded by** Commissioner Coleman, In Case #PL2026-126, having been able to make the required findings, motion to recommend the City Council approve Final Site and Building Plans for a 9-unit detached townhome development located at 9025 and 9033 James Avenue South, subject to conditions and Code requirements attached to the staff report and adding a condition for a Construction Management Plan, motion carried: 5 to 0.

Motion by Commissioner Linnee**, Seconded by** Commissioner Coleman, In Case #PL2026-126, motion to recommend the City Council approve a Type III Preliminary Plat and adopt a resolution approving the Final Plat of JAMES AVENUE CITYHOMES to subdivide 9025 and 9033 James Avenue South into 9 detached townhome lots and one outlot, subject to conditions and Code requirements attached to the staff report, motion carried: 5 to 0.

APPROVED MINUTES

ITEM 2.1 STUDY ITEM: CITY OF BLOOMINGTON | PLANNING COMMISSION MEETING SYNOPSES CONSIDERATION

2.1.1 Acting Chair Isse requested a motion to approve of the draft August 6, 2026, Planning Commission meeting synopses.

2.1.2 Actions of the Commission

Motion by Commissioner Summers **Seconded by** Commissioner White, Motion to approve the August 6, 2026, Planning Commission meeting synopsis; motion carried: 4 to 0, with Linnee abstaining.

ITEM 3.1 STUDY ITEM: CITY OF BLOOMINGTON | PLANNING COMMISSION POLICY AND ISSUE UPDATE.

3.1.1 Upcoming Meetings Overview - Planning Manager Nick Johnson presented the following overview:

A. The Planning Commission will meet on September 3, 2026, for three public hearings: 1) Privately Initiated City Code Amendment to allow sports training facility as a permitted use in FD-2 zoning district, (2) Annual Miscellaneous Issues Ordinance clean up items, and (3) Annual Miscellaneous Issues Ordinance minor policy items.
B. The Planning Commission will meet on September 17, 2026, for two public hearings: 1) Public street name change for a portion of Hopkins Road to Mission Road, (2) City Code Amendment for an ordinance related to off-street parking requirements.

3.1.2 Miscellaneous Updates – Planning Manager Nick Johnson presented the following additional updates:

A. Minnesota APA conference will be in Mankato on October 21-23.

ADJOURNMENT: MEETING ADJOURNED AT 8:05 PM

The **August 20, 2026**, Planning Commission Meeting synopsis was drafted by **Serena Erickson** and reviewed by **Nick Johnson, Liz O'Day, and Shonte Brown.** These minutes were approved by the Planning Commission on **September 3, 2026.**

O'Day, Liz

From: Rai, Priyanka
Sent: Monday, September 14, 2026 1:22 PM
To: O'Day, Liz
Subject: FW: Testimony for Council Meeting 09-14-26 @ 6:30 - Case# PL202600126

Hi Liz,

Please see the message below and confirm receipt to the sender.

Thanks,

Priyanka Rai
Executive Assistant to the Mayor/Council Secretary
PH: 952-563-8785 **EMAIL:** prai@bloomingtonmn.gov
1800 West Old Shakopee Road, Bloomington, MN 55431
Maximizer | Input | Developer | Strategic | Achiever

From: LuAnn McHale [redacted]
Sent: Monday, September 14, 2026 1:19 PM
To: Council Secretary <councilsecretary@BloomingtonMN.gov>
Subject: Testimony for Council Meeting 09-14-26 @ 6:30 - Case# PL202600126

CAUTION: This email was sent from outside of the City of Bloomington. Unless you recognize the sender and know the content, do not click links or open attachments.

Hi,

Please see my below testimony for the council meeting Testimony for Council Meeting 09-14-26 @ 6:30 - Case# PL202600126. Could you please confirm you received this.

Council Meeting 09-14-26 @ 6:30 - Case# PL202600126

4.8 Public Hearing: James Avenue CityHomes – Rezoning, FSBP, Platting – 9025 and 9033 James Avenue S.

Agenda packet starting at page 263 Case# PL202600126

In the packet agenda, I would like to address the **Traffic Analysis** on page 8 of 12 (actual page 271) for Case# PL202600126

Could you please confirm you received this.

Thanks,

LuAnn – I will be at the meeting

9141 Newton Ave So

Bloomington 55431

952-270-7248

In the **Traffic Analysis,** it says Based on the ITE trip Generation Manual, there would be approximately 85 daily trips generated by the proposed development. That James Avenue has sufficient capacity to accommodate the additional trips, and no significant impacts to the adjacent traffic patterns, due to this proposed development have been identified.

On the August 20th meeting I feel we did identify, our concerns on the current traffic flow on James, 90th and 92nd. and how the proposed development of James Avenue Town Homes additional traffic would affect it.

I feel they have not addressed our concerns that we have identified in the August 20th meeting on the amount of current traffic flow we have now on 90th Street, James and 92nd and how the addition of approximately 85 more trips will affect these 3 streets. Especially due to these streets are the entrances/exits to get out to 90th and Penn Avenue

Julie in the August 20 meeting said that ITE Trip Generation Manual calculates 9 average trips a day for a single-family home, for an approximately 85 daily generated trips from the proposed development.

James total traffic with proposed town homes Using the Trip Generation calculation of 9 average trips a day

17 homes on James - 17 x 9 trips = approximately153 trips

+ approximately 85 daily trips for the proposed development of the 9 town homes

= approximately **238 daily trips,** this is just the people that live on James street.

This does not include other traffic like Amazon, FedEx, food delivers, school buses, garbage recycling and yard waste trucks, mail delivery and the neighbors that live on 92nd Street trying to get in/out on 90th Street, would use James.

James is a two-block street starts at 90th ends at 92nd how can a two-block street have sufficient capacity to handle approximately 238 daily trips from people that live on that street, (plus other traffic) and have no significant impacts to the adjacent traffic

90th Street is the entrance/exit for James:

90th - is feeder street to get onto 35W, during different times it backs way up - James Ave is close to 35W

90th - getting across all 4 lanes of traffic from James can be challenging during different times. The stop lights at 35W stop the traffic and it backups in front of James and then lights turn green and the traffic goes and it is hard to get out or in.

James's residence has commented they use 92nd Street because of traffic is bad on 90th They also use 92nd if they need to get over to Penn Avenue

90th is the only street in Bloomington that goes from highway 100 to Cedar ave So. 90th is used to miss the bottle neck on 494 traffic during busy times

West 90th east of Penn Ave - very close to our neighborhood:

There are 30 - Penn Village Town homes and 1 - apartment building Penway Apt

Their only entrance/exit is onto 90th Street.

Boundaries of our neighborhood: 2 blocks wide and 6 blocks long

East to West - 91st ½ Street to James (Oliver, Newton, Morgan, Logan, Knox, James)

North to South - 90th Street to 92nd Street (two blocks) - 92nd street is the T street that runs along Oliver, Newton, Morgan, Logan, Knox, James and is only through street that leads out to 91st ½ street. 91St ½ street is our only entrance/exit onto Penn from our neighborhood.

Entrances/Exits – have 4

East – no entrance

South – no entrance

West – 91st ½ Street – only 1 entrance/exit goes onto Penn

North – Morgan, Knox James – entrance/exit is onto 90th Street

The number of homes that are in the above listed boundaries of our neighborhood – is 128 homes

128 x 9 trips = approximately 1,152 trips a day with 4 entrances/exit onto Penn or 90th Street

Additional traffic that occurs :

Amazon, FedEx, food delivers, school buses, garbage recycling and yard waste trucks, mail delivery

Respite Care/Group home – 3 shifts staff vehicles, social worker – van transportation – Business meetings 10-12 cars, special need school buses

3 - Daycares can have up to 10 kids – staff trips and parent drop off and pick up trips

Has there been any current traffic monitor flow done (with monitor tube) on James Avenue, 90th street and 92nd street? If so, can you please provide, if not, how can you say it has sufficient capacity on James if you don't know what the current traffic flow is. What data are you justifying that James Avenue has sufficient capacity for approximately 85 trips.

With the data I have provided, my concerns are that we already have a large traffic volume in our smaller enclosed neighborhood and on 90th, with 4 entrance/exits in to our neighborhood, then adding approximately 85 trips a day is going to cause additional traffic issues. I would like to request a traffic monitor flow with a tube be done. That we have a more accurate current traffic flow in our neighborhood, because once the James Avenue development Town Homes are built, we are stuck with the traffic issues and there is no fixing it.

Thanks,

LuAnn

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF HENNEPIN

I do solemly swear that the notice, as per the proof, was published in the edition of the

SC Bloomington Richfield

with the known office of issue being located in the county of:

HENNEPIN

with additional circulation in the counties of:

HENNEPIN

and has full knowledge of the facts stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.

(B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 09/03/2026 and the last insertion being on 09/03/2026.

MORTGAGE FORECLOSURE NOTICES Pursuant to Minnesota Stat. §580.033 relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

By: _____
Designated Agent

Subscribed and sworn to or affirmed before me on 09/03/2026

_____
Notary Public

JACQUELINE HUERTA
Notary Public
Minnesota
My Commission Expires Jan. 31, 2029

Rate Information:
(1) Lowest classified rate paid by commercial users for comparable space:
$999.99 per column inch

Ad ID 1554210

CITY OF BLOOMINGTON
NOTICE OF
PUBLIC HEARING
BY THE CITY COUNCIL

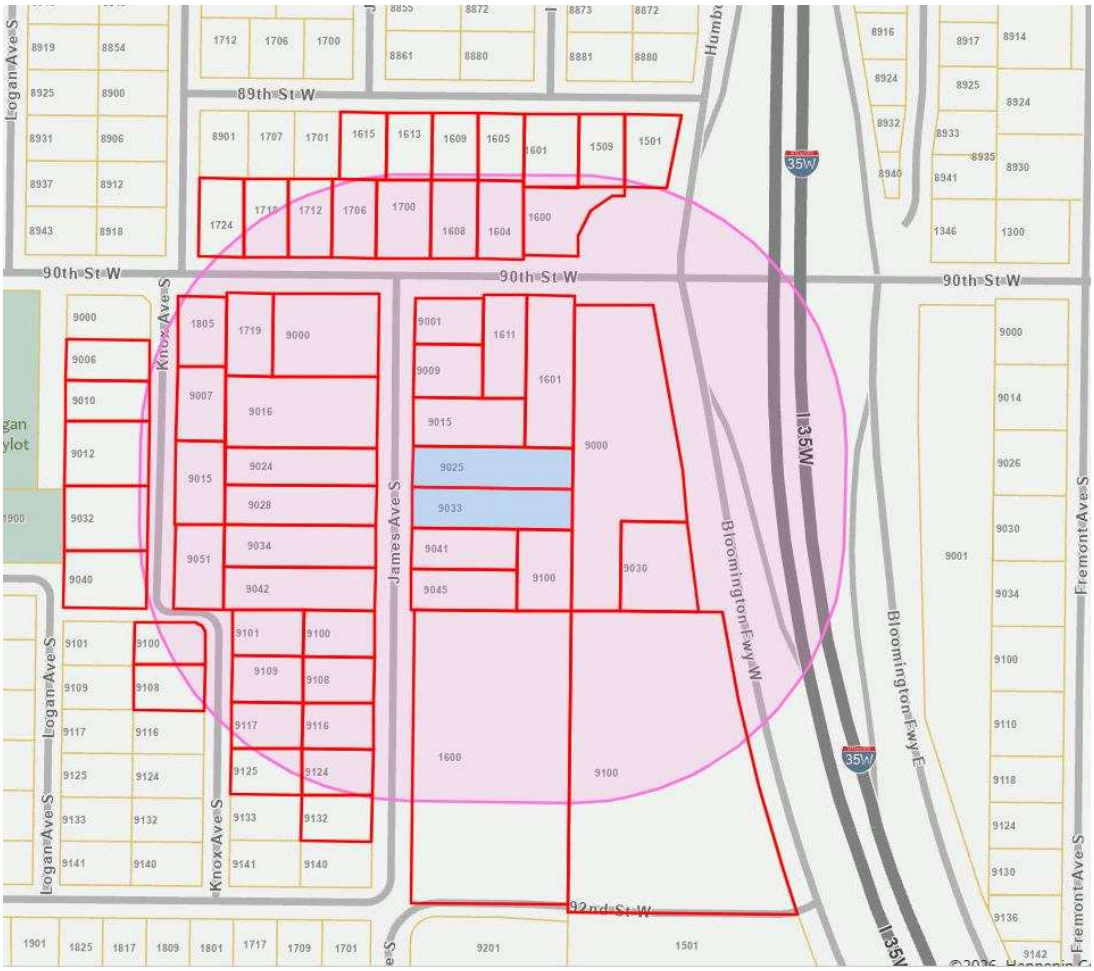
The Bloomington City Council will hold a public hearing on September 14, 2026, at 6:30pm in the City Council chambers at Bloomington Civic Plaza, 1800 West Old Shakopee Road, Bloomington, Minnesota, or by electronic means as permitted by State law, to consider Case #PL202600126, an application by 9025 James LLC and Duane and Carol Naddy to: (1) Rezone 9025 and 9033 James Avenue South from R-1 (Single Family Residential) to R-3 (Middle Housing Residential); (2) Final Site and Building Plans for a nine-unit detached townhome development; and (3) Type III Preliminary and Final Plat for nine detached townhome lots and one outlot. The properties are located at 9025 and 9033 James Avenue South in the City of Bloomington.

Review information and materials at www.blm.mn/notices. For more information or to submit comments, contact Elizabeth O'Day, Planner, 1800 West Old Shakopee Road, Bloomington, MN 55431-3027. (952) 563 8919 or eoday@BloomingtonMN.gov

Published in the Sun Current
September 3, 2026
1554210

Map Curation: July 29, 2026
Mailed: August 3, 2026
Project Planner: Liz O'Day

City of Bloomington Notification Map



Case #PL2026-126

Subject Properties: 9025 AND 9033 JAMES AVENUE SOUTH, BLOOMINGTON, MN 55431

Notification Boundary (500 feet)

Subject Property/Properties

Notified Properties

N
W E
S

James Avenue CityHomes

Rezoning, FSBP, and Prelim and Final Plat

9025 and 9033 James Avenue S

City Council | October 12, 2026

Presenter: Liz O'Day, Planner

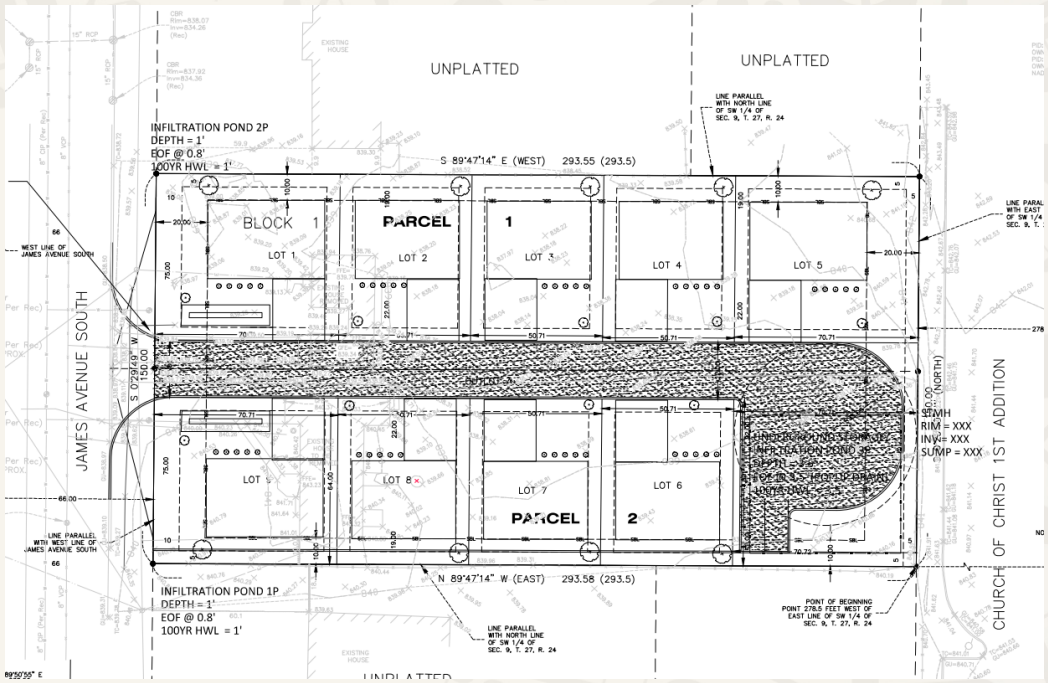
Proposal

1) Rezoning from R-1 to R-3;
2) Final Site and Building Plans for nine detached townhomes and associated improvements; and
3) Type III Preliminary and Final Plat to replat two single-family residential lots into nine detached townhome lots and one outlot.



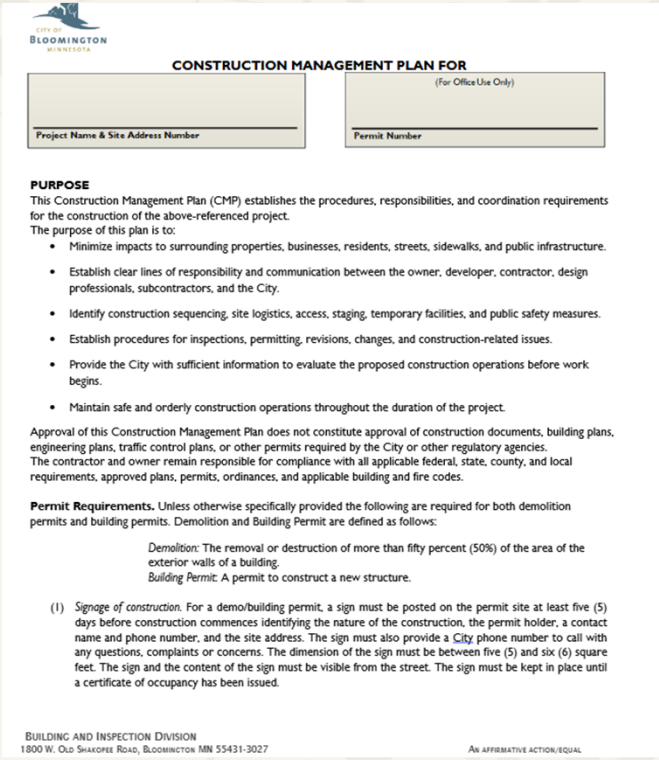
Zoning Entitlements

- Preliminary and Final Plat to subdivide two lots into a nine detached townhome lots
- Final Site and Building Plans to construct nine detached townhome lots and associated site improvements
- Rezoning from R-1 to R-3



Construction Management Plan

- Plan elements include:
  - Project phasing
  - Contractor parking
  - Hours of construction
  - Dust control
  - Signage
  - Equipment deliveries
  - Stormwater and erosion control



CITY OF BLOOMINGTON MINNESOTA

CONSTRUCTION MANAGEMENT PLAN FOR

Project Name & Site Address Number	(For Office Use Only) Permit Number

PURPOSE

This Construction Management Plan (CMP) establishes the procedures, responsibilities, and coordination requirements for the construction of the above-referenced project.
The purpose of this plan is to:

- Minimize impacts to surrounding properties, businesses, residents, streets, sidewalks, and public infrastructure.
- Establish clear lines of responsibility and communication between the owner, developer, contractor, design professionals, subcontractors, and the City.
- Identify construction sequencing, site logistics, access, staging, temporary facilities, and public safety measures.
- Establish procedures for inspections, permitting, revisions, changes, and construction-related issues.
- Provide the City with sufficient information to evaluate the proposed construction operations before work begins.
- Maintain safe and orderly construction operations throughout the duration of the project.

Approval of this Construction Management Plan does not constitute approval of construction documents, building plans, engineering plans, traffic control plans, or other permits required by the City or other regulatory agencies.
The contractor and owner remain responsible for compliance with all applicable federal, state, county, and local requirements, approved plans, permits, ordinances, and applicable building and fire codes.

Permit Requirements. Unless otherwise specifically provided the following are required for both demolition permits and building permits. Demolition and Building Permit are defined as follows:

Demolition: The removal or destruction of more than fifty percent (50%) of the area of the exterior walls of a building.
Building Permit: A permit to construct a new structure.

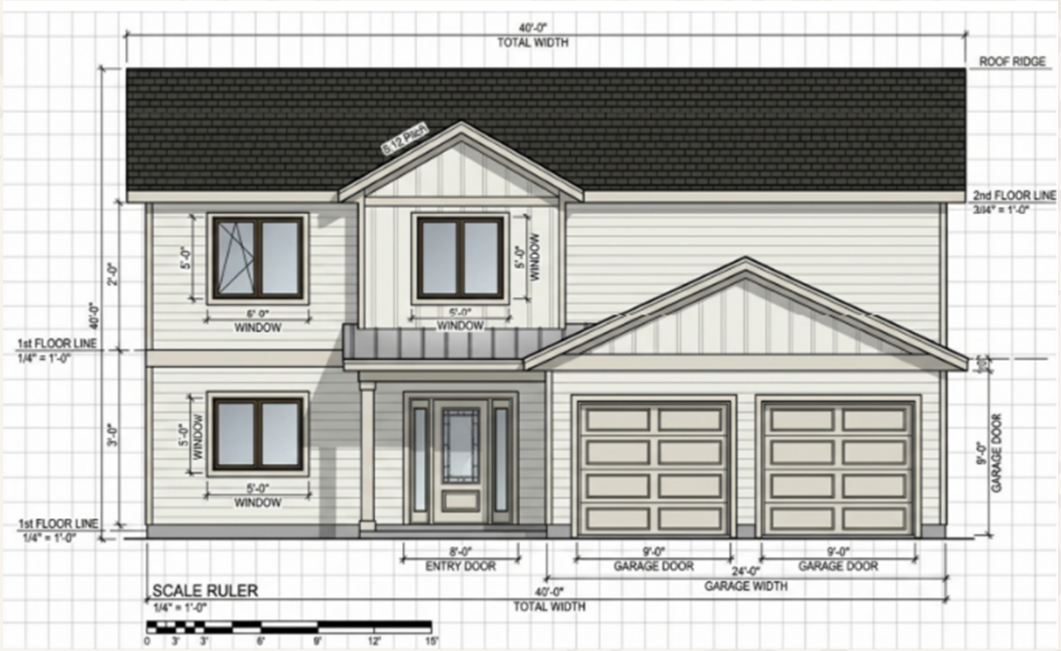
(1) *Signage of construction.* For a demo/building permit, a sign must be posted on the permit site at least five (5) days before construction commences identifying the nature of the construction, the permit holder, a contact name and phone number, and the site address. The sign must also provide a City phone number to call with any questions, complaints or concerns. The dimension of the sign must be between five (5) and six (6) square feet. The sign and the content of the sign must be visible from the street. The sign must be kept in place until a certificate of occupancy has been issued.

BUILDING AND INSPECTION DIVISION
1800 W. OLD SHAKOPEE ROAD, BLOOMINGTON MN 55431-3027 AN AFFIRMATIVE ACTION/EQUAL

Height

- Draft condition would read as follows:

17. Ongoing Building height is limited to 40 feet.



Recommendation

Planning Commission and Staff recommend approval through the following motions:

Motion by ____, seconded by ____, I move to adopt Ordinance No. 2026-_____, an ordinance Rezoning 9025 and 9033 James Avenue in the City of Bloomington from R-1 Single Family Residential to R-3 Middle Housing Residential.

Motion by ____, seconded by _____, I move to adopt Resolution No. 2026-___, a resolution authorizing summary publication of Ordinance No. 2026-_____, an ordinance rezoning 9025 and 9033 James Avenue South in the City of Bloomington from R-1 Single-Family Residential to R-3 Middle Housing Residential.

Motion by ____, seconded by ____, I move to approve Final Site and Building Plans for a 9-unit detached townhome development located at 9025 and 9033 James Avenue South, subject to the conditions and Code requirements attached to the staff report.

Motion by ____, seconded by ____, I move to approve a Type III Preliminary Plat and adopt Resolution No. 2026-____, a resolution approving the Final Plat of JAMES AVENUE CITYHOMES to subdivide 9025 and 9033 James Avenue South into 9 detached townhome lots and one outlot, subject to the conditions and Code requirements attached to the staff report.

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Planning	**4.3 Public Hearing: Off-Street Parking Requirements Ordinance**
Agenda Section HEARINGS, RESOLUTIONS, AND ORDINANCES	Date October 12, 2026

Requested Action:

The Planning Commission and staff recommend approval using the following motions:

Motion by _____, seconded by _____, to adopt Ordinance No. 2026-___, an ordinance amending off-street parking requirements, thereby amending Chapters 12 and 21 of the City Code.

Motion by ____, seconded by _____, I move to adopt Resolution No. 2026-___, a resolution authorizing summary publication of Ordinance No. 2026-_____ an ordinance amending off-street parking requirements, thereby amending Chapters 12 and 21 of the City Code.

Item created by: Elizabeth O'Day, Planning
Item presented by: Liz O'Day, Planner

Description:

City Code Amendment amending off-street parking requirements, thereby amending Chapter 12 and 21 of the City Code.

Attachments:

Staff Report
Ordinance
Resolution of Summary Publication
Planning Commission Minutes
Correspondence
Proof of Publication
Presentation Slides

GENERAL INFORMATION

Applicant:	City of Bloomington
Location:	Citywide
Request:	City Code Amendment updating minimum parking requirements, flexibility measures, the number of vehicles parked at a dwelling, and editing definitions, thereby amending Chapter 12 and 21 of the City Code.

HISTORY

Planning Commission Action:	04/16/2026 – Study session completed (Case #PL2026-54)
City Council Action:	05/04/2026 – Study session completed (Case #PL2026-54)

CHRONOLOGY

Planning Commission	09/17/2026	Public hearing held, recommended approval (Vote: 4-1).
City Council	10/12/2026	Public hearing scheduled.

DEADLINE FOR AGENCY ACTION

Application Date:	08/12/2026
60 Days:	10/11/2026
120 Days:	12/10/2026
Applicable Deadline:	**Waived by the Applicant (City)**

STAFF CONTACT

Liz O'Day, Planner
Phone: (952) 563-8919
E-mail: eoday@BloomingtonMN.gov

PROPOSAL

The proposed ordinance would revise Bloomington's off-street parking requirements in Section 21.301.06 to better reflect current parking demand and improve the consistency and administration of the City's parking regulations. The review of off-street parking requirements is a formal project on the 2026 Planning Commission Work Plan. Based on direction and feedback from Planning Commission and City Council study sessions, staff recommends the following changes reflected in the attached ordinance, which are discussed in greater detail in the analysis section below:

- **Reduce** minimum parking requirements across applicable land use types;
- Provide a **by-right parking reduction** in adopted Development District Plan areas;
- **Limit the cumulative use of parking flexibility measures**;
- Modify and consolidate **parking use types and definitions**;
- Clarify the **method for calculating parking when multiple uses or incidental areas are present**; and
- Increase the number of vehicles permitted outside a garage at **single-family and two-family dwellings from four to six**.

BACKGROUND

Minimum parking requirements were widely adopted by cities between the 1940s and 1970s. At the time, the belief was that every destination should provide an ample supply of free off-street parking to effectively serve demand generated by the use and prevent spillover onto public streets or adjacent properties. The goal was to ensure each land use could independently meet its parking needs in its most extreme scenarios (i.e. planning for "Black Friday" shoppers, even though that is just one of 365 days of the year). The result was a planning system designed around the assumption that free parking should be available everywhere, making it easy to drive anywhere for any purpose — often with impacts to the built environment and at the expense of walkability, transit use, stormwater management, reduced green space, and land efficiency.

Research by Professor Donald Shoup, author of *The High Cost of Free Parking*, shows that many municipal parking standards were based on limited surveys or borrowed directly from other city codes rather than rooted in comprehensive data. The parking demand estimates in the Institute of Transportation Engineers' (ITE) Parking Generation Manual were typically collected in locations with abundant free parking and little to no transit access, often during peak demand conditions. These conditions can sometimes reflect the maximum possible parking demand rather than typical or median usage, resulting in standards that tend to exceed actual needs.

Traditional parking minimums are also tied to simple measures — such as building square footage or number of units — even though parking demand is influenced by a wide range of contextual factors. These include nearby land uses, transit accessibility, income levels, customer/visitor

volumes, walking and biking infrastructure, and the recent increase in telework. Because these factors vary significantly from site to site, zoning codes tend to err on the side of oversupply to avoid the possibility of too little parking most of the time.

Table 1: Impacts of Excess Parking Supply

Environmental & Public Health Impacts	*Stormwater & Water Quality*	*Economic Impacts*
• Contribute to the urban heat island effect, increasing localized temperatures • Increase risk of heat-related illness (e.g., heat exhaustion, heat stroke) • Worsen air quality and noise, contributing to respiratory issues and stress • Reduce green space and associated environmental benefits	• Increase impervious surface, leading to higher runoff volumes • Generate polluted runoff (oil, metals, debris) that degrades water quality • Add strain to stormwater systems and increase localized flooding risk	• Increase development costs to construct required parking • Raise housing and commercial costs, regardless of parking use • Create opportunity costs by displacing more productive land uses

Bloomington first adopted minimum off-street parking requirements in 1958, covering only six use types: single-family residential, hospitals, churches, retail, other business, and industry. Over time, the code expanded to include more specific land use parking requirements, such as health clubs. While multi-family residential standards were reviewed and updated through the Opportunity Housing Ordinance in 2019, the broader off-street parking requirements have not been comprehensively evaluated in decades. Meanwhile, parking demand has shifted substantially in recent years due to changes in commuting patterns, increased teleworking, evolving retail habits, and broader demographic trends. Generally speaking, parking demand has gone down across use types. These changes warrant a fresh review of the City's parking requirements to ensure they align with current and future needs. As one of the largest cities in Minnesota, Bloomington occupies a unique position between fully urban and suburban contexts, functioning as a major employment and commercial center while retaining a mostly auto-oriented development pattern.

ANALYSIS

Staff presented a spectrum of policy options to the Planning Commission and City Council at study sessions in April and May of this year to address off-street parking requirements. The policy options were:

- Status quo/no change;
- Moderate reduction across all land uses, otherwise known as "right sizing";
- Target adjustments in Development Districts;
- Establish parking maximums; and

- Eliminate minimum off-street parking requirements

Staff recommended right-sizing standards across applicable land use types and providing additional reductions in designated Development Districts. The majority consensus from Planning Commission and City Council supported moving forward with these two options.

This approach recognizes that parking demand varies by land use and location. Rather than applying the same percentage reduction to every parking standard, staff evaluated individual use types and considered whether the existing requirement appeared reasonable based on recent development experience requests, comparable community standards, and characteristics of the use. Additional parking reductions in designated Development Districts are intended to support the City's goals for redevelopment, increased housing and employment opportunities, and more efficient use of land in areas where the City has identified opportunities for more intensive development.

Based on these findings and Planning Commission and City Council feedback, staff proposes significant amendments to City Code. The proposed amendments establish new parking requirements for future development applications and are not intended to retroactively modify previously approved parking reductions or deviations. Parking reductions or deviations previously granted through an approved development plan, variance, proof of parking agreement, or other applicable approval would remain subject to the terms of that approval. For new development applications, the proposed citywide parking standards and any applicable Development District reduction would be used to establish the required parking baseline going forward.

The Opportunity Housing Ordinance (OHO) allows a residential development of 20 units or more to be eligible for parking reduction when it meets specific affordability requirements. Changes to the OHO are not included as part of this project. A broader evaluation of the OHO is currently underway and Planning Division staff have been working with the Housing and Redevelopment Authority (HRA) to evaluate how the proposed changes to the City's underlying parking standards may interact with the existing OHO parking incentives. The ordinance amending the zoning incentives within the OHO is anticipated to be presented to the Planning Commission in October and City Council in November of 2026. The window of time in between the review of these two policies is narrow. Staff is not concerned about proceeding with the off-street parking ordinance project slightly in advance of the changes to the OHO.

Right-Sizing Minimum Off-Street Parking Standards

The proposed ordinance would reduce the minimum off-street parking requirements across residential, commercial, institutional, and industrial uses. Rather than applying a uniform reduction to all parking standards, the proposed amendments evaluate standards individually and adjust where existing requirements may exceed typical demand or where the existing calculation methodology is unnecessarily complex or redundant. Table 2 below summarizes the proposed reductions to the City's minimum off-street parking requirements.

Table 2: Summary of Proposed Reductions in Minimum Off-Street Parking Requirements

Use Type	Current Requirement	Proposed Requirement	% Change (reduction)
RESIDENTIAL			
Multiple Family Dwelling (studio/1BR)	1.6/unit	1.3/unit	19%
Multiple Family Dwelling (2+ BR)	2/unit	1.6/unit	20%
Independent 55+ or Older Housing	1.5/unit	1.3/unit	13%
Residential Care Facility	1.5/4 beds	1.2/4 beds	20%
NON-RESIDENTIAL			
Bank or Financial Institution	1/240 sq. ft. + 6 queuing spaces/lane	1/300 sq. ft. + 2 queuing spaces/lane	20%+
Car Wash (full service or automatic)	8 queuing spaces/bay + 1/375 sq. ft.	6 queuing spaces/bay + 1/750 sq. ft.	25%+
Car Wash (self-service)	6 queuing spaces/bay	3 queueing spaces/bay	50%
Convenience Retail Facility	1/200 sq. ft.	1/250 sq. ft.	20%
Educational Institution (elementary, middle, and senior)	1/3 capacity (assembly areas)	1/4 capacity **No change in square footage across all educational institutions	25%
Health Club	1/250 sq. ft. (not including swimming pools)	1/300 sq. ft. (not including swimming pools and racquet/paddle courts)	17%
Hotel	1.1/room + 1/3 capacity (assembly areas)	1/room + 1/4 capacity (assembly areas)	10% for rooms, 25% for assembly
Manufacturing	1/500 sq. ft.	1/1,000 sq. ft.	50%
Warehousing	1/1,000 sq. ft.	1/2,000 sq. ft.	50%
Office	1/285 sq. ft.	1/325 sq. ft.	12%
Social and Cultural Facilities, Institutional Uses or other Places of Assembly	1/3 occupancy	1/4 occupancy	25%

Use Type	Current Requirement	Proposed Requirement	% Change (reduction)
Restaurant, Indoor seats	1/3 seats + 1/3 capacity (assembly areas)	1/4 seats + 1/4 capacity (assembly areas)	25%
Restaurant, Outdoor	1/5 outdoor seats	1/6 outdoor seats	20%
Taprooms and Cocktail Rooms	1/3 seats	1/4 seats	25%
Retail <10,000 sq. ft.	1/180 sq. ft.	1/250 sq. ft.	28%
Retail 10,000-99,999 sq. ft.	55 spaces + 1/220 sq. ft. of floor area over 10,000 sq. ft.	40 spaces + 1/300 sq. ft. of floor area over 10,000 sq. ft.	27%
Retail 100,000+ sq. ft.	460 spaces + 1/285 sq. ft. of floor area over 100,000 sq. ft.	340 spaces + 1/500 sq. ft. of floor area over 100,000 sq. ft.	Varies – approx. 26%-43%
Large Item Retail Sales <20,000 sq. ft.	1/220 sq. ft.	1/300 sq. ft.	27%
Large Item Retail Sales 20,000-49,999 sq. ft.	90 spaces + 1/600 sq. ft. of floor area over 20,000 sq. ft.	67 spaces + 1/750 sq. ft. of floor area over 20,000 sq. ft.	25%
Large Item Retail Sales 50,000+ sq. ft.	140 spaces + 1/1,000 sq. ft. of floor area over 50,000 sq. ft.	107 spaces + 1/2,000 sq. ft. of floor area over 50,000 sq. ft.	Varies – approx. 24%-50%
Self-Storage Facility	1/50 storage units	1/75 storage units	33%
Vehicle Repair (minor or major)	Minor – 1/300 sq. ft. + 2/bay Major – 1/300 sq. ft. + 3/bay	4 spaces + 2/bay	Varies
Wholesale Establishments	1/1,000 sq. ft. + 1/500 sq. ft. of showroom area	1/2,000 sq. ft. + 1/500 sq. ft. of showroom area	50%

By-Right Reduction in Development Districts

The proposed ordinance establishes a 10 percent by-right reduction in required parking for development within designated Development Districts identified as priorities for redevelopment and more intensive development.

The areas include: Normandale Lake District, South Loop District, and Penn-American District Plan areas and the 86th Street Node and 98th Street Node areas identified in the Lyndale Avenue Suburban Retrofit Plan.

These areas have been identified through adopted City plans as locations where redevelopment, increased intensity, and more efficient use of land are desired. Providing a by-right reduction in these areas allows the parking requirement to better reflect those policy objectives without requiring an applicant to pursue a separate discretionary parking reduction. This approach maintains

minimum parking standards while providing greater flexibility in areas where the City is seeking to encourage redevelopment and more efficient use of land.

Capping Parking Flexibility

City Code has multiple methods for reducing required parking, including proof of parking, shared parking, Transportation Demand Management (TDM), proximity to transit, Planned Development and other specific measures. These provisions are intended to recognize circumstances where the standard parking requirement may not accurately reflect actual demand.

The proposed ordinance establishes a limit on the number of parking flexibility measures that may be applied to a single development or site. Even if a use qualifies for multiple measures, the proposed ordinance would only allow an applicant to select up to two measures to reduce the required number of off-street parking spaces. This protects against an accumulation of applied flexibility that could result in a site or building having a significantly insufficient off-street parking supply.

This provides applicants with meaningful flexibility to address site-specific parking needs while creating greater consistency in how reductions are applied. Capping the number of flexibility measures that may be combined is important to prevent excessive cumulative parking reductions and ensure that the resulting parking requirement remains reasonably proportionate to the anticipated needs of the use.

As an exception, a non-residential use that completes a Tier I TDM Plan under 21.301.09 will receive the applicable 10 percent TDM reduction in addition to one other parking flexibility measure. This recognizes TDM as a complementary strategy for reducing vehicle trips and parking demand while maintaining a limit on the number of other discretionary parking reductions that may be combined.

It is important to note that the proposed minimum parking flexibility measures does not include parking reduction incentives provided through the OHO. The OHO incentives are established separately in Chapter 9, only apply to housing development with 20 or more units, and are intended to support the City's affordable housing objectives.

Limit to Number of Vehicles Parked Outside of Garage

The proposed ordinance would increase the allowance of vehicles parked and stored outside of a garage at single and two-family dwellings sites or on the adjacent public street from four to six.

Environmental Health and Planning Division staff recommend increasing the limitation as the current standard does not serve multi-generational or other families where adult children continue to reside at their parents' residence, the frequency of which is increasing. The City formally amended its definition of family in 2025 to allow six unrelated adults along with minor children in their care to reside in a home together. Over the last five years, an average of 128 properties annually have been issued an enforcement order for too many vehicles. Many of these cases involve having five or six vehicles associated with a dwelling, as opposed to higher numbers. Staff would recommend

increasing the number of vehicles allowed from four to six to better align with the City's current policy and current trends in residential occupancy.

Other Cleanup Items and Minor Modifications

While the primary focus of this project is centered on the City's minimum off-street parking requirements for various uses in Bloomington, the proposed ordinance includes the following cleanups and minor modifications:

Simplification of Use Types

Modifications were made to the parking table to simplify calculations and reduce unnecessary distinctions between similar uses. For example, the current Code establishes different parking requirements for minor vehicle repair and major vehicle repair. Staff find this distinction unnecessarily complex because the two uses are expected to generate similar parking demand related to customers, employees and vehicles being serviced. The proposed ordinance would consolidate these requirements into a simpler calculation in one standard.

Another example is the elimination of the standing-room/open-floor-area component for taprooms and cocktail rooms. Staff finds that this additional calculation can result in parking requirements that are disproportionate to the actual parking demand of these uses, particularly when seating already accounts for most patrons.

Consolidating Use Types

Some uses currently listed in the parking table are highly specific to Bloomington and do not reflect how uses are categorized or operated today. For example, the current Code establishes a separate parking standard for high intensity office, such as a call center. Staff recommends applying the standard office calculation, rather than maintaining a separate category. Similarly, major and minor catering uses has their own parking requirement. The proposed ordinance would eliminate the use from the table and instead utilize the manufacturing calculation.

Also, staff recommends eliminating references to use types that appear only in the parking table and are not explicitly defined in the Definitions section of Chapter 21 or in our use tables. For example, specific assembly areas like arena or dance hall, are not defined in Chapter 21. The proposed ordinance would use "assembly uses" where appropriate to improve consistency between the parking table and other sections in City Code.

Measurement

The proposed ordinance would clarify how parking is calculated when a building contains multiple uses or different types of interior spaces. Under the current methodology, staff may calculate individual portions of a tenant space separately based on the use associated with each area. For example, if a Health Club has a large storage room, staff would calculate the storage room area as a warehouse. This can result in complicated calculations and differences in how similar projects are evaluated.

The proposed ordinance would clarify that the principal land use of the tenant or development would be applied to the relevant gross floor area. Incidental, customary, supportive and subordinate areas associated with a principal use – such as administrative offices, employee break areas, storage areas, hallways, restrooms, and similar areas – would not be treated as separate land uses for purposes of calculating required parking.

Where a site contains multiple principal land uses, the parking requirement for each principal use would continue to be calculated separately and then combined. This approach is intended to make parking calculations more predictable and consistent while recognizing that many areas within a building are necessary and customary components of a principal use rather than independent uses that generate additional parking demand.

Updating the Term "Senior Citizen Housing"
The proposed ordinance updates the outdated term "senior citizen housing" and replaces it with "independent 55+ or older housing." The same standards would apply.

Reformatting
Lastly, the proposed ordinance re-orders the parking table alphabetically by land use types, which improves efficiency and readability of the table.

OUTREACH

Outreach/Notification

- Newspaper Notice (10-day notice – 09/03/2026 and 10/01/2026 Sun Current)
- Public Hearing Notice Online
- E-Subscribe Group Notification
- Interested Party E-Mail List
- Meetings with Interested Groups

Public Correspondence

The City's Sustainability Commission submitted a letter in support of the proposed ordinance. It is attached in the agenda packet. Three other emails of correspondence were submitted from the public – two supporting the ordinance changes and one opposed, suggesting that parking requirements be eliminated altogether.

PLANNING COMMISSION ACTION

The Planning Commission held a public hearing and recommended City Council approval (Vote: 4-1 with Commissioner Coleman opposing) of the application at the September 17th meeting. Two individuals spoke at the public hearing. The first testifier had concerns about the increase in vehicles from four to six located outside of a garage at a single-family home site. The second testifier operates a business at Clover Center and had concerns about available customer parking.

Commissioner Coleman sought to amend the ordinance by eliminating minimum parking requirements in designated development districts. This amendment to the ordinance failed on a 3-2 vote, with Commissioners White, Linnee, and Munster opposing. As a result, Commissioner Coleman did not support staff's recommended ordinance. The remaining Commissioners were in support of the recommended changes. The Planning Commission meeting minutes are attached to the packet for more detail on the discussion. The Planning Commission members did suggest studying parking requirements within the City's development districts more closely through a dedicated project on a future work plan.

FINDINGS

There are no explicit findings that must be met for the review and approval of an ordinance. The guidance of the Comprehensive Plan is the most relevant. This ordinance aligns with the Comprehensive Plan's overall goals and strategies to:

Land Use Strategy 1.2: Encourage growth to occur in appropriate locations.

- A by-right reduction in the City's adopted district plan areas encourages higher density residential and mixed-use development in locations near services, amenities and employment centers and where significant investments in transit have been made or are planned.

Land Use Strategy 1.5: Manage parking to meet demand in a flexible manner that maximizes efficient use of land and mitigates impacts on adjacent uses and traffic patterns.

- The proposed ordinance right-sizes standards and continues to provide flexible options to promote efficient use of land while mitigating impacts on adjacent properties and streets.

Land Use Strategy 5.3: Encourage transition planning.

- Reducing off-street parking requirements encourages site design that facilitates future repurposing of parking lots.

RECOMMENDATION

The Planning Commission and staff recommend approval using the following motions:

Motion by _____, seconded by _____, to adopt Ordinance No. 2026-___, an ordinance amending off-street parking requirements, thereby amending Chapters 12 and 21 of the City Code.

Motion by ____, seconded by _____, I move to adopt Resolution No. 2026-___, a resolution authorizing summary publication of Ordinance No. 2026-_____ an ordinance amending off-street parking requirements, thereby amending Chapters 12 and 21 of the City Code.

ORDINANCE NO. 2026-____

AN ORDINANCE AMENDING OFF-STREET PARKING STANDARDS, THEREBY AMENDING CHAPTERS 12 AND 21 OF THE CITY CODE.

The City Council of the City of Bloomington, Minnesota ordains:

Section 1. That Chapter 12 of the City Code is hereby amended by deleting those words that are contained in brackets and [~~stricken through~~] and adding those words that are underlined, to read as follows:

CHAPTER 12: PUBLIC PEACE AND SAFETY

ARTICLE I: GENERAL PROVISIONS

***

§ 12.01.01 DEFINITIONS.

***

NUISANCE SERVICE CALL. Public officer response to a verified incident of any activity, conduct or condition occurring on private property that is likely to unreasonably interfere with the quiet enjoyment of neighboring properties or the safety, health, morals, welfare, comfort or repose of the residents therein or misuse city resources, including without limitation:

***

(28) Illegal parking or storage of vehicles in violation of § 21.301.06(m) or § 21.301.20(c)[~~f this city code~~];

***

ARTICLE II: NUISANCE CONDUCT AND CONDITIONS

DIVISION A: PUBLIC NUISANCE PROPERTY CONDITIONS

***

§ 12.03 PROPERTY CONDITIONS CONSTITUTING A PUBLIC NUISANCE OR PUBLIC HEALTH NUISANCE.

The following conditions are declared to be nuisances affecting public peace, welfare and safety ("public nuisance" or "public health nuisance"):

***

(29) At single-family, [~~and~~] two-family, detached townhome, or cottage court dwelling units, the parking or storage of vehicles in excess of the numerical limitations of § 21.301.20(c). [~~more than four vehicles per unit outside of a garage or on the street. Counting of vehicles: vehicles temporarily parked at the residence for visitation or business service reasons, Class I recreational vehicles as defined in § 21.301.13 of this code, or any vehicle parked or stored within a garage shall not be counted for the purposes of this numerical limitations. All other vehicles, whether screened or not, including abandoned vehicles, junk vehicles, inoperable vehicles as defined in § 8.04 of this code shall be counted as vehicles for purposes of determining the number of vehicles parked or stored outside of a garage or on the street. Nothing in this section shall be interpreted as permitting the storage of vehicles if such storage is not otherwise permitted by this code. Only one vehicle per unit may be a vehicle with a snowplow attached or other Type II vehicle. Type II vehicles will be counted as a vehicle for the purposes of this section.~~]

***

Section 2. That Chapter 21 of the City Code is hereby amended by deleting those words that are contained in brackets and [~~stricken through~~] and adding those words that are underlined, to read as follows:

CHAPTER 21: ZONING AND LAND DEVELOPMENT

***

ARTICLE II: DISTRICTS AND USES

***

DIVISION D: FREEWAY COMMERCIAL ZONING DISTRICTS

***

§ 21.205.05 FREEWAY MIXED USE (C-5) DISTRICT.

***

(c) *Standards*. Development in the C-5 District must comply with the standards in §21.301.01, 21.301.02, 21.301.03, 21.301.10 and the following.

(1) *Residential uses encouraged*. To promote the inclusion of residential uses within the C-5 District, the following incentives are available to development that includes residential uses.

***

(C) *Height bonus*. Residential structures in the C-5 District may be constructed above the maximum height allowed in § 21.301.10 [~~of this code~~] as follows. A height bonus of one foot is allowed per residential dwelling unit up to a maximum height bonus of 45 feet.

[~~(D) *Parking reduction*. The requirements for number of parking spaces for residential uses in the C-5 District are 95% of the requirements in § 21.301.06 of this code.~~]

***

ARTICLE III: DEVELOPMENT STANDARDS

DIVISION A: GENERAL STANDARDS

§ 21.301.01 DEVELOPMENT INTENSITY AND SITE CHARACTERISTICS.

***

(c) *Residential Zoning Districts.*

(3) *Building floor area minimum.*

Unit	***Floor Area Minimum****
***	
Accessibility and-[~~Senior Citizen~~] <u>independent 55+ or older adult</u> housing	
***	

***

§ 21.301.06 PARKING AND LOADING.

***

(a) *Purpose and intent.* The city recognizes the health, safety, welfare and aesthetic value of providing parking standards in the community. The provisions of this section are intended to:

***

(9) Implement the city's Comprehensive Plan<u>; and</u>

(10) Promote the public health, safety and general welfare.<u></u>[~~; and~~]

[~~(11) Restrict the parking or storage of vehicles and trailers that, due to their size, use, design, type, or characteristics, adversely affects the health, safety or welfare of the community in residentially zoned and used lots. The Council finds that these vehicles intrude upon the aesthetics and visual peace and quiet of a residential neighborhood, that they can impair the free flow of traffic on residential streets and by their size are detrimental to residential traffic safety, that they often create excessive noise for such surroundings, that their presence tends to encourage and effectuate the expansion of uses that are inconsistent with or inappropriate to~~

~~residential areas, and that their presence therefore is likely to have a negative impact upon residential property values.~~]

***

(d) *Number of off-street parking spaces required.*

(1) The minimum number of off-street parking spaces provided within a development must meet the provisions of this subsection (d), varying by land use as provided in the following table. If more than one principal land use is present on a site, the required parking is determined by adding together the required number of parking spaces for each use. Areas and uses that, as determined by the Planning Manager, are incidental, customary, supportive of, and subordinate to the principal use, including administrative offices, storage areas, employee break areas, hallways, restrooms, and similar areas, shall not be considered a separate land use for purposes of determining required parking.

If the number of off-street parking spaces results in a fraction, each fraction of one-half or more will constitute another space as required. A lesser number of constructed off-street parking spaces may be allowed through flexibility measures (see subsection (e) below). The requirements for off-street surface parking space dimensions are set forth in subsection (c) above.

Minimum Off-Street Parking Requirements		
RESIDENTIAL		
***		
Multiple-family dwelling	One bedroom and efficiency units	[~~1.6~~] 1.3 spaces per dwelling unit
	Two or more bedrooms	[~~2.0~~] 1.6 spaces per dwelling unit
	Additional requirements for multiple-family units of all sizes	Of the above requirements, at least 1 space per unit must be within a fully enclosed garage or covered within a structured parking ramp; guest parking spaces must be appropriately provided and dispersed throughout the development, subject to approval of the issuing authority, 1 space per 50 units must be equipped with a Charging Level 2 electric vehicle charger or higher.

***		
[~~Senior citizen~~] Independent 55+ or older adult housing, accessibility housing		[~~1.5~~] 1.3 spaces per dwelling unit, where 0.5 spaces per unit must be available for general parking.
		Guest parking spaces must be appropriately provided and dispersed throughout the development, subject to approval of the issuing authority
***		
Residential care facility	Group home, nursing home, rest home, adult care home	[~~1.5~~] 1.2 spaces for each 4 beds
		Guest parking spaces must be appropriately dispersed throughout the development
***		
NONRESIDENTIAL		
[~~Automobile Service/Gas Stations~~]		
[~~Vehicle repair~~]	[~~Parking in addition to fueling for the following:~~]	
	[~~Minor (oil, muffler, glass, tires, brakes, batteries)~~]	[~~1 space per 300 square feet of gross floor area excluding service bays, plus 2 spaces per service bay~~]
	[~~Major (transmission, engine, body work)~~]	[~~1 space per 300 square feet of gross floor area excluding service bays, plus 3 spaces per service bay~~]
[~~Convenience retail facility~~]	[~~1 space per 200 square feet of gross floor area, with no more than 0.5 of the required spaces located at fuel pumps~~]	
Bank or Financial Institution	With or without drive through	1 space per [~~240~~] 300 square feet of gross floor area; additional [~~6~~] 2 queuing spaces per lane

Car Wash	Full service, or automatic	[~~8~~] 6 queuing spaces per bay plus 1 space per [~~375~~] 750 square feet of gross floor area
	Self service car wash	[~~6~~] 3 queuing spaces per bay for self service wash
[~~Catering Business, Major and Minor~~]	[~~One space per 500 gross square feet of floor area plus one space per delivery/catering vehicle~~]	
Convenience Retail Facility	1 space per 250 square feet of gross floor area. No more than 0.5 of the required spaces can be located at fuel pumps	
***		
Educational Institution	Elementary/ middle/ junior high school (public/ private/ charter)	1 space per 800 square feet of gross floor area, (except for auditoriums, theaters, gymnasiums or activity centers, where spaces equal in number to [~~1/3~~] 1/4 capacity in persons are required), plus adequate drop off/ pick up area for students
	Senior high school (public/ private/ charter)	1 space per 400 square feet of gross floor area, (except for auditoriums, theaters, gymnasiums or activity centers, where spaces equal in number to [~~1/3~~] 1/4 capacity in persons are required), plus adequate drop off/ pick up area for students
	University, college, technical college, seminary, trade school business school or instructional center[~~,~~] (public/ private/ charter)	1 space per 200 square feet of gross floor area, (except for auditoriums, theaters, gymnasiums or activity centers, where spaces equal in number to [~~1/3~~] 1/4 capacity in persons are required), plus adequate

		drop off/ pick up area for students
[~~Grocery Store~~]		[~~1 space per 225 square feet of gross floor area~~]
Health Club		1 space per [~~250~~] 300 square feet of gross floor area (not including swimming pools, or racquet/paddle courts), and additional off-street parking for the following uses:
		Swimming pool: 1 space per 500 square feet of gross floor area
		Tennis, pickleball, handball or racquetball: 2 spaces per court
Hotel	Hotel	[~~1.1~~] 1 space[~~s~~] per room plus spaces equal in number to [~~1/3~~] 1/4 capacity in persons for meeting/banquet area; maximum hotel parking supply is equal to 120% of the parking requirement.
	Hotel airport parking	Hotel airport parking is an accessory use and must be in excess of spaces designated for the above hotel related uses; it must not be shared with adjacent uses; the maximum number of off-street vehicle parking spaces provided for hotel airport parking purposes within a development must not exceed 1 space per 10 hotel rooms.

Industrial	General manufacturing,[/] makerspace,[/] general industrial,[/] [~~commercial~~] brewing or distilling area, catering business (major or minor)	1 space per [~~500~~] 1,000 square feet of gross floor area[~~, plus 1 additional off-street parking space for each 2,500 square feet of outside storage area as determined by the issuing authority~~]
	Warehousing, storage	1 space per [~~1,000~~] 2,000 square feet of gross floor area[~~, plus 1 additional off-street parking space for each 2,500 square feet of outside storage area~~]
	Data center	10 spaces plus additional 1 space per 5,000 square feet of gross floor area over 10,000 square feet
	[~~Open storage without a building on site~~]	[~~1 space for each 2,500 square feet of outside storage area~~]
Office	General, medical or dental	1 space per [~~285~~] 325 square feet of gross floor area
	[~~High intensity/call centers and telemarketing~~]	[~~1 space per 165 square feet of gross floor area~~]
Social and Cultural Facilities, Institutional Uses, or Other Places of Assembly	Community education or arts center, conservatory, convention center, funeral home or mortuary, library, museum, place of assembly	Spaces equal in number to ¼ capacity in persons; if use includes an educational component, those facilities are required to provide additional parking as provided in the ordinance under educational institutions
[~~Arena; Dance Hall; Library; Mortuary; Museum; Place of Assembly; Stadium; or Theater, Indoor or Outdoor~~]		[~~Spaces equal in number to [1/3] 1/4 capacity in persons; if use includes an educational component, those facilities are required to provide additional~~

		~~parking as provided in the ordinance under educational institutions~~]
Restaurant[~~, Club,~~] or Brewpub	Indoor or rooftop seating	1 space per [~~3~~] 4 seats, plus spaces equal in number to [~~1/3~~] 1/4 capacity in persons for meeting/banquet area;
	Seasonal/outdoor seating	1 space per [~~5~~] 6 seasonal outdoor dining seats
		[~~Exception: if seasonal outdoor dining seats exceed 20% of indoor/rooftop seating, the required parking for outdoor dining seats exceeding 20% is one space per 3 seats~~]
	With drive through	6 additional queuing spaces per lane
Restaurant, Take-out only with no indoor, outdoor or rooftop seating	Calculated as a retail sales or service use	
Taprooms and Cocktail Rooms	1 space per [~~3~~] 4 seats[~~, plus 1 space per 100 square feet of open floor area~~]	
Retail Sales and/or Service	General retail under 10,000 square feet of gross floor area	1 space per [~~180~~] 250 square feet of gross floor area
	10,000-99,999 square feet of gross floor area	[~~55~~] 40 spaces plus additional 1 space per [~~220~~] 300 square feet of gross floor area over 10,000 square feet
	100,000 square feet of gross floor area and over	[~~460~~] 340 spaces plus additional 1 space per [~~285~~] 500 square feet of gross floor area over 100,000 square feet
Large Item Retail Sales	Large item retail under 20,000 square feet of gross floor area	1 space per [~~220~~] 300 square feet of gross floor area

	20,000-49,999 square feet of gross floor area	[~~90~~] 67 spaces plus additional 1 space per [~~600~~] 750 square feet of gross floor area over 20,000 square feet
	50,000 square feet of gross floor area and over	[~~140~~] 107 spaces plus additional 1 space per [~~1,000~~] 2,000 square feet of gross floor area over 50,000 square feet
Self- Storage Facility		1 parking space for each [~~50~~] 75 storage units, evenly distributed throughout storage area; and one parking space for every 100 storage compartments must be located at the manager's office for the use of visitors
Vehicle Repair (Major or Minor)		4 spaces plus 2 spaces per service bay
Wholesale Establishments (selling only to retailers and contractors)		1 parking space for each [~~1,000~~] 2,000 square feet of floor area for non-showroom area and 1 additional off-street parking space for each 500 square feet of showroom area
OTHER		
Uses not covered by this table		Parking requirements for uses not listed above will be determined by the issuing authority based on similar uses and/ or authoritative sources accepted by the city issuing authority

(2) *Development districts parking reduction.* The requirements for number of parking spaces for developments located and defined within the Normandale Lake District Plan area, South Loop District Plan area, the Penn American District Plan area, and the 86th Street Node and 98th Street

Node areas identified in the Lyndale Avenue Suburban Retrofit Plan are 90% of the applicable parking requirements of this section.

(e) *Parking reduction flexibility measures.* The number of required off-street parking spaces, as specified in subsection (d) above, except for single-family and two-family residential off-street parking, may be reduced at the discretion of the city through the following flexibility measures when the applicant demonstrates in documented form that parking demand will likely be less than required by this chapter. The City entity empowered to approve each parking flexibility measure is noted below. A development or site may select a maximum of two parking flexibility measures to reduce its off-street parking requirement. A nonresidential use that completes a required Tier I TDM Plan per the requirements of § 21.301.09 may only request one additional parking flexibility measure listed below. The City may require a parking study conducted in accordance with accepted methodology approved by the City issuing authority, prepared by an independent traffic engineering professional under the supervision of the city and paid for by the applicant, demonstrating that there is not a present need for the portion of parking for which the applicant is requesting flexibility.

***

(1) *Proof of parking measures.* The City entity with decision-making authority on the site plan, development plan, or other applicable application process may approve a reduction in the required number of off-street parking spaces where the applicant can demonstrate there is lesser need for the required number of off-street parking spaces, and there is space set aside for code complying off-site parking spaces to be constructed if a need is later indicated by the city issuing authority, provided:

(A) Where the applicant is seeking a reduction in the total number of required constructed parking spaces, the lesser number of constructed spaces may be allowed, provided:

(i) The city may require a parking study[~~, conducted in accordance with accepted methodology approved by the city issuing authority, prepared by an independent traffic engineering professional under the supervision of the city and paid for by the applicant, demonstrating that there is not a present need for the portion of parking for which the applicant is requesting proof of parking flexibility~~]. Where the applicant is seeking a reduction of 10% or less in the total number of required constructed parking spaces, the requirement for a parking study is waived;

***

(2) *Shared parking between businesses or other entities.* It is the city's policy to encourage efficient use of land and resources by allowing shared parking for multiple use developments or uses that are located near one another and that have different peak parking demands or different operating hours. The issuing authority may approve the shared use of parking facilities under the following conditions:

(A) *Proximity.* The proposed shared parking space is within 500 feet of the [~~entrance to the use it will serve~~] site;

(B) *Conflict in hours.* The applicant demonstrates that, because of the hours, size and mode of operation of the respective uses, there is no substantial conflict in the peak parking demands of the uses for which shared use of off-street parking facilities is proposed, and there will be an adequate amount of parking available to meet the needs for each use. A shared parking plan must be submitted whenever shared parking is proposed that includes specific analysis on the peaking characteristics of the various uses included. The city may also require a parking study[~~ conducted in accordance with accepted methodology approved by the city issuing authority, prepared by an independent traffic engineering professional under the supervision of the city and paid for by the applicant, demonstrating that there is not a present need for the portion of parking for which the applicant is requesting proof of parking flexibility~~];

(4) *Enhanced linkages to mass transit.* Off-street parking requirements may be reduced subject to approval by the Planning Commission or City Council, where it can be determined that a site is located within one-half mile walking distance of a transit facility that provides regularly scheduled service seven days per week. The issuing authority may require a parking and transportation study[~~ conducted in accordance with accepted methodology approved by the city issuing authority, prepared by an independent traffic engineering professional under the supervision of the city and paid for by the applicant,~~] that shows that parking demand will be decreased by access to nearby transit.

(5) *Planned development (PD).* Off-street parking requirements may be reduced by the City Council through the planned development process when an applicant demonstrates the need for a lesser number of off-street parking spaces. The issuing authority may require a parking and transportation study[~~ conducted in accordance with accepted methodology approved by the city issuing authority, prepared by an independent traffic engineering professional under the supervision of the city and paid for by the applicant~~].

(6) *On-street parking.* Off-street parking requirements may be reduced subject to approval by the Planning Commission or City Council, when an applicant demonstrates need for a lesser number of off-street spaces due to available, nearby, and safely accessible permitted on-street parking spaces. The issuing authority may require a parking study [~~conducted in accordance with accepted methodology approved by the city issuing authority, prepared by an independent traffic engineering professional under the supervision of the city and paid for by the applicant,~~] demonstrating that on-street parking is safe and accessible, and that demand for on-street parking would not be deleterious to the area. The issuing authority may also require a sidewalk linkage from the front door of the facility to the sidewalk network.

***

§ 21.301.20 VEHICLE AND TRAILER PARKING AND STORAGE IN RESIDENTIAL ZONES.

***

(c) *Vehicle and trailer standards.*

(4) *Limitations on quantity.*

(A) No more than [~~four~~] six motor vehicles per unit may be parked or stored at single-family, [~~and~~] two-family, detached townhome, or cottage court dwelling units outside a garage or on a street.

(B) No more than one commercial motor vehicle may be parked or stored per single-family or two-family dwelling unit. Commercial motor vehicles are counted toward the total motor vehicle limit.

(C) No more than two trailers of any type, including trailers for recreational vehicle use as defined in § 21.301.13(b), may be parked or stored per single-family, [~~or~~] two-family, detached townhome, or cottage court dwelling unit. Trailers will not be counted toward the total motor vehicle limit established for the property.

(D) Motor vehicles temporarily parked at a residence for visitation or business service reasons or any motor vehicle parked or stored within a garage will not be counted for the purposes of these numerical limitations.

(E) All other motor vehicles, whether screened or not, including abandoned vehicles, junk vehicles, or inoperable vehicles, as defined in § 8.04, will be counted as motor vehicles for purposes of determining the number of vehicles parked or stored outside of a garage or on the street.

***

DIVISION B: USE STANDARDS

***

§ 21.302.02 RESIDENTIAL USES IN COMMERCIAL ZONING DISTRICTS.

***

(e) *Site and Building Design.*

***

(6) *Storage space.* A fully enclosed, lockable storage space, located outside the unit (excluding accessibility and [~~senior citizen~~]independent 55+ or older adult housing), must be provided for each dwelling unit.

***

(C) *Accessibility and* [~~*senior citizen*~~] *independent 55+ or older adult housing.* A designated storage space of at least 96 cubic feet, with minimum dimensions at least four feet high, four feet wide and four feet deep must be located within each dwelling unit.

§ 21.302.22 MEDICAL AND ADULT-USE CANNABIS BUSINESSES.

***

(c) *Applicable use classification and parking category by state license type.*

State License Type	***Zoning Use Types****	***Parking Category***
Cannabis cultivator	Agriculture, indoor	[~~General Manufacturing~~] Warehousing

***

ARTICLE VI: DEFINITIONS

§ 21.601 DEFINITIONS.

***

[~~***SENIOR CITIZEN***~~] ***INDEPENDENT 55+ OR OLDER ADULT HOUSING.*** Multiple-family h[~~H~~]ousing designed and intended to be occupied principally by [~~elderly~~] persons 55 years of age or older.[~~or elderly families in accordance with any of the following:~~

~~(A) Eligible by age to receive an old age benefit under Title II of the Social Security Act; or~~

~~(B) Eligible by age to receive housing assistance under housing programs financed by the city, the State Housing Finance Agency and the federal government.~~]

***

Section 3. Effective Date. This Ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed and adopted this _____ day of _____, 2026.

_____

Mayor

ATTEST:

_____

Secretary to the Council

APPROVED:

_____

City Attorney

RESOLUTION NO. 2026- __

A RESOLUTION DIRECTING SUMMARY PUBLICATION OF ORDINANCE NO. 2026- __, AN ORDINANCE AMENDING OFF-STREET PARKING STANDARDS, THEREBY AMENDING CHAPTERS 12 AND 21 OF THE CITY CODE

WHEREAS, the City Council of the City of Bloomington is the official governing body of the City of Bloomington, Minnesota ("City"); and

WHEREAS, Section 3.08 of the Bloomington City Charter provides as follows:

> SEC. 3.08. SIGNING AND PUBLICATION OF ORDINANCES AND RESOLUTIONS.
>
> Every ordinance or resolution passed by the council must be signed by the mayor or by the acting mayor, attested by the secretary of the council and filed and preserved by the secretary. Every ordinance and any resolutions requested by the mayor or by two other members of the council must be published at least once in the official newspaper. The council, by a two-thirds vote of all of its members, can direct publication of only the title and a summary of an ordinance, if the council approves the text of the summary and determines that it would clearly inform the public of the intent and effect of the ordinance. The summary must comply with the requirements of Minnesota Statutes Section 331A.01, subd. 10 and give notice that a full copy of the ordinance is available for inspection during regular office hours at the city clerk's office. As provided by law, an ordinance can incorporate by reference a statute of Minnesota, a state administrative rule or a regulation, a code, or ordinance or part thereof without publishing the material referred to in full.

; and

WHEREAS, the City Council at its regular meeting on October 12, 2026, enacted an ordinance amending off-street parking count requirements, amending parking flexibility measures, and increasing the maximum number of vehicles permitted to be stored outside at a residential dwelling, thereby amending Chapters 12 and 21 of the City Code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MINNESOTA, that the following title and summary of the ordinance be published in the official newspaper. The City Council determines that the following summary would clearly inform the public of the intent and effect of the ordinance enacted:

NOTICE OF SUMMARY
PUBLICATION OF ORDINANCES

On October 12, 2026, at its regular meeting, the Bloomington City Council enacted an ordinance (No. 2026-___) amending off-street parking count requirements, amending parking flexibility measures, and increasing the maximum number of vehicles permitted to be stored outside at a residential dwelling, thereby amending Chapters 12 and 21 of the City Code. The specific title of the ordinance enacted was: "**AN ORDINANCE AMENDING OFF-STREET PARKING STANDARDS, THEREBY AMENDING CHAPTERS 12 AND 21 OF THE CITY CODE**". The full ordinance is available to the public for inspection at the Bloomington City Clerk's Office, 1800 West Old Shakopee Road, Bloomington, Minnesota 55431, (952) 563-8700, during the hours of 8:00 a.m. and 4:30 p.m. and online at www.blm.mn/code.

Passed and adopted on October 12, 2026.

_____
Mayor

ATTEST:

_____
Secretary to the Council

The Commission expressed general support for this item.

1.1.4 Actions of the Commission

Motion by Commissioner White, **Seconded by** Commissioner Munster: Motion to close the public hearing for Item 1.1, motion carried: 5 to 0.

Motion by Commissioner White, **Seconded by** Commissioner Munster: In Case #PL2026-157, I move to recommend that the City Council approve the public street name change for a portion of Hopkins Road lying northwesterly of 10526 Hopkins Road and 600 Mission Road to Mission Road, motion carried 5 to 0.

ITEM 1.2 PUBLIC HEARING: CASE #2026-152 | APPLICANT: CITY OF BLOOMINGTON | CITY CODE AMENDMENT – OFF-STREET PARKING REQUIREMENTS

1.2.1 Staff Report and Presentation

The staff report and presentation for Item 1.2 starts at 10:56 in the meeting recording.

Planner Liz O'Day presented the staff report. She presented the project timeline, background information, impacts of too much parking, study session feedback at both Planning Commission and City Council, an overview of proposed Code changes, including right-sizing baseline requirements, development district reduction of 10%, increasing the limit on vehicles outside a garage, minor cleanups and clarifications, public outreach, correspondence received from the public, a letter of support from the Sustainability Commission, and the staff recommendation.

The City Council holds final decision-making authority on this item. Staff recommends approval of the proposed ordinance.

The Commission asked questions about:

- Standards for major redevelopment;
- Storage facility requirements;
- Where cars can be stored on properties;
- Parking space calculations and floor area measurements;
- Specific changes in requirements for various uses;
- Parking maximums;
- Parking requirements for office and retail uses;
- Parking flexibilities or reductions allowed by Code;
- How the City is tracking development incentives;
- The building reuse flexibility measure; and
- Compact parking.

1.2.2 Public Hearing:

Acting Chair Isse opened the Public Hearing at 6:48 p.m.

A total of 2 individuals provided public testimony during this item.

- Becky Miller expressed her concerns about more cars being able to be parked outside in residential areas.

- Jakeline Siguantay asked about parking space assignment in shared lots at retail shopping centers.

Acting Chair Isse requested closure of the public hearing.

The public hearing closed at 6:57 p.m.

1.2.3 Discussion

Discussion for Item 1.2 start at 56:56 in the meeting recording.

Commissioners discussed residential parking, reducing parking minimums, not restricting business, parking maximums, transit-oriented development, capping the number of flexibility measures at one site, and removing parking minimums in development districts.

1.2.4 Actions of the Commission

Motion by Commissioner Linnee, **Seconded by** Commissioner Munster: Motion to close the public hearing for Item 1.2, motion carried: 5 to 0.

Motion by Commissioner Linnee**, Seconded by** Commissioner Munster, In Case #PL2026-152, I move to recommend the City Council adopt an ordinance updating minimum parking requirements, flexibility measures, modifying the number of vehicles at a dwelling, and editing definitions, thereby amending Chapter 12 and 21 of the City Code. During discussion, Commissioner Coleman submitted an amendment to the motions.

Motion by Commissioner Coleman**, Seconded by** Commissioner Isse, I move to amend the ordinance by striking the title and text of City Code 21.301.06(d)(2) and inserting development district off-street parking minimum exemption: Minimum parking requirements shall not apply to developments located within the defined areas of the Normandale Lake District Plan, South Loop District Plan, Penn-American District Plan, and 86th Street and 98th Street Nodes as identified in the Lyndale Avenue Suburban Retrofit plan, Motion failed: 2-3 with Commissioners White, Linnee, and Munster voting against the motion.

Motion by Commissioner Linnee**, Seconded by** Commissioner Munster, In Case #PL2026-152, I move to recommend the City Council adopt an ordinance updating minimum parking requirements, flexibility measures, modifying the number of vehicles at a dwelling, and editing definitions, thereby amending Chapter 12 and 21 of the City Code, motion carried: 4 to 1, with Commissioner Coleman voting against the motion.

2.1 STUDY ITEM: CITY OF BLOOMINGTON | PLANNING COMMISSION MEETING SYNOPSES CONSIDERATION

CITY OF
BLOOMINGTON
MINNESOTA

DATE: September 15, 2026

TO: City Council

FROM: Sustainability Commission

RE: Sustainability Commission Support for Proposed Off-Street Parking Requirements Ordinance Amendments

---

The Bloomington Sustainability Commission supports the proposed amendments to the City's off-street parking requirements identified in Chapter 21 of the City Code. The proposed amendments advance the City's sustainability goals by promoting more efficient use of land, supporting redevelopment, and reducing the amount of land and resources dedicated to parking beyond what is reasonably needed.

The Commission supports the City's approach of right-sizing parking requirements and providing targeted adjustments in adopted Development Districts. Establishing more appropriately sized parking requirements can create positive environmental impacts, including reducing the urban heat island effect, improving air quality, reducing impervious surfaces and polluted runoff, and creating opportunities for additional housing, landscaping, stormwater management, pedestrian improvements, and other community benefits. More efficient use of land dedicated to parking can also support development patterns that make walking, biking, and other transportation options more viable.

For these reasons, the Sustainability Commission supports adoption of the proposed off-street parking ordinance.

Brown, Shonte

From: Matthew Hallet [redacted]
Sent: Thursday, September 17, 2026 10:32 AM
To: Planning
Subject: Re: Bloomington Parking Minimums

CAUTION: This email was sent from outside of the City of Bloomington. Unless you recognize the sender and know the content, do not click links or open attachments.

Hi, Sorry! I need to add one more thing.

This is the British Columbia Active Transit Guide. It is the purpose built translation of the last 50 years of Dutch knowledge on how to build active transit within the constraints of North America. It was created for Victoria BC, which is a city with a similar population to Bloomington and significantly better than NATCO, which is a solid base but missing a lot of details this guide covers.

https://www2.gov.bc.ca/assets/gov/driving-and-transportation/funding-engagement-permits/grants-funding/cycling-infrastructure-funding/active-transportation-guide/2019-06-14_bcatdg_compiled_digital.pdf

Thank you.

Matthew Hallet

On Thu, Sep 17, 2026 at 10:22 AM Matthew Hallet <[redacted]> wrote:

> Hello!
>
> My name is Matthew Hallet, I am a resident of Bloomington and I believe that it is time we reduce parking minimums to zero.
>
> Time and again in our public and private projects, the requirement to take land for mandatory parking is eating up critical green space and creating induced demand that makes alternative transit significantly more difficult or impossible to implement. Creekside community center lost a park simply because we required parking.
>
> Now that we are staring down the double barrels of the worst oil crisis and climate catastrophe in human history - there is no argument possible to defend the status quo of maintaining car dominance parking minimums. None. The solution is obvious, it has been done before in 1970 when the Netherlands faced an oil embargo. They literally aligned their policy towards alternative transit and have built the best alternative transit system on the planet.
>
> You have the opportunity right now to do the same.
>
> Do it.

O'Day, Liz

From: Jaime Anthony [redacted]
Sent: Thursday, September 17, 2026 11:07 AM
To: O'Day, Liz
Subject: comment for agenda item 1.2 city code amendment

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email was sent from outside of the City of Bloomington. Unless you recognize the sender and know the content, do not click links or open attachments.

Dear Liz and Planning Commissioners,
Thank you for the care you have brought to the proposal for amending city code to update off-street parking requirements. I'm writing to express my enthusiastic support for these amendments for several reasons, including:

- a reduction in parking minimums is one small lever in a giant control board of levers and gears and switches for softening our human impact on the environment (the amendment could go even harder, but I'll take this small win)
- give small business owners more control over how much of their real estate is devoted to parking (fingers crossed that more patios and better bike amenities follow!)

Thanks for your care for our city,

Jaime

Jaime Anthony
Bloomington Resident, District 4

O'Day, Liz

From: Mike Mills [redacted]
Sent: Thursday, September 17, 2026 12:41 PM
To: O'Day, Liz
Subject: Off street parking

CAUTION: This email was sent from outside of the City of Bloomington. Unless you recognize the sender and know the content, do not click links or open attachments.

To Liz O'day and the Commissioners:

I am writing in support of the proposed parking rules, as it may somewhat reduce the over-reliance on cars. The city is clogged with roads and parking lots, and lacks proper infrastructure for biking and walking, so any step in changing that ratio is a positive step. Roads and parking lots also take away green space and greatly increase storm runoff which is severely harming our lakes, ponds, creeks and other waterways.

Thank you,
Mike Mills

will be held on Monday, September 21, 2026, and Monday, October 5, 2026, at 7 p.m. in the boardroom of the District Office.

S. Unowsky, Superintendent

Published in the Sun Current
October 1, 2026
1558668

CITY OF BLOOMINGTON
NOTICE OF PUBLIC HEARING
BY THE CITY COUNCIL

The Bloomington City Council will hold a public hearing on October 12, 2026, at 6:30 pm in the Council Chambers at Bloomington Civic Plaza, 1800 West Old Shakopee Road, Bloomington, Minnesota, or by electronic means as permitted by State law, to consider Case #PL202600152, an application by the City of Bloomington for a City Code amendment updating minimum parking requirements and parking flexibility measures, modifying allowed number of vehicles at residential properties, and editing definitions, thereby amending Chapters 12 and 21 of the City Code.

Review information and materials at www.blm.mn/notices. For more information or to submit comments, contact Liz O'Day, Planner, 1800 West Old Shakopee Road, Bloomington, MN 55431-3027. (952) 563-8919 or eoday@bloomingtonmn.gov.

Published in the Sun Current
October 1, 2026
1558731



Public Hearing: Off-Street Parking Requirements Ordinance

Cite Council | Item #4.2 | October 12, 2026

Presenter: Liz O'Day, Planner

Timeline


Planning Commission Study Session
April 16, 2026
City Council Study Session
May 4, 2026
Planning Commission Public Hearing
September 17, 2026
City Council Public Hearing
October 12, 2026

Background

- In general, parking minimums adopted mid-20th century
- Often based on limited or peak-demand data
- Bloomington adopted first parking standards in 1958

Parking Spaces (See Section 2C1)
Dwellings: 1 Space per Dwelling Unit
Hospitals: 1 Space per every 3 beds
Churches: 1 Space for every 3 seats
Retail Business: 1 space for each 85 square feet of floor space
Other Business: 1 space for each 150 sq. ft. of floor area except that restaurants must have 1 space for each 3 seats and motels must have 1 space for each unit.
Industry: 1 Space for every 2 employees (based upon maximum planned employment during any work period) or 1 space for each 800 sq.ft. of floor area, whichever requirement is the greater.

Impacts of Too Much Parking

- 💲 Higher development costs
- 🏠 Higher costs for residents/businesses
- 🏗️ Less efficient land use
- 🌡️ Heat island effect
- 🌧️ Stormwater runoff

Study Session Feedback

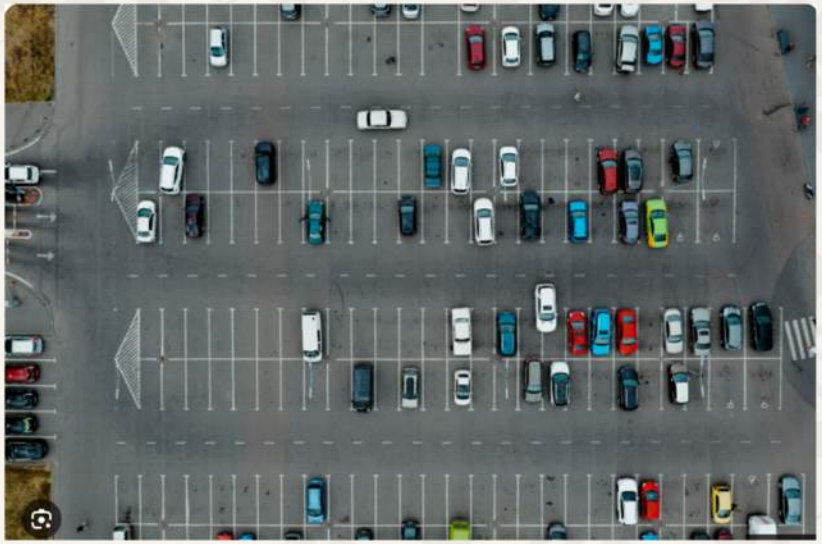


Code Changes

- Right-Sizing standards
- Reductions in Development Districts
- Capping parking flexibility requests
- # of vehicles parked outside garages
- Minor cleanups and clarifications

Right-Sizing

- Method: development history, compared standards to other cities, and characteristics of specific land use
- Modest reductions across applicable land uses
  - 10-30%
  - 50% in some instances
- Proposed standards would apply to new development moving forward



Development District Reduction

- By-right reduction of 10% in Development Districts
  - South Loop
  - Penn-American
  - Normandale Lake
  - Lyndale Ave at 86th St and 98th St
- **Purpose**: incentive redevelopment, increased intensity, and more efficient use of land and not require an applicant to pursue a separate discretionary parking reduction





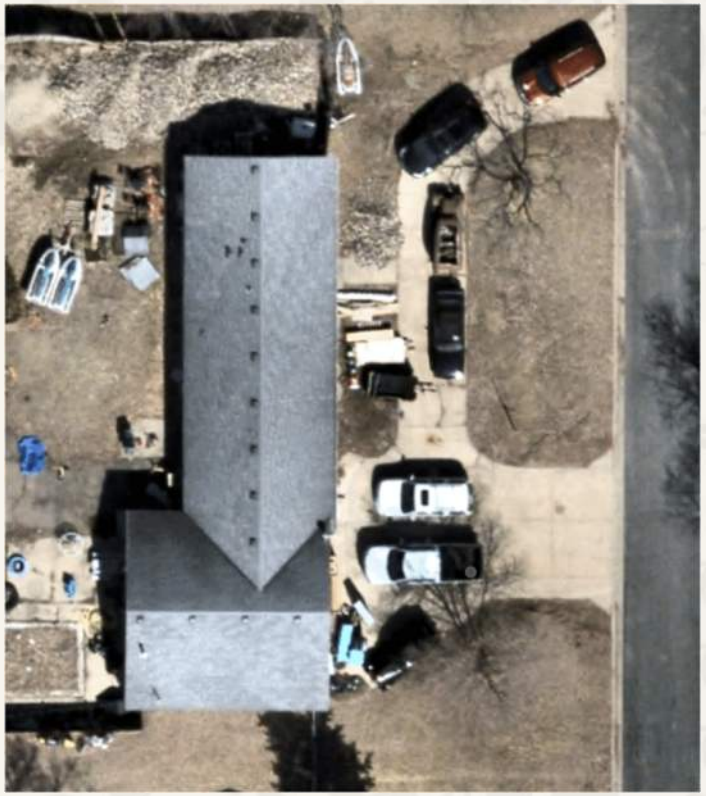
Pictured: Penn-American District

Capping Flexibility Requests

- Code has multiple methods to request parking flexibility
- Proposed: limit of two flexibility requests
- **Purpose**: prevent excessive cumulative parking reductions and ensure parking requirement remains reasonable

Limit on Vehicles Outside a Garage

- Current: 4 vehicles outside a garage at SF and TF dwellings
- Proposed: 6 vehicles outside a garage at SF and TF dwellings
- Current standards does not serve multi-generational housing or instances where adult children reside at parents home



Minor Cleanups and Clarifications

- Simplification and consolidation of use types
- Measurement clarification
- Updating the term “Senior Citizen Housing”
- Reformatting

Outreach

- Newspaper Notice (10-day notice – 09/03/2026 Sun Current)
- Public Hearing Notice Online
- E-Subscribe Group Notification
- Meetings with Interested Groups
  - Focus group with developers
  - Sustainability Commission

Correspondence

- Sustainability Commission submitted letter of support
- Three emails of public correspondence
  - Two expressing support of the ordinance
  - One expressing support to remove parking minimums altogether

Recommendation

The Planning Commission and staff recommend approval using the following motions:

Motion by _____, seconded by _____, to adopt Ordinance No. 2026-___, an ordinance amending off-street parking requirements, thereby amending Chapters 12 and 21 of the City Code.

Motion by ____, seconded by _____, I move to adopt Resolution No. 2026-___, a resolution authorizing summary publication of Ordinance No. 2026-_____ an ordinance amending off-street parking requirements, thereby amending Chapters 12 and 21 of the City Code.

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Finance	**5.1** **Budget Discussions: Internal Enterprise Services Team (IEST) Departments**
Agenda Section ORGANIZATIONAL BUSINESS	Date October 12, 2026

Requested Action:

Discussion item

Item created by: Briana Eicheldinger, Finance
Item presented by: Elizabeth Tolzmann, Deputy City Manager
IEST Department Directors and Leaders

Description:

Staff will discuss the proposed 2027 and 2028 budgets for:

- Internal Enterprise Services Team
  - Administration (City Manager's Office; City Council; Human Resources; and Equity, Inclusion and Workplace Culture)
  - City Clerk
  - Communications and Engagement
  - Finance
  - Information Technology
  - Legal

Attachments:

IEST Budget Presentation

Internal Enterprise Services Team (IEST) Budget Presentations

Administration, City Clerk, Communications & Engagement, Finance, Information Technology, Legal

Deputy City Manager Elizabeth Tolzmann

October 12, 2026

Internal Enterprise Services Team (IEST) Leadership Organization Chart



Elizabeth Tolzmann
Deputy City Manager
Internal Enterprise Services Team

Department Heads



Melissa Manderschied
City Attorney



Lori Economy-Scholler
Chief Financial Officer



Amy Cheney
Chief Information Officer



Janine Hill
Director of Communications and Engagement

Leads

Jamy Hanson
City Clerk



Steven Barrett
Human Resources Manager



Lauren Reynolds
Equity & Workplace Culture Administrator



Emily Larson
Strategy, Policy & Performance Manager



Priyanka Rai
Executive Assistant to the Mayor and IEST DCM



IEST General Fund Summary Budget Request

	2026 Budget	2027 Budget Request	% Change	$ Change	2028 Budget Request	% Change	$ Change
Revenues	$2,813,100	$2,871,950	2.09%	$58,850	$2,937,150	2.27%	$65,200
Expenditures	$13,386,504	$13,248,766	−1.03%	−$137,738	$14,101,301	6.43%	$852,535
Net Impact	**$10,573,404**	**$10,376,816**	**−1.86%**	**−$196,588**	**$11,164,151**	**7.59%**	**$787,335**

The Internal Enterprise Services Team represents 10% of the General Fund Budget

Tonight's Agenda

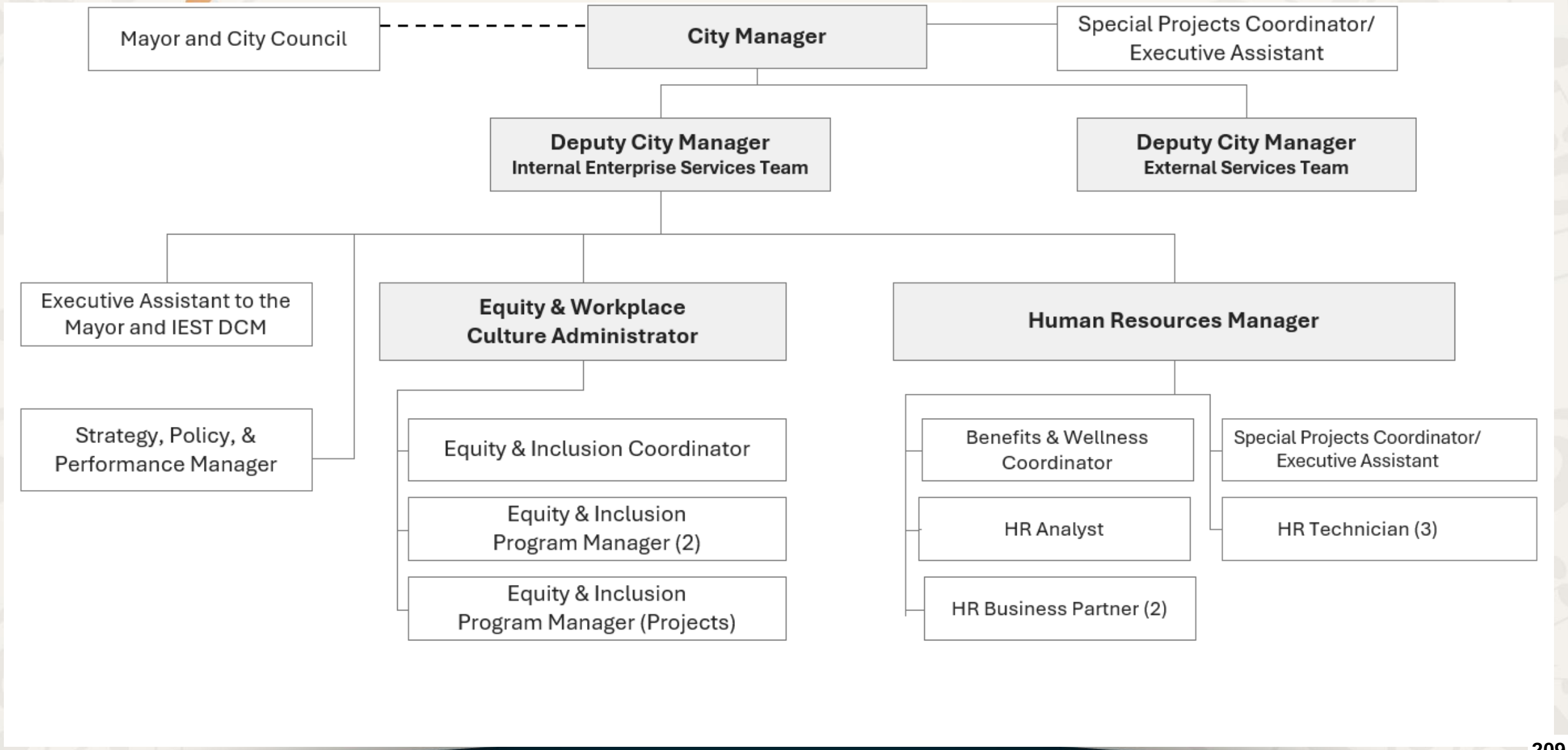
Internal Enterprise Service Team Department Presentations

- Administration and Government Relations
- City Clerk
- Communications and Engagement
- Finance
- Legal
- Information Technology

Administration

City Council; City Manager's Office; Human Resources; Equity, Inclusion and Workplace Culture; Strategy, Policy, and Performance; and Government Relations

Administration Department Org Chart
(20 Full-Time Employees | 7 Councilmembers)



Administration Summary Budget Request

	2026 Budget	2027 Budget Request	% Change	$ Change	2028 Budget Request	% Change	$ Change
Revenues	$0	$0	N/A	$0	$0	N/A	$0
Salaries & Benefits	$3,656,432	$3,758,533	2.79%	$102,101	$3,959,561	5.35%	$201,028
Materials, Supplies & Services	$1,480,844	$1,393,758	−5.88%	−$87,086	$1,416,276	1.62%	$22,518
Chargebacks to Other Funds	−$948,664	−$986,610	−4.00%	−$37,946	−$1,026,075	−4.00%	−$39,465
Total Expenditures	**$4,188,612**	**$4,165,681**	**−0.55%**	**−$22,931**	**$4,349,762**	**4.42%**	**$184,081**
Net Impact	**$4,188,612**	**$4,165,681**	**−0.55%**	**−$22,931**	**$4,349,762**	**4.42%**	**$184,081**

Reductions & Efficiencies - Administration

Administration **2026 to 2027 Operating Budget Changes**	**Amount**
Professional and contracted services	($88,572)
Software, equipment leases, and maintenance	($1,200)
Travel, training, supplies, and other operating costs	($63,279)
Internal support service charges	($1,900)
Total account reductions	**($154,951)**
Offsetting operating cost increases	$67,865
Net operating reduction	**($87,086)**

2026 Major Accomplishments - Administration

- **Organizational Realignment and Coordination** — Strengthen coordination across Communications & Engagement, Human Resources, and Equity, Inclusion & Workplace Culture without increasing budget or FTEs.
- **Invest in Talent, Leadership & Retention, Strategic Planning and Performance Measures** — Build internal capacity in strategic planning and performance measures, leadership development programs, employee engagement data, and employee resource groups.
- **Maintain Competitive & Sustainable Compensation** — Implement a market competitive compensation structure and align pay structures across eight collective bargaining agreements.
- **Strengthen Service & Accountability** — Modernize policies, processes, and operating procedures to improve consistency, clarify expectations, strengthen accountability, and support efficient, high-quality service delivery.

Strategic Budget Approach and Opportunities - Administration

- **Align Key Organizational Functions** — Integrate the City Manager's Office, City Council, Human Resources, and Equity, Inclusion & Workplace Culture to strengthen coordination and accountability while maintaining transparent financial tracking.
- **Maximize Internal Capacity & Shared Resources** — Leverage internal expertise to expand training, leadership development, and employee engagement while reducing reliance on external consultants.
- **Invest in Organizational Stability & Retention** — Prioritize investments that strengthen leadership, workplace culture, succession planning, and employee retention, reducing turnover costs and maximizing long-term value.
- **Drive Efficiency & Continuous Improvement** — Identify process improvements, efficiencies, and cost-saving opportunities that sustain high-quality services while maximizing existing resources.

Key Takeaways - Administration

- **Doing More with Existing Resources** — Realigning functions, leveraging internal expertise, and sharing resources to increase capacity without adding FTEs or unnecessary costs.
- **Investing in People to Strengthen the Organization** — Prioritizing competitive compensation, leadership development, engagement, and retention to build a stable and high-performing workforce.
- **Improving Service, Consistency & Accountability** — Strengthening policies, processes, and operating procedures to clarify expectations, improve efficiency, and deliver consistent, high-quality service.
- **Building a More Connected & Sustainable Organization** — Breaking down silos and aligning leadership, supporting areas across the city, and engagement to better support employees, residents, and the organization's long-term needs.

Government Relations

- **Legislative Action Team –** A cross-departmental team of subject matter experts that coordinates, informs, and advances the City's state and federal legislative priorities, policy positions, and advocacy efforts.
- **Key Accomplishments**
  - $4 million in state funding secured to design and construct the North Sanitary Sewer Project
  - A special license for on-sale intoxicating liquor at Dwan Golf Course
  - Three active federal appropriations requests totaling more than $4 million
  - $1.69 million in federal funding secured for the Normandale Blvd. sidewalk and trail ($600k) and a booster pump station replacement ($1.09 m)

Government Relations Timeline

October 1

- Workshop with Legislative Action Team (LAT)

October

- Refinement of the 2027 draft

October 28

- Due date for SME edits to draft document

November 17

- Bloomington Delegation meeting with state reps to discuss the 2027 draft

December 7 or 14

- 2027 draft presentation to Council

December 21

- Adopt the 2027 Legislative Platform

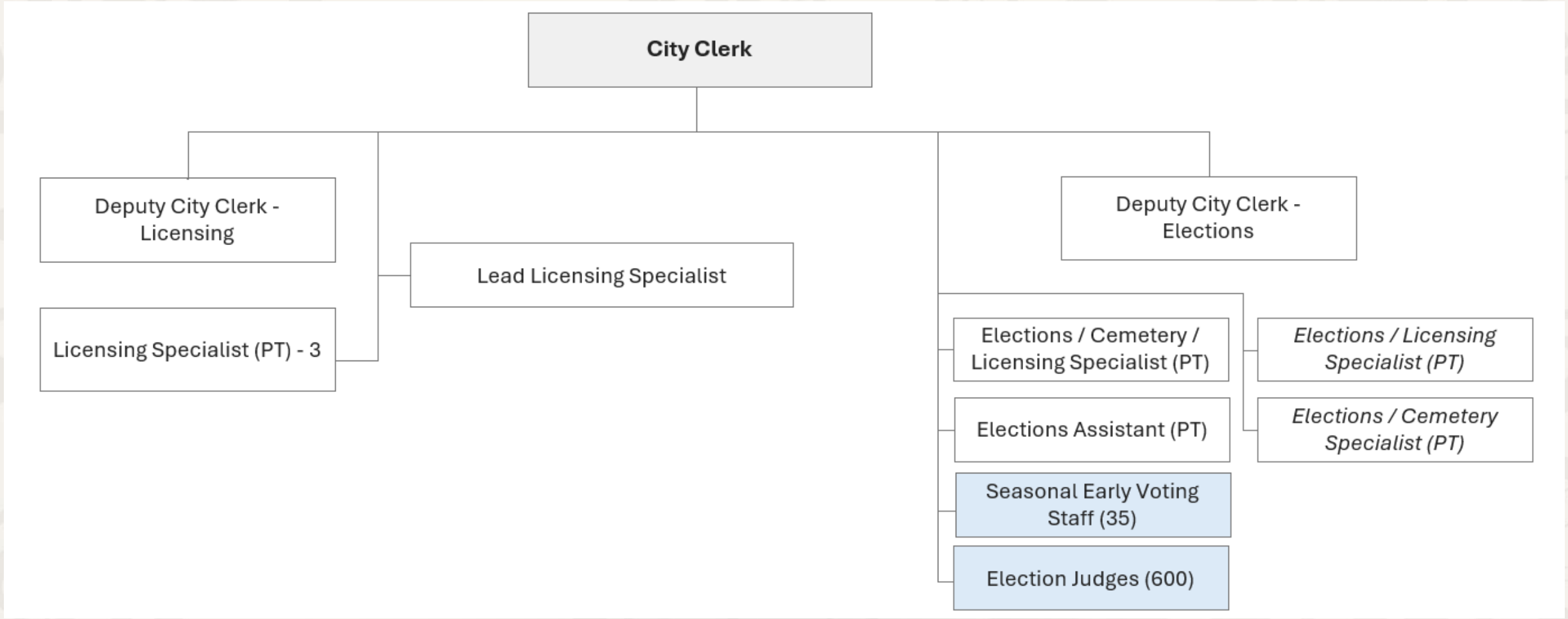
January 12, 2027

- MN State Legislative Session begins!

City Clerk

Elections, Licensing, Passports, and Cemetery Services

City Clerk Org Chart
(4 Full-Time Employees | 5 Part-Time Employees)
(+ 2 Additional Part-Time Positions)



City Clerk Summary Budget Request

	2026 Budget	2027 Budget Request	% Change	$ Change	2028 Budget Request	% Change	$ Change
Revenues	$1,158,400	$1,230,800	6.25%	$72,400	$1,296,000	5.30%	$65,200
Salaries & Benefits	$1,136,096	$896,923	−21.05%	−$239,173	$1,181,029	31.68%	$284,107
Materials, Supplies & Services	$383,838	$317,199	−17.36%	−$66,639	$380,046	19.81%	$62,847
Chargebacks to Other Funds	−$18,886	−$19,641	−4.00%	−$755	−$20,427	−4.00%	−$786
Total Expenditures	**$1,501,048**	**$1,194,481**	**−20.42%**	**−$306,567**	**$1,540,648**	**28.98%**	**$346,168**
Net Impact	**$342,648**	**−$36,319**	**−110.60%**	**−$378,967**	**$244,648**	**773.60%**	**$280,968**

Reductions & Efficiencies – City Clerk

City Clerk 2026 to 2027 Operating Budget Changes	Amount
Travel, training, supplies, and other operating costs	($29,240)
Internal support service charges	($48,282)
Software, equipment leases, and maintenance	($11,000)
Total account reductions	**($88,522)**
Offsetting operating cost increases	$21,883
Net operating reduction	**($66,639)**

2026 Major Accomplishments – City Clerk

- **Responded to Record Passport Demand** — Successfully managed unprecedented application volumes during Operation Metro Surge while maintaining timely, responsive customer service.
- **Delivered a Record-Setting Primary Election** — Successfully administered the Primary Election with 33% turnout among 62,074 registered voters.
- **Improved Voting Accessibility** — Secured grant funding for curbside voting signage, improving accessibility and voter awareness across polling locations.
- **Modernized Cemetery Operations** — Invested in equipment that reduced manual work, increased efficiency, and saved staff time.

Strategic Budget Approach and Opportunities – City Clerk

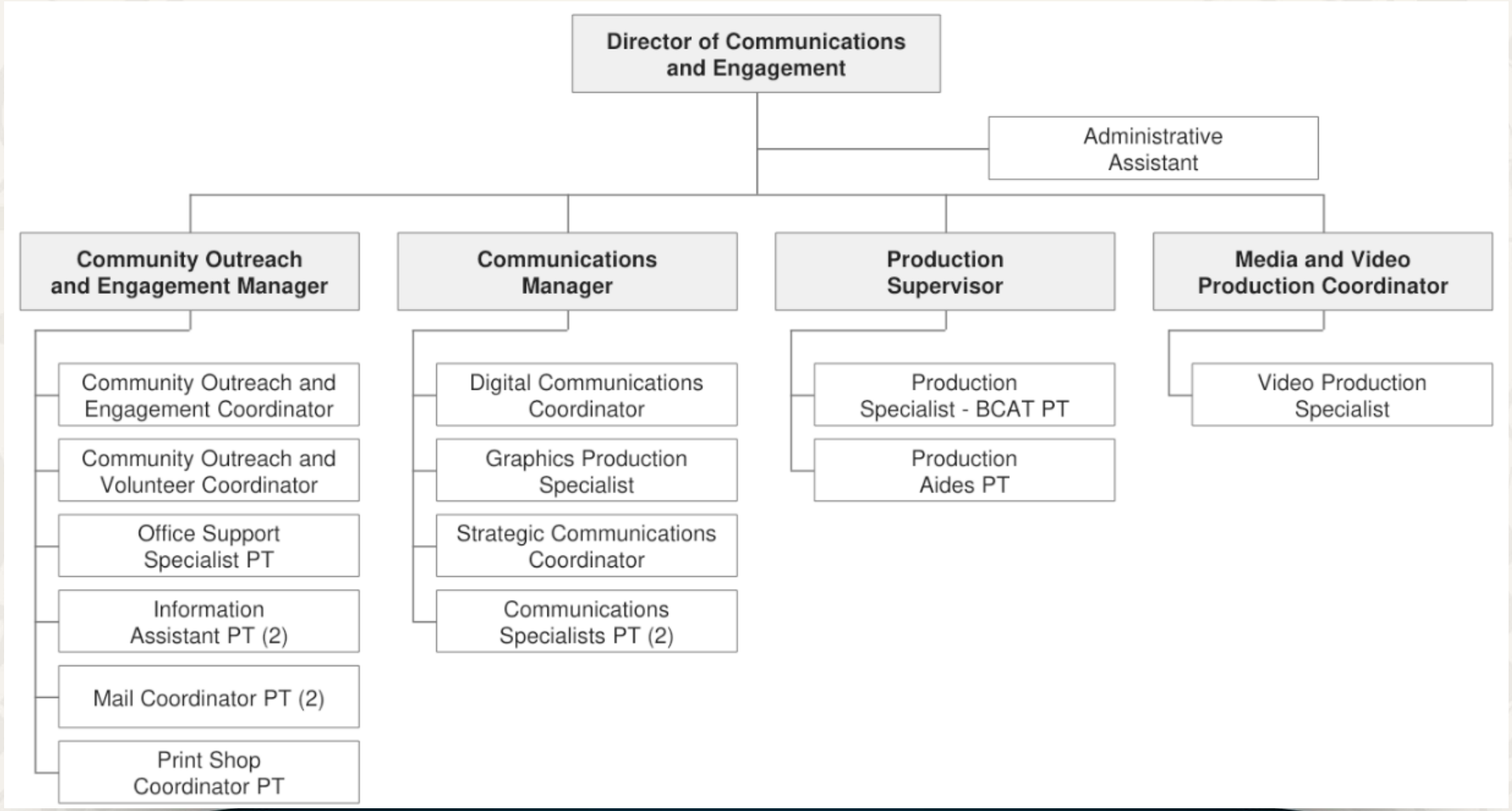
- **Adapt to Changing Service Demands** — Align election operations and staffing with increased early and absentee voting, evolving voter preferences, and changing service volumes.
- **Build a Flexible, Cross-Functional Workforce** — Create shared Cemetery/Elections and Licensing/Elections positions that address year-round operational needs while providing additional capacity during peak election periods.
- **Leverage Existing Revenues to Expand Capacity** — Fund additional part-time staffing through existing revenue streams, increasing service capacity without additional General Fund investment.
- **Improve Efficiency & Long-Term Sustainability** — Continue modernizing staffing, equipment, and operating practices to reduce manual workloads, respond to peak demand, and maintain timely, accessible service.

Key Takeaways – City Clerk

- **Modernize Services & Reduce Costs** — Adapt election and cemetery operations to changing service demands while improving efficiency and long-term sustainability.
- **Optimize Staffing & Resources** — Realign part-time staffing across Elections, Licensing, Cemetery, and Passport services to provide flexible capacity where demand is greatest.
- **Right-Size Operations** — Evaluate opportunities to consolidate election precincts (reduce from 30 to 20), adjust absentee voting periods where permitted by law, and simplify cemetery pricing (flat-rate) to reduce costs and administrative workload.
- **Respond to Growing Responsibilities** — Maintain capacity to address election integrity and security, regulatory requirements, and increasing licensing and service demands.

Communications & Engagement

Communications & Engagement Org. Chart (12 Full-Time Employees | 9 Part-Time Employees)



Comms & Engagement Summary Budget Request

	2026 Budget	2027 Budget Request	% Change	$ Change	2028 Budget Request	% Change	$ Change
Revenues	$914,700	$906,150	−0.93%	−$8,550	$906,150	0.00%	$0
Salaries & Benefits	$1,949,649	$2,052,085	5.25%	$102,436	$2,134,897	4.04%	$82,812
Materials, Supplies & Services	$1,088,229	$931,639	−14.39%	−$156,590	$959,395	2.98%	$27,756
Chargebacks to Other Funds	−$520,954	−$541,792	−4.00%	−$20,838	−$563,464	−4.00%	−$21,672
Total Expenditures	**$2,516,923**	**$2,441,932**	**−2.98%**	**−$74,991**	**$2,530,828**	**3.64%**	**$88,896**
Net Impact	**$1,602,223**	**$1,535,782**	**−4.15%**	**−$66,441**	**$1,624,678**	**5.79%**	**$88,896**

Reductions & Efficiencies – Communications & Engagement

Comms & Engagement 2026 to 2027 Operating Budget Changes	Amount
Professional and contracted services	($122,424)
Software, equipment leases, and maintenance	($1,974)
Travel, training, supplies, and other operating costs	($44,324)
Internal support service charges	($10,112)
Total account reductions	**($178,874)**
Offsetting operating cost increases	$22,285
Net operating reduction	**($156,590)**

2026 Major Accomplishments – Communications & Engagement

- **Strengthened Media Relations & Public Outreach** — Expanded proactive communications to increase awareness of City services, programs, and priorities.
- **Advanced Organization-Wide Communications** — Improved alignment and coordination of communications and engagement efforts across City departments.
- **Expanded Community Reach** — Used diverse communication channels and engagement strategies to meet residents where they are and broaden access to City information.
- **Advanced Digital Accessibility** — Improved digital communications and practices to strengthen ADA compliance and ensure more accessible City information and services.

Strategic Budget Approach and Opportunities – Comms. & Engagement

- **Align Staff & Services** — Strengthen coordination across teams to reduce duplication, leverage expertise, and enhance communications and engagement services.
- **Advance Digital Accessibility** — Respond to growing ADA requirements by assessing organizational needs, resources, and long-term strategies for accessible communications and digital services.
- **Explore New Revenue Opportunities** — Evaluate broadband franchise agreements as a potential new revenue source and approach to supporting City services.
- **Advance Legislative Solutions** — Continue working with other cities and legislators to preserve local control of rights-of-way and modernize broadband franchise authority.

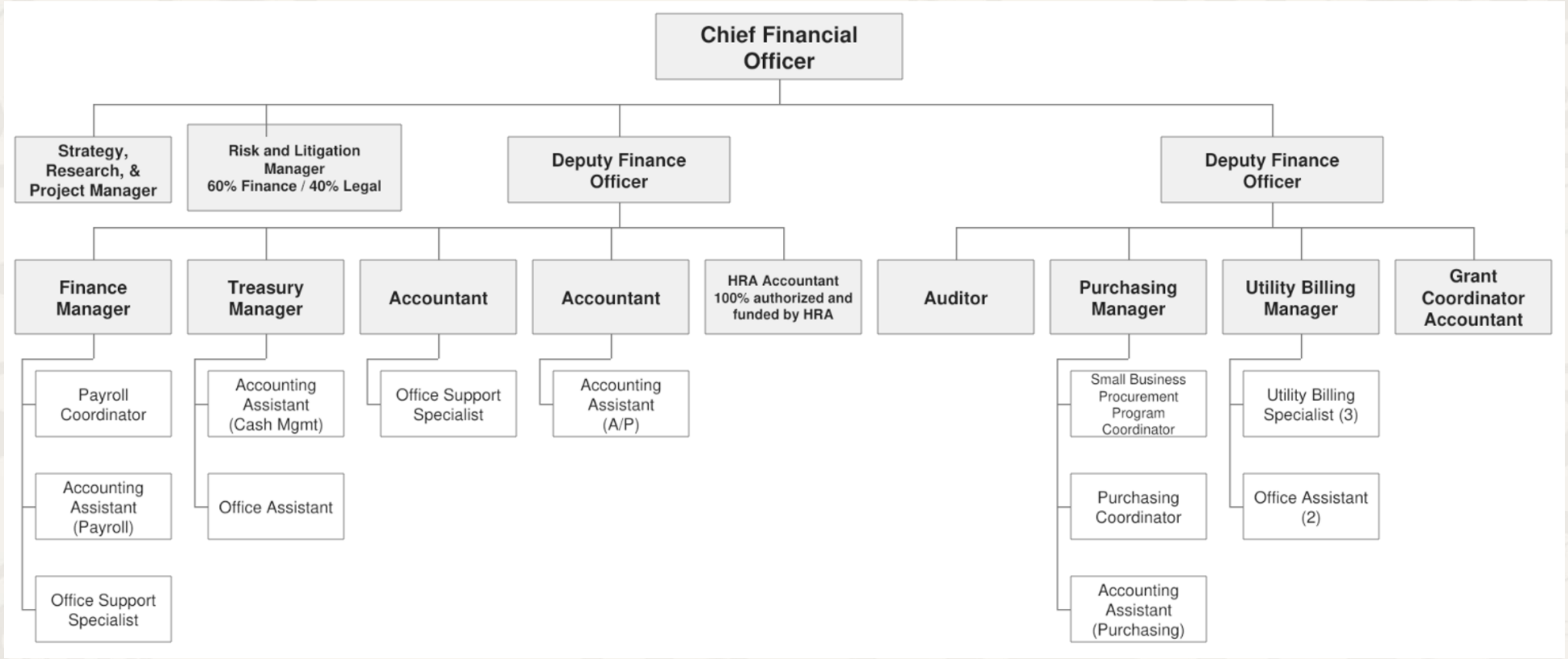
Key Takeaways – Comms. & Engagement

- **Maintain Strong Communications and Public Relations** — Consolidate and align services while expanding digital tools to maintain meaningful, high-quality, coordinated communications and engagement.
- **Expand Reach & Public Engagement** — Continue strengthening strategic communications, media relations, and engagement to meet residents where they are.
- **Advance Accessibility & Digital Inclusion** — Respond to increasing ADA and accessibility requirements through coordinated planning, technology, and resources.
- **Explore Sustainable Funding Opportunities** — Evaluate broadband franchise revenue and related policy opportunities to support evolving communications and community needs.

Finance

Financial Reporting, Budget, Accounting, Payroll, Purchasing, Utility Billing, Investments, Risk Management, Debt Management

Finance Department Organization Chart (29 Full-Time Employees)



Finance Summary Budget Request

	2026 Budget	2027 Budget Request	% Change	$ Change	2028 Budget Request	% Change	$ Change
Revenues	$240,000	$205,000	−14.58%	−$35,000	$205,000	0.00%	$0
Salaries & Benefits	$3,581,946	$3,819,776	6.64%	$237,830	$3,972,191	3.99%	$152,414
Materials, Supplies & Services	$789,174	$786,704	−0.31%	−$2,470	$810,904	3.08%	$24,200
Chargebacks to Other Funds	−$2,539,639	−$2,687,591	−5.83%	−$147,952	−$2,758,010	−2.62%	−$70,419
Total Expenditures	**$1,831,481**	**$1,918,889**	**4.77%**	**$87,408**	**$2,025,085**	**5.53%**	**$106,195**
Net Impact	**$1,591,481**	**$1,713,889**	**7.69%**	**$122,408**	**$1,820,085**	**6.20%**	**$106,195**

Reductions & Efficiencies - Finance

Finance **2026 to 2027 Operating Budget Changes**	**Amount**
Professional and contracted services	($6,100)
Travel, training, supplies, and other operating costs	($30,640)
Total account reductions	**($36,740)**
Offsetting operating cost increases	$34,270
Net operating reduction	**($2,470)**

2026 Major Accomplishments - Finance

- **Advanced a Fiscally Responsible Budget** — worked across the organization to develop a single-digit 6.64% preliminary tax levy proposal, balancing fiscal stewardship, organizational priorities, and the financial impact on residents and businesses.
- **Achieved National Recognition for Financial Excellence** — Earned the GFOA Triple Crown, including the City's 54th consecutive Excellence in Financial Reporting Award, along with recognition for budgeting and the Annual Report to the Community. Also, retained the City's AAA credit rating and successfully completed three bond sales, supporting favorable access to capital.
- **Expanded Access to City Contracting** — Advanced small business procurement initiatives to increase opportunities for small and local businesses and improve access to City contracts.
- **Strengthened Finance Operations and Service Delivery**— Realigned existing positions to balance workloads, increase capacity, and strengthen support in Payroll, Cashiering, Utility Billing, and Risk Management for service delivery. Collaborated with other departments to strength grant compliance measures, and to created greater efficiency with purchases under $10,000.

Strategic Budget Approach and Opportunities - Finance

- **Strengthen Financial Stewardship, Compliance & Risk Management** — Maintain strong internal controls, audit readiness, grant compliance, financial reporting, and risk management to protect City resources and minimize financial exposure.
- **Tell the Story of Our Budget & Priorities** — Advance Priority Based Budgeting to increase transparency, connect resources to community and organizational priorities, support strategic resource shifts, and strengthen accountability for results.
- **Modernize Core Financial Systems & Processes** — Transition paid-on-call firefighter payroll to the City's centralized financial system and prepare for replacement of aging utility billing technology.

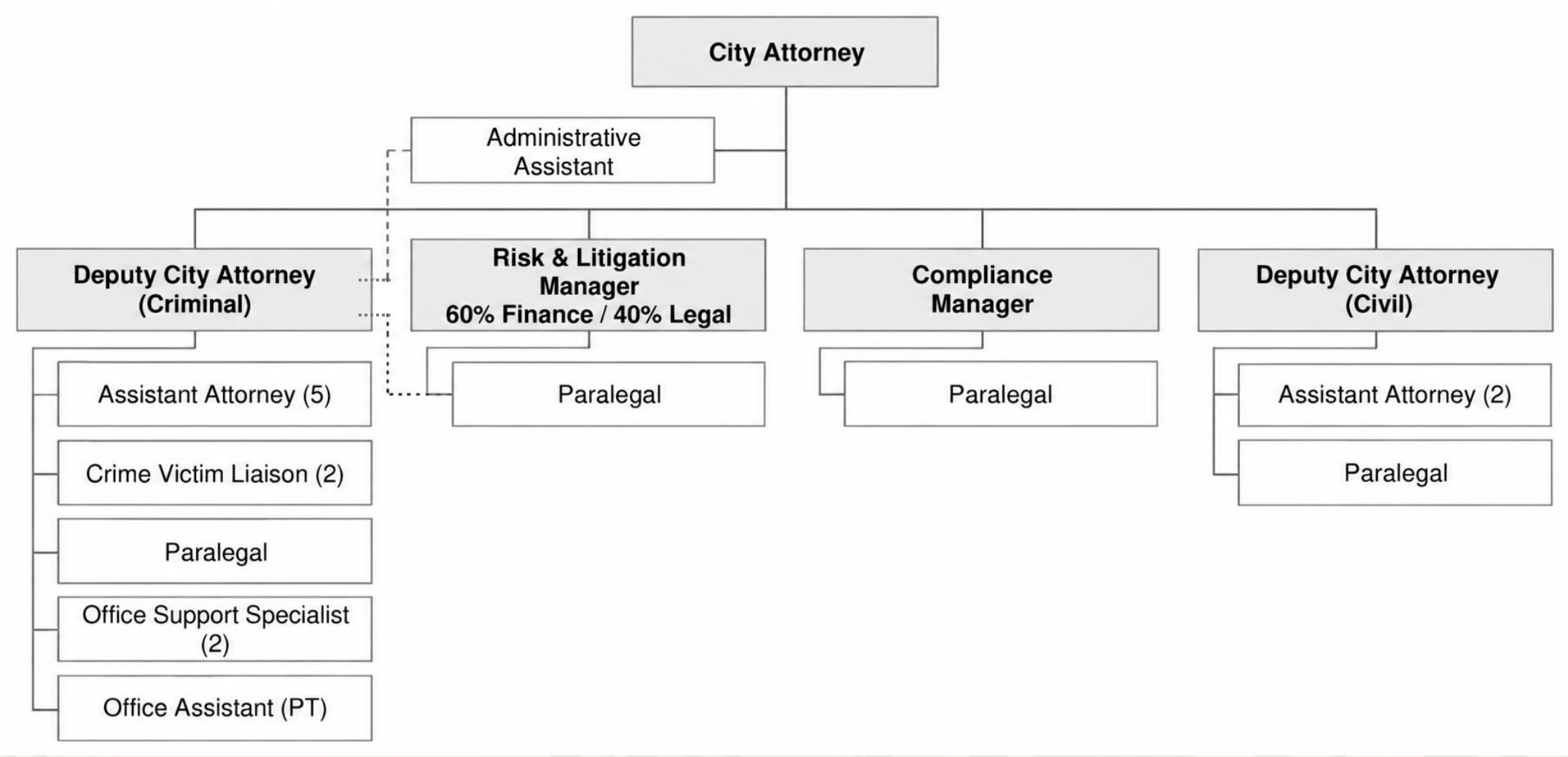
Key Takeaways - Finance

- **Preserve Core Finance Services** — Maintain strong financial operations with no proposed position additions, eliminations, or transfers, while protecting service levels and internal controls.
- **Deliver More Efficiently with Existing Resources** — Leverage the recent Finance reorganization, technology improvements, and process modernization to support lower operating budgets and maximize staff capacity.
- **Strengthen Transparency & Accountability** — Advance Priority Based Budgeting to better tell the City's financial story, connect resources to priorities, identify strategic resource shifts, and demonstrate accountability for results.
- **Manage Compliance, Risk & Workforce Capacity** — Monitor workload, grant compliance, financial and organizational risk, and succession needs, particularly as training and overtime flexibility decreases.

Legal

City Attorney’s Office: Criminal, Civil, Litigation, Compliance

Legal Department Org. Chart
(20 Full-Time Employees | 1 Part-Time Employee)



Legal Summary Budget Request

	2026 Budget	2027 Budget Request	% Change	$ Change	2028 Budget Request	% Change	$ Change
Revenues	$500,000	$530,000	6.00%	$30,000	$530,000	0.00%	$0
Salaries & Benefits	$3,202,655	$3,451,948	7.78%	$249,293	$3,588,899	3.97%	$136,951
Materials, Supplies & Services	$811,260	$767,930	−5.34%	−$43,330	$785,858	2.33%	$17,928
Chargebacks to Other Funds	−$665,476	−$692,095	−4.00%	−$26,619	−$719,779	−4.00%	−$27,684
Total Expenditures	**$3,348,439**	**$3,527,783**	**5.36%**	**$179,344**	**$3,654,978**	**3.61%**	**$127,195**
Net Impact	**$2,848,439**	**$2,997,783**	**5.24%**	**$149,344**	**$3,124,978**	**4.24%**	**$127,195**

Reductions & Efficiencies - Legal

Legal 2026 to 2027 Operating Budget Changes	Estimated Amount
Professional and contracted services	($11,000)
Software, equipment leases, and maintenance	($44,400)
Travel, training, supplies, and other operating costs	($6,165)
Total account reductions	**($61,565)**
Offsetting operating cost increases	$18,235
Net operating reduction	**($43,330)**

2026 Major Accomplishments - Legal

- **Delivered Strong Criminal Prosecution Results**
  - Successfully tried all three criminal jury trials
  - Prosecuted nearly 5,000 cases annually, generating more than $400,000 in fine revenue.
  - Developed a new officer notification process designed to reduce overtime costs and improve coordination with law enforcement.
- **Strengthened Contract & Workforce Compliance**
  - Oversaw prevailing wage compliance across 25+ projects representing more than $100 million and 80+ contractors
  - Recovered $2,000+ in unpaid wages for workers at city-funded projects
- **Streamlined Civil Legal Services & Risk Management**
  - Simplified low-risk contracts under $10,000 and certificate-of-insurance review processes
  - Successfully obtained firearm removal orders in every Extreme Risk Protection Order (ERPO) hearing

Strategic Budget Approach and Opportunities - Legal

- **Work Smarter to Meet Growing Legal Demand** — Streamline workflows and optimize technology to improve response times, strengthen resiliency, manage rising software costs, and maximize staff capacity.
- **Leverage Technology & Justice Partnerships** — Expand technology integrations with external justice partners to automate data entry, reduce administrative work, and improve efficiency.
- **Advance Effective Alternatives to Traditional Court** — Continue supporting the County-City Restorative Court partnership, serving approximately 80 participants each month and supporting improved employment, housing, and long-term outcomes.
- **Strengthen Access to Justice & Victim Services** — Redesign the City's approach to confidential victim services to improve access, service delivery, and outcomes for those navigating the justice system.

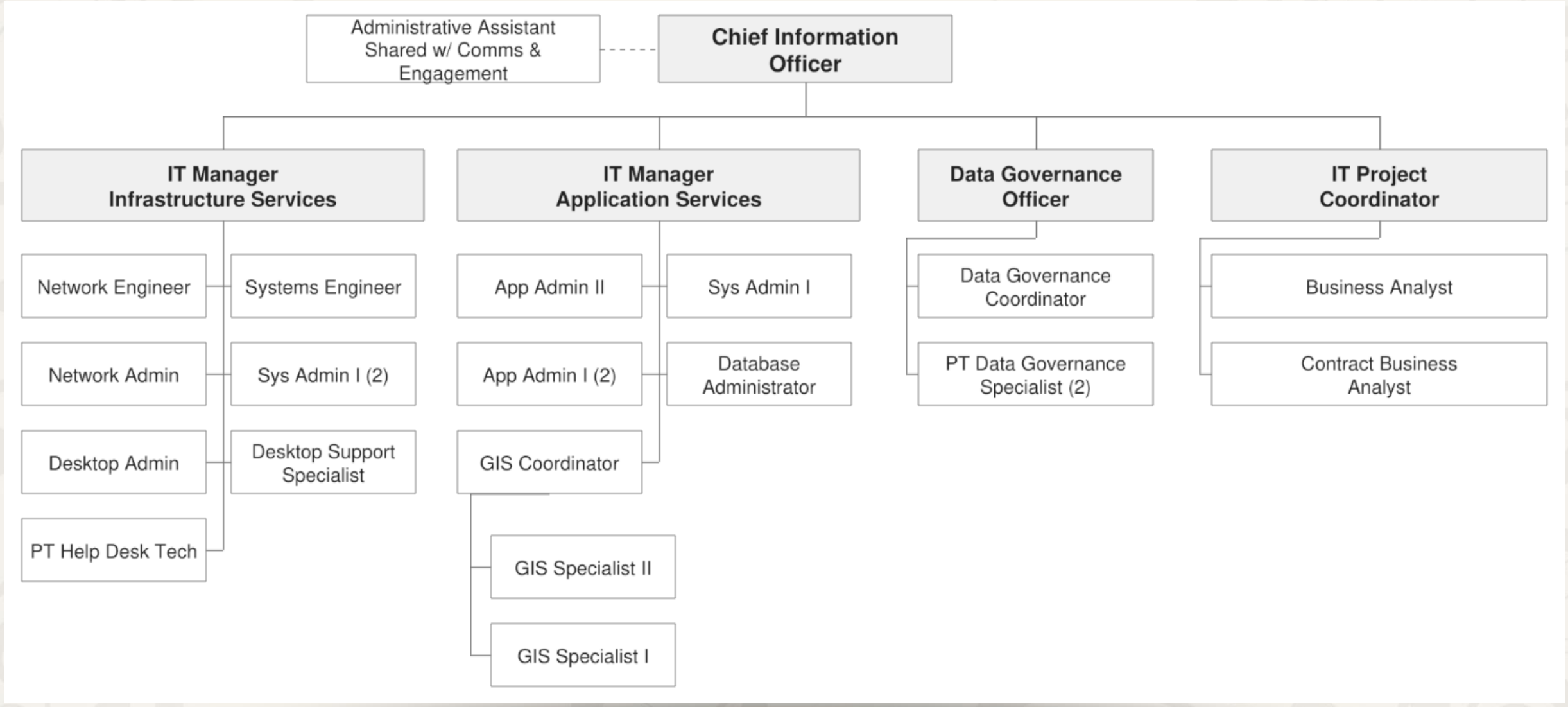
Key Takeaways - Legal

- **Value of In-House Counsel** — Provide high-quality and responsive legal services grounded in deep knowledge of public sector operations, priorities, and risk.
- **Reduce Costs Through Proactive Legal Guidance** — Support early, practical decision-making that manages risk, avoids unnecessary outside counsel costs, and prevents issues from escalating.
- **Streamline How Legal Services Are Delivered** — Simplify routine processes, clarify roles, and leverage technology so attorney time is focused on the City's highest-value and highest-risk matters.
- **Invest Strategically for Long-Term Efficiency** — Continually assess workflows, technology, partnerships, and service models for opportunities to increase capacity, control costs, and strengthen organizational resiliency.

Information Technology

Infrastructure, Application Services, Data Governance, and IT Projects

IT Department Organization Chart
(22 Full-Time Employees | 3 Part-Time Employees)



Information Technology Summary Budget Request

**Internal Service Fund*

	2026 Budget	2027 Budget Request	% Change	$ Change	2028 Budget Request	% Change	$ Change
Revenues	$9,744,919	$10,107,054	3.72%	$362,135	$10,481,492	3.70%	$374,438
Salaries & Benefits	$3,684,568	$3,784,515	2.71%	$99,947	$3,935,205	3.98%	$150,690
Materials, Supplies & Services	$6,231,295	$6,398,863	2.69%	$167,568	$7,155,082	11.82%	$756,219
Capital Outlay	$125,000	$200,000	60.00%	$75,000	$400,000	100.00%	$200,000
Total Expenditures	**$10,040,863**	**$10,383,378**	**3.41%**	**$342,515**	**$11,490,287**	**10.66%**	**$1,106,909**
Net Impact	**$295,944**	**$276,324**	**−6.63%**	**−$19,620**	**$1,008,795**	**265.08%**	**$732,471**

Reductions & Efficiencies – IT Dept.

Information Technology 2026 to 2027 Operating Budget Changes	Amount
Professional and contracted services	($294,010)
Software, equipment leases, and maintenance	($150,673)
Travel, training, supplies, and other operating costs	($37,193)
Internal support service charges	$100
Total account reductions	**($481,976)**
Offsetting operating cost increases	$649,544
Net operating increase	**$167,568**

2026 Major Accomplishments – Information Technology

- **Established a Strategic Technology Roadmap** — Developed the 2027–2029 IT Strategic Plan to guide technology investments, modernization, cybersecurity, and organizational priorities.
- **Modernized Technology & Business Solutions** — Evaluated software effectiveness, deployed new solutions, and developed department-specific workflows and GIS functionality to improve service delivery and efficiency.
- **Strengthened Infrastructure & Cybersecurity** — Completed deployment of a new firewall system, migrated to a cloud-based phone system, and enhanced the City's technology infrastructure and resiliency.
- **Expanded Technology & Data Support** — Supported major City construction projects through technology solutions while responding to growing organizational demand for data access, reporting, and requests.

Strategic Budget Approach and Opportunities - IT

- **Optimize Technology Investments & Costs** — Respond to rising software costs by identifying opportunities to consolidate applications, eliminate duplication, reduce subscription fees, and strengthen vendor and contract management.
- **Navigate an Evolving Technology Landscape** — Use the 2027–2029 IT Strategic Plan to prioritize investments in emerging technologies, including AI, while balancing innovation, organizational readiness, and responsible use.
- **Strengthen Cybersecurity & Resiliency** — Continue investing in security, infrastructure, and risk mitigation to protect City systems, data, and continuity of operations.
- **Respond to Growing Data & Technology Demands** — Build capacity to address a 30% increase in data requests and expanding technology needs across City departments while evaluating opportunities for automation and efficiency.

Key Takeaways – Information Technology

- **Technology Complexity Is Accelerating** — Rapid changes in AI, cybersecurity, data, and technology platforms require continuous evaluation and adaptation.
- **Balance Innovation with Security & Responsible Use** — Explore how AI and emerging technologies can improve customer service and organizational efficiency while proactively managing security, privacy, policy, and cost implications.
- **Manage Costs Through Strategic Technology Decisions** — With limited ability to control many fixed technology costs, focus on software consolidation, vendor management, standardization, and prioritizing investments with the greatest organizational value.
- **Leverage a Strong & Experienced IT Team** — Use experienced staff and the IT Strategic Plan to proactively strengthen cybersecurity, modernize systems, and guide responsible technology investments.

Discussion and Direction

Appendix: Supporting Budget Information

Detailed budget reports and long-term financial models provided for reference

IT Long-Term Financial Model
Fund 7600 | 2025-2031

DESCRIPTION	2025 Actual	2026 Estimated	2027 Budget request	2028 Budget request	2029 Projected	2030 Projected	2031 Projected
REVENUES							
Charges to departments - technology (5523P)	7,971,324	8,915,528	9,251,906	9,599,725	10,655,695	11,667,986	11,667,986
Charges to departments - records & data (5524P)	476,988	514,447	535,565	556,432	578,689	590,263	602,068
Charges to departments - digital comms (5522P)	218,280	0	0	0	0	0	0
Phone charges (5560P: 65% IT / 35% Info Desk)	275,688	281,944	287,583	293,335	299,202	305,186	311,289
CARES & AMERICAN RESCUE PLAN FUNDS	**14,266**						
Transfers in		230,000					
Interest	63,302	30,000	30,000	30,000	25,000	25,000	25,000
Other revenue	2,600	2,340	2,000	2,000	2,000	2,000	2,000
TOTAL REVENUES	**9,022,449**	**9,975,259**	**10,107,054**	**10,481,492**	**11,558,586**	**12,588,435**	**12,606,344**
EXPENDITURES							
Salaries & benefits	3,505,510	3,684,568	3,784,515	3,935,205	4,033,585	4,134,424	4,237,785
Materials, supplies & services	1,829,876	2,319,901	1,872,203	2,326,615	2,720,422	1,846,589	1,967,123
Capital	147,729	125,000	200,000	400,000	175,000	580,000	80,000
Internal expenses	371,108	385,167	426,605	435,133	448,187	461,633	475,482
Software maintenance leases	2,216,637	3,526,227	4,100,055	4,393,334	4,525,134	4,660,888	4,800,715
Transfers out	219,096	0	0	0	0	0	0
TOTAL EXPENSES	**8,289,956**	**10,040,863**	**10,383,378**	**11,490,287**	**11,902,328**	**11,683,535**	**11,561,105**
TOTAL GAIN (LOSS)	**732,493**	**(65,604)**	**(276,324)**	**(1,008,795)**	**(343,742)**	**904,900**	**1,045,239**
WORKING CAPITAL							
Total working capital balance	**2,909,881**	**2,111,784**	**1,835,461**	**826,666**	**482,923**	**1,387,823**	**2,433,062**
Working capital goal	**1,904,000**	**1,798,000**	**2,397,000**	**2,533,000**	**1,919,000**	**1,699,000**	**2,310,000**
Balance as a percent of goal	153%	117%	77%	33%	25%	82%	105%

Cemetery Long-Term Financial Model
Fund 2600 | 2025-2031

DESCRIPTION	2025 Actual	2026 Estimated	2027 Budget request	2028 Budget request	2029 Projected	2030 Projected	2031 Projected
REVENUES							
Interest	22,299	5,400	10,000	10,000	10,300	10,609	10,927
Cemetery revenue	281,655	218,215	303,900	303,900	313,017	322,408	332,080
TOTAL REVENUES	**303,954**	**223,615**	**313,900**	**313,900**	**323,317**	**333,017**	**343,007**
PERMANENT CARE & MAINTENANCE 220406							
Materials, supplies & services	13,026	20,000	30,000	30,000	30,900	31,827	32,782
Internal charges	190,512	200,247	182,866	186,916	192,523	198,299	204,248
LAND ACQUISITION 220408-57010							
Capital outlay							
CAPITAL IMPROVEMENTS 220409-57030							
Capital outlay		17,000	25,000	25,000		100,000	
TOTAL EXPENSES	**203,538**	**237,247**	**237,866**	**241,916**	**223,423**	**330,126**	**237,030**
TOTAL GAIN (LOSS)	**100,416**	**(13,632)**	**76,034**	**71,984**	**99,894**	**2,890**	**105,977**
WORKING CAPITAL							
Total working capital balance	**491,914**	**459,196**	**535,230**	**607,214**	**707,108**	**709,998**	**815,975**
Working capital goal	**525,000**	**505,000**	**525,000**	**625,000**	**725,000**	**725,000**	**775,000**
Balance as a percent of goal	94%	91%	102%	97%	98%	98%	105%
WORKING CAPITAL BREAKDOWN							
Perpetual care (13 acres x $25,000)	325,000	325,000	325,000	325,000	325,000	325,000	325,000
Land acquisition	100,000	100,000	100,000	200,000	100,000	100,000	100,000
Capital improvements	66,914	34,196	110,230	82,214	282,108	284,998	390,975

Communications PEG (Public-Education-Government) Special Revenues Fund Long-Term Financial Model Fund 2100 | 2026-2031

DESCRIPTION	2026 Estimated	2027 Budget request	2028 Budget request	2029 Projected	2030 Projected	2031 Projected
REVENUES						
PEG fees	380,000	380,000	380,000	380,000	380,000	380,000
Interest income	11,000	16,000	24,000	32,000	39,000	43,000
TOTAL REVENUE	**391,000**	**396,000**	**404,000**	**412,000**	**419,000**	**423,000**
EXPENDITURES						
Capital outlay *	132,000	203,000	156,300	52,000	343,000	731,000
TOTAL EXPENDITURES	**132,000**	**203,000**	**156,300**	**52,000**	**343,000**	**731,000**
NET GAIN (LOSS)	**259,000**	**193,000**	**247,700**	**360,000**	**76,000**	**(308,000)**
WORKING CAPITAL						
Working capital balance	**290,469**	**483,469**	**731,169**	**1,091,169**	**1,167,169**	**859,169**
Working capital goal	**250,000**	**250,000**	**250,000**	**250,000**	**250,000**	**250,000**
Balance as a percent of goal	116%	193%	292%	436%	467%	344%
Emergency capital reserve	250,000	250,000	250,000	250,000	250,000	250,000

Communications Support Services Long-Term Model
Fund 7500 | 2025-2031

DESCRIPTION	2025 Actual	2026 Estimated	2027 Budget request	2028 Budget request	2029 Projected	2030 Projected	2031 Projected
REVENUES							
Charges to departments	574,569	593,206	632,000	656,000	660,940	668,019	686,648
Other revenue	4,161	3,000	2,500	3,000	3,030	3,060	3,091
Transfers from other funds	0	0	0	0	0	0	0
Interest	19,472	2,000	15,000	15,000	3,000	3,000	3,000
TOTAL REVENUES	**598,202**	**598,206**	**649,500**	**674,000**	**666,970**	**674,080**	**692,739**
EXPENSES							
Salaries & benefits	190,881	218,183	252,605	262,665	269,231	275,962	282,861
Materials, supplies & services	323,393	366,774	397,595	412,803	416,931	421,100	425,311
Capital	25,532	7,926	19,000	19,000	0	26,000	0
TOTAL EXPENSES	**539,806**	**592,883**	**669,200**	**694,468**	**686,162**	**723,062**	**708,173**
TOTAL GAIN (LOSS)	**58,397**	**5,323**	**(19,700)**	**(20,468)**	**(19,192)**	**(48,983)**	**(15,434)**
WORKING CAPITAL							
Total working capital balance	**384,280**	**389,603**	**369,902**	**349,434**	**330,242**	**281,259**	**265,826**
Working capital goal	**275,000**	**275,000**	**275,000**	**275,000**	**275,000**	**275,000**	**275,000**
Balance as a percent of goal	140%	142%	135%	127%	120%	102%	97%

City of Bloomington, MN

Two Year Budget Summary by Object Report - IEST COMBINED GENERAL FUND BUDGET

DESCRIPTION	2025 ACTUAL	2026 ORIGINAL BUDGET	2027 DEPT BUDGET LEVEL 5	% CHNG 2026 2027	$ CHNG 2026 2027	2028 DEPT BUDGET LEVEL 5	% CHNG 2027 2028	$ CHNG 2027 2028
4D - FRANCHISE FEES								
Cable Franchise Fee	0.00	-850,000.00	-850,000.00	0.0%	0.00	-850,000.00	0.0%	0.00
4D - FRANCHISE FEES TOTAL	**0.00**	**-850,000.00**	**-850,000.00**			**-850,000.00**		
4F - BUSINESS LICENSES								
Licenses - Amusement	0.00	-1,000.00	0.00	-100.0%	1,000.00	0.00	0.0%	0.00
Licenses - Cigarette	-14,108.00	-10,000.00	-18,000.00	80.0%	-8,000.00	-18,000.00	0.0%	0.00
Licenses - Dance	-1,810.00	-1,800.00	-1,000.00	-44.4%	800.00	-1,000.00	0.0%	0.00
Licenses - Liquor & Beer	-859,815.83	-870,000.00	-870,000.00	0.0%	0.00	-870,000.00	0.0%	0.00
Licenses - Taxicab & Driver	0.00	-600.00	0.00	-100.0%	600.00	0.00	0.0%	0.00
Licenses - Animal	-7,065.00	-8,000.00	-6,000.00	-25.0%	2,000.00	-6,000.00	0.0%	0.00
Licenses - Misc. Business	-38,733.20	-38,000.00	-40,000.00	5.3%	-2,000.00	-40,000.00	0.0%	0.00
Cannabis & Hemp Registration	0.00	0.00	-6,800.00	0.0%	0.00	-12,000.00	76.5%	-5,200.00
4F - BUSINESS LICENSES TOTAL	**-921,532.03**	**-929,400.00**	**-941,800.00**			**-947,000.00**		
4G - FEDERAL GRANTS								
Federal Grants	0.00	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
4G - FEDERAL GRANTS TOTAL	**0.00**	**0.00**	**0.00**			**0.00**		
4H - STATE GRANTS								
State Grants	-12,877.00	-12,500.00	-12,500.00	0.0%	0.00	-132,500.00	960.0%	-120,000.00
4H - STATE GRANTS TOTAL	**-12,877.00**	**-12,500.00**	**-12,500.00**			**-132,500.00**		
4I - STATE AIDS								
State Aid - Public Safety	0.00	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
4I - STATE AIDS TOTAL	**0.00**	**0.00**	**0.00**			**0.00**		
4L - PROGRAM INCOME								
Educational Program Fees	0.00	-500.00	-250.00	-50.0%	250.00	-250.00	0.0%	0.00
4L - PROGRAM INCOME TOTAL	**0.00**	**-500.00**	**-250.00**			**-250.00**		

City of Bloomington, MN

Two Year Budget Summary by Object Report - IEST COMBINED GENERAL FUND BUDGET

DESCRIPTION	2025 ACTUAL	2026 ORIGINAL BUDGET	2027 DEPT BUDGET LEVEL 5	% CHNG 2026 2027	$ CHNG 2026 2027	2028 DEPT BUDGET LEVEL 5	% CHNG 2027 2028	$ CHNG 2027 2028
4M - GOVERNMENT SERVICES								
Passport Processing Fee	-119,655.00	-140,000.00	-140,000.00	0.0%	0.00	-140,000.00	0.0%	0.00
Passport Photo Fee	-65,205.00	-80,000.00	-80,000.00	0.0%	0.00	-80,000.00	0.0%	0.00
Cemetery Maintenance	263.64	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
Election-School	-93,161.71	0.00	-60,000.00	0.0%	0.00	0.00	-100.0%	60,000.00
Election Certification	-400.00	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
Printing & Duplicating	-49.00	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
4M - GOVERNMENT SERVICES TOTAL	**-278,207.07**	**-220,000.00**	**-280,000.00**			**-220,000.00**		
4Q - CULTURE-RECREATION								
Membership Fees	0.00	-500.00	-400.00	-20.0%	100.00	-400.00	0.0%	0.00
4Q - CULTURE-RECREATION TOTAL	**0.00**	**-500.00**	**-400.00**			**-400.00**		
4R - FINES								
Fines	-534,217.02	-505,000.00	-535,000.00	5.9%	-30,000.00	-535,000.00	0.0%	0.00
4R - FINES TOTAL	**-534,217.02**	**-505,000.00**	**-535,000.00**			**-535,000.00**		
4V - DONATIONS/SPONSORS								
Donations	-7,500.00	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
4V - DONATIONS/SPONSORS TOTAL	**-7,500.00**	**0.00**	**0.00**			**0.00**		
4W - INTERFUND TRANSFERS								
Interfund Transfers In	0.00	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
4W - INTERFUND TRANSFERS TOTAL	**0.00**	**0.00**	**0.00**			**0.00**		
4Z - OTHER REVENUE								
Local Sales Tax - P&I	-2,132.20	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
Refunds and Reimbursements	-541.90	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
Liq Lic Examination	-5,500.00	-4,000.00	-4,000.00	0.0%	0.00	-4,000.00	0.0%	0.00
Charges to Other Cities	0.00	-16,000.00	-16,000.00	0.0%	0.00	-16,000.00	0.0%	0.00
Other Revenue	-201,748.28	-275,200.00	-232,000.00	-15.7%	43,200.00	-232,000.00	0.0%	0.00

City of Bloomington, MN

Two Year Budget Summary by Object Report - IEST COMBINED GENERAL FUND BUDGET

DESCRIPTION	2025 ACTUAL	2026 ORIGINAL BUDGET	2027 DEPT BUDGET LEVEL 5	% CHNG 2026 2027	$ CHNG 2026 2027	2028 DEPT BUDGET LEVEL 5	% CHNG 2027 2028	$ CHNG 2027 2028
4Z - OTHER REVENUE TOTAL	**-209,922.38**	**-295,200.00**	**-252,000.00**			**-252,000.00**		
5A - SALARIES & WAGES								
FT/Regular Pay	6,886,441.54	9,153,081.02	9,732,380.32	6.3%	579,299.30	10,121,675.51	4.0%	389,295.19
Pay Adjustmts	99,648.86	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
Addtl Pay	73,486.36	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
Overtime Pay	13,914.43	37,100.00	25,100.00	-32.3%	-12,000.00	37,600.00	49.8%	12,500.00
PT/Temp/Seasonal Pay	189,903.05	390,000.00	398,000.00	2.1%	8,000.00	615,000.00	54.5%	217,000.00
Regular PT Pay	310,066.11	500,300.04	280,710.56	-43.9%	-219,589.48	291,938.96	4.0%	11,228.40
Holiday Pay Overtime	360.00	700.00	0.00	-100.0%	-700.00	0.00	0.0%	0.00
5A - SALARIES & WAGES TOTAL	**7,573,820.35**	**10,081,181.06**	**10,436,190.88**			**11,066,214.47**		
5B - BENEFITS								
Workers Comp	11,006.66	18,682.71	18,841.68	0.9%	158.97	19,595.37	4.0%	753.69
FICA/Medicare	539,659.94	721,042.43	749,433.36	3.9%	28,390.93	779,410.67	4.0%	29,977.31
PERA	542,200.98	713,191.20	747,085.04	4.8%	33,893.84	776,968.42	4.0%	29,883.38
City Paid Leave	258,468.00	333,824.98	322,234.00	-3.5%	-11,590.98	335,124.00	4.0%	12,890.00
Unemployment Insurance	5,932.20	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
MN Paid Leave	1,070.26	42,331.49	44,059.60	4.1%	1,728.11	45,821.99	4.0%	1,762.39
Deferred Comp	3,917.69	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
Employee Benefits	1,203,552.00	1,504,630.00	1,597,956.00	6.2%	93,326.00	1,661,152.00	4.0%	63,196.00
Other Benefits	0.00	111,895.00	63,465.00	-43.3%	-48,430.00	152,290.00	140.0%	88,825.00
5B - BENEFITS TOTAL	**2,565,807.73**	**3,445,597.81**	**3,543,074.68**			**3,770,362.45**		
5C - PROFESSIONAL SVCS								
Audit	93,900.00	101,251.00	102,192.00	0.9%	941.00	106,510.00	4.2%	4,318.00
Legal	21,356.32	128,000.00	146,500.00	14.5%	18,500.00	156,500.00	6.8%	10,000.00
Medical Services	25,213.00	32,000.00	26,000.00	-18.8%	-6,000.00	26,000.00	0.0%	0.00
Personnel Testing	11,482.97	18,000.00	18,000.00	0.0%	0.00	18,000.00	0.0%	0.00
Temporary Help	0.00	1,000.00	0.00	-100.0%	-1,000.00	0.00	0.0%	0.00
Credit Card Fees	15,924.57	20,000.00	20,000.00	0.0%	0.00	20,000.00	0.0%	0.00

City of Bloomington, MN

Two Year Budget Summary by Object Report - IEST COMBINED GENERAL FUND BUDGET

DESCRIPTION	2025 ACTUAL	2026 ORIGINAL BUDGET	2027 DEPT BUDGET LEVEL 5	% CHNG 2026 2027	$ CHNG 2026 2027	2028 DEPT BUDGET LEVEL 5	% CHNG 2027 2028	$ CHNG 2027 2028
Bank Fees	909.20	900.00	925.00	2.8%	25.00	925.00	0.0%	0.00
Outside Printing Services	0.00	85,000.00	84,000.00	-1.2%	-1,000.00	88,000.00	4.8%	4,000.00
Outside Digital Services	0.00	199,768.00	94,144.00	-52.9%	-105,624.00	94,144.00	0.0%	0.00
School District Services	0.00	143,240.00	122,800.00	-14.3%	-20,440.00	122,800.00	0.0%	0.00
Professional Services-Other	692,698.45	563,649.00	493,377.00	-12.5%	-70,272.00	494,377.00	0.2%	1,000.00
5C - PROFESSIONAL SVCS TOTAL	**861,484.51**	**1,292,808.00**	**1,107,938.00**			**1,127,256.00**		
5D - MAINT/RENT/PREMIUMS								
Contract Svs-Other	0.00	55,700.00	41,500.00	-25.5%	-14,200.00	45,000.00	8.4%	3,500.00
Maint&Repairs-Equip & Building	16,093.20	4,650.00	3,750.00	-19.4%	-900.00	3,750.00	0.0%	0.00
Maint&Repairs-Other	0.00	0.00	200.00	0.0%	0.00	200.00	0.0%	0.00
Rents&Leases-Land/Bldg	1,300.00	5,000.00	18,000.00	260.0%	13,000.00	24,000.00	33.3%	6,000.00
Rents&Leases-Equip	15,698.41	25,000.00	11,750.00	-53.0%	-13,250.00	11,750.00	0.0%	0.00
Rents&Leases-Software	102,944.78	119,524.00	75,100.00	-37.2%	-44,424.00	80,100.00	6.7%	5,000.00
5D - MAINT/RENT/PREMIUMS TOTAL	**136,036.39**	**209,874.00**	**150,300.00**			**164,800.00**		
5E - OTHER SERVICES								
Courier Services	0.00	600.00	1,000.00	66.7%	400.00	1,400.00	40.0%	400.00
Fed Ex / UPS	2,586.96	2,050.00	2,550.00	24.4%	500.00	2,550.00	0.0%	0.00
Bulk Mail	80,174.30	219,800.00	210,000.00	-4.5%	-9,800.00	218,000.00	3.8%	8,000.00
Phone-Outside Line	1,361.16	1,300.00	1,300.00	0.0%	0.00	1,300.00	0.0%	0.00
Mobile Device Service	31,176.32	33,310.00	31,220.00	-6.3%	-2,090.00	34,220.00	9.6%	3,000.00
Advertising-Employment	3,466.56	10,000.00	5,000.00	-50.0%	-5,000.00	5,000.00	0.0%	0.00
Advertising-Ord & Hearing	2,262.40	2,275.00	2,025.00	-11.0%	-250.00	2,025.00	0.0%	0.00
Advertising-Other	8,185.30	13,411.00	10,500.00	-21.7%	-2,911.00	12,250.00	16.7%	1,750.00
Licenses	2,440.00	4,503.75	4,580.00	1.7%	76.25	4,720.00	3.1%	140.00
Permits	29.95	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
Membership Dues	167,430.91	167,450.00	162,075.00	-3.2%	-5,375.00	162,075.00	0.0%	0.00
Subscriptions	1,473.86	5,560.00	5,000.00	-10.1%	-560.00	5,000.00	0.0%	0.00
Mileage	8,003.40	12,868.00	10,615.00	-17.5%	-2,253.00	10,615.00	0.0%	0.00
Train&Ed-Local Mtgs	11,068.68	22,949.00	22,725.00	-1.0%	-224.00	22,725.00	0.0%	0.00

City of Bloomington, MN

Two Year Budget Summary by Object Report - IEST COMBINED GENERAL FUND BUDGET

DESCRIPTION	2025 ACTUAL	2026 ORIGINAL BUDGET	2027 DEPT BUDGET LEVEL 5	% CHNG 2026 2027	$ CHNG 2026 2027	2028 DEPT BUDGET LEVEL 5	% CHNG 2027 2028	$ CHNG 2027 2028
Train&Ed-Lodging	38,027.58	71,554.00	52,010.00	-27.3%	-19,544.00	52,010.00	0.0%	0.00
Train&Ed-Meals&Travel	41,614.93	64,781.00	47,575.00	-26.6%	-17,206.00	47,575.00	0.0%	0.00
Train&Ed-Registration	34,862.05	72,894.00	55,110.00	-24.4%	-17,784.00	55,110.00	0.0%	0.00
Train&Ed-Other	2,439.15	15,600.00	17,450.00	11.9%	1,850.00	17,450.00	0.0%	0.00
Parking	8,351.55	6,220.00	8,225.00	32.2%	2,005.00	8,425.00	2.4%	200.00
Other Services	29,206.39	36,250.00	40,000.00	10.3%	3,750.00	40,000.00	0.0%	0.00
5E - OTHER SERVICES TOTAL	**474,161.45**	**763,375.75**	**688,960.00**			**702,450.00**		
5F - INTERNAL CHARGES								
Fleet Equip Maint & Repairs	0.00	5,754.00	5,869.00	2.0%	115.00	5,986.00	2.0%	117.00
Fleet Vehicle Replacement	0.00	12,776.50	13,032.00	2.0%	255.50	13,293.00	2.0%	261.00
IT Technology Charge	899,028.00	1,212,185.00	1,210,327.00	-0.2%	-1,858.00	1,255,831.00	3.8%	45,504.00
Records and Data Management	52,908.00	70,077.80	70,000.60	-0.1%	-77.20	72,728.00	3.9%	2,727.40
Space & Occ - City Hall	234,552.00	329,903.00	336,501.00	2.0%	6,598.00	343,231.00	2.0%	6,730.00
Space & Occ - Logan Ave.	16,452.00	17,273.00	17,618.00	2.0%	345.00	17,971.00	2.0%	353.00
Building Repairs	114,468.00	156,368.00	159,497.00	2.0%	3,129.00	162,686.00	2.0%	3,189.00
Mailroom Paper & Envelopes	2,117.50	0.00	1,350.00	0.0%	0.00	1,350.00	0.0%	0.00
Mailroom	72,288.00	82,558.00	84,209.00	2.0%	1,651.00	85,893.00	2.0%	1,684.00
Language Services	22,104.00	28,310.00	28,876.00	2.0%	566.00	29,453.00	2.0%	577.00
Info Desk / IT Phones	42,852.00	56,514.00	57,641.00	2.0%	1,127.00	58,795.00	2.0%	1,154.00
Insurance	69,732.00	73,246.00	74,711.00	2.0%	1,465.00	76,206.00	2.0%	1,495.00
Print Shop Charges	15,383.06	29,150.00	20,650.00	-29.2%	-8,500.00	40,650.00	96.9%	20,000.00
5F - INTERNAL CHARGES TOTAL	**1,541,884.56**	**2,074,115.30**	**2,080,281.60**			**2,164,073.00**		
5G - SUPPLIES & MATERIALS								
Office Supplies	13,571.84	32,090.00	31,000.00	-3.4%	-1,090.00	33,000.00	6.5%	2,000.00
Awards & Trophies	8,625.00	6,500.00	9,500.00	46.2%	3,000.00	9,500.00	0.0%	0.00
Meals & Refreshments	10,340.94	41,869.00	37,400.00	-10.7%	-4,469.00	39,550.00	5.7%	2,150.00
Maintenance Supplies	116.39	0.00	1,000.00	0.0%	0.00	1,000.00	0.0%	0.00
Small Office Equipment	0.00	1,000.00	250.00	-75.0%	-750.00	250.00	0.0%	0.00
Mobile Device Replacement	0.00	2,250.00	1,900.00	-15.6%	-350.00	1,900.00	0.0%	0.00

City of Bloomington, MN

Two Year Budget Summary by Object Report - IEST COMBINED GENERAL FUND BUDGET

DESCRIPTION	2025 ACTUAL	2026 ORIGINAL BUDGET	2027 DEPT BUDGET LEVEL 5	% CHNG 2026 2027	$ CHNG 2026 2027	2028 DEPT BUDGET LEVEL 5	% CHNG 2027 2028	$ CHNG 2027 2028
Supplies	33,916.31	129,462.00	88,700.00	-31.5%	-40,762.00	108,700.00	22.5%	20,000.00
5G - SUPPLIES & MATERIALS TOTAL	**66,570.48**	**213,171.00**	**169,750.00**			**193,900.00**		
5K - TRANSFERS OUT								
Interfund Transfers Out	100,000.00	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
5K - TRANSFERS OUT TOTAL	**100,000.00**	**0.00**	**0.00**			**0.00**		
5L - CHARGEBACK TO DEPTS								
Chargebacks to Other Funds	-3,965,457.04	-4,693,618.77	-4,927,728.76	5.0%	-234,109.99	-5,087,755.00	3.2%	-160,026.24
5L - CHARGEBACK TO DEPTS TOTAL	**-3,965,457.04**	**-4,693,618.77**	**-4,927,728.76**			**-5,087,755.00**		
TOTAL REVENUES	**-1,964,255.50**	**-2,813,100.00**	**-2,871,950.00**	**2.1%**	**-58,850.00**	**-2,937,150.00**	**2.3%**	**-65,200.00**
TOTAL EXPENSES	**9,354,308.43**	**13,386,504.15**	**13,248,766.40**	**-1.0%**	**-137,737.75**	**14,101,300.92**	**6.4%**	**852,534.52**
GRAND TOTAL	**7,390,052.93**	**10,573,404.15**	**10,376,816.40**			**11,164,150.92**		