



City Council AGENDA

**CITY COUNCIL MEETING
MONDAY, JUNE 30, 2025
COUNCIL CHAMBERS
BLOOMINGTON CIVIC PLAZA
1800 W. OLD SHAKOPEE RD.
BLOOMINGTON, MN 55431**

6:30 PM

Mayor: Tim Busse

Councilmembers:

**Chao Moua
Jenna Carter
Dwayne Lowman**

**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 2865 381 5862 # and password 063025 #. 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 paper copy of the full City Council packet is available to the public in the ring binder at the entrance of Council Chambers.

PLEDGE OF ALLEGIANCE

- 1. APPROVAL OF AGENDA**
- 2. INTRODUCTORY**

2.1 Council Secretary Appointment

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 Approve First Amendments – Bloomington Ice Garden Framing, Fire Suppression and Low Voltage

3.2 Approve purchase of 6- Ford Lightnings

3.3 Encroachment Agreement Approval - 8001 Tierneys Woods Curve (PL202500057)

3.4 Encroachment Agreement Approval - 10312 Little Circle (PL202500058)

3.5 Approval of Janitorial Services Contract from RFP 25-24

3.6 Resolution Authorizing Signing of Easement Agreements for the 90th Street Retaining Wall Project (City Project 2024-801)

3.7 Hedgerow Software Amendment

3.8 Resolution Authorizing Signing of Memorandums of Agreement and Accepting Easements for Normandale Blvd PMP Trail and Sidewalk Improvement Project (City Project 2024-110)

3.9 On-Sale Liquor and Sunday Liquor License - Hilton Garden Inn at 5140 American Blvd W

3.10 Resolutions Approving 2025 State Legislation Requiring Local Approval

3.11 Award 2025-901 Storm Sewer Maintenance Project

3.12 Approval of Bryant-Tretbaugh Park Construction Contract Amendments

3.13 Approval of City Council Meeting Minutes

3.14 Ramada Property Purchase Agreement Termination

3.15 Off-Sale Liquor License - Colonial Market at 3051 East 80th 1/2 Street

3.16 Hennepin County Social Worker JPA Amendment #1

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: Vacation of Public Drainage, Utility, Sidewalk, and Bikeway Easements Over and

Across Lots 1, 2, and 3, Block 1, TEAM LA, and Lot 1, Block 1, GOPHER OUTLOOK, Hennepin County, Minnesota (PL202500059)

4.2 PUBLIC HEARING: Sign Code Look Back Ordinance Part II

4.3 PUBLIC HEARING: Privately-Initiated City Code Amendment to Allow Health Clubs as a Permitted Use in the CS-1 Zoning District

4.4 PUBLIC HEARING: SAC Fee Ordinance Update related to ICC Charges

5. ORGANIZATIONAL BUSINESS

5.1 Prevailing Wage Discussion

5.2 Pedestrian and Bicycle Safety Improvements at W 84th St and Normandale Blvd

5.3 City Council Involvement on Boards and Commissions

5.4 City Council Policy & Issue Update

5.5 Closed Session - Property Acquisition for Salt Storage Building

6. ADJOURNMENT

7. 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.



Request for Council Action

Originator City Manager's Office	Item 2.1 Council Secretary Appointment
Agenda Section INTRODUCTORY	Date June 30, 2025

Requested Action:

Motion by _____, seconded by _____ to appoint Priyanka Rai as Secretary to the City Council, effective June 30, 2025, and Denise Christenson, Special Projects Coordinator, as the Acting Secretary when the Secretary is absent.

Item created by: Denise Christenson, City Manager's Office

Item presented by: Elizabeth Tolzmann, Interim City Manager

Description:

The City Council is requested to consider a motion to appoint Priyanka Rai as new Secretary to the Council.

The Charter section concerning this appointment states:

§ 3.02 SECRETARY OF COUNCIL

The council secretary must record and maintain minutes of council proceedings, maintain other records relating to council meetings, and perform all other duties required by this charter or the council. The council can appoint other officers and employees as are needed to assist at its meetings. The council can designate the city clerk, or other city official or employee, except the city manager or councilmember, to act as council secretary.



Request for Council Action

Originator Maintenance	Item 3.1 Approve First Amendments – Bloomington Ice Garden Framing, Fire Suppression and Low Voltage
Agenda Section CONSENT BUSINESS	Date June 30, 2025

Requested Action:

Motion by _____, seconded by _____, to authorize First Amendments to the agreements with Pinnacle Wall Systems, Summit Fire Protection, and Medina Electric for the Bloomington Ice Garden Modernization Project and to authorize the Mayor and City Manager to enter into the related agreements.

Item created by: Kalea Fischer, Maintenance

Item presented by: Tim Behrendt, Maintenance Superintendent

Description:

On January 27 and February 24, 2025, the City Council approved bid awards for Bloomington Ice Garden Bid Pack #2.

BC#9A.2 – Framing & Gypsum Systems

Council is requested to authorize First Amendment with Pinnacle Wall Systems for 9A.2 framing and gypsum systems for the Bloomington Ice Garden modernization project to increase the contract amount by \$120,075 for a new contract not-to-exceed amount of \$297,075. This amendment includes a change in scope due to the shortage of available burnished block and the need to switch to a sheetrock finish.

BC#21A.2 – Fire Suppression

Council is requested to authorize First Amendment with Summit Fire Protection for 21A.2 fire suppression for the Bloomington Ice Garden modernization project to increase the contract amount by \$30,075 for a new contract not-to-exceed amount of \$246,075. This amendment includes relocation of fire sprinkler lines to fit under new HVAC duct work.

BC#26B.2 - Low Voltage

Council is requested to authorize First Amendment with Medina Electric, LLC for 26B.2 low voltage for the

Bloomington Ice Garden modernization project to increase the contract amount by \$32,500 for a new contract not-to-exceed amount of \$247,000. This amendment includes additional locations for cameras and card readers.

Funding is through account 4450-57030-MNDD1.



Request for Council Action

Originator Maintenance	Item 3.2 Approve purchase of 6- Ford Lightnings
Agenda Section CONSENT BUSINESS	Date June 30, 2025

Requested Action:

Motion by _____, seconded by _____ to approve the purchase of 6 - 2025 Ford Lightnings.

Item created by: Sophie Phongsavat, Maintenance

Item presented by: Tim Behrendt, Maintenance Superintendent

Description:

This was originally approved on 5/19/25. The wrong vendor was listed when it was sent for approval.

Public Works is requesting the approval to purchase 6- 2025 Ford lightnings from Boyer Ford Trucks Inc. These are partially grant funded and be replacing units: #272 2012 Van, #403 2012 1/2 ton, #645 2009 3/4 ton, #0092 2012 3/4 ton, #713 2008 3/4 ton, #446 2014 1/2 ton which are passed their useful life and are due to be replaced.

We will be utilizing MN state contract #258168 and #259179 to purchase these. Each unit cost \$46,331 with a total cost of \$277,986. The city is utilizing the Energy Efficiency and Conservation Block Grant (EECBG) voucher to purchase these 6 EV's. The EECBG voucher is \$150,730. Along with the voucher we will be using the IRS Direct Pay to offset the cost of the EV's. The Direct Pay for each EV is \$7500. Once we receive the voucher and direct pay the total cost of the 6 EV's will be \$82,256.



Request for Council Action

Originator Engineering	Item 3.3 Encroachment Agreement Approval - 8001 Tierneys Woods Curve (PL202500057)
Agenda Section CONSENT BUSINESS	Date June 30, 2025

Requested Action:

Motion by _____, seconded by _____ to recommend acknowledging the attached Agreement as to Conditional Approval for Encroachment into Public Easements located at 8001 Tierneys Woods Curve.

Item created by: Bruce Bunker, Engineering

Item presented by: Julie Long, City Engineer

Description:

Keith and Sara O'Brien, owners of the property located at 8001 Tierneys Woods Curve, request that the City Council of the City of Bloomington approve an encroachment agreement. This encroachment agreement is needed for existing retaining walls within public drainage, utility, and floodage easements. The encroaching area is shown in Exhibit A in the attached encroachment agreement.

New encroachment agreements typically use the same format that the City Council gave as an overall general approval on May 21, 2007 (Item 3.9) for all encroachments, therefore, not needing special Council action for obtaining City signatures. However, this encroachment agreement differs from the standard format the City Council approved by adding an additional condition making it necessary for City Council action to obtain City signatures. The added condition is as follows:

1. Future replacement of the existing Encroachments will require a new Conditional Approval between the Applicants and the City.

Attachments:

[Encroachment Agreement](#)

**AGREEMENT AS TO
CONDITIONAL APPROVAL FOR ENCROACHMENT
INTO PUBLIC EASEMENTS**

This Conditional Approval is given this _____ day of _____, 2025, by the City of Bloomington, a Minnesota municipal corporation, 1800 West Old Shakopee Road, Bloomington, Minnesota 55431 (the "City").

RECITALS

Keith E O'Brien and Sara B O'Brien, married to each other, as joint tenants, (the "Applicants") are the owners of certain property located in the City of Bloomington, Hennepin County, Minnesota, at 8001 Tierneys Woods Curve, and legally described as follows:

Lot 3, Block 1, TIERNEY'S WOODS THIRD ADDITION, Hennepin County, Minnesota, (the "Premises").

The City holds certain public easements over and across the Premises, to-wit:

Drainage and utility easements as dedicated in the record plat of TIERNEY'S WOODS, Hennepin County, Minnesota,
and;

Drainage and utility easements as dedicated in the record plat of TIERNEY'S WOODS THIRD ADDITION, Hennepin County, Minnesota,
and;

Drainage and utility easements as described in Document No. 1196735, filed of record in the Office of the Registrar of Titles, Hennepin County, Minnesota,
and;

A floodage easement as described in Document No. 1196736, filed of record in the Office of the Registrar of Titles, Hennepin County, Minnesota,
and;

A floodage easement as described in Document No. 1448781, filed of record in the Office of the Registrar of Titles, Hennepin County, Minnesota, (the "Public Easements").

The Applicants constructed retaining walls within an area of the Public Easement (hereinafter, the "Encroachments") as shown by the drawing attached hereto as Exhibit A.

Bloomington City Code Section 19.08 provides that such an encroachment into a public easement is not permitted without the written approval of the City.

The City is willing to approve the Encroachments under the terms and conditions expressed herein.

NOW, THEREFORE, the City does hereby grant its approval for the above-described Encroachment, with the following terms and conditions:

(1) This approval of the Encroachment into the Public Easement is not intended, nor shall it be in any way construed, to be a vacation or abandonment of the Public Easements or of the City's rights and interests thereunder. It is understood that the City continues to fully reserve and maintain all of its rights and interests under the Public Easements on behalf of itself and other public or private utilities authorized to use the Public Easements (hereinafter, the "Other Utilities") and that the City and the Other Utilities may exercise their rights thereunder at any time.

(2) To the extent that the approved Encroachments at any time become inconsistent or incompatible with the utilization of the Public Easements by the City or the Other Utilities, the City may revoke this Conditional Approval. In such cases, the Encroachments shall be removed, to the extent necessary, by the Applicants; if not removed by the Applicants, the City or the Other Utilities may do so.

(3) When removal of the Encroachments are required upon revocation of this Conditional Approval or in order for the City to access, use, and/or perform maintenance within the Public Easements, the City will provide at least twenty-one (21) days' notice of the need for removal to the Applicants, at the address of the Applicants or, if unknown, at the address of the Premises; provided, however, in the case where access is required on an emergency or other basis requiring accelerated action, the notice may be less than twenty-one days.

(4) By acceptance of this Conditional Approval and the construction of the Encroachments allowed herein, the Applicants, and their successors and assigns, understand and assume the risk that current and future use of the Public Easements by the City or Other Utilities may occur and that damage may result to the Encroachments by reason of such use, and the Applicants agree, (a) to hold harmless the City and the Other Utilities for any claims involving the removal of the Encroachments or damage thereto necessitated by the removal, and (b) that the Applicants will be responsible in such cases for any repair or replacement of the Encroachments (assuming the Conditional Approval has not been revoked).

(5) This Conditional Approval shall run with the land and the rights and duties hereunder shall be binding upon and inure to the benefit of the parties hereto and their successors and assigns. When the term "Applicants" is used in this document, it shall mean the Applicants herein or their successor(s) in interest to the Premises unless the context indicates otherwise.

(6) The Encroachments shall be constructed and maintained in such a manner that any public improvements and improvements of the Other Utilities within the Public Easements are not damaged thereby. If any damage to the public improvements or improvements of the Other Utilities occurs by reason of the construction or maintenance of the Encroachments, the Applicants shall be responsible for the cost of repairs.

(7) Future replacement of the existing Encroachments will require a new Conditional Approval between the Applicants and the City.

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REVIEWED AND APPROVED

CITY OF BLOOMINGTON

By _____
City Attorney

By _____
Its: Mayor

And By _____
Its: Interim City Manager

STATE OF MINNESOTA)
) SS
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Tim Busse, Mayor, and by Loddavahn E. Tolzmann, Interim City Manager of the City of Bloomington, a Minnesota municipal corporation, on behalf of the corporation.

notary stamp or seal in this space

Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

City of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431

ACCEPTANCE OF APPLICANTS

The Applicants understand and accept the terms of the Conditional Approval of the City for the requested encroachment into the Public Easements.

KEITH E O'BRIEN

SARA B O'BRIEN

STATE OF MINNESOTA)
) SS
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Keith E O'Brien and Sara B O'Brien, married to each other, as joint tenants.

notary stamp or seal in this space

Notary Public

LOT 3, BLOCK 1, TIERNEY'S WOODS THIRD ADDITION



DRAWING NOT TO SCALE



Request for Council Action

Originator Engineering	Item 3.4 Encroachment Agreement Approval - 10312 Little Circle (PL202500058)
Agenda Section CONSENT BUSINESS	Date June 30, 2025

Requested Action:

Motion by _____, seconded by _____ to recommend acknowledging the attached Agreement as to Conditional Approval for Encroachment into Public Easements located at 10312 Little Circle.

Item created by: Bruce Bunker, Engineering

Item presented by: Julie Long, City Engineer

Description:

Kaitlyn Feind, owner of the property located at 10312 Little Circle, requests that the City Council of the City of Bloomington approve an encroachment agreement. This encroachment agreement is needed for the new construction of retaining walls, fencing, and install various landscaping with other appurtenances within public drainage and utility easements. The encroaching areas are shown in Exhibit A in the attached encroachment agreement.

New encroachment agreements typically use the same format that the City Council gave as an overall general approval on May 21, 2007 (Item 3.9) for all encroachments, therefore, not needing special Council action for obtaining City signatures. However, this encroachment agreement differs from the standard format the City Council approved by adding an additional condition making it necessary for City Council action to obtain City signatures. The added condition is as follows:

1. Any tiebacks needed for the retaining walls must remain on the Premises and not encroach on neighboring properties.

Attachments:

[Encroachment Agreement](#)

**AGREEMENT AS TO
CONDITIONAL APPROVAL FOR ENCROACHMENT
INTO PUBLIC EASEMENTS**

This Conditional Approval is given this _____ day of _____, 2025, by the City of Bloomington, a Minnesota municipal corporation, 1800 West Old Shakopee Road, Bloomington, Minnesota 55431 (the "City").

RECITALS

Kaitlyn Marie Feind, as Trustee of The Kaitlyn Marie Feind Revocable Living Trust dated April 3, 2024, (the "Applicant") is the owner of certain property located in the City of Bloomington, Hennepin County, Minnesota, at 10312 Little Circle, and legally described as follows:

Lot 22, Block 3, HERITAGE HILLS 3RD ADDITION, Hennepin County, Minnesota, (the "Premises").

The City holds certain public easements over and across the Premises, to-wit:

Drainage and utility easements as dedicated in the record plat of HERITAGE HILLS 3RD ADDITION, Hennepin County, Minnesota, (the "Public Easements").

The Applicant would like to construct retaining walls, fencing, and install various landscaping with other appurtenances within an area of the Public Easements (hereinafter, the "Encroachments") as shown by the drawing attached hereto as Exhibit A.

Bloomington City Code Section 21.301.02 provides that such an encroachment into a public easement is not permitted without the written approval of the City.

The City is willing to approve the Encroachments under the terms and conditions expressed herein.

NOW, THEREFORE, the City does hereby grant its approval for the above-described Encroachments, with the following terms and conditions:

(1) This approval of the Encroachment into the Public Easements is not intended, nor shall it be in any way construed, to be a vacation or abandonment of the Public Easements or of the City's rights and interests thereunder. It is understood that the City continues to fully reserve and maintain all of its rights and interests under the Public Easements on behalf of itself and other public or private utilities authorized to use the Public Easements (hereinafter, the "Other Utilities") and that the City and the Other Utilities may exercise their rights thereunder at any time.

(2) To the extent that the approved Encroachments at any time become inconsistent or incompatible with the utilization of the Public Easements by the City or the Other Utilities, the City may revoke this Conditional Approval. In such cases, the Encroachments shall be removed, to the extent necessary, by the Applicant; if not removed by the Applicant, the City or the Other Utilities may do so.

(3) When removal of the Encroachments are required upon revocation of this Conditional Approval or in order for the City to access, use, and/or perform maintenance within the Public Easements, the City will provide at least twenty-one (21) days' notice of the need for removal to the Applicant, at the address of the Applicant or, if unknown, at the address of the Premises; provided, however, in the case where access is required on an emergency or other basis requiring accelerated action, the notice may be less than twenty-one days.

(4) By acceptance of this Conditional Approval and the construction and installation of the Encroachments allowed herein, the Applicant, and their successors and assigns, understands and assumes the risk that current and future use of the Public Easements by the City or Other Utilities may occur and that damage may result to the Encroachments by reason of such use, and the Applicant agrees, (a) to hold harmless the City and the Other Utilities for any claims involving the removal of the Encroachments or damage thereto necessitated by the removal, and (b) that the Applicant will be responsible in such cases for any repair or replacement of the Encroachments (assuming the Conditional Approval has not been revoked).

(5) This Conditional Approval shall run with the land and the rights and duties hereunder shall be binding upon and inure to the benefit of the parties hereto and their successors and assigns. When the term "Applicant" is used in this document, it shall mean the Applicant herein or their successor(s) in interest to the Premises unless the context indicates otherwise.

(6) The Encroachments shall be constructed, installed, and maintained in such a manner that any public improvements and improvements of the Other Utilities within the Public Easements are not damaged thereby. If any damage to the public improvements or improvements of the Other Utilities occurs by reason of the construction, installation, or maintenance of the Encroachments, the Applicant shall be responsible for the cost of repairs.

(7) Any tiebacks needed for the retaining walls must remain on the Premises and not encroach on neighboring properties.

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REVIEWED AND APPROVED

CITY OF BLOOMINGTON

By _____
City Attorney

By _____
Its: Mayor

And By _____
Its: Interim City Manager

STATE OF MINNESOTA)
) SS
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Tim Busse, Mayor, and by Loddavahn E. Tolzmann, Interim City Manager of the City of Bloomington, a Minnesota municipal corporation, on behalf of the corporation.

notary stamp or seal in this space

Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

City of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431

ACCEPTANCE OF APPLICANT

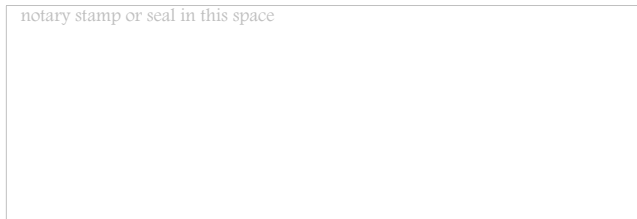
The Applicant understands and accepts the terms of the Conditional Approval of the City for the requested encroachment into the Public Easements.

**KAITLYN MARIE FEIND,
AS TRUSTEE OF THE KAITLYN MARIE FEIND
REVOCABLE LIVING TRUST DATED APRIL 3, 2024**

STATE OF MINNESOTA)
) SS
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Kaitlyn Marie Feind, as Trustee of The Kaitlyn Marie Feind Revocable Living Trust dated April 3, 2024.

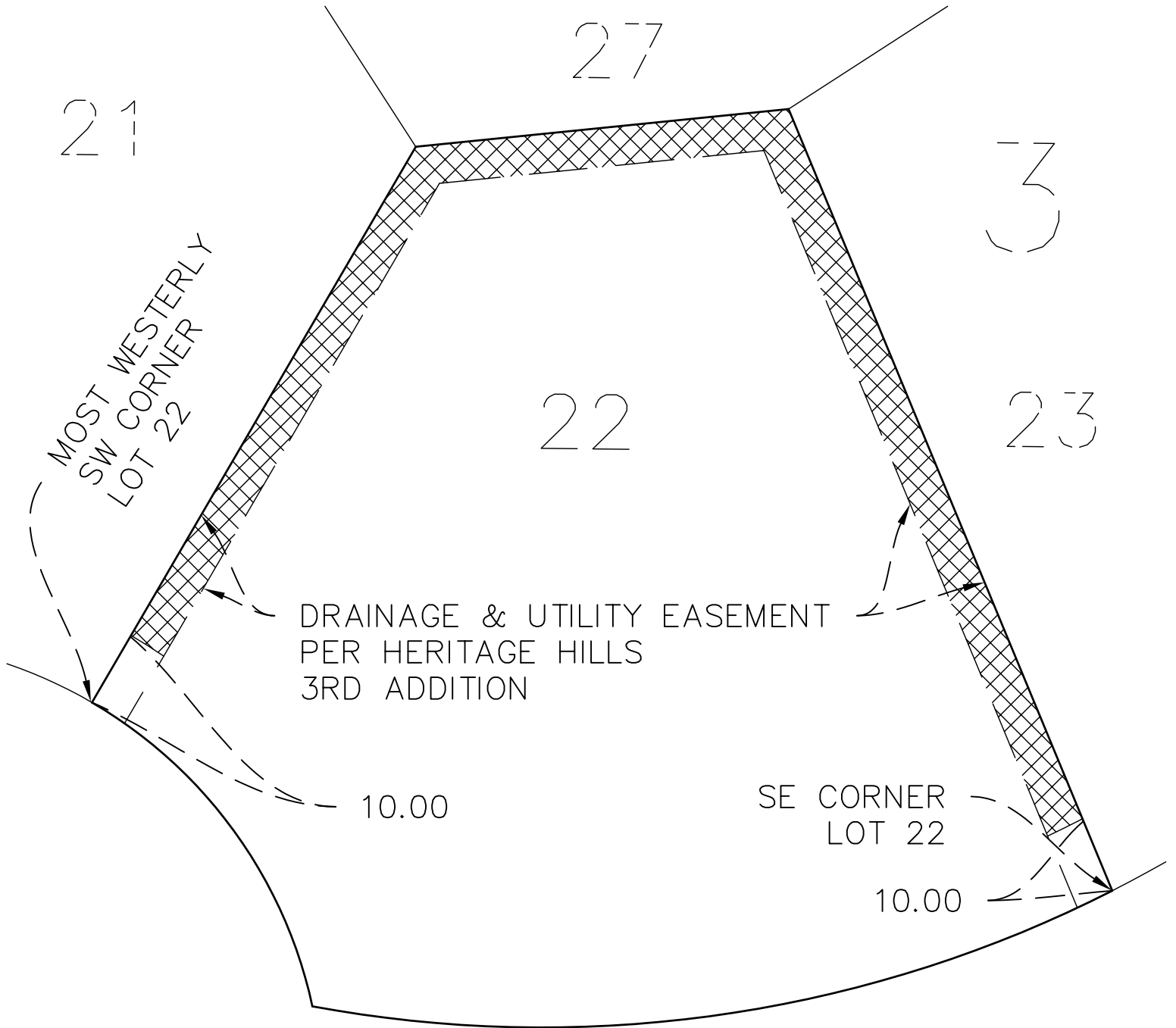
notary stamp or seal in this space



Notary Public

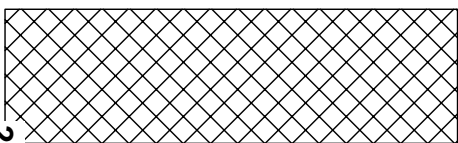
EXHIBIT A

LOT 22, BLOCK 3, HERITAGE HILLS 3RD ADDITION



LITTLE CIRCLE

EASEMENT
ENCROACHMENT AREA



DRAWING NOT TO SCALE



Request for Council Action

Originator Maintenance	Item 3.5 Approval of Janitorial Services Contract from RFP 25-24
Agenda Section CONSENT BUSINESS	Date June 30, 2025

Requested Action:

Motion by _____, seconded by _____ to award the janitorial services agreement to Perfection Plus, Inc.

Item created by: David Melin, Maintenance

Item presented by: Tim Behrendt, Maintenance Superintendent

Description:

Council is requested to award a two-year contract for janitorial services for the cleaning of ten City-owned buildings at various locations throughout Bloomington. The current contract expires June 30, 2025.

Funding for this service is budgeted annually in the General Fund, the Facilities Replacement & Maintenance Fund, the Recreation Facilities Funds, and the Water Utility Operating Fund.

Proposals were received from a total of 15 candidates. American Janitorial Services Corp., Commercial Cleaning Experts, Customer Delight Cleaning Services LLC, EBM Inc., J.H. Commercial Cleaning Services, Jostan Services Inc., Kleen-Tech Services LLC, Maya Maintenance LLC, Perfection Plus, Renewal Experts Construction Inc., Simply Diagnostics, Sparkle and Shine Cleaning Services LLC, Squeaky Cleaners and Painters, Stratus Building Solutions, and Victory Services.

Upon completion of the evaluation and final interviews, staff has recommended that the contract be awarded to Perfection Plus. The proposal submitted by Perfection Plus demonstrated their understanding of the scope of work to be provided and had the appropriate resources needed to accomplish this project within the city's request for proposals.

The contract amount will be \$35,907.70 monthly over a 24-month period with a 24 month not-to-exceed value of \$885,784.96. The contract will include an option for one two-year extension with a \$61,656.70 increase which would bring the total not-to-exceed value of the contract to \$1,833,226.62 over a four year period.

This agreement would reflect a 0.19% decrease from the previous janitorial services cleaning contract which had a monthly cost of \$35,976.81.



Request for Council Action

Originator Engineering	Item 3.6 Resolution Authorizing Signing of Easement Agreements for the 90th Street Retaining Wall Project (City Project 2024-801)
Agenda Section CONSENT BUSINESS	Date June 30, 2025

Requested Action:

Motion by _____, seconded by _____ to adopt resolution no. 2025-_____ authorizing signing of the Easement Agreements for the 90th Street Retaining Wall Project.

Item created by: Steve Jorschumb, Engineering

Item presented by: Julie Long, City Engineer

Description:

The City Council, at its regular meeting of April 28, 2025 ordered the 2024-801 90th Street Retaining Wall Project and at its regular meeting of June 2, 2025 approved plans and specifications for the 2024-801 90th Street Retaining Wall Project. The project required temporary easements for construction. Staff has negotiated settlements with the three residents and Legal has approved the agreements. The settlements are summarized in the attached exhibit.

The funding for these will come from the 4140 State Aid ROW Acquisition Fund.

Attachments:

[2024-801 settlements.pdf](#)
[Resolution](#)

2024-801 90TH STREET RETAINING WALL PROJECT

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>LEGAL REVIEW #</u>	<u>SETTLEMENT AMOUNT</u>
1	2708 W 91st St Cir	2025-0369	\$1,200
2	2706 W 91st St Cir	2025-0504	\$1,000
3	2704 W 91st St Cir	2025-0501	\$1,600
TOTAL			\$3,800

RESOLUTION NO. 2025 -

A RESOLUTION AUTHORIZING SIGNING OF EASEMENT AGREEMENTS FOR THE 90TH STREET RETAINING WALL PROJECT (CITY PROJECT 2024-801)

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

WHEREAS, the City of Bloomington, a Minnesota municipal corporation, acting by and through its City Council, is authorized by Minnesota Statutes § 465.01 and Bloomington City Charter §§ 9.01-9.02 to acquire lands and easements need for public purposes; and

WHEREAS, the City Council at its regular meeting of April 28, 2025 ordered the 2024-801 90th Steet Retaining Wall Project; and

WHEREAS, the Project requires temporary easements for construction; and

WHEREAS, City staff has negotiated agreements with the properties described in Exhibit A hereto; and

WHEREAS, the City Council approves the Easement Agreements;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, that the City Manager and City Attorney are hereby directed and authorized to take all necessary steps to further the purpose and intent of this Resolution, including signing and entering into the Easement Agreements.

Passed and adopted this 30th day of June, 2025.

Mayor

ATTEST:

Secretary to the Council

EXHIBIT A

PARCEL AGREEMENTS

Parcel 1: Lot 17, Block 2, PENN LAKE HIGHLANDS 4TH ADDITION (2708 W 91st St Circle)

Parcel 2: Lot 16, Block 2, PENN LAKE HIGHLANDS 4TH ADDITION (2706 W 91st St Circle)

Parcel 3: Lot 15, Block 2, PENN LAKE HIGHLANDS 4TH ADDITION (2704 W 91st St Circle)



Request for Council Action

Originator Information Technology	Item 3.7 Hedgerow Software Amendment
Agenda Section CONSENT BUSINESS	Date June 30, 2025

Requested Action:

Motion by _____, seconded by _____ to approve Hedgerow Software US, Inc. amendment #2025-0530 in the amount of \$10,500 to amend agreement #2021-817 for a new not to exceed amount of \$269,000.

Item created by: Sharon Williams, Information Technology

Item presented by: Amy Cheney, Chief Information Officer

Description:

Council approved an agreement with Hedgerow Software US, Inc. (Hedgerow) in the amount of \$258,500 on February 7, 2022 for software to be used by the City's Environmental Health division. The software was originally purchased to collect and manage data in its Food, Lodging, and Pool and Spa safety programs. An amendment is needed to add five additional program areas including Body Art, Laundromats, Massage Facilities, Mobile Home Parks/Recreational Camping, and Commercial Animal Establishments. Inspectors are manually tracking these inspections today; adding them to the Hedgerow application will increase the effectiveness of inspections in these program areas.

The additional cost is \$4,200 per year. With 2 ½ years left on the original agreement that is a total of \$10,500; a new not to exceed amount of \$269,000. Funding is available in the Information Technology budget.



Request for Council Action

Originator Engineering	Item 3.8 Resolution Authorizing Signing of Memorandums of Agreement and Accepting Easements for Normandale Blvd PMP Trail and Sidewalk Improvement Project (City Project 2024-110)
Agenda Section CONSENT BUSINESS	Date June 30, 2025

Requested Action:

Motion by _____, seconded by _____ to adopt resolution no. 2025-____, a resolution authorizing signing of Memorandums of Agreement and accepting easements for the Normandale Blvd PMP Trail and Sidewalk Project (City Project 2024-110).

Item created by: Steve Jorschumb, Engineering

Item presented by: Julie Long, City Engineer

Description:

On November 18, 2024, the City Council adopted Resolution No. 2024-244 ordering the improvements for Normandale Boulevard PMP Trail and Sidewalk Improvement Project (City Project 2024-110 or “the Project”) and on April 14, April 28, and May 19, 2025 the City Council authorized and directed staff to set Just Compensation and make offers for easement acquisition for the Project. The City has contracted with SRF to conduct the easement acquisition process. There is a total of 39 parcels involved and SRF has negotiated settlements with a number of the parcels.

SRF is obtaining a Memorandum of Agreement for those parcels agreeing to the Just Compensation amounts. These Memorandums are signed by both the owners and the City. For those parcels where the total compensation is other than the Just Compensation amounts, SRF is asking the City to sign an Administrative Settlement Memorandum. With the signing of the memorandums SRF will acquire the needed easement documents and the City Council is asked to accept the easement on behalf of the City. The Memorandums are attached and a summary sheet is included as an exhibit to the resolution.

Attachments:

[Resolution 063025 2025-0679.pdf](#)
[Parcel 6 MOA Easement.pdf](#)
[Parcel 8 MOA Easement.pdf](#)
[Parcel 15 MOA Easement.pdf](#)
[Parcel 17 MOA Easement.pdf](#)
[Parcel 23 MOA Easement.pdf](#)
[Parcel 32 MOA Easement.pdf](#)

[Parcel 33 MOA Easement.pdf](#)
[Parcel 34 MOA Easement.pdf](#)
[Parcel 36 - Adm Settle Memo.pdf](#)
[Parcel 37 - Adm Settle Memo.pdf](#)
[Parcel 38 - Adm Settle Memo.pdf](#)
[Parcel 39 - Adm Settle Memo.pdf](#)

RESOLUTION NO. 2025 -

**A RESOLUTION AUTHORIZING SIGNING OF MEMORANDUMS OF AGREEMENT
AND ACCEPTING EASEMENTS FOR THE NORMANDEALE BOULEVARD PMP
TRAIL AND SIDEWALK IMPROVEMENT PROJECT (CITY PROJECT 2024-110)**

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

WHEREAS, the City of Bloomington, a Minnesota municipal corporation, acting by and through its City Council, is authorized by Minnesota Statutes § 465.01 and Bloomington City Charter §§ 9.01-9.02 to acquire lands and easements need for public purposes; and

WHEREAS, the City Council at its regular meeting of November 18, 2024, adopted Resolution No. 2024-244 in which the Council ordered the improvements for Normandale Boulevard PMP Trail and Sidewalk Improvement Project (City Project 2024-110 or “the Project”); and

WHEREAS, the City Council at its regular meetings on April 14, April 28, and May 19, 2025 authorized and directed staff to set Just Compensation and make offers for easement acquisition for the Project; and

WHEREAS, City staff has negotiated Memorandums of Agreement or Administrative Settlement Memorandums with the properties described in Exhibit A hereto; and

WHEREAS, the City Council approves the Memorandums;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON The City Manager and City Attorney are hereby directed and authorized to take all necessary steps to further the purpose and intent of this Resolution, including signing and entering into the Memorandums of Agreement and Administrative Settlement Memorandums.

BE IT FURTHER RESOLVED, that the City of Bloomington accepts the easements resulting from said memorandums.

Passed and adopted this 30th day of June, 2025.

Mayor

ATTEST:

Secretary to the Council

EXHIBIT A
2024-110 MEMORANDUMS

Memorandums of Agreement

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>JUST COMPENSATION</u>	<u>SETTLEMENT</u>
6	10518 Normandale Boulevard	\$4,100	\$4,100
8	10506 Normandale Boulevard	\$2,100	\$2,100
15	9610 Normandale Boulevard	\$4,400	\$4,400
17	9613 Briar Circle	\$600	\$600
23	9413 Briar Circle	\$4,900	\$4,900
32	9512 Stanley Avenue South	\$2,200	\$2,200
33	9506 Stanley Avenue South	\$2,200	\$2,200
34	9500 Stanley Avenue South	\$600	\$600

Administrative Settlement Memorandums

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>JUST COMPENSATION</u>	<u>SETTLEMENT</u>
36	9442 Stanley Avenue South	\$4,000	\$4,010
37	9436 Stanley Avenue South	\$5,600	\$5,700
38	9430 Stanley Avenue South	\$6,500	\$6,970
39	9424 Stanley Avenue South	\$6,000	\$6,940



MEMORANDUM OF AGREEMENT

CITY OF BLOOMINGTON
NORMANDALE BLVD PMP TRAIL & SIDEWALK IMPROVEMENT PROJECT

Parcel No: 6

Fee Owners: Liubov V. Doerr and Christopher L. Doerr

On this 2 day of MAY, 2025 Liubov V. Doerr and Christopher L. Doerr, married to each other, as joint tenants, Owners of the above-described parcel of property located in County of Hennepin, State of Minnesota, did execute and deliver a conveyance to the aforesaid real estate to the City of Bloomington.

This agreement is now made and entered as a Memorandum of all the terms, and the only terms, agreed upon in connection with the above transaction. It is hereby acknowledged and agreed upon between the parties that:

1. The Owners have been furnished with the approved estimate of just compensation for the property acquired and a summary statement of the basis for the estimate. The Owners understand that the acquired property is for use in connection with the construction of the Normandale Blvd PMP Trail & Sidewalk Improvement Project.
2. The Owners understand and acknowledge that City of Bloomington has no direct, indirect, present or contemplated future personal interest in the property or in any benefits from the acquisition of the property.
3. That in full compensation for the conveyance of said property, City of Bloomington shall pay the Owners the sum of \$ 4100.00 for land and damages. Owners understand that payment by the City of Bloomington must await approval of title and processing of a voucher.
4. Additionally:


It is understood and agreed that the entire agreement of the parties is contained in this Memorandum of Agreement and that this Agreement supersedes all oral agreements and negotiations between the parties.

Owner(s)

City of Bloomington


Liubov V. Doerr

By: _____


Christopher L. Doerr

Its: _____

EASEMENT

On this 8 day of MAY, 2025,

FOR VALUABLE CONSIDERATION, Liubov V. Doerr and Christopher L. Doerr, married to each other, as joint tenants, Grantor, hereby conveys to the City of Bloomington, a municipal corporation under the laws of the State of Minnesota, Grantee, easements over, under, and across real property in Hennepin County, Minnesota, described as follows:

(Legal Description on attached Exhibit A and Depicted on Exhibit B)

Liubov V. Doerr

Christopher L. Doerr

STATE OF Minnesota)
COUNTY OF Hennepin) SS.

The foregoing instrument was acknowledged before me this 8th day of May, 2025, by Liubov V. Doerr and Christopher L. Doerr, married to each other, as joint tenants, Grantor.



Madeline J. Briles
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

City of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431

STATE DEED TAX DUE HEREON: \$ 0.00

EXHIBIT A

CITY OF BLOOMINGTON
2024-110 NORMANDALE TRAIL ROW
EASEMENT ACQUISITION
JANUARY 8, 2025

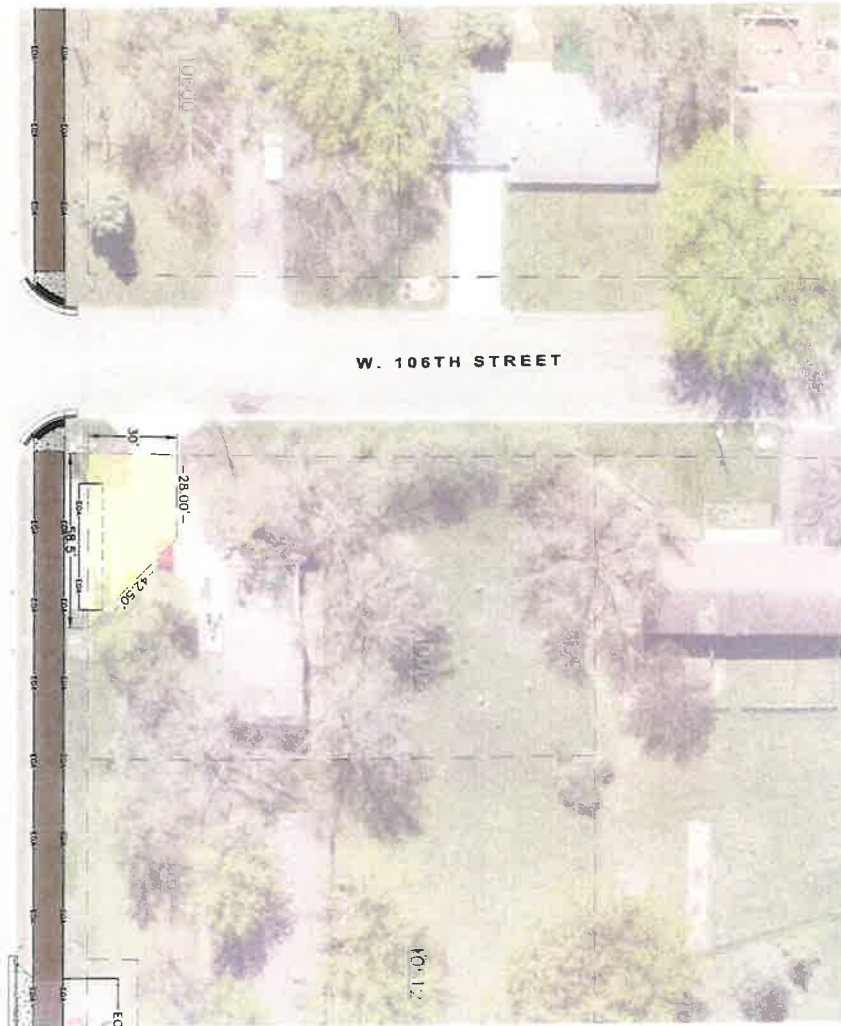
PARCEL 6

OWNER: LIUBOV V. DOERR & C L. DOERR
10518 NORMANDALE BOULEVARD
P.I.N. 33-116-21-24-0011

A temporary easement for construction purposes over, under, across and through that part of Lot 4, Block 1, ELIASON BRYE FIRST ADDITION, Hennepin County, Minnesota, lying easterly of a line described as beginning at a point on the south line of said Lot 4 distant 30.00 feet westerly of the southeast corner of said Lot 4; thence northerly along a line parallel with the east line of said Lot 4 a distance of 28.00 feet; thence northeasterly to a point on the east line of said Lot 4 distant 58.50 feet northerly of the southeast corner of said Lot 4, and there terminating.

Said temporary easement to begin June 1, 2025, and expire October 31, 2027.

EXHIBIT B.



W. 106TH STREET

NORMANDALE BOULEVARD (CSAH 34)

PARCEL 6

10518 NORMANDALE BOULEVARD
PID # 33-116-21-24-0011
OWNER: LUBROV V DOERN & C L DOERN
LEGAL DESC: LOT 4, BLOCK 1, ELIASON BRYE FIRST ADDITION

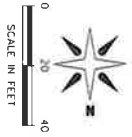
AREAS

ENTIRE 10518 NORMANDALE BLVD = 17,239 SF

PROPOSED EASEMENTS

TEMP EASE (TEMP) = 1297 SF

DURATION OF TEMP EASEMENTS
JUNE 1, 2025 TO OCT. 31, 2027



LEGEND

- EXISTING RIGHT-OF-WAY
- EXISTING PERMANENT EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED PERMANENT EASEMENT
- PROPOSED TEMPORARY EASEMENT
- EXISTING CONCRETE CURB
- PROPOSED CONCRETE CURB
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED RETAINING WALL
- PROP EASE (TEMP)

PARCEL 6

10518 NORMANDALE BOULEVARD

REVISIONS

DATE	DESCRIPTION	BY

HEREBY CERTIFY THAT THIS PLAN 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

DRAWN BY: NBO
CHECKED BY: NBO
APPROVED BY: NBO
SHEET 1 OF 1



ENGINEERING DIVISION
PUBLIC WORKS DEPARTMENT
2024-110 PMP NORMANDALE TRAILS PROJECT



MEMORANDUM OF AGREEMENT

CITY OF BLOOMINGTON
NORMANDELE BLVD PMP TRAIL & SIDEWALK IMPROVEMENT PROJECT

Parcel No:8

Fee Owner: Andre Deutschlaender and Heather Deutschlaender

On this 11th day of June, 20 , Andre Deutschlaender and Heather Deutschlaender, married to each other as joint tenants, Owners of the above-described parcel of property located in County of Hennepin, State of Minnesota, did execute and deliver a conveyance to the aforesaid real estate to the City of Bloomington.

This agreement is now made and entered as a Memorandum of all the terms, and the only terms, agreed upon in connection with the above transaction. It is hereby acknowledged and agreed upon between the parties that:

1. The Owners have been furnished with the approved estimate of just compensation for the property acquired and a summary statement of the basis for the estimate. The Owners understand that the acquired property is for use in connection with the construction of the Normandale Blvd PMP Trail & Sidewalk Improvement Project.
2. The Owners understand and acknowledge that City of Bloomington has no direct, indirect, present or contemplated future personal interest in the property or in any benefits from the acquisition of the property.
3. That in full compensation for the conveyance of said property, City of Bloomington shall pay the Owners the sum of \$ 2,100 for land and damages. Owners understand that payment by the City of Bloomington must await approval of title and processing of a voucher.
4. Additionally:

It is understood and agreed that the entire agreement of the parties is contained in this Memorandum of Agreement and that this Agreement supersedes all oral agreements and negotiations between the parties.

Owner

City of Bloomington

Andre Deutschlaender

By: _____

Heather Deutschlaender

Its: _____

EASEMENT

On this 17th day of June, 2025,

FOR VALUABLE CONSIDERATION, Andre Deutschlaender and Heather Deutschlaender, married to each other, as joint tenants, Grantor, hereby conveys to the City of Bloomington, a municipal corporation under the laws of the State of Minnesota, Grantee, easements over, under, and across real property in Hennepin County, Minnesota, described as follows:


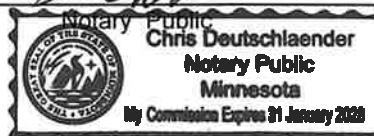
(Legal Description on attached Exhibit A and Depicted on Exhibit B)


Andre Deutschlaender


Heather Deutschlaender

STATE OF MN)
COUNTY OF HENNEPIN) SS.

The foregoing instrument was acknowledged before me this 12 day of JUNE, 2025, by Andre Deutschlaender and Heather Deutschlaender, married to each other, as joint tenants, Grantor.

THIS INSTRUMENT WAS DRAFTED BY:

City of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431

STATE DEED TAX DUE HEREON: \$ -0-

EXHIBIT A

CITY OF BLOOMINGTON
2024-110 NORMANDALE TRAIL ROW
EASEMENT ACQUISITION
JANUARY 8, 2025

PARCEL 8

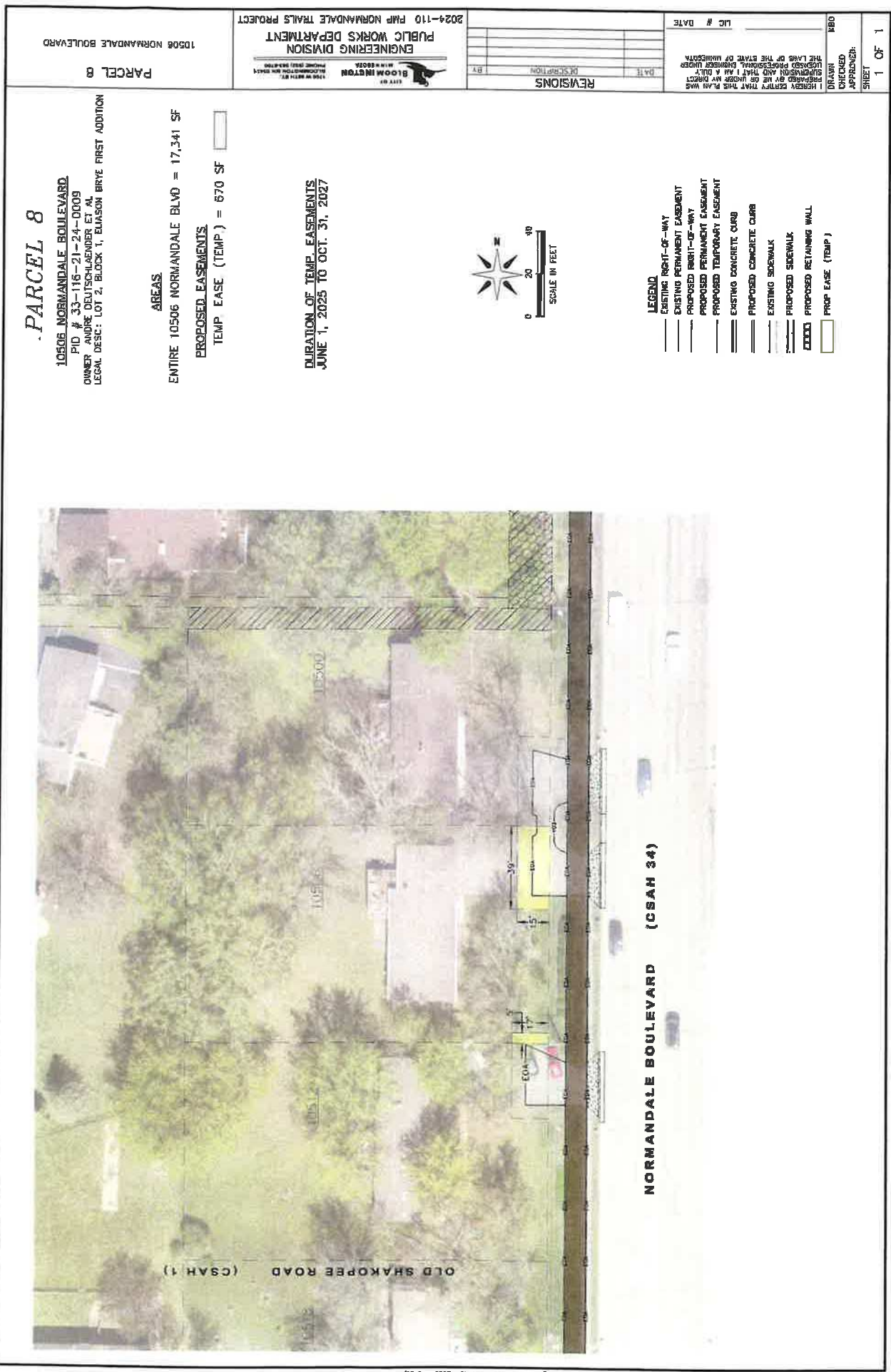
**OWNER: ANDRE DEUTSCHLAENDER ET AL
10506 NORMANDALE BOULEVARD
P.I.N. 33-116-21-24-0009**

A temporary easement for construction purposes over, under, across and through the northerly 39.00 feet of the easterly 15.00 feet of Lot 2, Block 1, ELIASON BRYE FIRST ADDITION, Hennepin County, Minnesota.

Together with a temporary easement for construction purposes over, under, across and through the southerly 5.00 feet of the easterly 17.00 feet of said Lot 2.

Said temporary easements to begin June 1, 2025, and expire October 31, 2027.

Exhibit B





MEMORANDUM OF AGREEMENT

CITY OF BLOOMINGTON
NORMANDALE BLVD PMP TRAIL & SIDEWALK IMPROVEMENT PROJECT

Parcel No:15

Fee Owners: Hyland Courts Town Home Owners Association

On this 1 day of June, 2025, Hyland Courts Town Home Owners Association, a Minnesota corporation, Owners of the above-described parcel of property located in County of Hennepin, State of Minnesota, did execute and deliver a conveyance to the aforesaid real estate to the City of Bloomington.

This agreement is now made and entered as a Memorandum of all the terms, and the only terms, agreed upon in connection with the above transaction. It is hereby acknowledged and agreed upon between the parties that:

1. The Owners have been furnished with the approved estimate of just compensation for the property acquired and a summary statement of the basis for the estimate. The Owners understand that the acquired property is for use in connection with the construction of the Normandale Blvd PMP Trail & Sidewalk Improvement Project.
2. The Owners understand and acknowledge that City of Bloomington has no direct, indirect, present or contemplated future personal interest in the property or in any benefits from the acquisition of the property.
3. That in full compensation for the conveyance of said property, City of Bloomington shall pay the Owners the sum of \$ 4400.00 for land and damages. Owners understand that payment by the City of Bloomington must await approval of title and processing of a voucher.
4. Additionally:

It is understood and agreed that the entire agreement of the parties is contained in this Memorandum of Agreement and that this Agreement supersedes all oral agreements and negotiations between the parties.

Owner(s)

City of Bloomington

By: Bambora Terry

By: _____

Its: Association president

Its: _____

EASEMENT

On this 1 day of June, 20 25.

FOR VALUABLE CONSIDERATION, Hyland Courts Town Home Owners Association, a Minnesota corporation, Grantor, hereby conveys to the City of Bloomington, a municipal corporation under the laws of the State of Minnesota, Grantee, easements over, under, and across real property in Hennepin County, Minnesota, described as follows:

(Legal Description on attached Exhibit A and Depicted on Exhibit B)

Hyland Courts Town Home Owners Association

By: Barbara Terry

Its: Association president

STATE OF Minnesota)
COUNTY OF Hennepin) SS.

The foregoing instrument was acknowledged before me this 1 day of June, 20 25, by Barbara Terry, the Association President, on behalf of Hyland Courts Town Home Owners Association, a Minnesota corporation, Grantor.



Laura Flick
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

City of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431

Comm # 2044/211

STATE DEED TAX DUE HEREON: \$ -0-

EXHIBIT A

**CITY OF BLOOMINGTON
2024-110 NORMANDALE TRAIL ROW
EASEMENT ACQUISITION
JANUARY 9, 2025**

PARCEL 15

**OWNER: HYLAND COURTS TOWN HOME ASSOCIATION
9610 NORMANDALE BOULEVARD
P.I.N. 28-116-21-24-0077**

A permanent easement for retaining wall purposes over, under, across and through the northerly 219.01 feet of the easterly 4.00 feet of Lot 1, Block 14, NORMANDALE KNOLLS TOWNHOMES 5TH ADDITION, Hennepin County, Minnesota.

Exhibit B:

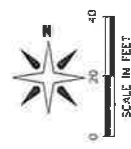


PARCEL 15

9610 NORMANDALE BOULEVARD
 PID # 28-116-21-24-0077
 OWNER: HYLAND COURTS TOWN HOME ASSC
 LEGAL DESC: LOT 10, BLOCK 14, NORMANDALE KNOLLS
 TOWNHOMES 5TH ADDITION

AREAS
 ENTIRE 9610 NORMANDALE BLVD = 146,276 SF

PROPOSED EASEMENTS
 PERM. EASE (RET WALL)
 (ENCUMBERED BY EX. D&U, S&B) = 876 SF



- LEGEND**
- EXISTING RIGHT-OF-WAY
 - EXISTING PERMANENT EASEMENT
 - PROPOSED RIGHT-OF-WAY
 - PROPOSED PERMANENT EASEMENT
 - PROPOSED TEMPORARY EASEMENT
 - EXISTING CONCRETE CURB
 - PROPOSED CONCRETE CURB
 - EXISTING SIDEWALK
 - PROPOSED SIDEWALK
 - PROPOSED RETAINING WALL
 - PROP. EASE (TEMP.)
 - ▨ EX. EASE (D&U, S&B)
 - ▩ EX. EASE (D&U)

9610 NORMANDALE BOULEVARD PARCEL 15		2024-110 PMP NORMANDALE TRAILS PROJECT ENGINEERING DIVISION PUBLIC WORKS DEPARTMENT BLOOMINGTON, MINNESOTA CITY OF	UC # _____ DATE _____ REVISIONS DATE _____ DESCRIPTION _____ BY _____	I, _____ ENGINEER LICENSE # _____ STATE OF MINNESOTA I HEREBY CERTIFY THAT THIS PLAN 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.	UNKNOW CHECKED APPROVED SHEET 1 OF 1
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MEMORANDUM OF AGREEMENT

CITY OF BLOOMINGTON
NORMANDALE BLVD PMP TRAIL & SIDEWALK IMPROVEMENT PROJECT

Parcel No:17

Fee Owner: Stephen A. Smithson and Linda L. Smithson, trustee(s) or successor trustee(s) of the Stephen A. Smithson and Linda L. Smithson Revocable Trust

On this 28 day of April, 2025, Stephen A. Smithson and Linda L. Smithson, trustee(s) or successor trustee(s) of the Stephen A. Smithson and Linda L. Smithson Revocable Trust, married to each other trustee(s) or successor trustee(s), Owners of the above-described parcel of property located in County of Hennepin, State of Minnesota, did execute and deliver a conveyance to the aforesaid real estate to the City of Bloomington.


This agreement is now made and entered as a Memorandum of all the terms, and the only terms, agreed upon in connection with the above transaction. It is hereby acknowledged and agreed upon between the parties that:

1. The Owners have been furnished with the approved estimate of just compensation for the property acquired and a summary statement of the basis for the estimate. The Owners understand that the acquired property is for use in connection with the construction of the Normandale Blvd PMP Trail & Sidewalk Improvement Project.
2. The Owners understand and acknowledge that City of Bloomington has no direct, indirect, present or contemplated future personal interest in the property or in any benefits from the acquisition of the property.
3. That in full compensation for the conveyance of said property, City of Bloomington shall pay the Owners the sum of \$ 600. — for land and damages. Owners understand that payment by the City of Bloomington must await approval of title and processing of a voucher.
4. Additionally:

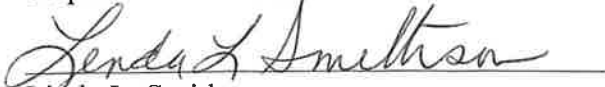
It is understood and agreed that the entire agreement of the parties is contained in this Memorandum of Agreement and that this Agreement supersedes all oral agreements and negotiations between the parties.

Owner

City of Bloomington


Stephen A. Smithson

By: _____


Linda L. Smithson

Its: _____

EASEMENT

On this 28 day of April, 2025,

FOR VALUABLE CONSIDERATION, Stephen A. Smithson and Linda L. Smithson, trustee(s) or successor trustee(s) of the Stephen A. Smithson and Linda L. Smithson Revocable Trust, married to each other, Grantor, hereby conveys to the City of Bloomington, a municipal corporation under the laws of the State of Minnesota, Grantee, easements over, under, and across real property in Hennepin County, Minnesota, described as follows:

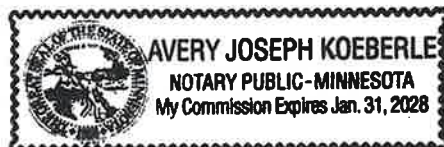
(Legal Description on attached Exhibit A and Depicted on Exhibit B)



Stephen A. Smithson


Linda L. Smithson

STATE OF Minnesota)
) SS.
COUNTY OF Hennepin)

The foregoing instrument was acknowledged before me this 28th day of April, 2025, by Stephen A. Smithson and Linda L. Smithson, trustee(s) or successor trustee(s) of the Stephen A. Smithson and Linda L. Smithson Revocable Trust, married to each other, Grantor.





Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

City of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431

STATE DEED TAX DUE HEREON: \$ -0-

EXHIBIT A

CITY OF BLOOMINGTON
2024-110 NORMANDALE TRAIL ROW
EASEMENT ACQUISITION
JANUARY 8, 2025

PARCEL 17
OWNER: S SMITHSON & L SMITHSON TRUST
9613 BRIAR CIRCLE
P.I.N. 28-116-21-21-0057

A permanent easement for retaining wall purposes over, under, across and through that part of Lot 7, Block 1, BRIAR KNOLL, Hennepin County, Minnesota, lying easterly of a line beginning at the intersection of the south line of said Lot 7 with a line 4.00 feet west of and parallel with the east line of said Lot 7; thence northerly along said parallel line a distance of 20.12 feet; thence easterly perpendicular with the east line of said Lot 7 to the east line of said Lot 7, and there terminating.

Exhibit B

PARCEL 17

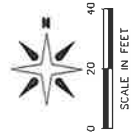
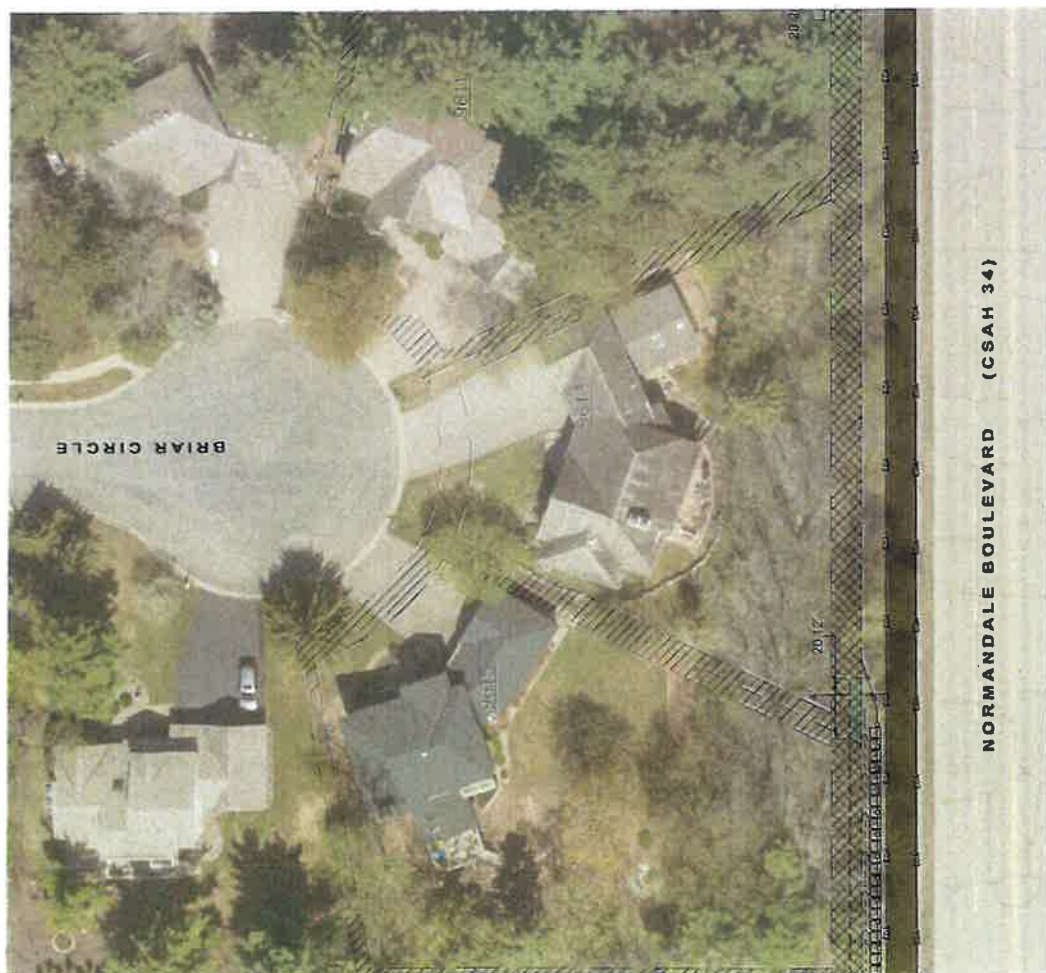
9613 BRIAR CIRCLE
PID # 28-116-21-21-0057
OWNER S SMITHSON & L SMITHSON TRST
LEGAL DESC.: LOT 7, BLOCK 1, BRIAR KNOLL

AREAS

ENTIRE 9613 BRIAR CIR = 17,640 SF

PROPOSED EASEMENTS

PERM. EASE. (RET WALL)
(ENCUMBERED BY EX. D&U, S&B) = 85 SF



- LEGEND
- EXISTING RIGHT-OF-WAY
 - EXISTING PERMANENT EASEMENT
 - PROPOSED RIGHT-OF-WAY
 - PROPOSED PERMANENT EASEMENT
 - PROPOSED TEMPORARY EASEMENT
 - EXISTING CONCRETE CURB
 - PROPOSED CONCRETE CURB
 - EXISTING SIDEWALK
 - PROPOSED SIDEWALK
 - PROPOSED RETAINING WALL
 - PROF. EASE. (RET. WALL)
 - EX. EASE (D&U)

REVISIONS

DATE	DESCRIPTION	BY

ENGINEERING DIVISION
PUBLIC WORKS DEPARTMENT
2024-110 PMP NORMANDEALE TRAILS PROJECT

PARCEL 17
9613 BRIAR CIRCLE

DATE: _____
DRAWN: _____
CHECKED: _____
APPROVED: _____
SHEET: 1 OF 1



MEMORANDUM OF AGREEMENT

CITY OF BLOOMINGTON
NORMANDALE BLVD PMP TRAIL & SIDEWALK IMPROVEMENT PROJECT

Parcel No: 23
Fee Owners: The Mai Family Living Trust

On this 27 day of May, 2025, The Mai Family Living Trust, , The Mai Family Living Trust, Owners of the above-described parcel of property located in County of Hennepin, State of Minnesota, did execute and deliver a conveyance to the aforesaid real estate to the City of Bloomington.

This agreement is now made and entered as a Memorandum of all the terms, and the only terms, agreed upon in connection with the above transaction. It is hereby acknowledged and agreed upon between the parties that:

1. The Owners have been furnished with the approved estimate of just compensation for the property acquired and a summary statement of the basis for the estimate. The Owners understand that the acquired property is for use in connection with the construction of the Normandale Blvd PMP Trail & Sidewalk Improvement Project.
2. The Owners understand and acknowledge that City of Bloomington has no direct, indirect, present or contemplated future personal interest in the property or in any benefits from the acquisition of the property.
3. That in full compensation for the conveyance of said property, City of Bloomington shall pay the Owners the sum of \$ 4,900.00 for land and damages. Owners understand that payment by the City of Bloomington must await approval of title and processing of a voucher.
4. Additionally:


It is understood and agreed that the entire agreement of the parties is contained in this Memorandum of Agreement and that this Agreement supersedes all oral agreements and negotiations between the parties.

Owner(s)

City of Bloomington


Khau Mai

By: 5/24/2025


Huong Mai

Its: 5/24/2025

EASEMENT

On this 27 day of May, 2025.

FOR VALUABLE CONSIDERATION, The Mai Family Living Trust, Grantor, hereby conveys to the City of Bloomington, a municipal corporation under the laws of the State of Minnesota, Grantee, easements over, under, and across real property in Hennepin County, Minnesota, described as follows:

(Legal Description on attached Exhibit A and Depicted on Exhibit B)

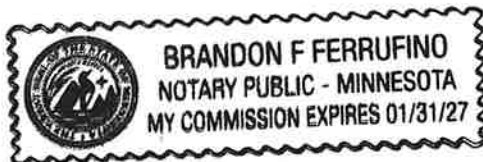
Khau Mai

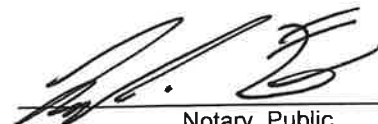
 

Huong Mai

STATE OF Minnesota)
COUNTY OF Hennepin) SS.

The foregoing instrument was acknowledged before me this 27 day of May, 2025, by The Mai Family Living Trust, Grantor.




Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

City of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431

STATE DEED TAX DUE HEREON: \$ -0-

EXHIBIT A

CITY OF BLOOMINGTON
2024-110 NORMANDALE TRAIL ROW
EASEMENT ACQUISITION
APRIL 9, 2025

PARCEL 23
OWNER: THE MAI FAMILY LIVING TRUST
9413 BRIAR CIRCLE
P.I.N. 28-116-21-21-0042

A permanent easement for retaining wall purposes over, under, across and through that part of Lot 9, Block 4, NORMANDALE HIGHLANDS TENTH ADDITION, Hennepin County, Minnesota, lying easterly of a line described as beginning on the south line of said Lot 9 distant 5.82 feet westerly of the southeast corner of said Lot 9; thence northerly to a point on the north line of said Lot 1 distant 9.89 feet westerly of the northeast corner of said Lot 1, and there terminating.

Exhibit B.

PARCEL 23

9413 BRIAR CIRCLE
 PID # 28-116-21-21-0042
 OWNER: THE MAI FAMILY LIVING TRUST
 LEGAL DESC. LOT 9, BLOCK 4, NORMANDALE HIGHLANDS
 TENTH ADDITION

AREAS

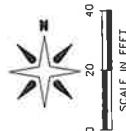
ENTIRE 9413 BRIAR CIR = 31,137 SF

PROPOSED EASEMENTS

PERM. EASE (RET WALL)
 (ENCUMBERED BY EX. U) = 1191 SF



- LEGEND**
- EXISTING RIGHT-OF-WAY
 - EXISTING PERMANENT EASEMENT
 - PROPOSED RIGHT-OF-WAY
 - PROPOSED PERMANENT EASEMENT
 - PROPOSED TEMPORARY EASEMENT
 - EXISTING CONCRETE CURB
 - PROPOSED CONCRETE CURB
 - EXISTING SIDEWALK
 - PROPOSED SIDEWALK
 - PROPOSED RETAINING WALL
 - PROP EASE (RET WALL)
 - EX EASE (O&U)



2024-110 PMP NORMANDALE TRAILS PROJECT
 ENGINEERING DIVISION
 PUBLIC WORKS DEPARTMENT
 BLOOMINGTON, MINNESOTA
 CITY OF

REVISIONS
 DESCRIPTION
 BY
 DATE

LIC # DATE
 THE LAND OF THE STATE OF MINNESOTA
 LICENSED PROFESSIONAL ENGINEER UNDER
 SUPERVISION AND THAT I AM A FULL
 MEMBER OF THE STATE OF MINNESOTA
 ENGINEERING DIVISION
 DRAWN
 CHECKED
 APPROVED
 SHEET
 1 OF 1

PARCEL 23
 9413 BRIAR CIRCLE



MEMORANDUM OF AGREEMENT

CITY OF BLOOMINGTON
NORMANDALE BLVD PMP TRAIL & SIDEWALK IMPROVEMENT PROJECT

Parcel No: 32

Fee Owners: Lana J. Hippard and Alan C. Hippard, as Trustees, and any successor Trustee, of the Hippard Family Trust dated February 13, 2025

On this 5th day of June, 2025, Lana J. Hippard and Alan C. Hippard, as Trustees, and any successor Trustee, of the Hippard Family Trust dated February 13, 2025. Owners of the above-described parcel of property located in County of Hennepin, State of Minnesota, did execute and deliver a conveyance to the aforesaid real estate to the City of Bloomington.

This agreement is now made and entered as a Memorandum of all the terms, and the only terms, agreed upon in connection with the above transaction. It is hereby acknowledged and agreed upon between the parties that:

1. The Owners have been furnished with the approved estimate of just compensation for the property acquired and a summary statement of the basis for the estimate. The Owners understand that the acquired property is for use in connection with the construction of the Normandale Blvd PMP Trail & Sidewalk Improvement Project.
2. The Owners understand and acknowledge that City of Bloomington has no direct, indirect, present or contemplated future personal interest in the property or in any benefits from the acquisition of the property.
3. That in full compensation for the conveyance of said property, City of Bloomington shall pay the Owners the sum of \$ 2,200.00 for land and damages. Owners understand that payment by the City of Bloomington must await approval of title and processing of a voucher.
4. Additionally:

It is understood and agreed that the entire agreement of the parties is contained in this Memorandum of Agreement and that this Agreement supersedes all oral agreements and negotiations between the parties.

Owner(s)

City of Bloomington

Lana J. Hippard
Lana J. Hippard, Trustee

By: _____

Alan C. Hippard
Alan C. Hippard, Trustee

Its: _____

EASEMENT

On this 5th day of JUNE, 2025.

FOR VALUABLE CONSIDERATION, Lana J. Hippard and Alan C. Hippard, as Trustees, and any successor Trustee, of the Hippard Family Trust dated February 13, 2025, Grantor, hereby conveys to the City of Bloomington, a municipal corporation under the laws of the State of Minnesota, Grantee, easements over, under, and across real property in Hennepin County, Minnesota, described as follows:

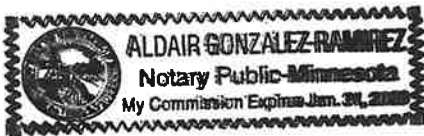
(Legal Description on attached Exhibit A and Depicted on Exhibit B)

Lana J. Hippard
Lana J. Hippard, Trustee

Alan C. Hippard
Alan C. Hippard, Trustee

STATE OF Minnesota)
COUNTY OF Hennepin) SS.

The foregoing instrument was acknowledged before me this 5th day of JUNE, 2025, by Lana J. Hippard and Alan C. Hippard, as Trustees, and any successor Trustee, of the Hippard Family Trust dated February 13, 2025, Grantor.



[Signature]
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

City of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431

STATE DEED TAX DUE HEREON: \$ -0-

EXHIBIT A

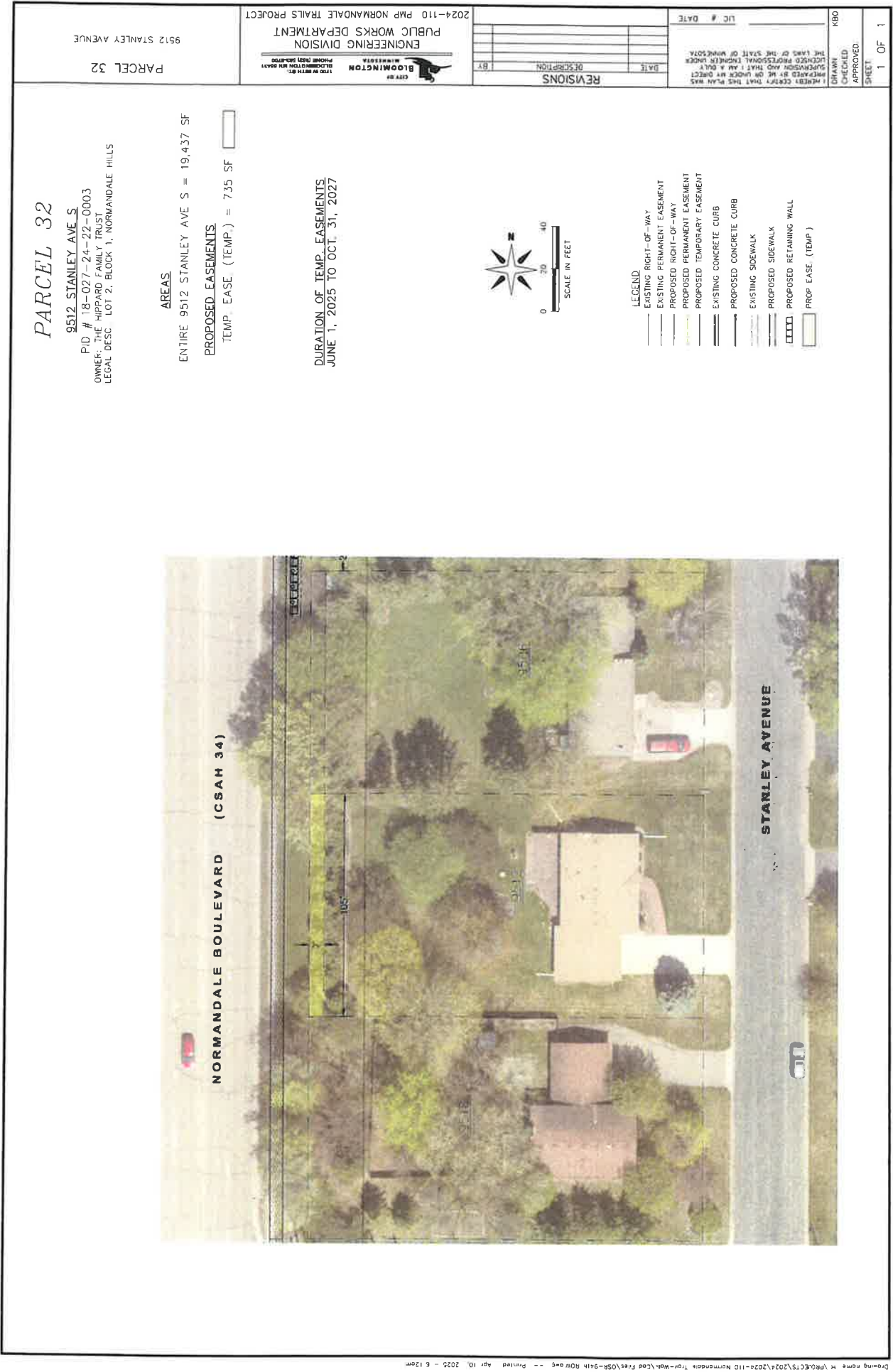
CITY OF BLOOMINGTON
2024-110 NORMANDALE TRAIL ROW
EASEMENT ACQUISITION
APRIL 9, 2025

PARCEL 32
OWNER: THE HIPPARD FAMILY TRUST
9512 STANLEY AVE S
P.I.N. 18-027-24-22-0003

A temporary easement for construction purposes over, under, across and through the westerly 7.00 feet of Lot 2, Block 1, NORMANDALE HILLS, Hennepin County, Minnesota.

Said temporary easement to begin June 1, 2025, and expire October 31, 2027.

Exhibit B





MEMORANDUM OF AGREEMENT

CITY OF BLOOMINGTON
NORMANDALE BLVD PMP TRAIL & SIDEWALK IMPROVEMENT PROJECT

Parcel No: 33

Fee Owners: Jerome C. Anderson

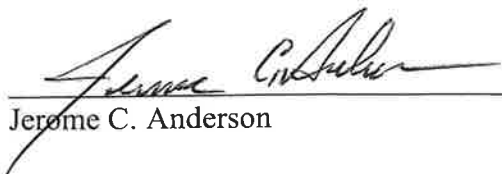
On this 07 day of May, 2025, Jerome C. Anderson, a single man, Owners of the above-described parcel of property located in County of Hennepin, State of Minnesota, did execute and deliver a conveyance to the aforesaid real estate to the City of Bloomington.

This agreement is now made and entered as a Memorandum of all the terms, and the only terms, agreed upon in connection with the above transaction. It is hereby acknowledged and agreed upon between the parties that:

1. The Owners have been furnished with the approved estimate of just compensation for the property acquired and a summary statement of the basis for the estimate. The Owners understand that the acquired property is for use in connection with the construction of the Normandale Blvd PMP Trail & Sidewalk Improvement Project.
2. The Owners understand and acknowledge that City of Bloomington has no direct, indirect, present or contemplated future personal interest in the property or in any benefits from the acquisition of the property.
3. That in full compensation for the conveyance of said property, City of Bloomington shall pay the Owners the sum of \$ 2200.00 for land and damages. Owners understand that payment by the City of Bloomington must await approval of title and processing of a voucher.
4. Additionally:

It is understood and agreed that the entire agreement of the parties is contained in this Memorandum of Agreement and that this Agreement supersedes all oral agreements and negotiations between the parties.

Owner(s)


Jerome C. Anderson

City of Bloomington

By: _____

Its: _____

EASEMENT

On this 07 day of may, 2025,


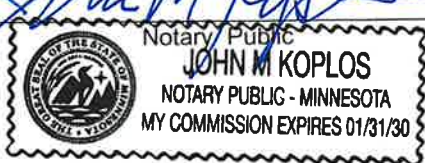
FOR VALUABLE CONSIDERATION, Jerome C. Anderson, a single man, , Grantor, hereby conveys to the City of Bloomington, a municipal corporation under the laws of the State of Minnesota, Grantee, easements over, under, and across real property in Hennepin County, Minnesota, described as follows:

(Legal Description on attached Exhibit A and Depicted on Exhibit B)


Jerome C. Anderson

STATE OF Minnesota)
) SS.
COUNTY OF Hennepin)

The foregoing instrument was acknowledged before me this 7th day of May, 2025, by Jerome C. Anderson, a single man, , Grantor.

THIS INSTRUMENT WAS DRAFTED BY:

City of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431

STATE DEED TAX DUE HEREON: \$ --0--

Exhibit A

CITY OF BLOOMINGTON
2024-110 NORMANDALE TRAIL ROW
EASEMENT ACQUISITION
JANUARY 9, 2025

PARCEL 33
OWNER: JEROME C. ANDERSON
9506 STANLEY AVE S
P.I.N. 18-027-24-22-0004

A temporary easement for construction purposes over, under, across and through the westerly 7.00 feet of Lot 3, Block 1, NORMANDALE HILLS, Hennepin County, Minnesota.

Said temporary easement to begin June 1, 2025, and expire October 31, 2027.

Exhibit B





MEMORANDUM OF AGREEMENT

CITY OF BLOOMINGTON
NORMANDALE BLVD PMP TRAIL & SIDEWALK IMPROVEMENT PROJECT

Parcel No: 34

Fee Owners: Charlette L. Witham

On this 07 day of MAY, 2025, Charlette L. Witham, single woman, ,
Owners of the above-described parcel of property located in County of Hennepin, State of Minnesota,
did execute and deliver a conveyance to the aforesaid real estate to the City of Bloomington.

This agreement is now made and entered as a Memorandum of all the terms, and the only terms,
agreed upon in connection with the above transaction. It is hereby acknowledged and agreed upon
between the parties that:

1. The Owners have been furnished with the approved estimate of just compensation for the property acquired and a summary statement of the basis for the estimate. The Owners understand that the acquired property is for use in connection with the construction of the Normandale Blvd PMP Trail & Sidewalk Improvement Project.
2. The Owners understand and acknowledge that City of Bloomington has no direct, indirect, present or contemplated future personal interest in the property or in any benefits from the acquisition of the property.
3. That in full compensation for the conveyance of said property, City of Bloomington shall pay the Owners the sum of \$ 600.00 for land and damages. Owners understand that payment by the City of Bloomington must await approval of title and processing of a voucher.
4. Additionally:

It is understood and agreed that the entire agreement of the parties is contained in this Memorandum of Agreement and that this Agreement supersedes all oral agreements and negotiations between the parties.

Owner(s)

City of Bloomington

Charlette L. Witham
Charlette L. Witham

By: _____

Its: _____

EASEMENT

On this 07 day of May, 2025,

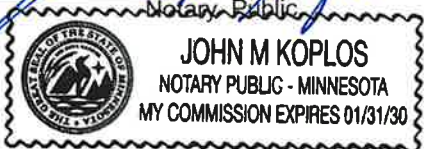
FOR VALUABLE CONSIDERATION, Charlette L. Witham, single woman, , Grantor, hereby conveys to the City of Bloomington, a municipal corporation under the laws of the State of Minnesota, Grantee, easements over, under, and across real property in Hennepin County, Minnesota, described as follows:

(Legal Description on attached Exhibit A and Depicted on Exhibit B)

Charlette L. Witham
Charlette L. Witham

STATE OF Minnesota)
) SS.
COUNTY OF Hennepin)

The foregoing instrument was acknowledged before me this 7th day of May, 2025, by Charlette L. Witham, single woman, , Grantor.

John M. Koplos
Notary Public

JOHN M KOPLOS
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/30

THIS INSTRUMENT WAS DRAFTED BY:

City of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431

STATE DEED TAX DUE HEREON: \$ -0-

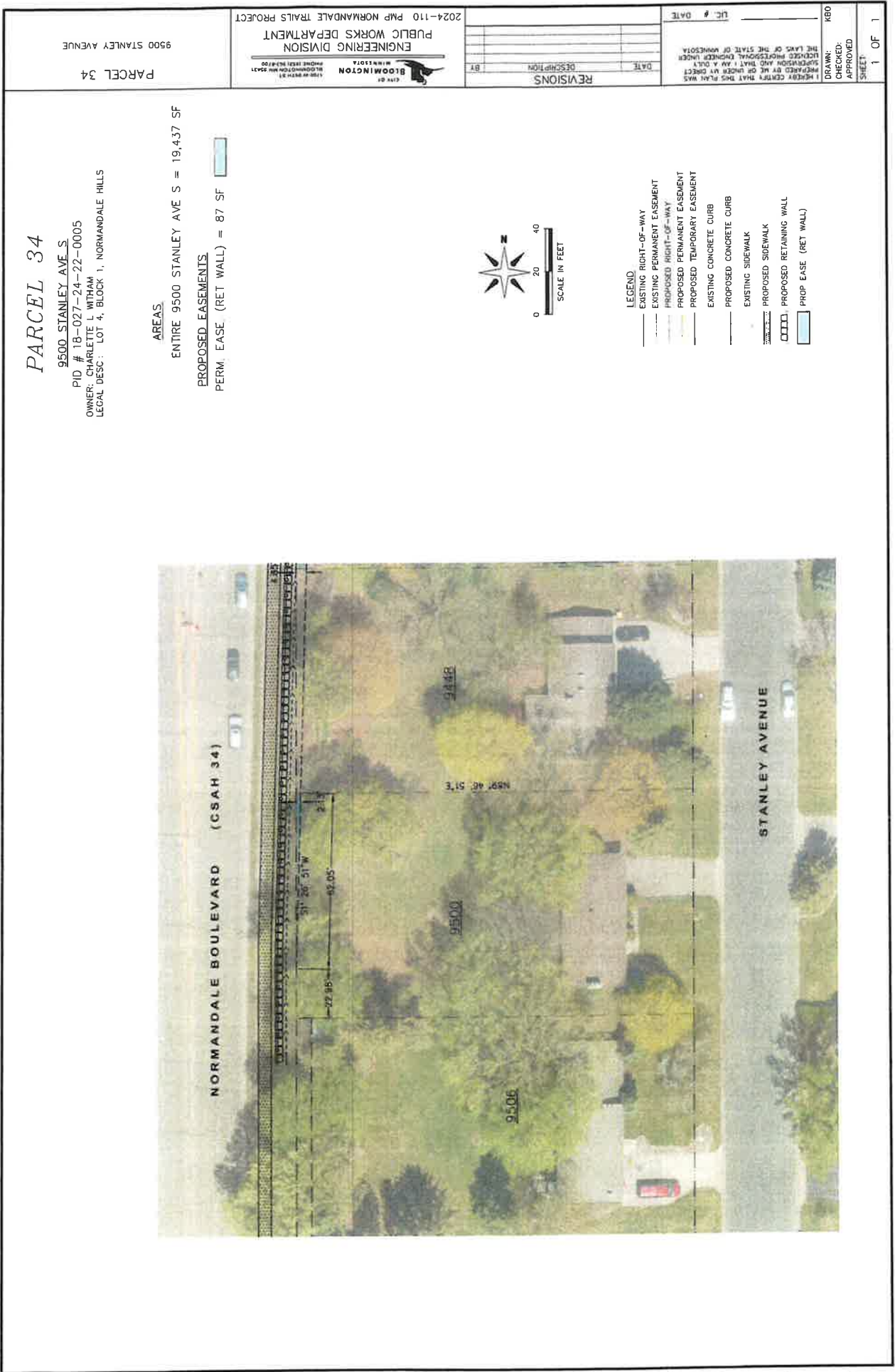
Exhibit A

CITY OF BLOOMINGTON
2024-110 NORMANDALE TRAIL ROW
EASEMENT ACQUISITION
JANUARY 9, 2025

PARCEL 34
OWNER: CHARLETTE L. WITHAM
9500 STANLEY AVE S
P.I.N. 18-027-24-22-0005

A permanent easement for retaining wall purposes over, under, across and through the that part of Lot 4, Block 1, NORMANDALE HILLS, Hennepin County, Minnesota, lying westerly of a line described as commencing at the northwest corner of said Lot 4; thence North 89 degrees 46 minutes 51 seconds East, assumed bearing, along the north line of said Lot 4 a distance of 2.13 feet to the point of beginning; thence South 1 degree 26 minutes 51 seconds a distance of 82.05 feet to the south line of said Lot 4, and there terminating.

Exhibit B





SRF No. 16562.0290

ADMINISTRATIVE SETTLEMENT MEMORANDUM

Date: June 6, 2025

To: Mr. Steve Jorschumb
Land Surveyor, Engineering Division

From: Cindy Wiste, Senior Project Manager

SUBJECT: NORMANDALE BLVD PMP TRAIL & SIDEWALK IMPROVEMENT PROJECT
PROPERTY ADDRESS: 9442 STANLEY AVENUE SOUTH, BLOOMINGTON, MN 55347
PARCEL NO.: 36

The certified offer was made on May 20, 2025 in the amount of \$4,000.00. The acquisition consists of 652 square feet of Permanent Retaining Wall Easement. The owner requested the square footage of the permanent easements be valued at the same value as their neighbor at \$12.30 a sq. ft.. This would be an increase of \$10 from the original offer of \$4,000.00.

In lieu of additional costs foreseeable in condemnation, we are recommending settlement in the amount of \$4,010

Certified value:	\$ 4,000.00
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Description of administrative adjustments:

Adjusted sq. ft. value to that of neighbor's comparable lot.	\$ 10.00
Total Adjustments:	\$ 4,010.00

SETTLEMENT TOTAL:	\$ 4,010.00
--------------------------	--------------------

APPROVAL:

By: _____

Date _____

Its: _____



SRF No. 16562.0290

ADMINISTRATIVE SETTLEMENT MEMORANDUM

Date: June 6, 2025

To: Mr. Steve Jorschumb
Land Surveyor, Engineering Division

From: Cindy Wiste, Senior Project Manager

SUBJECT: NORMANDALE BLVD PMP TRAIL & SIDEWALK IMPROVEMENT PROJECT
PROPERTY ADDRESS: 9436 STANLEY AVENUE SOUTH, BLOOMINGTON, MN 55347
PARCEL NO.: 37

The certified offer was made on May 2, 2025 in the amount of \$5,600.00. The acquisition consists of 926 square feet of Permanent Retaining Wall Easement. The owner requested the square footage of the permanent easements be valued at the same value as their neighbor at \$12.30 a sq. ft.. This would be an increase of \$100 from the original offer of \$5,600.00.

In lieu of additional costs foreseeable in condemnation, we are recommending settlement in the amount of \$5,700

Certified value:	\$ 5,600.00
-------------------------	--------------------

Description of administrative adjustments:

Adjusted sq. ft. value to that of neighbor's comparable lot.	\$ 100.00
--------------------------------------------------------------	-----------

Total Adjustments:	\$ 5,700.00
---------------------------	--------------------

SETTLEMENT TOTAL:	\$ 5,700.00
--------------------------	--------------------

APPROVAL:

By: _____

Date _____

Its: _____

www.srfconsulting.com

3701 Wayzata Boulevard, Suite 100 | Minneapolis, MN 55416-3791 | 763.475.0010

Equal Employment Opportunity / Affirmative Action Employer



SRF No. 16562.0290

ADMINISTRATIVE SETTLEMENT MEMORANDUM

Date: June 6, 2025

To: Mr. Steve Jorschumb
Land Surveyor, Engineering Division

From: Cindy Wiste, Senior Project Manager

SUBJECT: NORMANDALE BLVD PMP TRAIL & SIDEWALK IMPROVEMENT PROJECT
PROPERTY ADDRESS: 9430 STANLEY AVENUE SOUTH, BLOOMINGTON, MN 55347
PARCEL NO.: 38

The certified offer was made on May 2, 2025 in the amount of \$6,500.00. The acquisition consists of 1,132 square feet of Permanent Retaining Wall Easement. The owner requested the square footage of the permanent easements be valued at the same value as their neighbor at \$12.30 a sq. ft.. This would be an increase of \$470 from the original offer of \$6,500.00.

In lieu of additional costs foreseeable in condemnation, we are recommending settlement in the amount of \$6,970

Certified value:	\$6,500.00
-------------------------	-------------------

Description of administrative adjustments:

Adjusted sq. ft. value to that of neighbor's comparable lot.	\$ 470.00
--------------------------------------------------------------	-----------

Total Adjustments:	\$6,970.00
---------------------------	-------------------

SETTLEMENT TOTAL:	\$6,970.00
--------------------------	-------------------

APPROVAL:

By: _____

Date _____

Its: _____

www.srfconsulting.com

3701 Wayzata Boulevard, Suite 100 | Minneapolis, MN 55416-3791 | 763.475.0010

Equal Employment Opportunity / Affirmative Action Employer



SRF No. 16562.0290

ADMINISTRATIVE SETTLEMENT MEMORANDUM

Date: June 6, 2025

To: Mr. Steve Jorschumb
Land Surveyor, Engineering Division

From: Cindy Wiste, Senior Project Manager

SUBJECT: NORMANDALE BLVD PMP TRAIL & SIDEWALK IMPROVEMENT PROJECT
PROPERTY ADDRESS: 9424 STANLEY AVENUE SOUTH, BLOOMINGTON, MN 55347
PARCEL NO.: 39

The certified offer was made on May 2, 2025 in the amount of \$6,000.00. The acquisition consists of 1,128 square feet of Permanent Retaining Wall Easement. The owner requested the square footage of the permanent easements be valued at the same value as their neighbor at \$12.30 a sq. ft.. This would be an increase of \$940 from the original offer of \$6,000.00.

In lieu of additional costs foreseeable in condemnation, we are recommending settlement in the amount of \$6,940

Certified value:	\$6,000.00
-------------------------	-------------------

Description of administrative adjustments:

Adjusted sq. ft. value to that of neighbor's comparable lot.	\$ 940.00
--------------------------------------------------------------	-----------

Total Adjustments:	\$6,940.00
---------------------------	-------------------

SETTLEMENT TOTAL:	\$6,940.00
--------------------------	-------------------

APPROVAL:

By: _____

Date _____

Its: _____

www.srfconsulting.com

3701 Wayzata Boulevard, Suite 100 | Minneapolis, MN 55416-3791 | 763.475.0010

Equal Employment Opportunity / Affirmative Action Employer



Request for Council Action

Originator City Clerk	Item 3.9 On-Sale Liquor and Sunday Liquor License - Hilton Garden Inn at 5140 American Blvd W
Agenda Section CONSENT BUSINESS	Date June 30, 2025

Requested Action:

Motion by _____, seconded by _____ to approve an On-Sale Liquor and Sunday Liquor License for 5140 American Hotel Group LLC, doing business as Hilton Garden Inn located at 5140 American Blvd W.

Item created by: Matt Brillhart, City Clerk

Item presented by: Matt Brillhart, Deputy City Clerk

Description:

5140 American Hotel Group LLC has applied for an On-Sale Liquor and Sunday Liquor License for the Hilton Garden Inn located at 5140 American Blvd W. This is an existing hotel that is changing ownership and management companies.

The City Clerk's office has reviewed the application and finds it to be in order for City Council approval. The license will be submitted to the State of Minnesota pending submittal of all required application & insurance documents.



Request for Council Action

Originator City Council	Item 3.10 Resolutions Approving 2025 State Legislation Requiring Local Approval
Agenda Section CONSENT BUSINESS	Date June 30, 2025

Requested Action:

Motion by _____, seconded by _____ to approve RESOLUTION NO. 2025 - __, a resolution approving Laws of Minnesota 2025, 1st Special Session, Chapter 13 (HF 9), Article 2, Section 17, authorizing the City of Bloomington to file an application for property tax exemption for certain property owned by the Port Authority of the City of Bloomington; and to authorize related actions consistent with the intent of the Resolution.

Motion by _____, seconded by _____ to approve RESOLUTION NO. 2025 - __, a resolution approving Laws of Minnesota 2025, 1st Special Session, Chapter 13 (HF 9), Article 5, Section 6, authorizing the City of Bloomington to amend its spending plan to spend, loan, or invest transferred increment, as authorized under section 469.176, subdivision 4n, through December 31, 2027; and to authorize related actions consistent with the intent of the Resolution.

Item created by: Kevin Knase, City Council

Description:

The City Council is requested to approve two forms of special legislation, which were introduced during the 2024-2025 legislative session and adopted during the special session of the Minnesota Legislature on June 9th. The special legislation is summarized below and attached for reference. The Port Authority also approved this item on June 17th. Summaries are provided below and the specific legislative language is attached.

Staff recommends adopting both Resolutions to provide local approval to the special Bloomington-specific State legislation and to authorize staff to complete and file the related certificate of approval of special law (template attached to this report). The Bloomington special session legislation documentation represents the Bloomington specific bills of the act as presented to and signed by the governor. It does not represent the official 2025 session law, which will be published by the Revisor later in summer 2025.

1. Ramada Property Tax Exemption

The Port Authority of the city of Bloomington acquired three properties, collectively known as the Ramada Property site, in May 2016. The Ramada Property was purchased for the public purpose of economic development and Minn. Stat. section 272.02, subdivision 39 exempts the property from property tax for a period of 9 years. Attracting development to the site has been challenging due to the holding of this site for a potential World Expo, and more recently climbing interest rates and construction costs. Without this legislation, the tax exemption

would have ended this year (2025). The State Legislature authorized a 6-year extension of the economic development public purpose exemption for this site. The long-term vision continues to be development of the property consistent with the South Loop District Plan. The deadline for staff to file an application for exemption with the assessor is June 30, 2025 in order to maintain the property tax exemption.

2. Spending Plan TIF Extension and Flexibility

The Mall of America has been working to secure private financing for the Mystery Cove water park project. Due to a challenging development environment, additional time is needed to finalize financing agreements. The legislation grants a 2-year extension to December 31, 2027 to the construction and expenditure deadlines for tax increment financing approved under the temporary authority granted in the City's adopted spending plan. Additionally, the City may amend its spending plan to authorize the changes in this legislation, which would occur in a future action.

Legal Review Number:

Presented by:

Attachments:

[Resolution \(Ramada\)](#)

[Resolution \(TIF\)](#)

[CERTIFICATE](#)

[Laws of Minnesota 2025, Ch 13 \(HF 9\) \(Excerpt\).pdf](#)

RESOLUTION NO. 2025-___

**RESOLUTION OF APPROVAL OF MINNESOTA LAWS 2025, 1ST SPECIAL
SESSION, CHAPTER 13 (HF 9), ARTICLE 2, SECTION 17**

WHEREAS, the City Council (the “Council”) of the City of Bloomington (the “City”) is the official governing body of the City; and

WHEREAS, the City and the Port Authority have undertaken a program to promote economic development and job opportunities and to promote the development of land, which is blighted or underutilized within the City, and in this connection created a development project known as the Industrial Development District No. 1 – South Loop District (the “Development District”) pursuant to the authority granted in the predecessor of Minnesota Statutes, Sections 469.048 to 469.068 and 469.071; and

WHEREAS, the Port Authority is the owner of the Ramada Property located in the City of Bloomington (the “City”); and

WHEREAS, in 2025 the Minnesota Legislature enacted Laws of Minnesota 2025, 1st Special Session, Chapter 13 (HF 9), Article 2, Section 17; and

WHEREAS, the City Council has reviewed this special legislation and has been provided a summary of this Section of the legislation by City staff; and

WHEREAS, the City Council has concluded that approval of Laws of Minnesota 2025, 1st Special Session, Chapter 13 (HF 9), Article 2, Section 17 is in the best interests of the City; and

WHEREAS, Minnesota Statutes, Section 645.021, Subd. 2 requires the local unit of government to adopt a resolution approving this special legislation, or a portion thereof, in order for the law to become effective; and

WHEREAS, Minnesota Statutes, Section 645.021, Subd. 3 requires the chief clerical officer to file with the Secretary of State a certificate stating the essential facts necessary to valid approval, including a copy of the resolution of approval, prior to the first day of the next regular legislative session or the special law, or portion thereof, is deemed disapproved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MINNESOTA, that, based upon the foregoing,

1. The City Council hereby approves Laws of Minnesota 2025, 1st Special Session, Chapter 13 (HF 9), Article 2, Section 17.
2. The City Council directs the City Clerk to file with the Secretary of State a certificate stating the essential facts necessary for approval, together with this resolution of approval, in accordance with Minnesota Statutes, Section 645.021, Subd. 3.

Passed and adopted this 30th day of June 2025.

Mayor

ATTEST:

Secretary to the Council

RESOLUTION NO. 2025-___

**RESOLUTION OF APPROVAL OF MINNESOTA LAWS 2025, 1ST SPECIAL
SESSION, CHAPTER 13 (HF 9), ARTICLE 5, SECTION 6**

WHEREAS, the City Council (the “Council”) of the City of Bloomington (the “City”) is the official governing body of the City; and

WHEREAS, the City and the Port Authority of the City of Bloomington (the “Port Authority”) have previously established Tax Increment Financing District No. 1-C and Tax Increment Financing District No. 1-G (together, the “TIF Districts”) within Industrial Development District No. 1 South Loop and adopted tax increment financing plans therefor, as amended, pursuant to Minnesota Statutes, Sections 469.174 through 469.1794, as amended (the “TIF Act”); and

WHEREAS, the Port Authority and City Council adopted an amended and restated spending plan on December 7, 2022, pursuant to Section 469.176, subdivision 4n of the TIF Act (the “Temporary TIF Authority Act”); and

WHEREAS, the Minnesota Legislature enacted Laws of Minnesota 2025, 1st Special Session, Chapter 13 (HF 9), Article 5, Section 6; and

WHEREAS, the City Council has reviewed this special legislation and has been provided a summary of this Section of the legislation by City staff; and

WHEREAS, the City Council has concluded that approval of Laws of Minnesota 2025, 1st Special Session, Chapter 13 (HF 9), Article 5, Section 6 is in the best interests of the Port Authority; and

WHEREAS, Minnesota Statutes, Section 645.021, Subd. 2 requires the local unit of government to adopt a resolution approving this special legislation, or a portion thereof, in order for the law to become effective; and

WHEREAS, Minnesota Statutes, Section 645.021, Subd. 3 requires the chief clerical officer to file with the Secretary of State a certificate stating the essential facts necessary to valid approval, including a copy of the resolution of approval, prior to the first day of the next regular legislative session or the special law, or portion thereof, is deemed disapproved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MINNESOTA, that, based upon the foregoing,

1. The City Council hereby approves Laws of Minnesota 2025, 1st Special Session, Chapter 13 (HF 9), Article 5, Section 6.
2. The City Council directs the City Clerk to file with the Secretary of State a certificate stating the essential facts necessary for approval, together with this resolution of approval, in accordance with Minnesota Statutes, Section 645.021, Subd. 3.

Passed and adopted this 30th day of June 2025.

Mayor

ATTEST:

Secretary to the Council

**CERTIFICATE OF APPROVAL OF SPECIAL LAW
BY GOVERNING BODY**

(Pursuant to Minnesota Statutes, 645.02 and 645.021)

STATE OF MINNESOTA

County of Hennepin

TO THE SECRETARY OF STATE OF MINNESOTA:

PLEASE TAKE NOTICE, That the undersigned chief clerical officer of the
City Council of City of Bloomington

DOES HEREBY CERTIFY, that in compliance with the provisions of Laws, 20____,
Chapter _____ requiring approval by a majority* of the governing body of said local
governmental unit before it becomes effective, the _____
(designate governing body)

at a meeting duly held on the 30th day of June 2025, by resolution _____

_____ did approve said Laws, 20____, Chapter _____
(if other than resolution, specify)

by a _____ majority vote* of all of the members thereof (Ayes _____; Noes _____;

Absent or not voting _____) and the following additional steps, if any required by statute
or charter were taken:

A copy of the resolution is hereto annexed and made a part of this certificate by reference.

Signed: _____

(Official designation of officer)

(This form prescribed by the Attorney General and furnished by the Secretary of State as required in Minnesota Statutes 645.021.)

*If extraordinary majority is required by the special law, insert fraction or percentage here.

Please see reverse side for instructions for completing this form.

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This Document can be made available
in alternative formats upon request

State of Minnesota

HOUSE OF REPRESENTATIVES

SPECIAL SESSION

H. F. No. 9

06/09/2025 Authored by Davids and Gomez
The bill was read for the first time
R/S Rules Suspended, urgency declared
Read for the Second Time
Read for the Third Time
Passed by the House and transmitted to the Senate
06/12/2025 Presented to Governor
06/14/2025 Governor Approval

- 1.1 A bill for an act
- 1.2 relating to taxation; modifying individual income and corporate franchise taxes,
- 1.3 property taxes, sales and use taxes, excise taxes, local government aids, tax
- 1.4 increment financing provisions, local sales and use taxes, public finance provisions,
- 1.5 and other miscellaneous taxes and tax-related provisions; modifying the research
- 1.6 and development credit and making the credit partially refundable; modifying and
- 1.7 providing for income tax credits and subtractions; modifying provisions for the
- 1.8 political contribution refund; modifying property tax exemptions and classifications;
- 1.9 providing for land bank organizations; providing for June accelerated payments
- 1.10 of sales taxes by certain vendors; modifying the sales and use tax exemption for
- 1.11 data centers to remove the exemption for electricity; modifying payments under
- 1.12 the Sustainable Forest Incentive Act; modifying the appropriation for aquatic
- 1.13 invasive species aid; increasing the tax on cannabis products; eliminating local
- 1.14 cannabis aid; modifying provisions for the provider tax; repealing the controlled
- 1.15 substance tax; making related clarifying and technical changes; requiring and
- 1.16 modifying reports; modifying appropriations; appropriation money; amending
- 1.17 Minnesota Statutes 2024, sections 3.192; 3.8855, subdivisions 2, 3, 4, 5, 7, 8; 8.31,
- 1.18 subdivision 2c; 10A.02, subdivision 11b; 10A.322, subdivision 4; 16A.151,
- 1.19 subdivision 2; 37.31, subdivision 1; 41A.30, subdivision 5; 116U.27, subdivision
- 1.20 2; 270C.11, subdivision 4; 270C.445, subdivisions 3, 6; 272.02, subdivisions 7,
- 1.21 19, by adding subdivisions; 273.117; 273.128, subdivision 1; 273.13, subdivisions
- 1.22 22, 23; 273.38; 273.41; 279.37, subdivision 2; 289A.12, subdivision 18; 289A.20,
- 1.23 subdivision 4; 289A.60, subdivision 12, by adding a subdivision; 290.0132,
- 1.24 subdivisions 26, as amended, 34, by adding subdivisions; 290.0134, subdivision
- 1.25 20; 290.06, subdivision 23; 290.068, subdivision 3, by adding subdivisions;
- 1.26 290.0693, subdivisions 1, 4, 6, 8; 290.0695, subdivisions 1, 2, 3; 290.091,
- 1.27 subdivision 2; 290A.03, subdivision 3; 290A.19; 290C.07; 290C.10; 295.53,
- 1.28 subdivision 4a; 295.54, subdivision 2; 295.81, subdivisions 2, 10; 297A.68,
- 1.29 subdivision 42; 297A.71, subdivision 54; 297A.75, subdivisions 1, as amended,
- 1.30 2, 3; 297A.94; 297A.99, subdivision 10; 297A.995, subdivisions 2, 10; 297E.06,
- 1.31 subdivision 4; 297G.09, subdivision 10; 297I.20, subdivision 4; 373.40, subdivision
- 1.32 2; 446A.086, subdivisions 1, 2; 449.08; 462C.04, subdivision 2; 469.104; 469.154,
- 1.33 subdivision 4; 469.176, subdivision 4n; 469.1812, by adding a subdivision;
- 1.34 469.1813, subdivisions 1, 5, 6, by adding a subdivision; 474A.091, subdivisions
- 1.35 2, 2a; 475.521, subdivision 2; 477A.013, subdivision 1; 477A.19, subdivision 5;
- 1.36 609.902, subdivision 4; 641.23; Laws 1996, chapter 471, article 2, section 29,
- 1.37 subdivisions 1, as amended, 4, as amended; Laws 2010, chapter 389, article 7,
- 1.38 section 22, as amended; Laws 2013, chapter 143, article 9, section 21; Laws 2014,

parcel during the period of the abatement granted by the requesting political subdivision.

The duration limit may not be reduced below the limit under paragraph (a).

(c) An abatement under subdivision 1, clause (2), items (ix) and (x), may be granted for a period no longer than five years. This limit also applies if the resolution does not specify a period of time.

EFFECTIVE DATE. This section is effective for abatement resolutions approved after the day following final enactment.

Sec. 16. Minnesota Statutes 2024, section 469.1813, is amended by adding a subdivision to read:

Subd. 11. Repayment. A land bank organization receiving an abatement under subdivision 1, clause (2), item (ix) or (x), must repay the abatement with interest if the land for which the abatement was granted is used for a purpose other than the purpose given by the land bank organization prior to redevelopment, as determined by the governing body of the political subdivision that granted the abatement. The repayment must be paid to the county treasurer and the county auditor shall distribute the repayment in the same proportion to the political subdivisions which granted the abatement. This subdivision applies immediately after the abatement under this section expires and land is subject to repayment under this subdivision for the same number of years that the abatement was granted. Interest under this section is payable at the rate determined in section 270C.40, subdivision 5.

EFFECTIVE DATE. This section is effective the day following final enactment.

Sec. 17. **EXEMPTION FOR LAND HELD FOR ECONOMIC DEVELOPMENT.**

Notwithstanding Minnesota Statutes, section 272.02, subdivision 39, property owned by the Port Authority of the city of Bloomington that was acquired by the Port Authority in May 2016 and exempt under Minnesota Statutes, section 272.02, subdivision 39, for taxes payable in 2017 through 2025, must continue to be exempt pursuant to Minnesota Statutes, section 272.02, subdivision 39, for taxes payable in 2026 through 2031 provided that the requirements of that subdivision are met. Notwithstanding Minnesota Statutes, section 272.025, an initial application for the exemption under this section must be filed with the assessor by June 30, 2025.

EFFECTIVE DATE. This section is effective the day after the governing body of the city of Bloomington and its chief clerical officer comply with the requirements of Minnesota Statutes, section 645.021, subdivisions 2 and 3.

58.1 Sec. 5. Laws 2017, First Special Session chapter 1, article 6, section 22, is amended to
58.2 read:

58.3 Sec. 22. **CITY OF ST. PAUL; FORD SITE REDEVELOPMENT TIF DISTRICT.**

58.4 (a) For purposes of computing the duration limits under Minnesota Statutes, section
58.5 469.176, subdivision 1b, the housing and redevelopment authority of the city of St. Paul
58.6 may waive receipt of increment for the Ford Site Redevelopment Tax Increment Financing
58.7 District. This authority is limited to the first four years of increment or increments derived
58.8 from taxes payable in 2023, whichever occurs first.

58.9 (b) If the city elects to waive receipt of increment under paragraph (a), for purposes of
58.10 applying any limits based on when the district was certified under Minnesota Statutes,
58.11 section 469.176, subdivision 6, or 469.1763, the date of certification for the district is deemed
58.12 to be January 2 of the property tax assessment year for which increment is first received
58.13 under the waiver.

58.14 (c) The five-year period under Minnesota Statutes, section 469.1763, subdivision 3, is
58.15 extended to ten years and the period under Minnesota Statutes, section 469.1763, subdivision
58.16 4, relating to the use of increment after the expiration of the five-year period, is extended
58.17 to 11 years for the Ford Site Redevelopment Tax Increment Financing District in the city
58.18 of St. Paul.

58.19 **EFFECTIVE DATE.** This section is effective the day after the governing body of the
58.20 city of St. Paul and its chief clerical officer comply with the requirements of Minnesota
58.21 Statutes, section 645.021, subdivisions 2 and 3.

58.22 Sec. 6. **CITY OF BLOOMINGTON; TEMPORARY USE OF INCREMENT;**
58.23 **EXTENSION.**

58.24 (a) Notwithstanding Minnesota Statutes, section 469.176, subdivision 4n, the city of
58.25 Bloomington may amend its spending plan to spend, loan, or invest transferred increment,
58.26 including any interest or investment earnings on such transferred increment, as authorized
58.27 under Minnesota Statutes, section 469.176, subdivision 4n, through December 31, 2027,
58.28 provided that:

58.29 (1) construction commences prior to December 31, 2027;

58.30 (2) the transferred increment was collected from and used in TIF District No. 1-C or
58.31 TIF District No. 1-G, in the city of Bloomington; and

(3) the use of the transferred increment is detailed in the city's written spending plan adopted pursuant to Minnesota Statutes, section 469.176, subdivision 4n, paragraph (c).

(b) Increment not spent, loaned, or invested by December 31, 2027, must be returned to the district. The requirement to return increment to the district includes any proceeds, principal, and interest received on loans of transferred increment; interest or investment earnings on transferred increment; or other repayments or returns of transferred increment defined as tax increment under Minnesota Statutes, section 469.174, subdivision 25, that remain in the funds or accounts of the authority or municipality on December 31, 2027, or that are subsequently received by the authority or municipality.

(c) If the city amends its spending plan pursuant to paragraph (a), the city must provide a copy of its amended spending plan to the legislative committees with jurisdiction over tax increment financing within 30 days.

EFFECTIVE DATE. This section is effective the day after the governing body of the city of Bloomington and its chief clerical officer comply with the requirements of Minnesota Statutes, section 645.021, subdivisions 2 and 3.

Sec. 7. **CITY OF BROOKLYN CENTER; TIF AUTHORITY.**

Subdivision 1. **Establishment.** Under the special rules established in subdivision 2, the economic development authority of the city of Brooklyn Center or the city of Brooklyn Center may establish not more than two redevelopment tax increment financing districts located wholly within the area in the city identified as the "Opportunity Site," which includes the area bounded by Shingle Creek Parkway from Hennepin County State-Aid Highway 10 to Summit Drive North; Summit Drive North from Shingle Creek Parkway to marked Trunk Highway 100; marked Trunk Highway 100 from Summit Drive North to Hennepin County State-Aid Highway 10; and Hennepin County State-Aid Highway 10 from marked Trunk Highway 100 to Shingle Creek Parkway, together with internal and adjacent roads and rights of way.

Subd. 2. **Special rules.** If the city or the authority establishes a tax increment financing district under this section, the following special rules apply:

(1) the district is deemed to meet all the requirements of Minnesota Statutes, section 469.174, subdivision 10; and

(2) Minnesota Statutes, section 469.176, subdivision 4j, does not apply to the district.

Subd. 3. **Expiration.** The authority to approve a tax increment financing plan to establish a tax increment financing district under this section expires on December 31, 2031.



Request for Council Action

Originator Engineering	Item 3.11 Award 2025-901 Storm Sewer Maintenance Project
Agenda Section CONSENT BUSINESS	Date June 30, 2025

Requested Action:

Motion by _____, seconded by _____ to accept the bid and award the contract for the 2025-901 Storm Sewer Maintenance Project to Shoreline Landscaping & Contracting, in the amount of \$569,646.00 and approve various contract changes up to 15% of the original contract amount (\$85,446.90) for a total project construction authorization of \$655,092.90.

Item created by: Rena Weis, Engineering

Item presented by: Julie Long, City Engineer

Description:

The City Council is requested to consider the award of contract for the 2025-901 Storm Sewer Maintenance Project. This project includes maintenance of storm sewer at 15 locations throughout the City.

Storm sewer maintenance is done without an assessment to the adjacent property owners. Project costs for the 2025-901 Storm Sewer Maintenance Project will be paid from the 6200 Storm Water Enterprise Fund. A map has been included showing the location of these improvements.

On May 19, 2025, Council approved the plans and specifications for this project and authorized the City Engineer to advertise for bids. Note that the agenda item and suggested action erroneously referenced a resolution, but a resolution was not needed for this action and thus one was not submitted nor approved. The reference to a resolution was a typo.

Bids were received and opened on Friday, June 20 at 11:00 AM. Five bids were received prior to the 11:00 AM deadline. All bids are based on unit prices and estimated quantities. The project was bid with four add alternates, and the best bid was selected based on the grand total of all items of the contract, including the sum of all add alternates. The Engineer's Estimate for the grand total of all items was \$757,310.00. In addition to the base bid, two of the add alternates (A2 and K2) will be awarded, for an award amount of \$569,646.00.

Contractor	Amount	Bid Amount (to be awarded)
Shoreline Landscaping & Contracting	\$633,646.00	\$569,646.00
JL Theis, Inc.	\$690,683.00	
New Look Contracting, Inc.	\$699,868.00	
Pember Companies, Inc.	\$738,486.90	

Bituminous Roadways, Inc.	\$948,105.50	
Engineer's Estimate	\$757,310.00	\$709,810.00

Attachments:

[EXHIBIT A 2025-901 Project Map.pdf](#)

82

Minned





Request for Council Action

Originator Parks and Recreation	Item 3.12 Approval of Bryant-Tretbaugh Park Construction Contract Amendments
Agenda Section CONSENT BUSINESS	Date June 30, 2025

Requested Action:

Motion by _____, seconded by _____, to authorize First Amendments to the agreements with Brennan Construction and Peterson Companies, Inc., for the Bryant and Tretbaugh Parks Renovation Project and to authorize the Mayor and City Manager to enter into the related agreements.

Item created by: Linda Batterson, Parks and Recreation

Item presented by: Renae Clark, Deputy Director of Parks and Recreation

Description:

On July 15, 2024, the City Council approved bid awards for the Bryant and Tretbaugh Parks Renovation. Council is requested to authorize execution of first amendments with:

- Brennan Construction of Minnesota (general construction activity): Increase contract amount by \$145,240 for a new not to exceed amount of \$1,524,240.
- Peterson Companies, Inc. (earthwork and grading): Increase contract amount by \$258,276 for a new not to exceed amount of \$ 2,057,553.

These contracts include earthwork and large utilities which have included changes to scope and price based on conditions discovered through construction. Some of these changes include changes to the grading plan, helical piers and additional structural support for the building, removal and disposal of buried concrete and asphalt debris, additional demolition/disposal, and additional concrete pipe.

The project remains within the total authorized construction budget of \$7,829,351.



Request for Council Action

Originator City Manager's Office	Item 3.13 Approval of City Council Meeting Minutes
Agenda Section CONSENT BUSINESS	Date June 30, 2025

Requested Action:

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

Item created by: Kaytlyn Danielzuk, City Manager's Office

Item presented by: NA

Description:

June 2, 2025 Listening Session Minutes
June 2, 2025 Regular City Council Meeting Minutes
June 7, 2025 Special Meeting Minutes
June 9, 2025 Special Meeting Minutes
June 23, 2025 Special Meeting Minutes

Attachments:

[6.2.25 Draft Listening Session Minutes_Redacted.pdf](#)
[6-2-25 Meeting Minutes.pdf](#)
[6-9-15 Special Meeting Draft Minutes](#)
[6-7-15 Special Meeting Draft Minutes](#)
[6-23-25 Special Meeting Minutes](#)

**City Council Listening Session Meeting
Monday, June 2, 2025 - 5:45 p.m.
Bloomington Civic Plaza - Haeg Conference Room
1800 W. Old Shakopee Road
Bloomington, MN 55431**

CALL TO ORDER

Mayor Busse called the meeting to order at 5:45 p.m. and noted attendance.

Present: Mayor Tim Busse and Councilmembers Jenna Carter, Chao Moua, Dwayne Lowman (arrived 5:52), Shawn Nelson, Lona Dallessandro, Victor Rivas.

Staff present: Interim City Manager Kathy Hedin, Interim City Manager Elizabeth Tolzmann, City Attorney Melissa Manderschied, and Interim Council Secretary Kaytlyn Danielzuk.

LISTENING SESSION

Tara Owens. Speaking about Bloomington Community Health and Wellness Center.

Scott Carlston. Discussing allowed Villa options in Bloomington.

Ryan Johnson. Discussing allowed Villa options in Bloomington.

Christopher Campbell. Speaking about concerns regarding legalized cannabis regulation.

Linda Lange. Discussing concerns with sidewalk plowing and Creekside.

ADJOURNMENT

Motion by Moua, seconded by Nelson to adjourn. Motion carried 7-0.

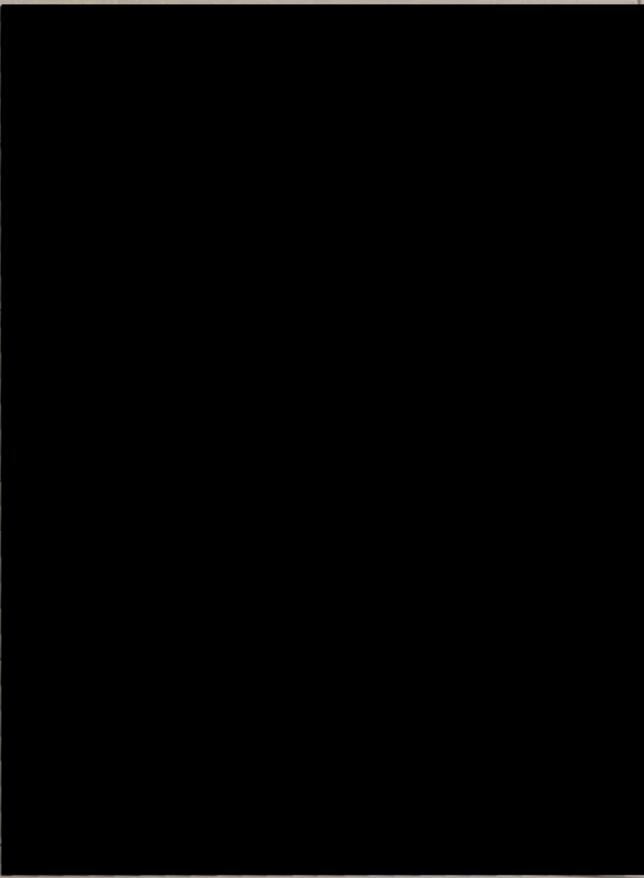
The listening session adjourned at 6:15 p.m.

Speakers Register
ALL SPEAKERS PLEASE SIGN IN

City Council Listening Session

Date: 6/2/25

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

<u>Name</u>	<u>Address/Email Address</u>
Tara Owens	
Scott Carpenter	
Ryan Jensen	
Christopher Campbell	
Linda Long	



Karlyn Domicus
6/12/25

Open up housing to **keep families** in Bloomington!

(Low Maintenance for Seniors to move & sell larger home)

- ☐ Smaller Lots = No Common Walls / Indiv. Owned / Low Maintenance
- ☐ Bush Lake Area – Hyland Hills Etc..– 5-6 mile radius (Buy New Housing)
- ☐ Sell a larger home – Move to a NEW smaller (**Villa Lots – Reduce Upkeep**)
- ☐ Live a healthy lifestyle: Walking, Hiking, Biking, Golfing, etc.
- ☐ All units with Elevators for a more extended stay.











50. X. 150





Single
Family
60'

Current Min. Lot

7,800 sq. ft.

Currently. 130'

R-1 (-25%)

45'

Current Lot -
Reduction

4,387 sq. ft.

-25% 97.50'

VILLA Lot

45'

VILLA LOT

80'

3,600 sq. ft.

PUD: W/
VARIANCE

**NOT AVAILABLE IN
BLOOMINGTON**

1 Level Living (Building product
in most metro cities)
Big need for baby boomers

<u>Contacts</u>	<u>Name</u>	<u>Address</u>	<u>Email Address</u>	<u>Phone Number</u>
<u>Owners</u>	<u>Kristine Carlston</u>	8150 Drexel Court, Eden Prairie, MN. 55347	kristine5carlston@gmail.com	612-889-6005 612-889-7898
	Scott Carlston	8150 Drexel Court, Eden Prairie, MN. 55347 6900 Shady Oak Rd., Eden Prairie, MN 55344	Scott5carlston@gmail.com	612-710-2414
	Steve Rowland		Steve@rowlandcg.com	
<u>Developer</u>	(<u>Same as above</u>)			
<u>Architect</u>	<u>Mitch Littfin</u>	23512 Zion Ave., Winsted, MN 55395	mlittfin@hotmail.com	320-224-7844
<u>Engineer</u>	<u>O'Malley & Kron Land Surveyors</u>	340 Chapel Hill Rd., Cold Spring, Mn 56320	Dan.Silvers@omalley-kron.com	320-685-5905
<u>Site Design Engineer</u>	Brian Schultz	18 SOUTH Riverside Ave. Suite 230, Sartell, MN. 56377	Schultzeng@live.com	320-339-0669

Fire Dept. – Options / Ideas

.96 Miles from Station # 3. (7 Minute to Fire)

Option A: Attach Road to Wyoming (Private):

Options : Attach Road to Wyoming Rd.

- Option B: with add Knock Down Bollards.
- Option C: with add Removable Bollards.

Option D: Hoses and trucks from all 4 sides.

FYI: Surrounded by roads.

- Fight fire from Bloomington Ferry Rd.
- Our Rd in 200'. Drive in- Back Out

See Attached Photos- Next Slide

NEW: High end Bollards



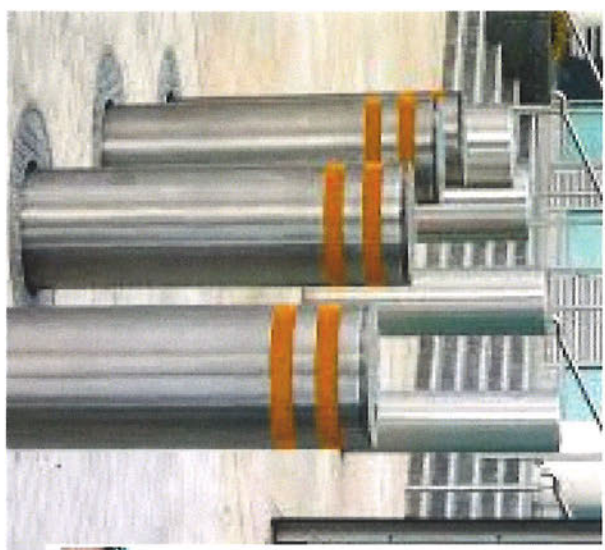
**Removable
Bollards**



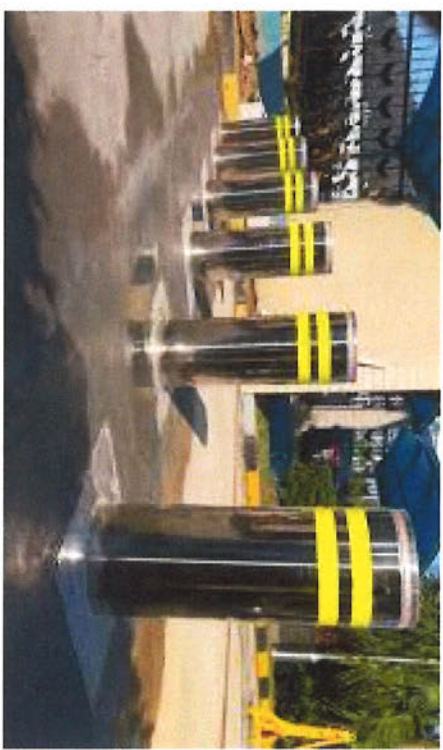
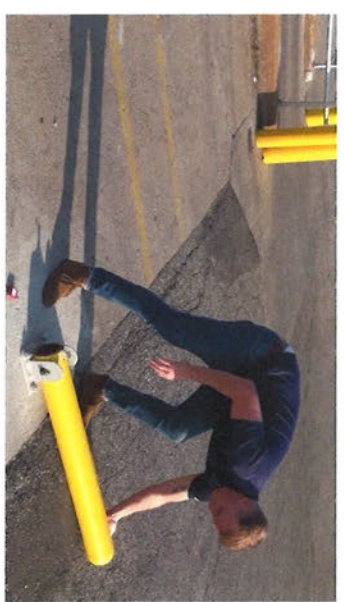
Rising Bollards



40mm » R8 Removable Bollard



Collapsible Bollards



Here's some packaging from Highnorth, the THC-A "hemp" store across the river in Hudson that sells all the hemp products that were outlawed as part of the cannabis bill.

Unfortunately, besides the fact that this stuff isn't traditional cannabis but is close enough to fool non-industry people, Highnorth is acting unethically.

The label on the "Los Angeles OG" claiming it to be "sleepy, relaxed, peaceful" was the opposite, so when I consumed some and expected to go to bed, instead I went to the Methodist ER in St. Louis Park because I hadn't slept in 36 hours.

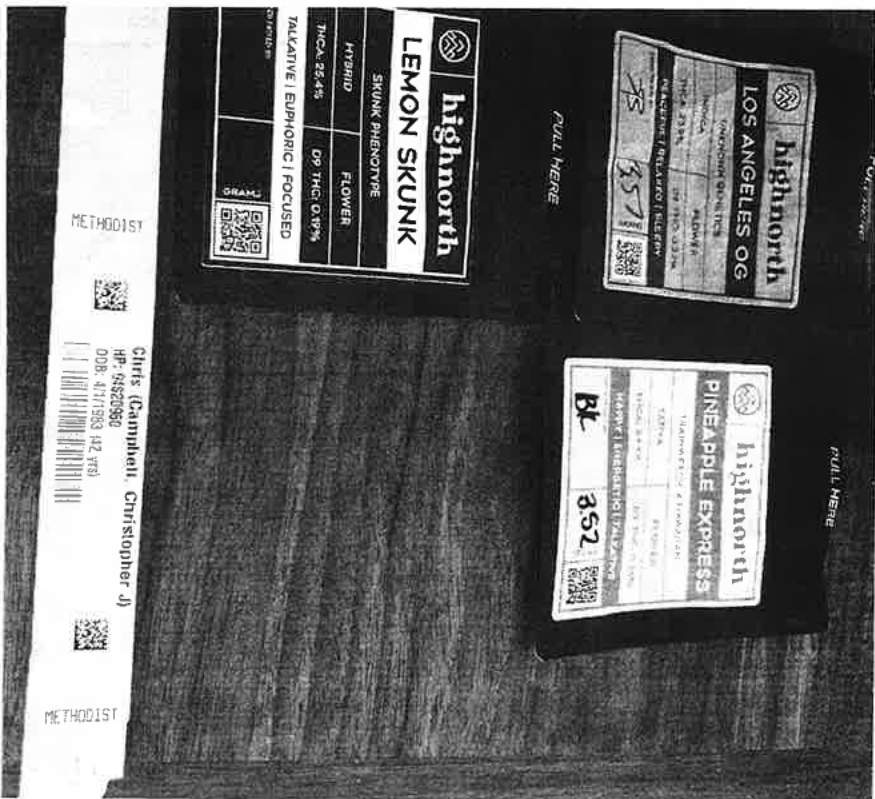
The flowers in 2 of these packages burned particularly strange (black smoke, indicating possible contamination) and made me retch quite violently.

Also, the QR codes on the packages link to their "lab reports". The "lab" they use is based in California, so the lab has zero oversight by anyone except their client, so they are incentivized to give Highnorth what they want (good reports) and keep getting paid.

The tests do not contain terpene information, which are the complicated part of cannabis that has many different wellness effects, but also can trigger poor reactions in some.

This is particularly dangerous to anyone who is subject to manic episodes, as certain combinations of high THC plus terpenes can trigger psychosis in those who are predisposed to it.

Also, the man in his 60s in front of me, he spent over \$500 on a variety of products, including flower like this. When he said his phone number for their rewards program, it was a 952 number, so that's money going to Wisconsin for questionable products when it should stay in-state (and pay taxes!)

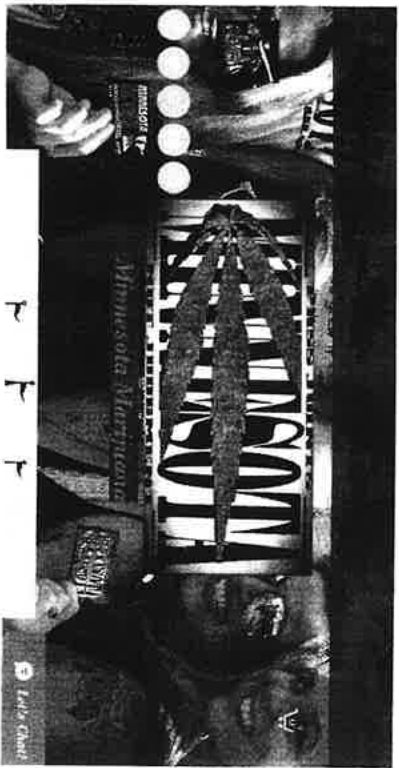


*Chris Gamble
4/1/83*

Log In to Connect With Members

View and follow other members, leave comments & more.

Log in



"Minnesota Marijuana" (minnmarijuana.com) is a combination of website and Discord (chatroom) server.

Once one receives a link to the Discord, they can join and find the smaller players freely soliciting their "gifts" in the welcome chat.

On the left, the major players have their own chatrooms, but the only thing there is a link to the MinnMarijuana.com website, and viewing their pages requires registration. But I'm 99% sure those web pages for each vendor has their "menu" and all pertinent info to buy from them.

I have not attempted to register as I don't want to share any data with them.

Also, when you first join the server, it's publically announced. I received the below chat immediately after I joined, and if I was a Layman, that guy seems nice enough, maybe I'll give him a shot.



3:08

TELEGRAM

all 512

< Back

RotationNation's Can-a-Station

136 subscribers



A few new ones to add to the lineup!

19:56 added 7:53 AM

May 23



.5g hash rosin pens

Best ones I've seen in the market!
Hits like a chuck norris!

10:37 - 1:11

Unread Messages

Unmute

That link from the unsolicited vendor goes to Telegram, a messaging app.

They post all their products as they come in, and you can easily reach out to make a transaction.

Unfortunately, all of this stuff is from...? Who made it?

And all those vaporizers sure look just like the illicit ones that sickened and killed people, as reported by AP back in 2019.

I'm not implying these will do the same thing, but the possibility is there.



1 of 511: This Aug. 20, 2019, file photo shows boxes of vaping products loaded with the Dank name, seen left, for sale at a retail vaping store downtown Los Angeles. A 9/11 widely and illegal marijuana vape is drawing the attention of investigators. Investigators have seized a state of California's largest marijuana business around the country, investigators say.

BY MICHAEL R. BLUM
Published 5:21 PM CDT, October 4, 2019

Share

LOS ANGELES (AP) — It's a widely known vaping cartridge in the marijuana economy, but it's not a licensed brand. And it's got the kind of market buzz no legitimate company would want.

The vaping cartridges that go by the catchy, one-syllable name "Dank" — a slang word for highly potent cannabis — are figuring prominently in the federal investigation to determine what has caused a rash of hospitalizations and deaths linked to vaping. Most of the cases have involved products that contain the marijuana compound THC, often obtained from illegal sources.

3:09

TELEGRAM

all 524

< Back

RotationNation's Can-a-Station

136 subscribers

209 12:11 AM

May 21



Pens:

2g luigi (comes with a luigi preroll)

1:30 PM 4:42 PM



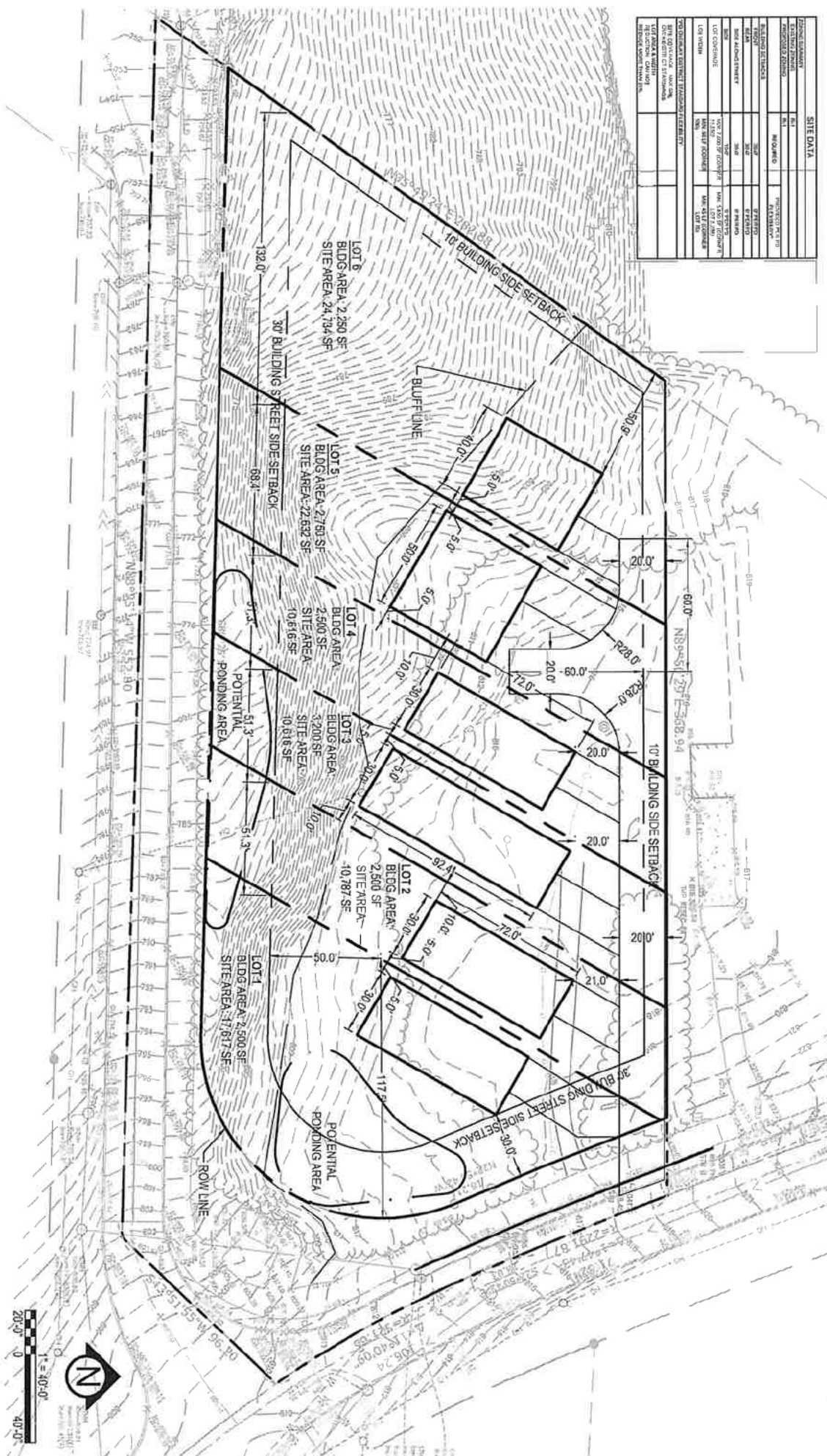
Fryd:

3g pen (comes with gummies)

20:01 6:00 PM 6:49 PM

Unmute

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CivilSite
 4631 W. 38TH ST., #200
 ST. LOUIS PARK, MN 55416
 OFFICE: 612.615.0060
 WWW.CIVILSITE.COM

BLOOMINGTON FERRY CONCEPT

VILLA SKETCH PLAN - OPTION A

Project Number: 11216 BLOOMINGTON FERRY RD., BLOOMINGTON, MN
 Date: 04/14/25
 Revision Number: 2
 Revision Date: 05/12/25
EX 1

Wrighty n David
6/12/25

City Council Regular Business Meeting
Monday, June 2nd, 2025 - 6:30 p.m.
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 p.m. and noted attendance.
Present: Mayor Tim Busse and Councilmembers Jenna Carter, Chao Moua, Dwayne Lowman, Shawn Nelson, Lona Dallessandro and Victor Rivas.

All votes taken by voice vote.

Staff present: City Manager Elizabeth Tolzmann, City Manager Kathy Hedin, City Attorney Melissa Manderschied, Council Secretary Kaytlyn Danielzuk, 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 Mayor Busse, second by Dallesandro to approve agenda as presented. Motion carried 7-0.

2. INTRODUCTORY

2.1 New Employee Introductions

Welcome the following new employees to the City of Bloomington, being introduced by City staff.
Tim Behrendt introduced Tom Murray, Service Technician for Facilities Maintenance.
Kim Berggren introduced Shonte Brown, Community Development Office Support Specialist.

2.2 Swearing In of Growth Through Opportunity Program Participants

Swearing in of two GTO interns by Police Chief Booker Hodges.

2.3 Proclamation: Pride Month

Mayor Busse presented the 2025 Pride month proclamation. Members of Bloomington Pride, Paula Bickel, and staff member of the PRISM Employee Resource Group, Dakota Kastenday, accepted this proclamation.

2.4 Proclamation: Juneteenth

Chief Equity and Inclusion Officer Lauren Reynolds and Pastor Sam of New Life Church accepted this proclamation.

2.5 Blazing Star Award

No formal action required; for informational purposes only.

3. CONSENT BUSINESS

*Councilmember **Carter** has the consent agenda. Seconds by Lowman.*

3.1 Resolution to Accept Donations

Motion by Carter, seconded by Dallessandro to adopt Resolution No. 2025-61 to accept donations as listed. Councilmember Carter held this item to share her appreciation for the donations. Motion carried 7-0.

3.2 Approval of Forfeited Funds Policy Revision

Motion by Carter, seconded by Lowman to approve the revised Forfeited Funds Policy.

3.3 Approval of Self-Insurance Reserve Policy Revision

Motion by Carter, seconded by Lowman to approve the revised Self-Insurance Reserve Policy.

- | | | |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3.4 | Renewal of On-Sale and Sunday On-Sale Intoxicating Liquor Licenses | Motion by Carter, seconded by Lowman to approve the On-Sale and Sunday On-Sale Intoxicating Liquor License Renewals conditioned upon the submission of all required paperwork and fees. |
| 3.5 | Renewal of On-Sale and Sunday On-Sale Club Intoxicating Liquor Licenses | Motion by Carter, seconded by Lowman to approve the On-Sale and Sunday On-Sale Club Intoxicating Liquor License Renewal for Minnesota Valley Country Club Inc., conditioned upon the submission of all required paperwork and fees. |
| 3.6 | Renewal of On-Sale Wine Licenses | Motion by Carter, seconded by Lowman to approve the On-Sale Wine License Renewals conditioned upon the submission of all required paperwork and fees. |
| 3.7 | Renewal of Brewer Taproom On-Sale and Small Brewer Off-Sale Licenses | Motion by Carter, seconded by Lowman to approve the Brewer Taproom On-Sale, Small Brewer Off-Sale (growler) and Small Brewer Off-Sale (small package) License Renewals for Bloomington Brewery & Taproom LLC, doing business as Nine Mile Brewing Company, conditioned upon the submission of all required paperwork and fees. |
| 3.8 | Renewal of Off-Sale Intoxicating Liquor Licenses | Motion by Carter, seconded by Lowman to approve the Off-Sale Intoxicating Liquor License renewals conditioned upon the submission of all required paperwork and fees. |
| 3.9 | Approve Third Amendment – AssetWorks Telematics Software | Motion by Carter, seconded by Lowman to approve Third Amendment to Agreement with AssetWorks to provide FleetFocus telematics software in the amount of \$35,960.00 for a not-to-exceed amount of \$237,752.07 and to authorize Mayor and City Manager to enter into the related agreements. |
| 3.10 | Approve First Amendment to Oxboro Heights Project Series 2022 Bond Multifamily Housing Revenue Note | Motion by Carter, seconded by Lowman to approve Resolution No. 2025-62 and to approve the First Amendment to the Multifamily Housing Revenue Note issued by the City of Bloomington to Merchants Bank, National Association and to authorize Mayor and City Manager to enter into the related agreements. |
| 3.11 | Approval of City Council Meeting Minutes | Motion by Carter, seconded by Lowman to approve the city council meetings as presented. |
| 3.12 | Resolution to Amend the 2025 Schedule of Fees and Charges (Appendix B). | Motion by Carter, seconded by Lowman to adopt Resolution No. 2025-63 amending the 2025 Schedule of Fees and Charges (Appendix B). |
| 3.13 | Approve Schedule for Delinquent Utility, Weeds/Brush Removal, Tree Removal, Abatement or Removal of a Public Nuisance, and Administrative Civil Citation Assessments | Motion by Carter, seconded by Lowman to approve an assessment hearing for delinquent water, sewer, storm drainage, garbage, recycling & organics charges, weed/brush removal charges, tree removal charges, abatement or removal of a public nuisance charges, and administrative civil citations according to the schedule below. |
| 3.14 | Ramada Property Purchase | Motion by Carter, seconded by Lowman to approve Resolution No. 2025-64 and to authorize the execution of a purchase agreement and all related and necessary |

documents required for the City to purchase the Ramada Property from the Port Authority.

- 3.15 Contract First Amendment to Agreement with Hammel, Green and Abrahamson, Inc. for LEED Sustainability Certified Design for the Community Health and Wellness Center** Motion by Carter, seconded by Lowman to authorize the Mayor and Interim City Manager to execute a first amendment to the services agreement for Hammel, Green and Abrahamson, Inc. for LEED sustainability certified design, registration fees, and review fees for the Community Health and Wellness Center for an added amount of \$310,650 for a total contract not-to-exceed amount of \$5,684,650. Motion carried 5-2 with Nelson and Rivas in opposition.
- 3.16 Approve Plans and Specifications for 90th Street Retaining Wall Project (2024-801)** Motion by Carter, seconded by Lowman to approve the plans and specifications for the 2024-801 90th Street Retaining Wall Project.
- 3.17 Approve Contract for City Attorney's Office Build Out** Motion by Carter, seconded by Lowman to approve contract with VSI Construction Inc for construction of additional workspaces for the City Attorney's Office in the amount of \$299,813.43 and a 10% contingency (\$29,981.34) and to authorize Mayor and City Manager to enter into the related agreements.
- 3.18 Authorize the First Amendment to Public Health Response Sustainability Services Agreement with the City of Edina** Motion by Carter, seconded by Lowman to authorize the execution of the First Amendment to Public Health Response Sustainability Services Agreement with the City of Edina.
- 3.19 Authorize the First Amendment to Public Health Response Sustainability Services Agreement with the City of Richfield** Motion by Carter, seconded by Lowman to authorize the execution of the First Amendment to Public Health Response Sustainability Services Agreement with the City of Richfield.
- 3.20 Approve On-Sale Liquor and Sunday Liquor License for Maui 1 Enterprises, LLC doing business as TGI Fridays** Motion by Carter, seconded by Lowman to approve an On-Sale Liquor and Sunday Liquor License for Maui 1 Enterprises, LLC doing business as TGI Fridays located at 2201 Killebrew Drive.
- 3.21 Approve Travel Expenses - City Council** Motion by Carter, seconded by Lowman to approve the out-of state travel expenses listed for Mayor Tim Busse to attend the US Conference of Mayors 93rd Annual Meeting in Tampa, FL from June 18, 2025 - June 22, 2025.
- 4 Hearings, Ordinances, and Resolutions**
- 4.1 Public Hearing: Phase I Small Business Codes and Processes Ordinance** Motion by Lowman, seconded by Moua to close the public hearing. Motion carried 7-0.

Motion by Dallessandro, seconded by Moua to adopt Ordinance No. 2025-10, an ordinance modifying exterior building material and coating standards, odor mitigation requirements, flexibility measures for off-street parking, and rooftop mechanical equipment standards, thereby amending Chapter 9, Chapter 10, and Chapter 21 of the City Code, striking the 85%/15% primary to secondary exterior material ratio and inserting a 65%/ 35% primary to secondary exterior material ratio. Motion carried 5-2 with Busse and Lowman in opposition.

Motion by Dallessandro, seconded by Moua to adopt Resolution No. 2025-65 a resolution authorizing summary publication of Ordinance No. 2025-10 an ordinance updating various performance standards for small businesses, thereby amending Chapter 9, Chapter 10, and Chapter 21 of City Code. Motion carried 7-0.

4.2 Public Hearing: Charter Amendment (Chapter 5)

Motion by Lowman, seconded by Dallessandro to close the public hearing. Motion carried 7-0.

Motion by Moua, seconded by Dallessandro to adopt Ordinance No. 2025-11 AN ORDINANCE AMENDING CITY CHARTER SECTIONS 5.05, 5.11, AND 5.16 RELATING TO INITIATIVE, REFERENDUM AND RECALL. Motion carried 7-0.

4.3 Public Hearing: Charter Amendment (Chapter 6)

Motion by Moua, seconded by Lowman to close the public hearing. Motion carried 7-0.

Motion by Moua, seconded by Lowman to adopt Ordinance No. 2025-12 AN ORDINANCE AMENDING CITY CHARTER SECTIONS 6.03, 6.06, AND 6.07 RELATING TO THE ADMINISTRATION OF CITY AFFAIRS. Motion carried 7-0.

5. ORGANIZATIONAL BUSINESS

5.1 Commercial Nodes Toolkit Update

No requested action; informational update only. Luke Sponable provided updates on the BTT Commercial Nodes Toolkit Initiative.

5.2 Planning Commission Appointments

Motion by Lowman, seconded by Carter to appoint Jared Munster to a term from 7/1/25 to 6/30/28 on the Planning Commission. Motion carried 7-0.

Motion by Lowman, seconded by Carter to appoint Anne Linnee to a term from 7/1/25 to 6/30/28 on the Planning Commission. Motion carried 7-0.

Motion by Lowman, seconded by Carter to appoint Abdi Isse to a term from 7/1/25 to 6/30/28 on the Planning Commission. Motion carried 7-0.

Motion by Lowman, seconded by Carter to appoint Madeline Summers to a term from 7/1/25 to 6/30/26 on the Planning Commission. Motion carried 7-0.

5.3 Appointment of Young Adult Members to the Human Rights Commission

Motion by Lowman, seconded by Moua to appoint Ammar Elmustafa as a young adult member to the Human Rights Commission to a term from 9/1/25 to 8/31/26. Motion carried 7-0.

Motion by Lowman, seconded by Moua to appoint Jenny Wen as a young adult member to the Human Rights Commission to a term from 9/1/25 to 8/31/26. Motion carried 7-0.

- 5.4 Appointment of Young Adult Members to the Parks, Arts and Recreation (PARC) Commission** Motion by Dallessandro, seconded by Carter to appoint Adaline Byrd as a young adult member to the Parks, Arts, and Recreation Commission to a term from 9/1/25 to 8/31/26. Motion carried 7-0.
- 5.5 Appointment of Young Adult Members to the Sustainability Commission** Motion by Dallessandro, seconded by Lowman to appoint Hope Heinz as a young adult member to the Sustainability Commission to a term from 9/1/25 to 8/31/26. Motion carried 7-0.
- Motion by Dallessandro, seconded by Lowman to appoint Jada Miskell as a young adult member to the Sustainability Commission to a term from 9/1/25 to 8/31/26. Motion carried 7-0.
- 5.6 City Council Policy & Issue Update** Mayor Busse recapped the earlier Listening Session and Assistant City Manager Kathy Hedin provided policy and issue updates. Additional information can be found in the listening session minutes.
- 6.0 Adjournment** Motion to adjourn by Lowman, seconded by Moua. Motion carried 7-0. Meeting adjourned at 8:56pm.

Kaytlyn Danielzuk
Council Secretary

**City Council Special Meeting
Monday, June 9, 2025 – 4:00pm
Bloomington Fire Station 1
10 W. 95th Street
Bloomington, MN 55420**

1. CALL TO ORDER

Mayor Busse called the meeting to order at 4:15pm.

Present: Mayor Tim Busse and Councilmembers Jenna Carter, Chao Moua, Dwayne Lowman, Shawn Nelson, Lona Dallessandro and Victor Rivas.

Staff present: City Manager Elizabeth Tolzmann, City Manager Kathy Hedin, Chief Financial Officer Lori Economy-Scholler, Deputy Finance Officer Kari Carlson, and Special Projects Coordinator Briana Eicheldinger.

Others present: Richard Fursman and Irina Fursman, HueLife LLC

**2. ORGANIZATIONAL
BUSINESS**

2.1 Council Retreat

Fursman led the mayor, councilmembers, and city managers in introductions and anticipations for the council retreat. Focused on learning about priority-based budgeting, strategic priority funding, and an update on the Bloomington Together Tomorrow Strategic Plan.

No votes or actions were taken at this special meeting.

6. ADJOURNMENT

Mayor Busse adjourned the meeting at 9:05pm.

*Kaytlyn Danielzuk
Council Secretary*

**City Council Special Meeting
Monday, June 7, 2025 – 9:00am
Bloomington Animal Shelter
9920 Logan Avenue S.
Bloomington, MN 55431**

1. CALL TO ORDER

Mayor Busse called the meeting to order at 9:03am.

Present: Mayor Tim Busse and Councilmembers Shawn Nelson, Lona Dallessandro, Dwayne Lowman

Staff present: City Manager Elizabeth Tolzmann, City Manager Kathy Hedin, Maintenance Superintendent Tim Behrendt, City Engineer Julie Long, Community Development Director Kim Berggren, Chief Financial Officer Lori Economy-Scholler

**2. ORGANIZATIONAL
BUSINESS**

2.1 Facility Tour

Council Members and City Staff were provided a tour of city facilities that included the animal shelter, fleet garage, salt shed, Fire Station 2, Dwan Clubhouse Golf Course, and Fire Station 5.

No votes or actions were taken at this special meeting.

6. ADJOURNMENT

Mayor Busse adjourned the meeting at 1:30pm.

*Kaytlyn Danielzuk
Council Secretary*

**City Council Special Meeting
Monday, June 23, 2025 – 5:00pm
Bloomington Civic Plaza – Chadwick Conference Room
1800 W. Old Shakopee Road
Bloomington, MN 55431**

1. CALL TO ORDER

Mayor Busse called the meeting to order at 5:01pm.

Present: Mayor Tim Busse and Councilmembers Jenna Carter, Dwayne Lowman, Lona Dallessandro and Victor Rivas.

Shawn Nelson arrived at 5:06 pm.

Chao Moua arrived at 5:09 pm.

Staff present: City Attorney Melissa Manderschied, Human Resources Manager Steve Barrett

Others present: Greg Nelson, Mosaic Public Partners

**2. ORGANIZATIONAL
BUSINESS**

**2.1 City Manager
Applications Review
Discussion**

Motion by Carter, seconded by Lowman to authorize and direct consultant to offer invitations to the list of recommended candidates to advance to an interview for the city manager position, and to take further actions consistent with this motion. Motion carried 7-0.

Any alternates will be decided by search committee.

Interview dates: July 14 or 15th

If second round of interviews are needed, it would be July 30 and 31.

3. ADJOURNMENT

Motion by Dallessandro, seconded by Lowman to adjourn the meeting. Motion carried 7-0. Mayor Busse adjourned the meeting at 5:49 pm.

*Kaytlyn Danielzuk
Council Secretary*



Request for Council Action

Originator Port Authority	Item 3.14 Ramada Property Purchase Agreement Termination
Agenda Section CONSENT BUSINESS	Date June 30, 2025

Requested Action:

Motion by _____, seconded by _____ to approve a termination of purchase agreement executed by the Port Authority and City of Bloomington for the Former Ramada/Thunderbird Hotel Site and authorization to execute all related and necessary documents required.

Item created by: Luke Sponable, Port Authority

Description:

Staff are seeking approval to terminate the purchase agreement between the Port Authority and City of Bloomington for the Ramada property. The purchase agreement was approved at the May 20, 2025 Port Authority and June 2, 2025 City Council meetings.

The 9 year economic development exemption period per Minn. Stat. section 272.02, subdivision 39 was ending this year and the Port and City were evaluating use of the property, which resulted in the execution of the purchase agreement. During its Special Legislative Session on June 9th, 2025, the State Legislature authorized a 6-year extension of the economic development public purpose exemption for this site until 2031.

Staff recommends terminating the purchase agreement and filing for the extension of the exemption period to maintain the property for economic development purposes. The Port Authority approved the termination at its June 17, 2025 meeting.

Attachments:

[Termination of Purchase Agreement](#)

TERMINATION OF PURCHASE AGREEMENT

THIS TERMINATION OF PURCHASE AGREEMENT (the “**Termination**”), made and entered into this 17th day of June, 2025, by and between the Port Authority of the City of Bloomington, a public body corporate and politic of the State of Minnesota (the “**Seller**” or the “**Authority**”) and the City of Bloomington, a Minnesota municipal corporation (the “**Buyer**” or the “**City**” and, together with the Seller or the Authority, the “**Parties**” or each a “**Party**”).

WITNESSETH:

WHEREAS, the Authority, as Seller, and the City, as Buyer, entered into a Purchase Agreement, dated June 2, 2025 (the “**Purchase Agreement**”) regarding the Former Ramada/Thunderbird Hotel Site (the “**Property**”) due to the pending loss of the Property’s tax exemption in the hands of the Authority;

WHEREAS, the Minnesota Legislature has just adopted legislation extending the Property’s tax exemption in the hands of the Authority for an addition six (6) years, which extension obviates the need to transfer Property to the City;

WHEREAS, in view of the foregoing, the Authority and the City desire to terminate the Purchase Agreement.

NOW, THEREFORE, in consideration of the premises and the mutual agreement of the Parties, the Purchase Agreement is hereby terminated in its entirety.

PORT AUTHORITY OF THE CITY OF BLOOMINGTON

By _____
Robert Erickson, Its President

By _____
Holly Mask, Its Administrator

Reviewed and approved by Port Counsel

Larry M. Wertheim
Port Counsel

CITY OF BLOOMINGTON, MINNESOTA

By _____
Tim Busse, Its Mayor

By _____
Elizabeth Tolzmann, Its City Manager

Reviewed and approved by City Attorney

Melissa Manderschied, City Attorney



Request for Council Action

Originator City Clerk	Item 3.15 Off-Sale Liquor License - Colonial Market at 3051 East 80th 1/2 Street
Agenda Section CONSENT BUSINESS	Date June 30, 2025

Requested Action:

Motion by _____, seconded by _____ to approve an Off-Sale Liquor License for Colonial Market 2 LLC doing business as Colonial Market located at 3051 East 80th 1/2 Street.

Item created by: Matt Brillhart, City Clerk

Item presented by: Matt Brillhart, Deputy City Clerk

Description:

Colonial Market 2 LLC has applied for an Off-Sale Liquor License for a new liquor store located at 3051 East 80th 1/2 Street. This location was previously home to Oxendale's Market at the Carbon31 apartment building in South Loop. Colonial Market plans to open a grocery store and liquor store in that space. The City Clerk's Office has reviewed the application and finds it in order for approval.



Request for Council Action

Originator Police Department	Item 3.16 Hennepin County Social Worker JPA Amendment #1
Agenda Section CONSENT BUSINESS	Date June 30, 2025

Requested Action:

Motion by ____ seconded by ____ to approve Amendment #1 of the Hennepin County Joint Powers Agreement regarding the Bloomington Police Department's Embedded Social Worker Program.

Item created by: Emily Herman, Police Department

Item presented by: Booker T. Hodges, Chief of Police

Description:

On September 9, 2024, the City Council approved a Hennepin County Joint Powers Agreement (JPA) with Budget Adjustment for the Bloomington Police Department's (BPD) Embedded Social Workers Program. The JPA provides for two embedded social workers through December 31, 2026. Program services offered include assistance to individuals in order to connect them with internal and/or community resources to help meet individual needs, including, but not limited to, risk assessments, referrals and evaluations of need for emergency services, and assistance in making connections.

Hennepin County has provided an amendment to the JPA reducing the embedded social workers from two to one, effective June 30, 2025.

- For the period July 1, 2025 through December 31, 2025, the city will pay the county a total not to exceed \$44,216.
- For the period of January 1, 2026 through December 31, 2026, the city will pay the county a total not to exceed \$88,431.

The BPD concurs with this amendment and will address the contracted difference through the current budget planning process.



Request for Council Action

Originator Engineering	Item 4.1 PUBLIC HEARING: Vacation of Public Drainage, Utility, Sidewalk, and Bikeway Easements Over and Across Lots 1, 2, and 3, Block 1, TEAM LA, and Lot 1, Block 1, GOPHER OUTLOOK, Hennepin County, Minnesota (PL202500059)
Agenda Section HEARINGS, RESOLUTIONS, AND ORDINANCES	Date June 30, 2025

Requested Action:

Motion by _____, seconded by _____ to adopt Ordinance 2025-____, an ordinance approving the vacation of public drainage, utility, sidewalk, and bikeway easements over and across Lots 1, 2, and 3, Block 1, TEAM LA, and Lot 1, Block 1, GOPHER OUTLOOK, Hennepin County, Minnesota.

Item created by: Bruce Bunker, Engineering
Item presented by: Julie Long, City Engineer

Description:

Jeffery and Theodora Mason, owners of the properties located at 2925 Overlook Drive, 2935 Overlook Drive, and 2845 Overlook Circle have requested to vacate public drainage, utility, sidewalk, and bikeway easements as shown on the attached exhibits.

The purpose for this proposal is to clear the existing title and prepare for the re-platting of the properties. This action will not be effective until the proposed plat of MASON ADDITION, which was approved by City Council on May 19, 2025, is filed of record with Hennepin County.

There will also be new public drainage and utility easements dedicated in the new plat to replace those that are vacated and a new sidewalk and bikeway easement conveyed to the City by document that lies adjacent to Overlook Drive.

Attachments:

[Ordinance Vacating Easements](#)
[Proposed Easement Vacation Map 1 of 2](#)
[Proposed Easement Vacation Map 2 of 2](#)
[Final Plat - MASON ADDITION](#)

ORDINANCE NO. 2025 - _____

**AN ORDINANCE TO VACATE DRAINAGE, UTILITY, SIDEWALK, AND
BIKEWAY EASEMENTS OVER AND ACROSS
LOTS 1, 2, AND 3, BLOCK 1, TEAM LA
LOT 1, BLOCK 1, GOPHER OUTLOOK**

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

Section 1. That the following easements are hereby vacated:

All drainage and utility easements as dedicated within Lots 2 and 3, Block 1, TEAM LA, according to the recorded plat thereof, Hennepin County, Minnesota, as dedicated in said plat.

All drainage and utility easements as dedicated within Lot 1, Block 1, TEAM LA, according to the recorded plat thereof, Hennepin County, Minnesota, as dedicated in said plat, lying within Lot 1, Block 1, GOPHER OUTLOOK, according to the recorded plat thereof, Hennepin County, Minnesota.

All drainage and utility easements as dedicated within Lot 1, Block 1, GOPHER OUTLOOK, according to the recorded plat thereof, Hennepin County, Minnesota, as dedicated in said plat.

That part of an easement for sidewalk and bikeway purposes over and across Lot 1, Block 1, TEAM LA, as described in Document No. 10846690, filed of record in the Office of the County Recorder, Hennepin County, Minnesota, lying within Lot 1, Block 1, GOPHER OUTLOOK, Hennepin County, Minnesota.

An easement for sidewalk and bikeway purposes over and across Lot 2, Block 1, TEAM LA, as described in Document No. 10846690, filed of record in the Office of the County Recorder, Hennepin County, Minnesota.

Section 2. This vacation shall not be effective until the plat of MASON ADDITION (in which the above described property is being platted) is filed of record with the Office of the County Recorder, County of Hennepin.

Section 3. That the Mayor and City Manager are hereby authorized to execute any documents which may be necessary to carry out the vacation described in Section 1 above.

Passed and adopted this 30th day of June, 2025.

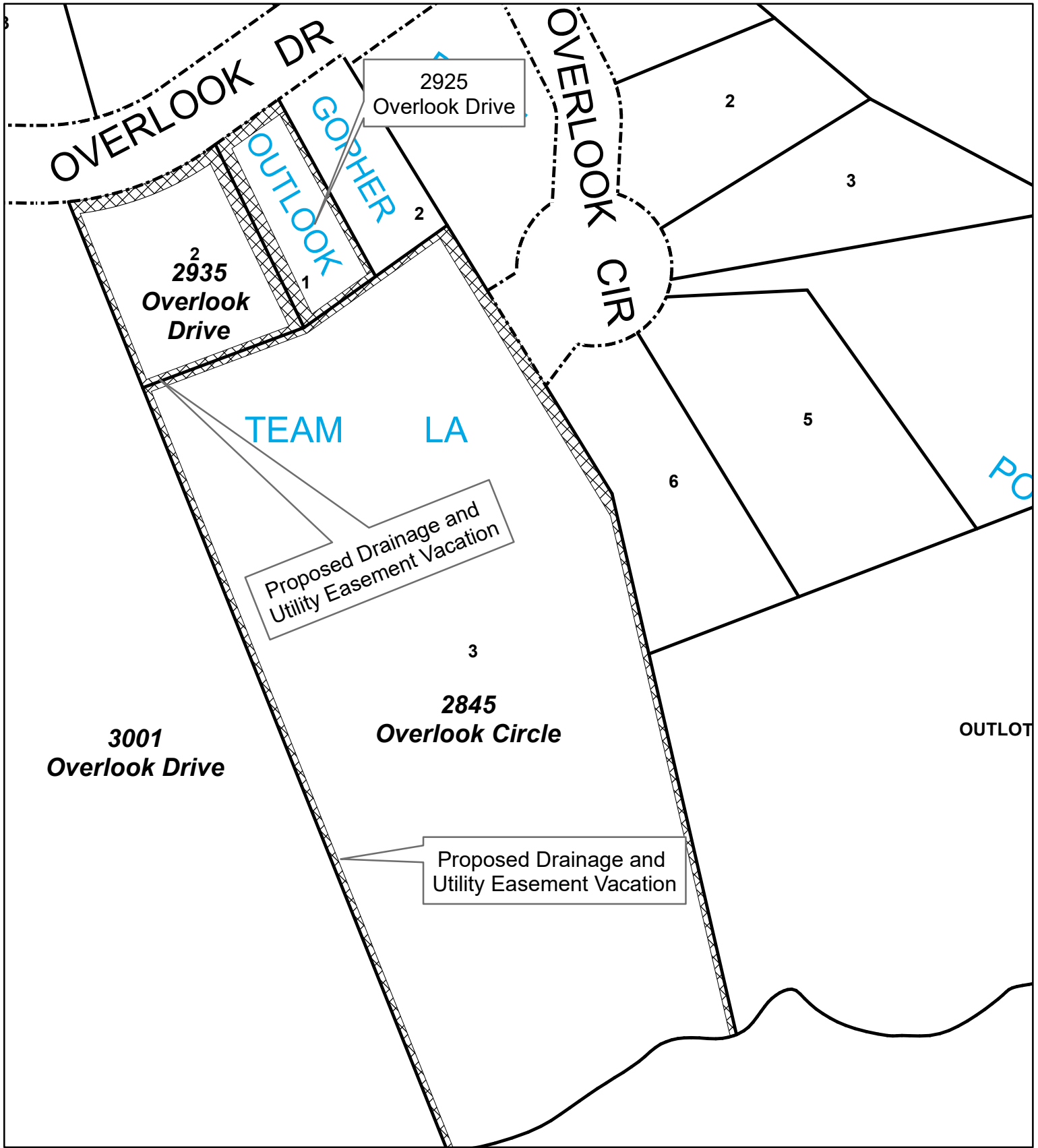
ATTEST:

Mayor

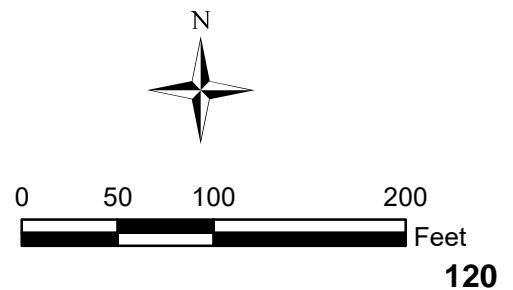
Secretary to the Council

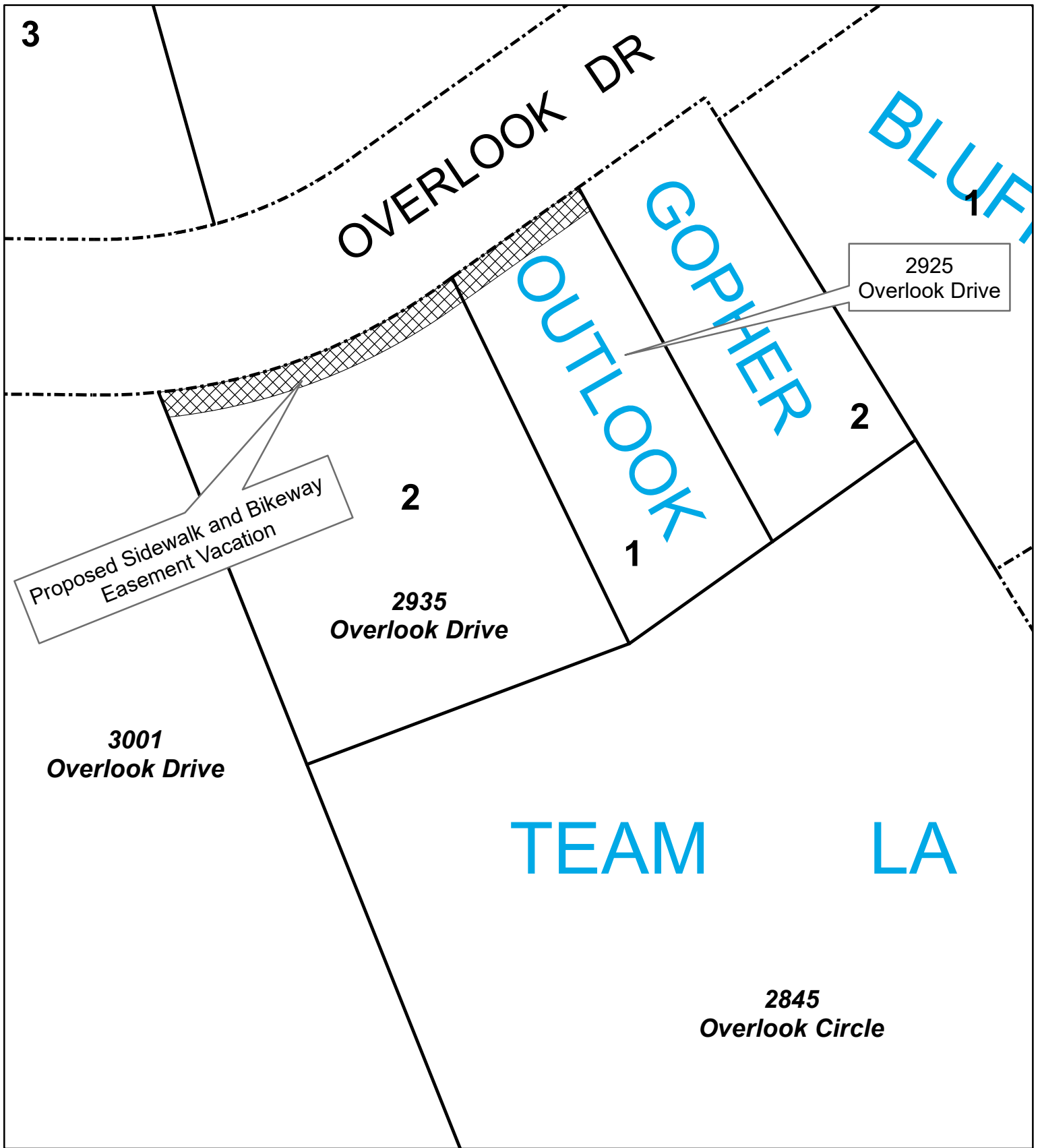
APPROVED:

City Attorney

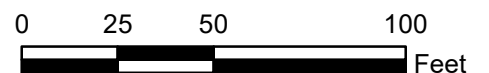


V2025-782
Proposed Drainage and Utility Easement Vacation





V2025-782
Proposed Sidewalk and Bikeway Easement Vacation



MASON ADDITION

C.R. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That Jay Steven Pester and Kristi Jean Ryan, husband and wife, owners of the following described property:

That part of Government Lot 2 in Section 29, Township 27 North, Range 24, West of the 4th Principal Meridian, described as follows:

All of Lot 23 in Riverview Gardens, Hennepin County, Minn. (now vacated) ALSO that part of Lots 24 and 25 in said addition lying Southwesterly of a line bearing South 21 degrees 47' minutes 10 seconds East from a point in the Northerly line of said Lot 24, distant 240 feet Westerly, measured along the Northerly line of Lots 24, 25 and 26 in said addition from the most Northerly corner of said Lot 26, Hennepin County, Minnesota; ALSO That part of Lot 22, said addition lying Easterly of the following described line, to-wit:Commencing at the North Quarter corner of said Section 29; thence South along the North and South centerline of said Section 29, said line also being the West line of said Riverview Gardens, Hennepin County, Minn., a distance of 2003.4 feet to the centerline of Overlook Drive as laid out and dedicated in said plat of said Riverview Gardens, Hennepin County, Minn. (now vacated); thence Easterly deflecting 89 degrees 39 minutes to the left from the last described course along the centerline of said Overlook Drive a distance of 190 feet to the actual point of beginning of the line to be described; thence Southerly deflecting 88 degrees 26 minutes to right from last described course a distance of 701.56 feet more or less, to a point 205 feet East of, measured at a right angle to the North and South centerline of said Section 29; thence South parallel with the North and South centerline of said Section 29 to the Southerly line of said Lot 22 and there terminating.

ALSO the Southerly one half of Overlook Drive adjoining the above described property.

For purposes of this description the West line of Lot 22 in said addition is assumed to bear due North and South.

Parcel 2 (PID 29-027-24-13-0049)
Lot 2, Block 1, Team LA, according to the recorded plat thereof, Hennepin County, Minnesota.'

And that Jeffrey G. Mason and Theodora Blattner Prill Mason, husband and wife, owners of the following described property:

Parcel 3 (PID 29-027-24-13-0050)
Lot 3, Block 1, Team LA, according to the recorded plat thereof, Hennepin County, Minnesota.

Parcel 4 (PID 29-027-24-13-0051)
Lot 1, Block 1, Gopher Outlook, according to the recorded plat thereof, Hennepin County, Minnesota.

And that H. David Smith and Helen B. Smith, husband and wife, owners of the following described property:

Gap Parcel (no PID)
That part of Government Lot 2 in Section 29, Township 27, North Range 24, West of the Fourth Principal Meridian, described as follows:

Commencing at the North quarter corner of Section 29, Township 27, Range 24; thence South along the North and South center line of said Section 29, said line also being the West line of "Riverview Gardens, Hennepin County, Minn." (now vacated), a distance of 2003.4 feet to the center line of Overlook Drive as laid out and dedicated in said plat of said "Riverview Gardens, Hennepin County, Minn." (now vacated); thence Easterly deflecting 89 degrees 39 minutes to the left from the last described course along the center line of said Overlook Drive a distance of 190 feet to the actual point of beginning of the tract of land herein described; thence Southerly deflecting 88 degrees 26 minutes to the right from the last described course a distance of 701.56 feet, more or less, to a point 205 feet East of, measured at a right angle to, the North and South center line of said Section 29; thence South parallel with the North and South center line of said Section 29 to the Southerly line of said Lot 22 in said "Riverview Gardens, Hennepin County Minn." (now vacated); thence Southwesterly along the Southerly line of said Lot 22 to the point of intersection with a line parallel to the North and South center line of said Section 29, extended South from the point of beginning of the tract of land herein described; thence North along said last described parallel line to the point of beginning of the tract of land herein described. The tract of land herein described is part of Lot 22 and part of the Southerly one-half of Overlook Drive adjoining said Lot 22 in said "Riverview Gardens Hennepin County Minn." (now vacated).

Have caused the same to be surveyed and platted as MASON ADDITION and do hereby dedicate to the public, for public use, the public way(s) and the drainage and utility easements as created herewith, and do hereby donate to the Township of Bloomington as shown on this plat.

In witness whereof said Jay Steven Pester and Kristi Jean Ryan, husband and wife, have hereunto set their hands this ____ day of _____, 20 ____.

Jay Steven Pester Kristi Jean Ryan

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ by Jay Steven Pester and Kristi Jean Ryan.

Signature Printed Name

Notary Public, _____County, Minnesota

My Commission Expires _____

In witness whereof said Jeffrey G. Mason and Theodora Blattner Prill Mason, husband and wife, have hereunto set their hands this _____day of _____, 20 ____.

Jeffrey G. Mason Theodora Blattner Prill Mason

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ by Jeffrey G. Mason and Theodora Blattner Prill Mason.

Signature Printed Name

Notary Public, _____County, Minnesota

My Commission Expires _____

In witness whereof said H. David Smith and Helen B. Smith, husband and wife, have hereunto set their hands this _____ day of _____, 20 ____.

H. David Smith Helen B. Smith

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ by H. David Smith and Helen B. Smith.

Signature Printed Name

Notary Public, _____County, Minnesota

My Commission Expires _____

SURVEYOR CERTIFICATE AND ACKNOWLEDGEMENT
I, Woodrow A. Brown, 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 ____.

Woodrow A. Brown, Licensed Land Surveyor
Minnesota License No. 15230

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20 _____, by Woodrow A. Brown.

Signature Printed Name

Notary Public, _____County, Minnesota

My Commission Expires _____

CITY COUNCIL, CITY OF BLOOMINGTON, MINNESOTA
This plat of MASON ADDITION 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

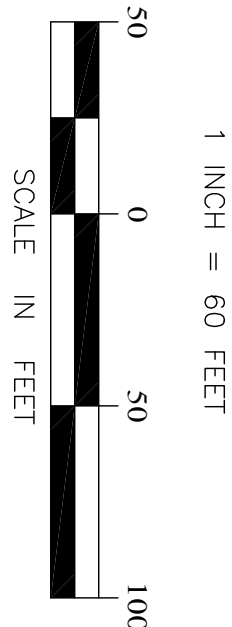
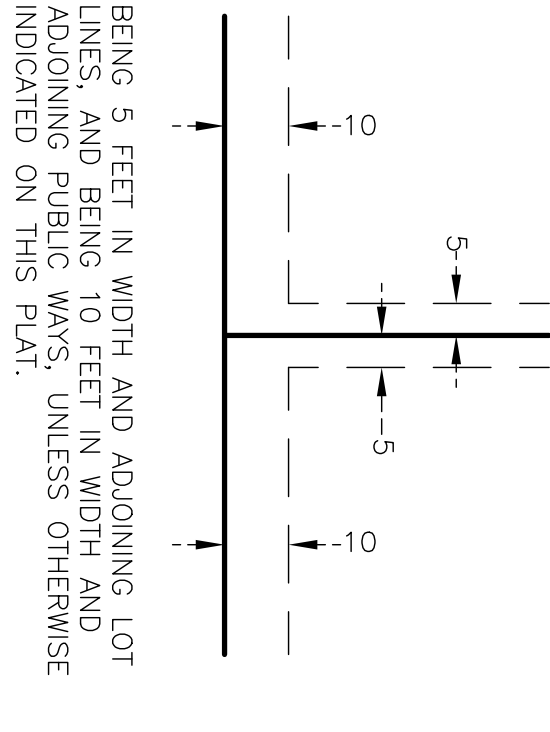
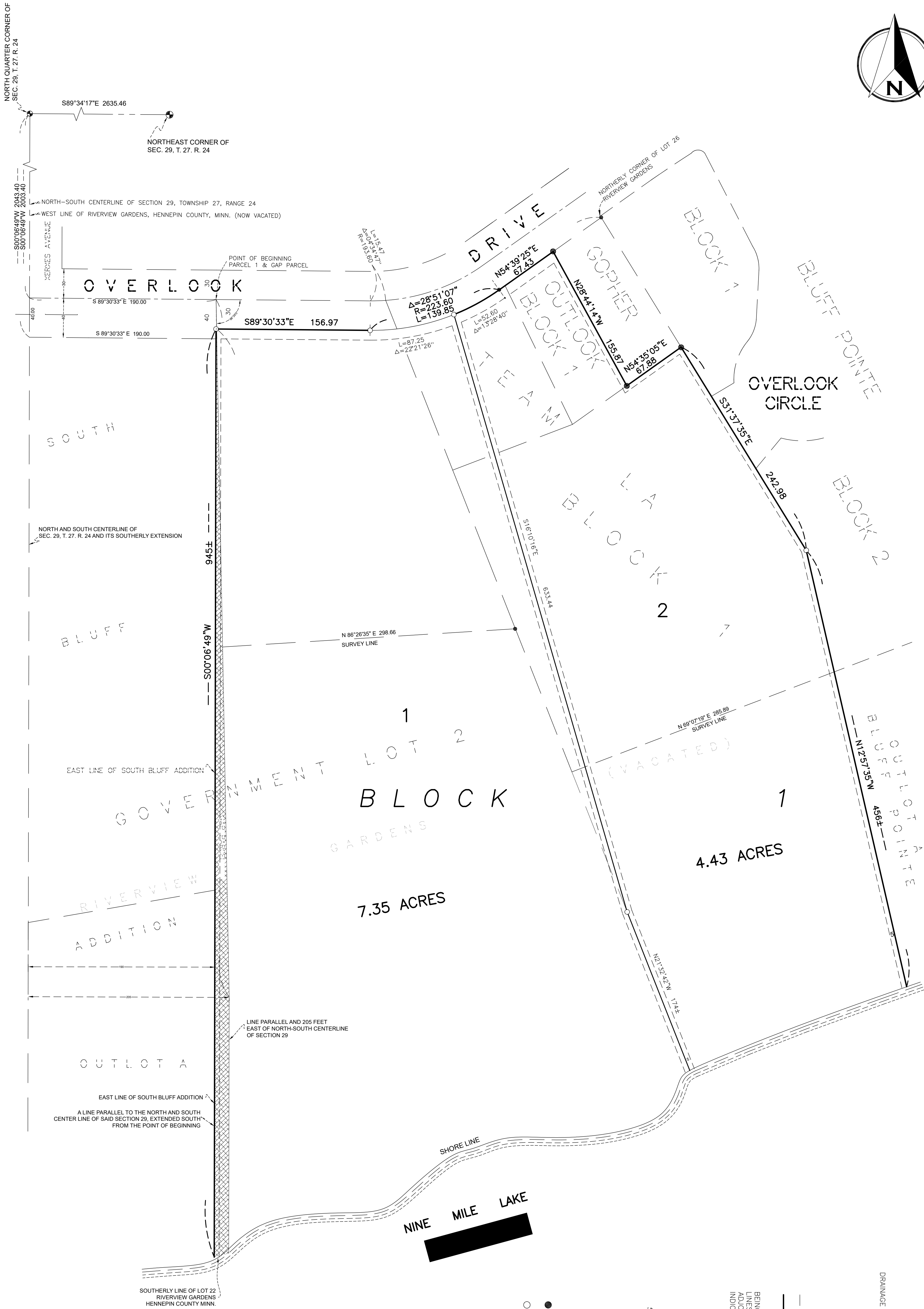
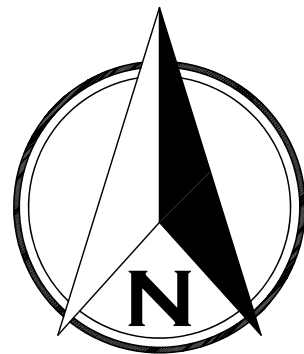
SURVEY DIVISION, Hennepin County, Minnesota
Pursuant to MN. STAT. Sec. 383B.565(1969), this plat has been approved this _____ day of _____, 20 ____.

Chris F. Mavis, County Surveyor By: _____

COUNTY RECORDER, Hennepin County, Minnesota
I hereby certify that the within plat of MASON ADDITION was filed in this office this _____day of _____, 20____, at _____o'clock ____M.

Amber Bougie, Registrar of Titles By: _____ Deputy

MASON ADDITION



LEGEND

- FOUND 1/2" OPEN IRON PIPE MONUMENT
- DENOTES 1 1/2 INCH x 14 IRON PIPE MONUMENT INSCRIBED RLS 15230, SET IN ACCORDANCE WITH MN. STATE STATUTE 505.021, SUBD.10.

Basis of Bearings:
Orientation of this bearing system is based upon Hennepin County Coordinates, North American Datum of 1983, 1986 Adjustment.



Request for Council Action

Originator Community Development	Item 4.2 PUBLIC HEARING: Sign Code Look Back Ordinance Part II
Agenda Section HEARINGS, RESOLUTIONS, AND ORDINANCES	Date June 30, 2025

Requested Action:

Planning Commission recommends that the Sign Code Look Back Part II ordinance not be adopted through the following motion:

Motion by _____, seconded by _____, to not adopt Ordinance No. 2025-____, an ordinance amending electronic sign and tall building sign standards in the Sign Code, thereby amending Chapter 21 of the City Code.

Should the City Council choose to adopt the ordinance, staff would recommend the following motion:

Motion by _____, seconded by _____, to adopt Ordinance No. 2025-____, an ordinance amending electronic sign and tall building sign standards in the Sign Code, thereby amending Chapter 21 of the City Code.

If the ordinance is adopted, staff recommends summary publication through the following motion:

Motion by _____, seconded by _____, to adopt Resolution No. 2025-____, a resolution authorizing summary publication of Ordinance No. 2025-____, an ordinance amending electronic sign and tall building sign standards in the Sign Code, thereby amending Chapter 21 of the City Code.

Item created by: Nick Johnson, Community Development

Item presented by: Nick Johnson, Planning Manager

Description:

Ordinance updating the sign code to revise standards for signs on buildings seven stories or taller and for electronic signs and billboards, thereby amending Chapter 21 of the City Code.

Attachments:

[Staff Report](#)
[Sign Code Look Back Ordinance Part II](#)
[Resolution of Summary Publication](#)
[Clear Channel Outdoor Correspondence](#)
[Planning Commission Minutes 06/05/2025](#)

Meeting Minutes - Sign Code Update Part I
Affidavits of Publication
Presentation Slides

GENERAL INFORMATION

Applicant: City of Bloomington

Location: Citywide

Request: Ordinance updating the sign code to revise standards for electronic signs and signs on buildings seven stories or taller, thereby amending Chapter 21 of the City Code.

HISTORY

City Council Action: 02/26/2024 – Approved current version of the Sign Code (Ordinance No. 2024-4, [Case #PL2023-205](#)).

04/28/2025 – Approved the Sign Code Look Back Part I ordinance, completing various updates to the Sign Code (Ordinance No. 2025-6, [Case #PL2025-13](#)).

CHRONOLOGY

Planning Commission	06/05/2025	Public hearing held, Planning Commission does not recommend approval (Vote: 5-1)
Council	06/30/2025	Public hearing scheduled

DEADLINE FOR AGENCY ACTION

Application Date:	04/30/2025
60 Days:	06/29/2025
120 Days:	08/28/2025
Applicable Deadline:	Waived by Applicant

STAFF CONTACT

Nick Johnson, Planning Manager
Phone: (952) 563-8925
E-mail: nmjohnson@BloomingtonMN.gov

PROPOSAL

As part of reviewing the initial Sign Code Update Ordinance, the City Council directed staff to prepare an ordinance revising standards for electronic signs and building signs on building seven stories or taller. More specifically, the Council directed that the required dwell time for electronic signs that include larger messages or graphics be reduced from 20 seconds to eight seconds. Regarding building signs on taller buildings, the Council requested that the allowance for the number of signs above the second story of the building be increased from one to three per elevation. The ordinance prepared and presented reflects the direction provided by some members of the Council at their regular meeting on April 28, 2025.

BACKGROUND

The current version of the Sign Code was adopted in February of 2024, representing a full rewrite of the City's policies towards both commercial and noncommercial signage. As part of this project, the city committed to evaluating the performance of the new Sign Code one year after adoption to identify opportunities for improvement. This process was recently completed in the form of the Sign Code Look Back Part I ordinance (Case #PL2025-13), which included 14 changes to the Sign Code. Some of these changes (five in total) were simple clean-ups, and other changes (nine in total) represented adjustments to the City's signage policies. The Sign Code Look Back Part I ordinance was adopted by the City Council on April 28, 2025 (Ordinance No. 2025-6).

As part of the review of the ordinance, some members of the City Council directed that an ordinance be prepared that includes two additional changes to the Sign Code. First, the Council asked that allowances for the number of building signs above the second story on buildings seven stories or taller be expanded from one to three per building elevation. This was a change presented by staff in the initial proposal, but not advanced by the Planning Commission upon their review. The second requested change focused on the required dwell time for electronic billboards and signs. Dwell time is a standard that establishes a minimum expectation for static display before a message changes or transitions to a new message. The proposed change to the City's required dwell time would establish a uniform standard of eight seconds of static display before message transition. The current minimum dwell time standards for both electronic signs and billboards are as follows (see [§ 21.304.18\(d\)\(1\)\(A\) and \(B\)](#) and [§ 21.304.20\(c\)\(10\)\(A\)\(i\) and \(ii\)](#)):

- Signs with ten words or less – Eight seconds; and
- Signs with 11 words or more or graphic displays – 20 seconds.

Since the reduction of the minimum dwell time for more complex electronic messages from 20 minutes to 20 seconds, staff is not aware of any specific traffic incidents or crashes that can be attributed to electronic signs.

During the consideration of the new Sign Code in 2024, multiple parties expressed interest in greater allowances for electronic signs, including Clear Channel Outdoor, Mall of America, and the

City's Parks and Recreation Department. When Part I of the Sign Code Look Back ordinance was considered, Clear Channel Outdoor submitted written testimony that was included in the agenda packet, and their representative provided in-person testimony at the City Council public hearing. The meeting minutes from both Planning Commission meetings (01/30/25 and 03/28/25) and the City Council meeting (04/28/25) are attached for reference.

ANALYSIS

The findings, purposes, and intent of the Sign Code are identified in [§ 21.304.02](#) of the City Code. In totality, the policy attempts to strike a balance of supporting adequate means of expression while protecting against safety and aesthetic impacts that can adversely affect the physical environment. Regulations pertaining to both building signs and electronic signs have been created and adopted with this intent in mind. Analysis of the proposed changes to the Sign Code is provided below according to topic area.

Building Signs on Buildings Seven Stories or Taller

The Sign Code ([§ 21.304.17](#)(e)(2)) has special standards for building signs on taller buildings. These special standards are intended to address characteristics that are unique to these signs. Given their mounting height, signs affixed near the top of taller buildings are highly visible and have a greater visual impact proportionally speaking than signs mounted closer to the ground.

The standards for these building sign types are as follows:

(2) Buildings seven stories or greater, nonresidential. Nonresidential buildings that are seven stories or greater in height are limited to one building sign per elevation located above the second story of the building. Building signs are allowed on all building elevations. The maximum total area of allowed building signage per building elevation is two square feet per linear foot of building frontage. No individual building sign may exceed 400 square feet in size.

The proposed change to these standards would expand the allowed number of signs located above the second story of the building from one to three signs per elevation. This would allow taller buildings that have design characteristics that allow for the mounting of additional signs to do so, assuming they have available sign area allowance for additional signage. From staff's perspective, Northland Cetner and Bell Plaza are two examples, shown in Figure 1, where additional signage could fit the buildings design well and not have adverse impacts on the environment.

Taller office buildings typically have numerous tenants located within the building. The current regulations effectively limit the opportunity for speech or commercial messaging on the taller portion of the building to just one of these tenants per elevation. Creating more allowances for building signs on taller buildings could be beneficial to tenants of these taller buildings. In addition, such a policy change could help support occupancy at buildings that have experienced higher than normal levels of vacancy. In summary, additional allowances for signage could expand the means

of expression and support economic viability while not presenting significant adverse visual impacts. Staff is supportive of this change to account for taller buildings that have more expansive or unique building footprints, where additional buildings signage is more useful or appropriate. Expanding the number of signs allowed from one to three will meet this opportunity. It is worth reiterating that the proposed change only increases the number of signs per building elevation, not the sign area allowance, which is measured in square feet according to building frontage.

Figure 1 – Examples of Taller Building Sign Opportunity

Northland Center
(3500 and 3600 American Blvd. W.)



Bell Plaza
(3800 American Blvd. W.)



Electronic Signs and Billboards – Minimum Dwell Time

The Sign Code establishes a minimum duration of time that electronic signs must remain static prior to message transition. This requirement is referred to as a “dwell time”, which is defined in the Sign Code as follows:

DWELL TIME. The time that elapses between changes in the text, images, or graphics on an electronic sign display.

Current dwell time requirements vary depending on the length or nature of the message. If the message includes ten words or less and no graphic images, a shorter dwell time of eight seconds is currently allowed. If the message has graphics/images or is 11 words or more, a minimum dwell time of 20 seconds is required. The current standard was adopted as part of the new Sign Code in February of 2024. Prior to the new Sign Code, the City required a more rigorous dwell time standard of 20 minutes for graphics or longer messages. The dwell time requirements for electronic billboards currently match the requirements for other electronic signs.

In addition to minimum dwell time, there are several other performance standards for electronic signs (see [§ 21.304.18](#)(b), (c), and (d)(1)-(6)). Electronic signs are limited to a maximum size in any circumstance to 150 square feet. These signs must have a minimum, setback of 100 feet from a parcel zoned and used residentially. The transition of electronic messages must be instantaneous wi

th no illusions of movement. There are limitations on brightness, audio, or pyrotechnics. Finally, any electronic sign located within 150 feet of a residential property must be static or turned off between 9:00 p.m. and 7:00 a.m. to minimize impacts. Some of these operational requirements are also applicable to billboards (see [§ 21.304.20\(c\)\(10\)](#)). It should also be noted that no new billboards are allowed to be installed in Bloomington. There are currently four legally nonconforming billboards in the city (three along I-494 and one along I-35W). Should the dwell time be adjusted for electronic billboards, it is these four signs that could be impacted.

In February of 2024, City staff collected electronic dwell time requirements from a number of jurisdictions in the Twin Cities region, including surrounding communities. Of the 16 communities studied, five jurisdictions (Fridley, St. Louis Park, West St. Paul, Burnsville, and MAC/MSP Airport) had dwell time requirements of eight seconds or less. The City of St. Paul, MN requires a dwell time of 12 seconds. In addition, Eagan, Minnetonka, and Richfield allow an eight-second dwell time through an “Enhanced Dynamic Display”, which typically is paired with various incentives, such as removal of other outdoor advertising signs located in the city and owned by the applicant. In summary, there are other cities within the Twin Cities Region that allow shorter dwell times.

The establishment of minimum dwell times for electronic signs and billboards serve **two primary objectives**: 1) to protect against proliferation of commercial messages in support of community aesthetics and appearance, and 2) to maximize safety of the travelling public by limiting sources of distraction. Analysis of electronic signs from the perspective of these **two objectives** is provided as follows:

Commercial Speech Limits/Community Aesthetics: In many communities, allowances for electronic signs are more limited in pursuit of certain community aesthetics or appearance. Electronic signs have the ability to disseminate many commercial messages, whereas static/non-electronic signs can only communicate one message (except for traditional changeable copy signs). Transitions do have aesthetic effects, and electronic signs can add lumination/brightness to commercial corridors. Some consumers of these signs and their messages find their appearance not appealing or desirable from an aesthetic standpoint.

It should also be acknowledged that electronic signs can provide a strategic or intended aesthetic in special/destination commercial areas. Entertainment districts or developments often take advantage of these sign types to create unique environments. It is important to recognize that context is important when evaluating how these signs impact the community’s appearance. It is for this reason that these signs are restricted in proximity to residentially used and zoned sites.

Traffic Safety: The longer the required minimum dwell time for electronic signs, the less frequently the travelling public will see one or more transitions, depending on travel speed. The current minimum dwell time recommended by the Federal Highway Administration (FHWA) is eight seconds. The State of Minnesota requires a minimum dwell time of six seconds (see [M.S. 173.155](#)). A number of studies have been completed related to the effects of electronic signs on tr

traffic safety. The conclusions of these many studies are varied. Here is a sample of various studies on the matter:

- [The Effects of Commercial Electronic Variable Message Signs \(CEVMS\) on Driver Attention and Distraction: An Update \(2009\)](#)
- [Statistical Analysis of the Relationship Between On-Premise Digital Signage and Traffic Safety \(2012\)](#)
- [Compendium of Recent Research Studies on Distraction from Commercial Electronic Variable Message Signs \(CEVMS\) \(2018\)](#)

Summarizing the immense amount of research and scholarship on the topic is difficult. The most balanced interpretation staff can offer is that traffic safety concerns are present in some research, but conclusive correlation between driver distraction and electronic signs is not definitive. The Bloomington Traffic Division favors longer minimum dwell times versus shorter ones to reduce the amount of content transitions experienced by drivers. It is the professional interest of Traffic and Engineering staff to maximize safety for all of Bloomington transportation systems and users to the greatest extent possible. As such, a more restrictive approach to these types of signs overall is preferred. Staff recognizes that greater restrictions come at the cost of less speech. Each community must determine the appropriate balance of promoting opportunities for speech, which are important for economic and social health, while protecting community appearance and traffic safety according to the community's priorities and preferences. Many communities make different choices in this regard, and there is likely no perfect answer to this policy question.

To summarize the analysis provided above, the **Pros and Cons** of electronic signs/billboards from staff's perspective include the following:

- **Pros**
 - **Supports Commercial and Noncommercial Speech** – Electronic signs provide individuals, organizations, and businesses the opportunity to disseminate more speech. Creating more opportunities for speech, supporting both economic and social health in the big picture (not accounting for individual messages and consumer preferences). Commercial speech is essential for healthy economic conditions, as businesses must raise awareness of their services and products to be successful. Electronic signs can also effectively share noncommercial speech. For example, the City's Parks and Recreation Department operates multiple electronic signs to share community programming. Places of assembly often utilize electronic signs to promote their institutions and events as well.
 - **Priority/Destination Development Districts** – Electronic sign technology can be strategically deployed to support destination developments or districts that aim to establish dynamic or unique branding and design elements.

- **Cons**

- **Visual Clutter, Appearance, and Aesthetics** – Electronic signs do have unique visual elements that are off-putting to some. These signs can contribute to a feeling of over-commercialization of an area. Lumination and brightness can cause concern as well. For these reasons, the Bloomington Sign Code does not allow these signs in proximity to residentially zoned and uses sites. Finally, some cities do not want electronic signs to be deployed in furtherance of a defined or desired community aesthetic.
- **Traffic Safety** – Electronic signs raise concerns about driver distraction and potential threats to traffic safety. While the research has not definitively established a perfect or minimum dwell time, there is some evidence that less complex messages are better than complex ones, and longer dwell times are more advantageous than short ones.

In conclusion, if the City is to revise the minimum dwell time standard for electronic signs, staff recommends the following:

- 1) A dwell time of no shorter than eight seconds be established;
- 2) Standards for electronic signs and billboards should align to create one uniform standard or expectation, supporting the understanding of the public and consistent enforcement activity; and
- 3) Changes to the City's Sign Code definitions (see [§ 21.304.07](#)) are completed to eliminate "electronic changeable copy sign" and "electronic graphic display sign" as defined sign types, instead favoring the simpler "electronic sign" definition.

OUTREACH

Outreach/Notification in this case has included the following:

- Newspaper Notice (10-day notice – 05/22/2025 Sun Current)
- Public Hearing Notice Online
- E-Subscribe Group Notification
- Interested Party E-Mail List

PLANNING COMMISSION REVIEW

The Planning Commission held a public hearing for the proposed ordinance on June 5, 2025. One person, representing Clear Channel Outdoor, spoke in favor of the ordinance. After closing the public hearing, the Planning Commission discussed both elements of the proposed ordinance. The majority of the members were not in favor the proposed policy changes to the Sign Code. Following discussion, the Planning Commission voted to recommend that the ordinance not be adopted (Vote: 5-1). The full discussion of the Planning Commission can be found in the attached meeting minutes.

RECOMMENDATION

Planning Commission recommends that the Sign Code Look Back Part II ordinance not be adopted through the following motion:

Motion made by _____, seconded by _____, to not adopt Ordinance No. 2025-____, an ordinance amending electronic sign and tall building sign standards in the Sign Code, thereby amending Chapter 21 of the City Code.

Should the City Council choose to adopt the ordinance, staff would recommend the following motion:

Motion made by _____, seconded by _____, to adopt Ordinance No. 2025-____, an ordinance amending electronic sign and tall building sign standards in the Sign Code, thereby amending Chapter 21 of the City Code.

If the ordinance is adopted, staff recommends summary publication through the following motion:

Motion made by _____, seconded by _____, to adopt Resolution No. 2025-____, a resolution authorizing summary publication of Ordinance No. 2025-____, an ordinance amending electronic sign and tall building sign standards in the Sign Code, thereby amending Chapter 21 of the City Code.

ORDINANCE NO. 2025 - ____

AN ORDINANCE UPDATING THE SIGN CODE BY MODIFYING DWELL TIME STANDARDS FOR ELECTRONIC SIGNS AND BILLBOARDS AND MODIFYING THE NUMBER OF AUTHORIZED BUILDING SIGNS ON BUILDINGS SEVEN STORIES OR GREATER, THEREBY AMENDING CHAPTER 21 OF THE CITY CODE

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

Section 1. That Chapter 21 of the City Code is hereby amended by deleting those words that are contained in brackets [] with strikethrough text and adding those words that are underlined, to read as follows:

CHAPTER 21: ZONING AND LAND DEVELOPMENT

ARTICLE III: DEVELOPMENT STANDARDS

DIVISION D: SIGN REGULATIONS

§ 21.304.07 DEFINITIONS.

DYNAMIC DISPLAY. Any characteristics of a sign that appear to have movement or change, caused by any method other than physically removing and replacing the sign face or sign structure, whether the apparent movement or change is in the display, the sign structure itself, or any other component of the sign. This includes *ELECTRONIC SIGNS* that incorporate a technology or method allowing the sign face to change the image without having to physically or mechanically replace the sign face or its components.

~~***[ELECTRONIC CHANGEABLE COPY SIGN.***~~ An ~~*ELECTRONIC SIGN*~~ whose display characteristics are consistent with those of a ~~*CHANGEABLE COPY SIGN.*~~

~~***ELECTRONIC GRAPHIC DISPLAY SIGN.***~~ An ~~*ELECTRONIC SIGN*~~ that displays static images, static graphics, or static pictures, with or without text information.]

ELECTRONIC SIGN. Any type of electronic display board, electronic message board, digital, LED, programmable ink, or other sign capable of displaying words, pictures, symbols, or images, including, but not limited to, any electronic laser, digital, or projected images display, that can be changed electronically or manually by remote or automatic means.

§ 21.304.17 BUILDING SIGNS (WALL, AWNING, CANOPY, PROJECTING, AND THE LIKE).

(e) *Special building sign provisions.* The following special building sign provisions are applicable across all sign districts:

(2) *Buildings seven stories or greater, nonresidential.* Nonresidential buildings that are seven stories or greater in height are limited to ~~[one]~~three building signs per elevation located above the second story of the building. Building signs are allowed on all building elevations. The maximum total area of allowed building signage per building elevation is two square feet per linear foot of building frontage. No individual building sign may exceed 400 square feet in size.

§ 21.304.18 ELECTRONIC SIGNS.

(d) *Operational requirements.* Electronic signs are subject to the following operational requirements:

(1) *Dwell time.* Electronic signs must have a static display for a minimum of eight seconds.

~~[(A) Electronic changeable copy signs with ten words or less must have a static display for a minimum of eight seconds.~~

~~[(B) Electronic changeable copy signs with 11 words or more or electronic graphic display signs must have a static display for a minimum of 20 seconds.]~~

§ 21.304.20 BILLBOARDS.

(c) *Billboards in existence on August 6, 2009.* Billboards legally in existence on August 6, 2009, shall have the status and rights of a legally established nonconforming sign pursuant to § [21.304.23](#) and M.S. § 462.357, subd. 1e, as it may be amended from time to time. To protect the public health, welfare, and safety, and to prevent and abate nuisances, pursuant to M.S. § 462.357, subd. 1e(b), all billboards, including legally established nonconforming billboards, are subject to the following regulations:

(10) *Electronic display techniques.* Any billboard utilizing electronic display techniques in whole or in part must meet the following operational regulations:

(A) *Dwell time.* The full billboard image or any portion thereof must have a minimum static display of eight seconds.~~[as follows:~~

~~(i) Electronic changeable copy signs with ten words or less must have a static display for a minimum of eight seconds.~~

~~(ii) Electronic changeable copy signs with 11 words or more or electronic graphic display signs must have a static display for a minimum of 20 seconds.]~~

(B) Transition. Where the full billboard image or any portion thereof changes, the change sequence must be accomplished by means of instantaneous re-pixelization.

Section 2. 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 _____, 2025.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

RESOLUTION NO. 2025 -

**A RESOLUTION DIRECTING SUMMARY PUBLICATION OF
ORDINANCE NO. 2024 - ___ AN ORDINANCE UPDATING THE SIGN CODE
BY MODIFYING DWELL TIME STANDARDS FOR ELECTRONIC SIGNS AND
BILLBOARDS AND MODIFYING THE NUMBER OF AUTHORIZED
BUILDING SIGNS ON BUILDINGS SEVEN STORIES OR GREATER,
THEREBY AMENDING CHAPTER 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 June 30, 2025, enacted the attached ordinance amending Chapter 21 of the City Code, updating the Sign Code by modifying the required dwell time for electronic signs and billboards and expanding the number of building signs allowed per elevation on buildings that are seven stories or greater in height.

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 June 30, 2025, at its regular meeting, the Bloomington City Council enacted an ordinance (No. 2025-____) amending Chapter 21 of the City Code, updating the Sign Code by modifying the required dwell time for electronic signs and billboards and expanding the number of building signs allowed per elevation on buildings that are seven stories or greater in height. The specific title of the ordinance enacted was: **“AN ORDINANCE UPDATING THE SIGN CODE BY MODIFYING DWELL TIME STANDARDS FOR ELECTRONIC SIGNS AND BILLBOARDS AND MODIFYING THE NUMBER OF AUTHORIZED BUILDING SIGNS ON BUILDINGS SEVEN STORIES OR GREATER, THEREBY AMENDING CHAPTER 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 this 30 day of June, 2025.

ATTEST:

Mayor

Secretary to the Council

June 2, 2025

Nick Johnson, Planning Supervisor
City Of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431-3027

RE: Clear Channel Outdoor Sign ordinance comments

Dear Mr. Johnson

Clear Channel Outdoor, LLC (CCO) currently owns and operates four legal nonconforming billboard structures in the City of Bloomington, MN with eight (8), 14'x48' (bulletin) printed faces. The billboards are located off Interstate I-494 and I-35W in commercial/industrial corridors. CCO MSP currently operates 83 digital LED billboard displays in 21 Twin Cities communities outside of Bloomington, MN (exhibit A). CCO remains interested in upgrading its Bloomington billboard structures with digital LED displays.

The City of Bloomington amended its sign code last year to permit the conversion of printed/static billboards to electronic/digital billboards (electronic changeable graphic displays) with 20-second dwell times. CCO had requested 8-second dwell times last year and requests the 8-second dwell times be reconsidered as part of the one-year review of the new sign code adopted last year.

The following communities around Bloomington currently permit 8 second dwell times for digital billboards:

- The City of Burnsville dwell time for digital billboards is 8 seconds
- The City of Minneapolis dwell time for digital billboards is 8 seconds
- The City of Eagan dwell time for digital billboards is 8 seconds
- The City of Richfield dwell time for digital billboards is 8 seconds.
- The City of Minnetonka dwell time for digital billboards is 8 seconds
- The Metropolitan Airport Commission (MAC) dwell time for digital billboards is 8 seconds

The City of Bloomington currently permits Electronic changeable copy signs (10 words or less text information only) with 8 second dwell times.

- HOM Furniture sign

The nationwide digital billboard industry standard is 8 second dwell times. Both the Federal government (FHWA) and the State of MN permit 8 second dwell times based

on Federal Highway Administration (FHWA) safety research. CCO has been safely operating digital billboards in the Twin Cities since 2006. Safe operation of our digital billboards is a top priority for us. There are several redundant systems in place to make sure the digital billboards are safely operated.

CCO offers Cities it operates its digital billboards in up to 20 hours of public service announcements (PSA)/digital face/month for City and Community Events. CCO can provide no cost access to our creative team to help produce City messages. PSA Messaging examples attached as Exhibit B.

In addition to City PSA, Clear Channel Outdoor provides the following PSA

- Amber alerts
- FBI Alerts
- Severe Weather Warnings (Hennepin and Ramsey County)
- County Sheriff messaging
- Emergency Management Requests

CCO is requesting this sign ordinance amendment to upgrade its legal nonconforming 14 x 48 printed billboard structures with 14 x 48 electronic/digital LED faces.

- Modern Updated Digital Displays
- Public Service Announcements
- Community and Emergency Messaging
- Great Locations along Interstates in Commercial/Industrial Corridors
- Expanded advertising opportunities for local businesses
- No new billboards

Please let me know if you have any questions on our sign ordinance amendment comment.

Thank you,



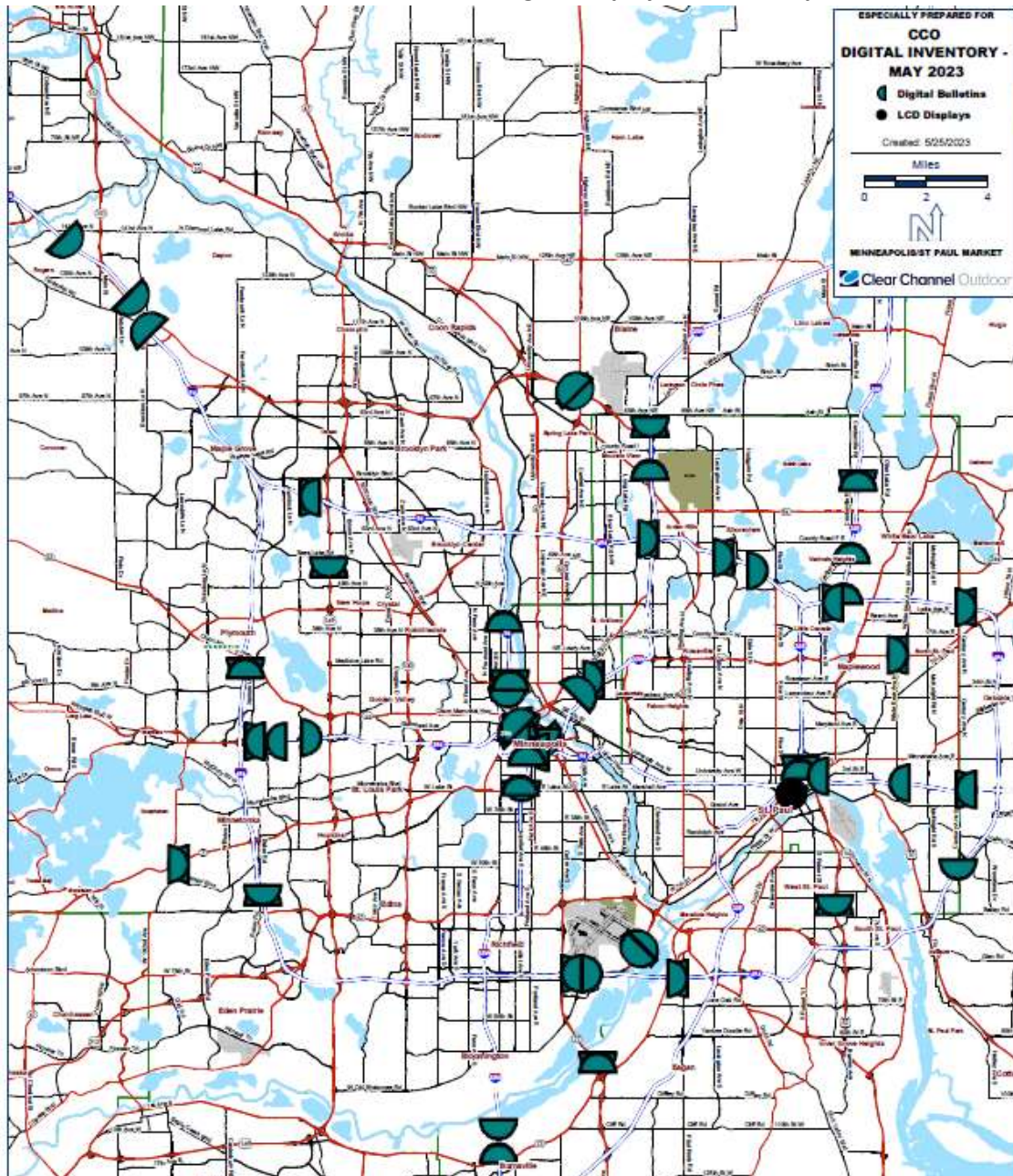
Matthew Weiland

Vice President of Real Estate and Public Affairs

Minneapolis/St. Paul Division

Office: 612.605.5142 /Mobile: 651-592-4431/Email: matthewweiland@clearchannel.com

Exhibit A
Clear Channel Outdoor Digital Display billboard map



CCO Digital Billboard Cities and # of Digital Displays: Blaine-2, Burnsville-4, Columbus-2, Dayton-1, Eagan-4, Inver Grove Heights-2, Landfall-2, Mahtomedi-2, Maple Grove-2, Maplewood-3, Minneapolis-20, Minnetonka-5, Mounds View-3, MSP Airport-5, New Brighton-2, Plymouth-4, Rogers-2, Shoreview-3, St Paul-4, Vadnais Heights-4, West St. Paul-2, White Bear Township-2

Exhibit B
Clear Channel Outdoor Public Service Messaging Examples

City PSA



Clear Channel PSA



Hennepin County Sheriff PSA





PLANNING COMMISSION SYNOPSIS

Thursday, June 5, 2025

CALL TO ORDER

Chairperson Albrecht called the Planning Commission meeting to order in the City Council Chambers at 6:03PM.

PLANNING COMMISSIONERS PRESENT: Deanna White, Aubrey Albrecht, Phil Koktan, Jeannie McGovern, Dan Curry, and Abdi Isse (all in person)

PLANNING COMMISSIONERS ABSENT: Kevin Cunningham

STAFF PRESENT: Nick Johnson, Shonte Brown, and Luke Sponable (in person), Kevin Toskey, Julie Long, and Brian Hansen (attending remotely)

Chairperson Albrecht led the attendees in the reciting of *The Pledge of Allegiance*.

ITEM 1 6:05 p.m.

CASE: #PL2025-52

APPLICANT: City of Bloomington

REQUEST: City Code Amendment – Sign Code Look Back Ordinance Part II

Planning Manager Nick Johnson provided a timeline and background on the development of the proposed ordinance. An overview was presented, including new standards for building signage on tall buildings and the rationale for expanding the allowed number of signs per elevation. The presentation also covered proposed changes to electronic sign dwell time, beginning with a definition and an explanation of why it is regulated, citing considerations such as traffic safety, aesthetics, and environmental impact. The pros and cons of amending dwell time duration were outlined, with pros including the promotion of free expression and the ability to create unique or intentional districts, and cons focusing on safety and visual impact. Current dwell time standards were reviewed, followed by the proposed revisions. A survey of dwell time regulations in neighboring jurisdictions was shared, noting that multiple cities allow dwell times of eight seconds. Additional context was provided regarding other electronic sign regulations, including limits on size, restrictions on video content, setbacks from residential areas, transition requirements, brightness levels, and nighttime usage. The engagement and correspondence process was summarized, including email updates and letters. The presentation concluded with a staff recommendation, and the floor was opened for questions from the Commission.

Chairperson Aubrey Albrecht inquired about the first version of the Sign Code Ordinance, asking if it allowed non-conforming billboards in Bloomington to move to digital billboards.

Johnson stated that they are allowed and shared that the decision was made in February 2024.

Chairperson Albrecht asked the Commission for further questions.

Vice Chair Phil Koktan asked Johnson to clarify the total allowable square footage for building signage on tall buildings under the current regulations and how that would change under the proposed code amendments.

Johnson explained that building signage allowances are generally based on the length of a building's frontage. In a typical commercial district, signage is allocated at a rate of 1.25 square feet per linear foot of building frontage. For taller buildings, where the footprint is often smaller, there is an enhanced allowance of 2 square feet of signage per linear foot of frontage. However, to prevent excessively large signs, an additional provision limits any individual sign to a maximum of 400 square feet.

Vice Chair Koktan posed a hypothetical scenario, asking whether a building permitted a total of 800 square feet of signage, based on code calculation, would be limited to a single 800-square-foot sign, or if it could instead have multiple signs, such as three signs of 400 square feet each, provided the cumulative square footage does not exceed the allowed maximum.

Johnson answered that the current code distinguishes that mixed use environments pull from the two separate bucket – signage for commercial tenants and signs for the residential portion. Because the signs at second story and below are pedestrian oriented signs. The 400 square feet max sign has to do with taller building signs. He then asked for clarification of Koktan's question.

Vice Chair Koktan reiterated his question, asking if the ordinance changes the overall amount of signage they can have or do they have to parse up 3 small signs versus one larger sign.

Johnson stated that it does not change the overall sign area. He noted that regardless of the allowance, if the building decided to deploy all the 800 square footage on the taller portion of the building, they could only have one 400 square foot sign.

Chairperson Albrecht asked the Commission for further questions.

Commissioner Dan Curry asked why the City did not consider a consolidation incentive for those willing to give up their billboards to then have an electronic billboard.

Johnson answered Bloomington prohibited them a bit faster than other communities. He presented a billboard location map, showing the four existing billboards in Bloomington. He shared it had to do with the number of them or the proliferation of them, how many the community do they have and then can we reduce that.

Commissioner Curry asked about a billboard not being shown on one of the maps provided by Clear Channel Outdoor in their correspondence letter.

Johnson gave clarity to Curry on billboard locations and Clear Channel owned billboards.

Commissioner Curry asked for further clarification.

Johnson responded, sharing the reason why some of the billboards are not populated on the map is because they are static billboards. The map only recognized dynamic display billboards. But it doesn't represent the full roster of billboards that Clear Channel owns.

Commissioner Curry reiterates Johnson's point.

Johnson affirms Curry's statement.

Chairperson Albrecht asked for further questions from the Commission.

Vice Chair Koktan asked about mixed use buildings and how the sign code applies to them.

Johnson stated that they'd follow the residential buildings allowance for signage. There are more discrete allowances for signage for residential buildings, and then having commercial levels of signage allowed for the commercial storefronts for mixed use.

Chairperson Albrecht asked if they had a map of billboards on the Richfield side.

Johnson stated he does not have a map showing those billboards.

Commissioner Curry asked if they considered updating the code and definition of building frontage to support interpretation.

Johnson answered that they did look at it and added graphics into the code for the interpretation process. These changes were included in the Part I ordinance adopted in April.

Commissioner Curry asked how the two buildings in the presentation present an issue if it was addressed in the code.

Johnson stated that signage area is not the issue, rather they are only allowed to have one sign on the tall portion. He asked for clarification.

Commissioner Curry reiterated his question, asking if the City has looked at adjusting or defining buildings in the code such as the ones that were in the presentation that have varying faces and depths and/or angles.

Johnson stated that they did not study that potential issue as a means to allow more signs. Building in extra allowances for unique buildings might be difficult given the variety of building footprints in Bloomington.

Vice Chair Koktan asked which side would be the face for the pictured Bell Plaza building in the presentation and if they could have three signs per side.

Johnson said no.

Chairperson Albrecht asked for further questions from the Commission.

Chairperson Albrecht opened the public hearing.

Matthew Weiland of Clear Channel Outdoor provided testimony about providing safe electronic signage on billboards. He expressed support for the staff recommendation and emphasized the company's long-standing experience operating digital billboards safely across the Twin Cities since 2006. He stated that they operate 83 billboards in 21 communities. Safety was identified as

their top priority, with operational features such as webcams, remote shut-off capabilities, and ambient light sensors that adjusted brightness based on surrounding conditions. He stated that digital billboards changed images without motion or video and followed federal safety standards, subject to local regulations. He noted that the digital format offered a more modern appearance, increased flexibility for advertisers, and enhanced visibility for local businesses without adding new billboards to the community. Additionally, the signs were used to display city events, public education messages, and emergency alerts, including AMBER Alerts, providing a quick and effective communication tool. He invited the Commission to ask questions.

Chairperson Albrecht asked for further testimony.

There was none.

The public hearing was closed.

Chairperson Albrecht opened the floor for discussion by the Commission.

Chairperson Albrecht stated she is not in favor of digital billboards or shorter dwell times.

Vice Chair Koktan shared he is not in favor of digital billboards or 3 signs per façade. He is in favor of one sign per façade on tall buildings.

Commissioner Curry echoed and agreed with Vice Chair Koktan. He is not in favor of digital billboards or 3 signs per façade.

Commissioner Abdi Isse asked if they must vote on both items together or separately.

Chairperson Albrecht stated they'd make a motion and vote.

Commissioner Isse stated he is not in favor of 3 signs per façade, and that it should remain 1 sign per façade. He is in favor of digital billboards and reduced dwell time, with the condition that there is no nuisance and should be mitigated.

Chairperson Albrecht expressed concern that the community had long opposed the addition of new billboards. The current proposal would not only convert existing billboards to digital formats but also reduce the dwell time from 20 seconds to 8 seconds for more complex messages. She acknowledged the staff's careful and gradual approach to the rollout but recommended continuing at that measured pace. She suggested evaluating the impact of digital conversions, such as those along I-94, before approving a reduced dwell time. She noted that while the number of physical billboards may not increase, the display of multiple rotating images could give the impression of significantly more signage.

Vice Chair Koktan shared personal observations from his commute, expressing concern that the digital billboards often display repetitive advertisements, such as real estate promotions, which offer little benefit to residents or the City. He stated opposition to increasing the frequency of image changes, noting that it would not serve the community's interests. He stated that he would only consider an exception for the Mall of America, acknowledging its unique signage needs and influence in the area.

Chairperson Albrecht referenced a nearby billboard in Richfield displaying an advertisement for flavored nicotine pouches and expressed discomfort with its visibility to young people and overall negative impression.

A public hearing will be held on June 30, 2025, at City Council for City Code Amendment – Sign Code Look Back Ordinance Part II.

ACTIONS OF THE COMMISSION:

M/ Koktan, S/: McGovern

Motion to close the public hearing, vote: 6-0, motion carried.

M/, Koktan S/: McGovern

Motion to recommend that City Council does not adopt the sign code look back ordinance part II, vote: 5-1, motion carried with Isse opposing.

ITEM 2 6:50 p.m.

APPLICANT: City of Bloomington

REQUEST: Commercial Nodes Toolkit Project Update

Luke Sponable provided an update on the Commercial Nodes Toolkit, outlining the vision to modernize key commercial areas while minimizing business displacement. He reviewed the purpose, challenges, and guiding documents, including the Neighborhood Commercial Study from 2016, Forward 2040 Comprehensive Plan, and the recently adopted Economic Development Strategic Plan. He presented the status of the toolkit, including outreach, business assistance programs, real estate development, site activation, and planning efforts. He also highlighted recent code changes, redevelopment tools such as TIF and grants, and reviewed the project scope and resource matrix. He concluded with case studies and invited Commission feedback.

Chairperson Albrecht asked the Commission for any questions.

Commissioner Dan Curry asked to see the map of locations.

Commissioner Abdi Isse asked if 98th and Lyndale aren't included in the commercial nodes presentation.

Sponable explained that the 2016 Neighborhood Commercial Study used specific criteria to evaluate commercial nodes. To qualify as a node, an area needed to be at least five acres and zoned for commercial use. He noted that the 98th and Lyndale area was considered already modernized at the time of the study due to recent HRA investment.

Planning Manager Nick Johnson added that the 2016 Neighborhood Commercial Study also evaluated structures by year of construction, potential for property assembly, and other factors. The priority areas shown on the map were based on that study. While other areas in Bloomington could benefit from development, these nodes were identified as those where public intervention or support could most help facilitate improvements.

- 4.1 Public Hearing: Sign Code Look Back Ordinance** Motion by Lowman seconded by Carter to adopt Ordinance No. 2025-6, an ordinance amending multiple provisions in the Sign Code, thereby amending Chapter 21 and Appendix A of the City Code. Motion carried 7-0.
- Motion by Lowman seconded by Carter to adopt Resolution No. 2025-48, a resolution authorizing summary publication of Ordinance No. 2025-6, an ordinance amending multiple provisions in the Sign Code, thereby amending Chapter 21 and Appendix A of the City Code.
- 4.2 Public Hearing: Co-Living Standards Ordinance** Motion by Dallessandro, seconded by Lowman, to adopt Ordinance No. 2025-7, an ordinance establishing a definition of co-living unit and co-living development and standards for each; removing congregate living facility and boarding house uses from the use table; and modifying the definition of family in the City's zoning ordinance, thereby amending Chapters 9, 14, and 21 of the City Code. Motion carried 5-2 with Rivas and Moua in opposition.
- Motion by Dallessandro seconded by Carter to adopt Resolution No. 2025-49, a resolution directing summary publication of Ordinance No. 2025-7, an ordinance establishing a definition of co-living unit and co-living development and standards for each; removing congregate living facility and boarding house uses from the use table; and modifying the definition of family in the City's zoning ordinance, thereby amending Chapters 9, 14, and 21 of the City Code. Motion carried 7-0.
- 5. ORGANIZATIONAL BUSINESS** Motion to extend meeting to 10pm by Mayor Busse, seconded by Dallessandro. Motion carried 7-0.
- 5.1 Accept Donation from and Approve Updated MOU with Bloomington Remembers Veterans & Nine Mile Creek Corridor Renewal Project Schematic Design Update** Motion by Carter, seconded by Dallessandro to adopt Resolution No. 2025-50 to accept the donation from Bloomington Remembers Veterans (BRV) as listed and to approve the Second Amended and Restated Memorandum of Understanding with BRV (MOU). Motion carried 7-0.
- 5.2 City Council Policy/Issue Updates** Mayor Busse and Assistant City Manager Kathy Hedin provided policy and issue updates. For additional information, see listening session minutes.
- 5.3 Closed Session - Property Acquisition Fire Station** Motion by Dallessandro, seconded by Rivas to adopt Resolution No. 2025-51, a resolution directing the closure of a public meeting of the City Council. Motion carried 7-0.
- Motion for staff to proceed with Council direction by Dallessandro, seconded by Moua. Motion carried 7-0.
- 6.0 Adjournment** Motion to adjourn by Lowman, seconded by Moua. Motion carried 7-0. Meeting adjourned at 9:49 pm.

Kaytlyn Danielzuk
Interim Council Secretary



PLANNING COMMISSION SYNOPSIS

Thursday, March 27, 2025

CALL TO ORDER

Chairperson Albrecht called the Planning Commission meeting to order in the City Council Chambers at 6:00 PM.

PLANNING COMMISSIONERS PRESENT: Deanna White, Aubrey Albrecht, Phil Koktan, Jeannie McGovern, Dan Curry, Abdi Isse, Kevin Cunningham (all in person)

PLANNING COMMISSIONERS ABSENT: N/A

STAFF PRESENT: Elliott Brooks, Emily Hestbech, Nick Johnson, Thomas Ramler-Olson (in person), Kevin Toskey, Julie Long, Brian Hansen (remote)

Chair Albrecht led the attendees in the reciting of *The Pledge of Allegiance*.

ITEM 1 6:02 p.m.

CASE:	PL2025-13
APPLICANT:	City of Bloomington
REQUEST:	City Code Amendment – Sign Code One-Year Look Back Ordinance

Planning Manager Nick Johnson provided the background on the item for this City Code Amendment. The City's Sign Code was fully rewritten in 2024. As part of that adoption process, a review was scheduled one year afterward to track issues that arose during that time. A study session with the Planning Commission on the item was conducted on January 30, 2025.

The proposed code changes included cleanup items and sign policy changes. These items included:

Cleanup Items:

Item One: Frontage definition changes.

Item Two: Updating building frontage computation graphics.

Item Three: Freestanding sign orientation and location clarifications.

Item Four: Updating references to Public Works Director.

Item Four: City Engineer approval for traffic safety requirements.

There were no questions from the Commissioners on the cleanup items.

Policy Change Items:

Item Six: Allowances for roof integral signs, making them permitted in all Sign Districts.

Item Seven: Allowances for roof signs, making them permitted in Class III, IV, and V Sign Districts.

Item Eight: Prohibiting signs attached to or painted on residential fences.

Item Nine: Increasing freestanding directional sign size allowance from 8 to 12 square feet.
Item Ten: Policy to allow for larger directional signs in the Class IV sign district (up to 20 sq. ft.).

Item Eleven: Increasing temporary sign size for multi-family residential leasing for two years after issuance of C/O.

Item Twelve: Designating the Bloomington Ice Garden's freestanding sign as a High Usage Park, making it eligible for larger and more freestanding signs.

Item Thirteen: Increasing the number of building signs for residential uses in Class V Sign District from one to three per elevation.

Item Fourteen: Policy for construction standards for permanent signs.

Item Fifteen: Policy for master sign approval process, granting the Planning Commission the authority to approve subject to appeal.

Isse asked if item 8 would prohibit signs on residential fence. Johnson said the code is currently silent on fence signs, but the new change would prohibit this type of sign.

Albrecht asked whether existing signs on fences would be grandfathered in and be allowed to remain. Assistant City Attorney Toskey said that since the code is silent on fence mounted signs, there is no established right to have them. Because of this, the signs would not have legally nonconforming status.

Johnson discussed outreach and engagement and noted correspondence from Clear Channel Outdoor requesting dwell time on electronic billboards be lowered from 20 to 8 seconds. Staff did not recommend making that change.

There were no other questions for staff.

PUBLIC HEARING DISCUSSION:

Albrecht opened the public hearing at 6:18 P.M.

No one testified.

The public hearing was closed at 6:19 P.M.

Albrecht expressed support for the changes as presented by staff and was in support of keeping the dwell time for electronic signs as it is.

ACTIONS OF THE COMMISSION:

M/Koktan, S/McGovern: To close the public hearing.

Motion carried 7-0.

M/McGovern, S/White: I move to recommend the City Council adopt an ordinance amending multiple provisions in the Sign Code, thereby amending Chapter 21 and Appendix A of the City Code.

Motion carried 7-0.

The item moves to the April 28th, 2025 City Council meeting as a public hearing item.

PUBLIC HEARING DISCUSSION:

Curry asked for information about “option 1A” in the staff report given many of the Council members were in favor of it. Johnson said the subject ordinance presented this evening reflected “option 1A”. The options related to minimum site area requirements and whether to add enhanced environmental standards. Johnson said most of the Council discussion centered on minimum lot size in the previous study sessions.

Albrecht said the State legislation may return and asked about its potential impact. Johnson said staff will wait and see if Statewide changes are made, then Bloomington would need to evaluate codes and comply with State Law.

Albrecht opened the public hearing at 6:34 p.m.

No one testified.

The public hearing was closed at 6:34 p.m.

ACTIONS OF THE COMMISSION:

M/Koktan, S/McGovern: To close the public hearing.

Motion carried 6-0.

M/McGovern, S/White: I move to recommend adoption of the RS-1 and R-1A Districts Ordinance, thereby amending Chapter 21 of the City Code.

Motion carried 6-0.

The item moves to the February 24 City Council meeting as a public hearing item.

ITEM 3
6:36 p.m.

CASE:	PL2024-224
APPLICANT:	City of Bloomington
REQUEST:	Sign Code One-Year Look Back Amendments

Johnson outlined the agenda and background for the item. Bloomington’s Sign Code was updated in February 2024. Due to the complexity of the update, a commitment was made to revisit it a year later to troubleshoot any issues that arose during implementation. Johnson said overall the ordinance was performing well, but some minor amendments are recommended.

Item 1: Building frontage definition. A proposal adding a definition for building frontage. Cunningham asked if it was clear in the definition that lot frontage relates to the public right-of-way. Johnson said it was and that the lot frontage informs freestanding sign allocations.

Item 2: New building frontage computation graphics. No questions or comments from the Commissioners on this item.

Item 3: Roof integral signs. This sign type is currently neither allowed nor prohibited. Staff proposed allowing in all sign districts. Koktan asked for an outline of the various sign districts which was provided.

Item 4: Roof signs: a currently prohibited sign type. Johnson noted the metal bracing required for these sign types can be a downside aesthetically. Some roof signs are quite attractive, distinctive, and can add unique character to an area. The staff recommendation was to allow roof signs but limit their maximum height in addition to other building height requirements.

This item generated discussion, and the Commissioners were in support of allowing the roof signs overall. There was discussion on the most appropriate areas for this sign type, the correct height limits, including whether the height limit should have a proportionality element, and discussion on preserving character versus allowing creativity.

Item 5: Fence signs: whether signs should be allowed on fences. Concerns for this sign type include setback compliance, clear view triangle, and aesthetics. Curry said they should be allowed in industrial areas to support businesses.

Item 6: Directional and incidental sign sizes. These signs are currently limited to eight square feet when freestanding, and staff proposed an increase to 12 square feet. Curry, Albrecht, and Cunningham supported the change while Koktan and White felt the current standards were good as they were.

Item 7: Directional signs in Class IV sign districts. Staff proposal to increase allowed sign size for directional signs from 12 to 20 square feet. Koktan expressed support for the change.

Item 8: Temporary signs for multifamily residential leasing. The staff proposal was to increase the allowance from 64 to 100 square feet to support multi-family buildings during the lease-up period. There were some questions on the details of this item, but overall the Commissioners were supportive.

Item 9: Freestanding sign orientation at corners. The staff proposal would add clarification that the property owner can choose which frontage the sign applies to in terms of signage allowance. No comments from Commissioners on this item.

Item 10: Clarifying that “Public works director” has changed to “City Engineer” due to organization restructuring. No comments from Commissioners on this item.

Item 11: Staff proposal to list the Bloomington Ice Garden as a high usage facility for special freestanding sign standards. Koktan asked if there any risk of advertisement / naming rights in the future. Johnson said the sign would have to include the formal name of the facility, but staff would study that issue in the future.

Item 12: Residential use building signs in the Class V sign district. The staff proposal was to increase the limit of building signs from one to three per elevation. No comments from Commissioners on this item.

Item 13: The number of building signs on taller buildings (seven stories or more). The current limitation to one building sign per elevation. The staff proposal was to increase the number of signs allowed on buildings seven stories or higher to two or three signs per elevation. The Commissioners were split on this proposal. Curry, Koktan, and Cunningham are in favor of keeping the allowance at one sign per elevation, and with Albrecht, White, and McGovern s with increasing the allowance.

Item 14: Permanent Sign Construction Standards. No comments from Commissioners on this item.

Item 15: Changing the Planning Commission, instead of City Council, to be the authority approving master sign plans. No comments from Commissioners on this item.

Item 16: City Engineer approval of traffic safety requirements. No comments from Commissioners on this item.

Johnson outlined the outreach, engagement, and next steps for the sign code amendments.

ACTIONS OF THE COMMISSION:

N/A

ITEM 4	CASE:	N/A
7:42 p.m.	APPLICANT:	City of Bloomington
	REQUEST:	The Heights – TIF Review

Housing and Redevelopment Authority Administrator Sarah Abe presented on a Tax Increment Financing (TIF) compliance review for “The Heights”. Abe gave a summary of the project: The Heights is a 30-unit condominium building that has been working to finance repairs to their parking structure. The structure has failed and was condemned earlier in 2024. In addition to repairing the parking structure, some balconies would be repaired along with accessibility improvements. There would be no zoning or land use changes because of the proposed TIF district. Abe stated that the HOA for The Heights had tried to secure private financing, and this financing package was the last resort available to them after multiple previous attempts over the last couple years that have failed.

Abe presented the statutory findings to approve the TIF district, the main topic being that the Planning Commission is asked to determine that the district would conform to general plans for the development of the City as a whole. She cited goals from the City Comprehensive Plan, including Goal 1, Strategy 1.4: to mitigate environmental hazards, Goal 3, Strategies 3.2, 3.4, and 3.6: to pursue multiple methods to reduce housing costs,

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF HENNEPIN

I do solemnly 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 05/22/2025 and the last insertion being on 05/22/2025.

MORTGAGE FORECLOSURE NOTICES

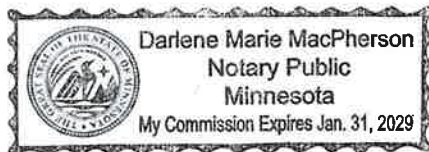
Pursuant to Minnesota Stat. §580.033 relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises 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 05/22/2025


Notary Public



Rate Information:

(1) Lowest classified rate paid by commercial users for comparable space:

\$999.99 per column inch

Ad ID 1470420

CITY OF BLOOMINGTON NOTICE OF PUBLIC HEARING BY THE PLANNING COMMISSION

The Bloomington Planning Commission will hold a public hearing on June 5, 2025, at 6:00pm 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 #PL202500052, an application by City of Bloomington for an ordinance updating the sign code to revise standards for electronic signs and signs on buildings seven stories or taller, thereby amending Chapter 21 of the City Code.

Review information and materials at www.blm.mn/notices. For more information or to submit comments, contact Nick Johnson, Planning Manager, 1800 West Old Shakopee Road, Bloomington, MN 55431, (952) 563-8925, or nmjohanson@BloomingtonMN.gov.

Published in the
Sun Current
May 22, 2025
1470420

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF HENNEPIN

I do solemnly 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 06/19/2025 and the last insertion being on 06/19/2025.

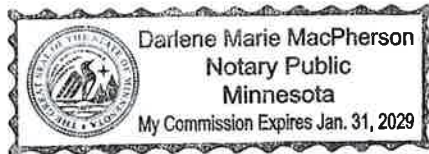
MORTGAGE FORECLOSURE NOTICES

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 06/19/2025


Notary Public



Rate Information:

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

Ad ID 1475819

CITY OF BLOOMINGTON

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL

The Bloomington City Council will hold a public hearing on June 30, 2025, at 6:30 p.m. 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 #PL202500052, an application by City of Bloomington for an ordinance updating the sign code to revise standards for electronic billboards and signs and standards for signs on buildings seven stories or greater, thereby amending Chapter 21 of the City Code.

Review information and materials at www.blm.mn/notices. For more information or to submit comments, contact Nick Johnson, Planning Manager, 1800 West Old Shakopee Road, Bloomington, MN 55431, (952) 563-8925, or nmjohnson@BloomingtonMN.gov.

Published in the
Sun Current
June 19, 2025
1475819



Public Hearing: Sign Code Look Back Ordinance Part II

City Council | Item #4.3 | June 30, 2025

Presenter: Nick Johnson, Planning Manager

BACKGROUND



*City Council members requested two additional changes to the Sign Code be considered

ORDINANCE OVERVIEW

TALL BUILDING SIGNS - EXISTING



(e) *Special building sign provisions.* The following special building sign provisions are applicable across all sign districts:

(2) *Buildings seven stories or greater, nonresidential.* Nonresidential buildings that are seven stories or greater in height are limited to one building sign per elevation located above the second story of the building. Building signs are allowed on all building elevations. The maximum total area of allowed building signage per building elevation is two square feet per linear foot of building frontage. No individual building sign may exceed 400 square feet in size.

ORDINANCE OVERVIEW

TALL BUILDING SIGNS - PROPOSED



(2) *Buildings seven stories or greater, nonresidential.* Nonresidential buildings that are seven stories or greater in height are limited to ~~one~~three building signs per elevation located above the second story of the building. Building signs are allowed on all building elevations. The maximum total area of allowed building signage per building elevation is two square feet per linear foot of building frontage. No individual building sign may exceed 400 square feet in size.

TALL BUILDING SIGNS WHY EXPAND?



ORDINANCE OVERVIEW

ELECTRONIC SIGN DWELL TIME



What is dwell time?

Zoning definition (21.304.07):

DWELL TIME. The time that elapses between changes in the text, images, or graphics on an electronic sign display.

ORDINANCE OVERVIEW

ELECTRONIC SIGN DWELL TIME



What is
dwell time?



ORDINANCE OVERVIEW

ELECTRONIC SIGN DWELL TIME



Why do we require dwell time?

Two primary reasons:

- 1) Traffic Safety
- 2) Aesthetic and Environment Considerations

What are the pros and cons?



ORDINANCE OVERVIEW

DWELL TIME – EXISTING



(d) *Operational requirements.* Electronic signs are subject to the following operational requirements:

(1) *Dwell time.*

(A) Electronic changeable copy signs with ten words or less must have a static display for a minimum of eight seconds.

(B) Electronic changeable copy signs with 11 words or more or electronic graphic display signs must have a static display for a minimum of 20 seconds.

(10) *Electronic display techniques.* Any billboard utilizing electronic display techniques in whole or in part must meet the following operational regulations:

(A) *Dwell time.* The full billboard image or any portion thereof must have a static display as follows:

(i) Electronic changeable copy signs with ten words or less must have a static display for a minimum of eight seconds.

(ii) Electronic changeable copy signs with 11 words or more or electronic graphic display signs must have a static display for a minimum of 20 seconds.

ORDINANCE OVERVIEW

DWELL TIME – PROPOSED



(d) *Operational requirements.* Electronic signs are subject to the following operational requirements:

(1) *Dwell time.* Electronic signs must have a static display for a minimum of eight seconds.

~~[(A) Electronic changeable copy signs with ten words or less must have a static display for a minimum of eight seconds.~~

~~[(B) Electronic changeable copy signs with 11 words or more or electronic graphic display signs must have a static display for a minimum of 20 seconds.]~~

ORDINANCE OVERVIEW

DWELL TIME – PROPOSED



(10) Electronic display techniques. Any billboard utilizing electronic display techniques in whole or in part must meet the following operational regulations:

(A) Dwell time. The full billboard image or any portion thereof must have a minimum static display of eight seconds.~~[as follows:~~

~~(i) Electronic changeable copy signs with ten words or less must have a static display for a minimum of eight seconds.~~

~~(ii) Electronic changeable copy signs with 11 words or more or electronic graphic display signs must have a static display for a minimum of 20 seconds.]~~

ELECTRONIC SIGNS

HOW ELSE ARE THEY REGUALTED?



- Maximum Size
- Video Not Allowed
- Setback from Residential Uses
- Transition
- Brightness
- Nighttime Use

ENGAGEMENT AND CORRESPONDENCE



- Email Updates to Interested Parties
- Clear Channel Outdoor Letter

PC RECOMMENDATION



Planning Commission recommends the ordinance not be adopted through the following motion:

Motion made by _____, seconded by _____, to not adopt Ordinance No. 2025-____, an ordinance amending electronic sign and tall building sign standards in the Sign Code, thereby amending Chapter 21 of the City Code.



Request for Council Action

Originator Planning	Item 4.3 PUBLIC HEARING: Privately-Initiated City Code Amendment to Allow Health Clubs as a Permitted Use in the CS-1 Zoning District
Agenda Section HEARINGS, RESOLUTIONS, AND ORDINANCES	Date June 30, 2025

Requested Action:

The Planning Commission and staff recommend approval of the ordinance through the following motion:

Motion by _____, seconded by _____, to adopt Ordinance No. 2025-____, an ordinance adding health club as a permitted use in the CS-1 Zoning District, thereby amending Chapter 21 of the City Code.

Staff recommends summary publication of the ordinance through the following motion:

Motion by _____, seconded by _____, to adopt Resolution No. 2025-____, a resolution authorizing summary publication of Ordinance No. 2025-____, an ordinance adding health club as a permitted use in the CS-1 Zoning District, thereby amending Chapter 21 of the City Code.

Item created by: Emily Hestbech, Planning

Item presented by: Emily Hestbech, Planner

Description:

Privately-Initiated City Code Amendment to designate health club as a permitted use in the CS-1 Zoning District.

Attachments:

[Staff Report](#)
[Exhibit 1 - Locations of Parcels Zoned CS-1](#)
[Ordinance](#)
[Resolution of Summary Publication](#)
[Project Description](#)
[Plans](#)
[Planning Commission Minutes](#)
[Presentation](#)
[Affidavit of Publication](#)

GENERAL INFORMATION

Applicant: Damian Hirtz

Request: Privately Initiated City Code Amendment to Allow Health Clubs as a Permitted Use in the CS-1 Zoning District

CHRONOLOGY

Planning Commission	05/22/2025	Public hearing held (Recommended approval 5-0)
Council	06/30/2025	Public hearing scheduled

DEADLINE FOR AGENCY ACTION

Application Date:	04/16/2025
60 Days:	06/15/2025
Extension Letter Mailed:	Yes
120 Days:	08/14/2025
Applicable Deadline:	08/14/2025

STAFF CONTACT

Emily Hestbech, Planner
Phone: (952) 563-4507
E-mail: ehestbech@BloomingtonMN.gov

PROPOSAL

The applicant is proposing a privately initiated City Code amendment to allow health clubs as a permitted use in the Commercial Service (CS-1) Zoning District. Currently, health clubs are not a permitted use in this zoning district. The applicant desires to establish a health club located at 7930 Computer Avenue. The proposed tenant space is surrounded by offices, industrial buildings, and a data center. The site is also near the Interstate 494 and Highway 100 interchange. According to the project description, the proposed facility is a jiu-jitsu academy that would occupy 6,156 square feet of the building, which represents 53% of the overall building area.

ANALYSIS

The proposed City Code amendment would allow health clubs as a permitted use in the CS-1 Zoning District. A health club is defined in Chapter 21 of the City Code as follows:

HEALTH CLUB. *A facility, for profit or nonprofit, where members or nonmembers pay a fee to use equipment or space for the purpose of physical exercise, including, but not limited to, swimming, court games, martial arts, aerobics, jogging and muscular exercise programs which may or may not include accessory component such as therapeutic massage, tanning, saunas, whirlpools, locker rooms and related activities.*

Health clubs became a formally defined use in the zoning code in 2006 (Planning Case#10000A-06). The use has been through several iterations of allowances and has become more widely permitted throughout the years. Table 1 summarizes where health clubs are currently either a permitted use or a permitted limited use.

Table 1: Zoning Districts The Currently Allow Health Club Uses

Permitted Use	<ul style="list-style-type: none">• B-2 (General Commercial)• B-4 (Neighborhood Commercial Center)• C-1 (Freeway Office and Service)• C-2 (Freeway Commercial)• CX-2 (Mixed Use)• LX (Lindau Mixed Use)• TI (Transitional Industrial)
Permitted Limited Use, which does not exceed 25% building floor area	<ul style="list-style-type: none">• C-3 (Freeway Commercial Center)• C-4 (Freeway Office)• C-5 (Freeway Mixed Use)
Permitted Use, when adjacent to an arterial or collector road and does not exceed 50% building floor area	<ul style="list-style-type: none">• IT (Innovation and Technology)• I-1 (Industrial Park)• I-2 (Limited Industry)• I-3 (General Industry)• TI (Transitional Industrial)• FD-2 (Freeway Development)

The above table shows that there is a wide variety of zoning districts in which health clubs are permitted in some form. Health clubs are generally viewed as having minimal nuisance characteristics. These types of uses, however, can have the potential to see traffic throughout the

day, compared to an industrial use where traffic comes and goes at specific times (shift changes). Health club uses also have a minimum parking requirement of 1 space per 250 square feet of gross floor area, which Staff believe is more than sufficient for more fluid traffic throughout the day. Staff is not concerned about these potential traffic or parking impacts because the CS-1 zoning district is located close to high volume roads and interstates, as shown in attached Exhibit 1.

Regarding the CS-1 Zoning District (§[21.205.07](#)), the intent is as follows:

These districts are intended to provide for the development of service use near freeway interchanges or in proximity to intense land uses where the development of support services is appropriate. Provision of food, lodging, automotive service, motor vehicle fuel and other goods and services is the principal use within this district; however, other uses which are interrelated to these uses are appropriate in these districts. The provisions of these districts are intended to allow for the convenient provision of services without creating unreasonable traffic congestion and hazards in areas of high volume traffic movement.

The intent states that the CS-1 zoning district should allow for uses that provide goods and services near freeways and other high traffic volume areas. The intent states that other uses related to existing permitted uses are also appropriate in the district. Staff believe a health club is a type of service use that is interrelated and compatible with the intended uses for the CS-1 Zoning District. Currently, there are 38 parcels zoned CS-1, mostly located adjacent to Interstate 494.

As far as Comprehensive Plan guidance goes, most properties within the CS-1 zoning district are guided as either Community Commercial (CC) or Office (OFC). Health clubs are not explicitly identified within the guidance descriptions of the Community Commercial and Office land use designations, but also are not specifically prohibited. Both designations discuss the requirement of adjacency to arterial and collector streets, which is also important for potential traffic implications of larger health clubs.

FINDINGS

There are no explicit findings that have to be met for the review and approval of an ordinance. Generally, the intent of the CS-1 Zoning District and guidance of the Comprehensive Plan is most relevant. Based on the intent of the CS-1 Zoning District, staff believes that health club is an appropriate use. Health club uses are consistent with providing goods and services in areas that are convenient, without causing unreasonable traffic impacts. Staff is supportive of the privately initiated amendment.

PLANNING COMMISSION REVIEW

The Planning Commission held a public hearing and unanimously recommend approval of the proposed ordinance following discussion at their May 22nd meeting (Vote: 5-0). Except for comments provided by the applicant, no one testified at the public hearing. Minutes from the Planning Commission meeting are attached for reference.

OUTREACH

Outreach/Notification

- Newspaper Notice (10-day notice – 06/19/25 Sun Current)
- Public Hearing Notice Online
- E-Subscribe Group Notification

RECOMMENDATION

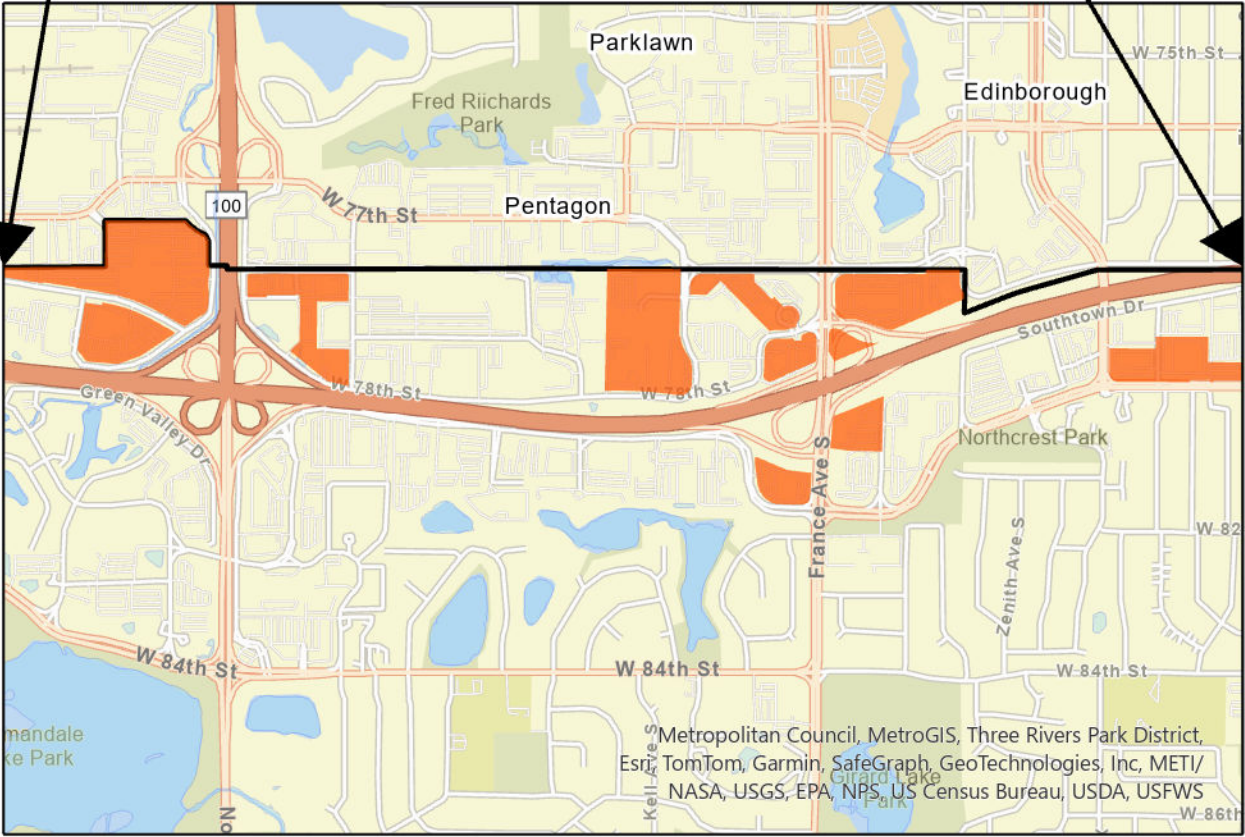
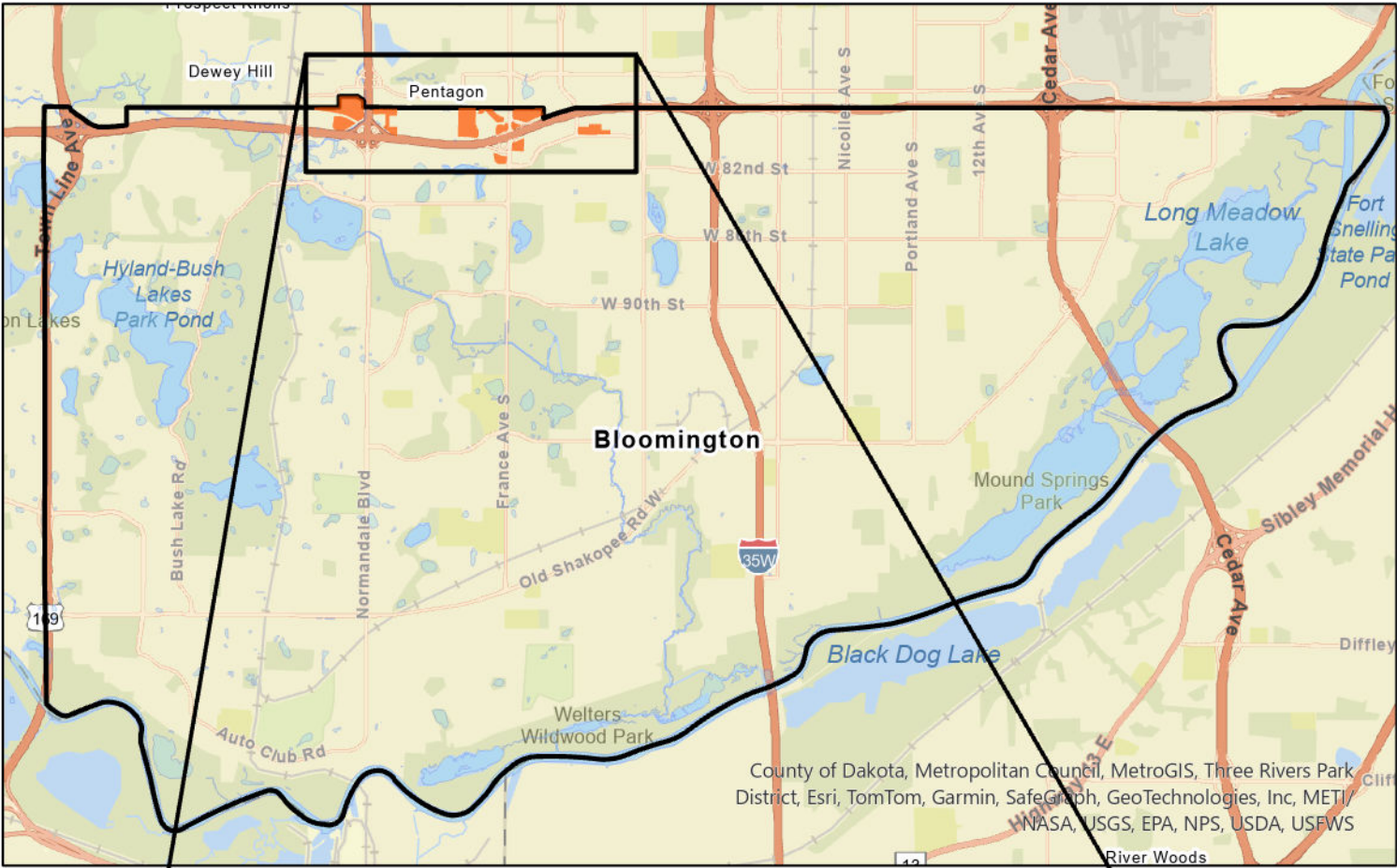
The Planning Commission and staff recommend approval of the ordinance through the following motion:

Motion by _____, seconded by _____, to adopt Ordinance No. 2025-____, an ordinance adding health club as a permitted use in the CS-1 Zoning District, thereby amending Chapter 21 of the City Code.

Staff recommends authorization of summary publication of the ordinance through the following motion:

Motion by _____, seconded by _____, to adopt Resolution No. 2025-____, a resolution authorizing summary publication of Ordinance No. 2025-____, an ordinance adding health club as a permitted use in the CS-1 Zoning District, thereby amending Chapter 21 of the City Code.

Parcels zoned CS-1



ORDINANCE NO. 2025 - _____

AN ORDINANCE ADDING HEALTH CLUB AS A PERMITTED USE IN THE CS-1 ZONING DISTRICT, THEREBY AMENDING CHAPTER 21 OF THE CITY CODE

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

Section 1. That Chapter 21 of the City Code is hereby amended by deleting those words within 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

§ 21.205.07 COMMERCIAL SERVICE (CS-0.5 AND CS-1) DISTRICTS.

(b) *Permitted principal uses.*

- (18) Taproom/cocktail room; ~~[and]~~
- (19) Craft and micro-brewery/distillery/winery~~[-];~~ and
- (20) Health club in CS-1 District.

Section 2. 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 30th day of June, 2025.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

RESOLUTION NO. 2025 -

**A RESOLUTION DIRECTING SUMMARY PUBLICATION OF
ORDINANCE NO. 2025 - ___, AN ORDINANCE ADDING HEALTH CLUB AS A
PERMITTED USE IN THE CS-1 ZONING DISTRICT, THEREBY AMENDING
CHAPTER 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 June 30th, 2025, enacted the attached ordinance adding health club as a permitted use within the CS-1 zoning district, thus amending Chapter 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 _____, 2025, at its regular meeting, the Bloomington City Council enacted an ordinance (No. 2025-__) adding health club as a permitted use in the CS-1 zoning district, amending Chapter 21 of the City Code. The specific title of the ordinance enacted was: **“AN ORDINANCE ADDING HEALTH CLUB AS A PERMITTED USE IN THE CS-1 ZONING DISTRICT, THEREBY AMENDING CHAPTER 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 this 30th day of June, 2025.

Mayor

ATTEST:

Secretary to the Council

CS-1 Zoning – Adding “Health Club” as a Permitted Principal Use

My name is Paul Begich and I'm the real estate agent representing Damian Hirtz on the purchase of 7930 Computer Avenue.

Damian runs a successful jiu-jitsu academy just a few miles away from 7930 Computer Avenue in Edina off Busch Lake Road and is purchasing the building on Computer Avenue in an effort to expand the academy, and step into property ownership.

Damian's academy has been in business for over twenty years – and services many individuals employed by city services, including, Bloomington police officers, firefighters, and the like.

Our request to the City of Bloomington is to have the CS-1 zoning ordinance amended to add the use type of “Health Club” as a permitted principal use.

Based on recommendation from council staff, we've elected to request for a CS-1 zoning ordinance amendment, opposed to requesting an underlying zoning change to the parcel.

The building located at 7930 Computer Avenue is currently set up as a two-tenant building and will remain as such with the change in ownership.

Damian, and the jiu-jitsu academy (Health Club), will occupy 6,156 sq. ft. of the building, with the remaining 4,795 sq. ft. being industrial warehouse space leased to a tenant.

The parking requirements for the property with the change in use to Health Club, outlined by the below, would be 30 total parking spaces.

1 space per 250 sq. ft. of health club area

1 space per 1,000 sq. ft. of warehouse area

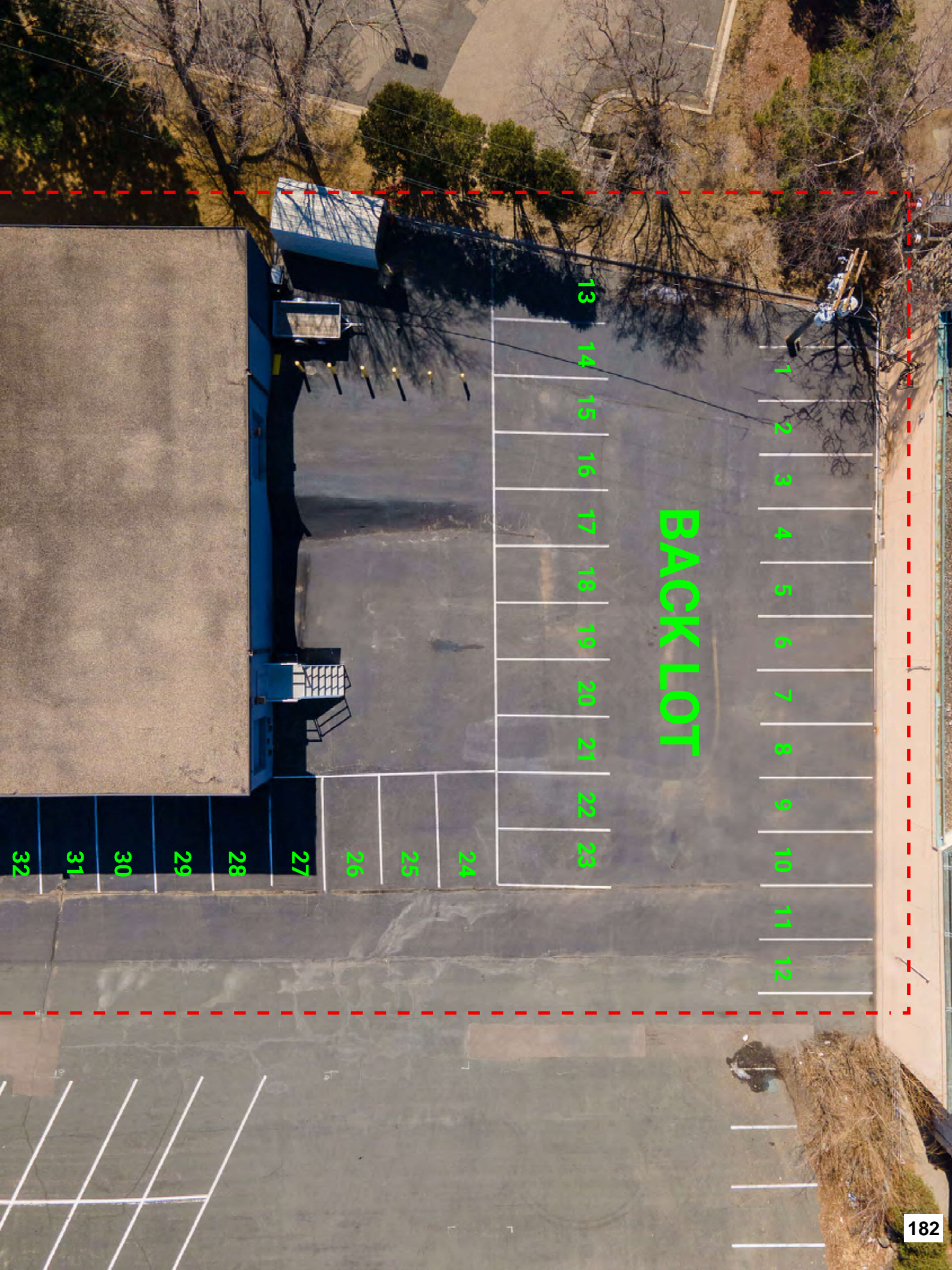
Currently, there's 26 parking spaces on-site, although, a portion of the property renovation at 7930 Computer will include having the parking lot re-striped, shown in the additionally attached materials, demonstrating adequate parking with the use change, to now total 42 parking spaces.

Thanks so much for your time and consideration in our request!

Paul Begich, Compass Real Estate
Representative to Damian Hirtz on 7930 Computer



FULL LOT



BACK LOT

1 2 3 4 5 6 7 8 9 10 11 12

13 14 15 16 17 18 19 20 21 22 23

24

25

26

27

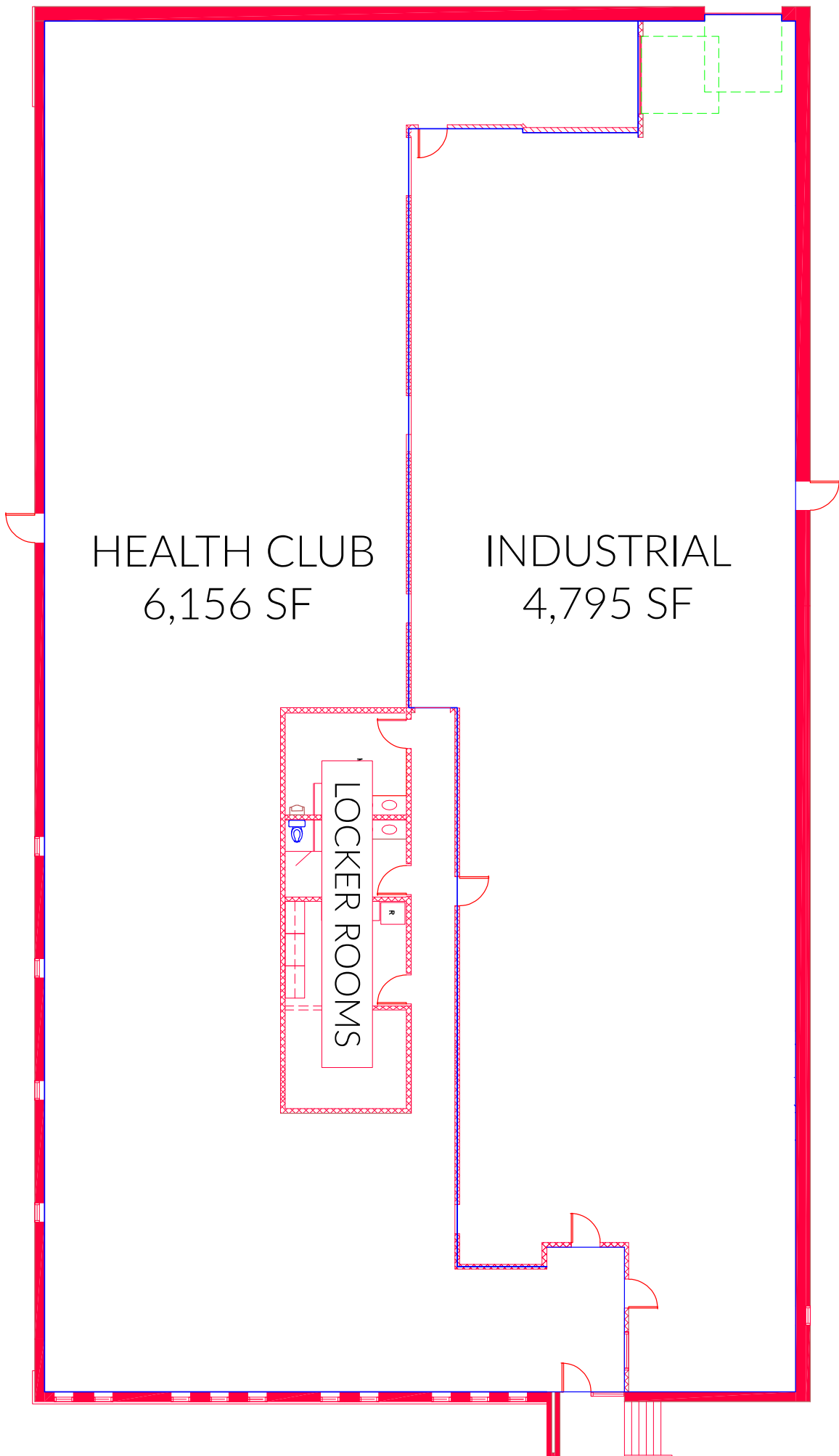
28

29

30

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32





PLANNING COMMISSION SYNOPSIS

Thursday, May 22, 2025

CALL TO ORDER

Chairperson Albrecht called the Planning Commission meeting to order in the City Council Chambers at 6:00PM.

PLANNING COMMISSIONERS PRESENT: Deanna White, Aubrey Albrecht, Phil Koktan, Abdi Isse, Kevin Cunningham (all in person)

STAFF PRESENT: Nick Johnson, Michael Centinario, Emily Hestbech, Shonte Brown, Kevin Toskey, and Dakota Kastenday (in person), and Julie Long and Brian Hansen (attending remotely)

STAFF ABSENT: Dan Curry and Jeannie McGovern

Chairperson Albrecht led the attendees in the reciting of *The Pledge of Allegiance*.

Chairperson Albrecht states that Vice Chairperson Koktan will recuse himself from Item 2. She makes a motion to reorder the agenda.

ACTIONS OF THE COMMISSION:

M/ Albrecht, S/ Cunningham

Motion to reorder the 05/22/26 Agenda with the new order being Item 1, Item 3, Item 4, and then Item 2 from the published agenda, vote: 5-0, motion carried.

ITEM 1 6:02 p.m.

CASE: #PL2025-45

APPLICANT: Damian Hirtz

REQUEST: Privately initiated City Code Amendment to allow Health Clubs as a Permitted Use in the CS-1 Zoning District

Planner Emily Hestbech presented a code amendment to allow health clubs in the CS-1 zoning district. Hestbech presented the definition for health clubs and the existing allowances for the use in several zoning districts. Staff recommends approval of the amendment to allow health clubs in CS-1 zoning district.

Chairperson Albrecht opened the floor to the Commission for any questions.

Phil Koktan asks Hestbech why health clubs aren't allowed in all nonresidential districts.

Hestbech answered that there are multiple reasons, including protecting industrial zones and area meant for specific uses. She deferred to Planning Manager Nick Johnson.

Planning Manager Johnson adds that certain commercial districts are added to fulfill development goals around mixed use or non-large format commercial development. For example, the B-1 district is intended for small scale office uses.

Chairperson Albrecht asked for further questions for staff from the Commission. There were none. She invited the applicant to speak on the item.

Damian Hirtz invited questions or comments from the Commission.

Chairperson Albrecht asked the applicant to introduce himself.

Hirtz stated that he is the owner of 7930 Computer Ave., and he is looking to purchase the building with the intent to be the tenant as a health club.

Chairperson Albrecht asked Hirtz a question about the relationship with their neighboring tenant.

Hirtz shares that the tenant is Edina Public Schools, and they use the office/warehouse space for event planning and graduations, clarifying that it is mostly warehouse space.

Chairperson Albrecht asked if Hirtz had been in contact with the abutting tenant.

Hirtz confirms that he has been in contact.

Chairperson Albrecht opened the Public Hearing.

No testimony was received.

The public hearing was closed.

Chairperson Albrecht opened the floor to discussion for the Commission.

Vice Chairperson Koktan shares his support for the proposed amendment.

Chairperson Albrecht shares a minor apprehension about sound nuisance, but overall echoes Koktan's support of the amendment.

A public hearing will be held on June 30, 2025, at City Council for the Privately Initiated City Code Amendment to allow health clubs as a permitted use in the CS-1 Zoning District.

ACTIONS OF THE COMMISSION:

M/ Koktan, S/: Cunningham

Motion to close the public hearing, vote: 5-0, motion carried.

M/ Koktan, S/: Cunningham

Motion to recommend the City Council adopt an ordinance to allow health clubs as a permitted use in the CS-1 zoning district, thereby amending Chapter 21 of the City Code, vote: 5-0, motion carried.

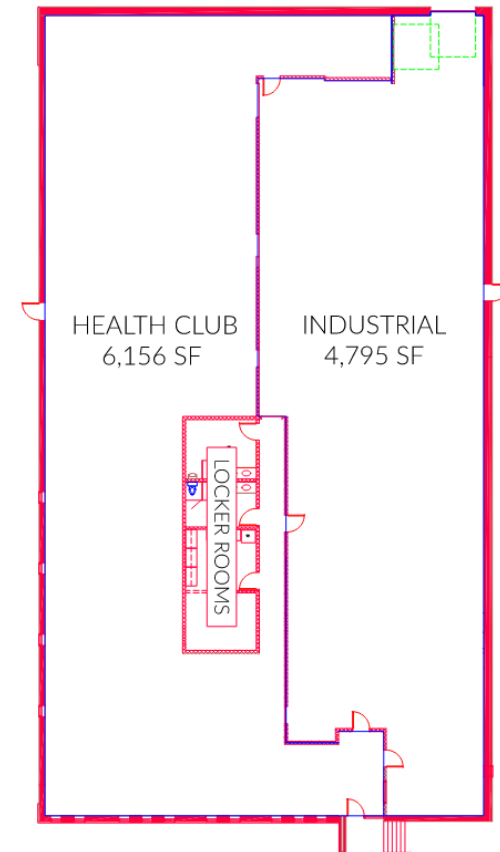




Privately-Initiated City Code Amendment to allow Health Clubs as a permitted use in the CS-1 Zoning District

Emily Hestbech, Planner

Property – 7930 Computer Ave



CS-1 Zoning District

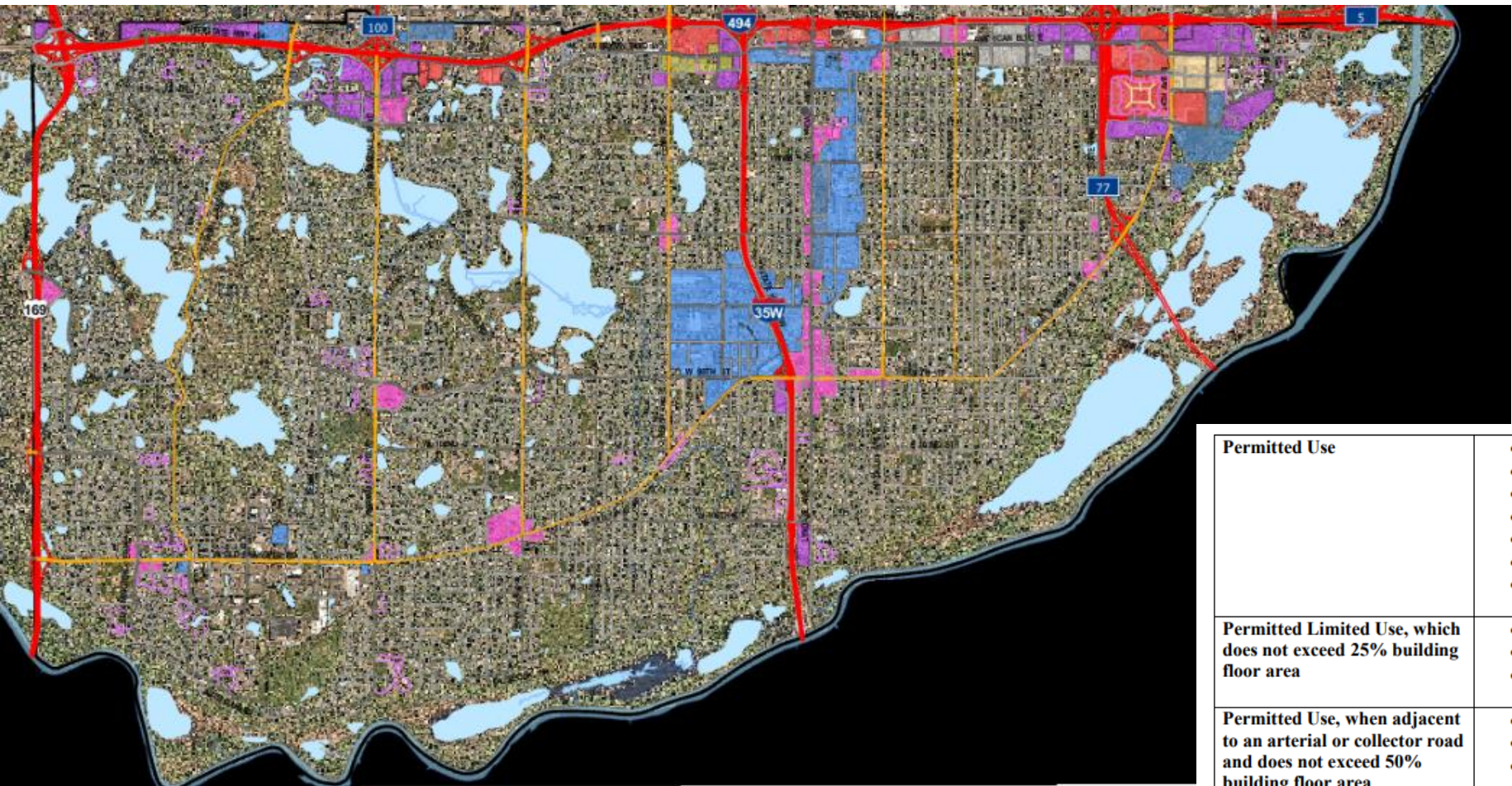




Health Club Definition

- A facility, for profit or nonprofit, where members or nonmembers pay a fee to use equipment or space for the purpose of physical exercise, including, but not limited to, swimming, court games, **martial arts**, aerobics, jogging and muscular exercise programs which may or may not include accessory components such as therapeutic massage, tanning, saunas, whirlpools, locker rooms and related activities.

Existing Health Club Allowances



Permitted Use	<ul style="list-style-type: none">• B-2 (General Commercial)• B-4 (Neighborhood Commercial Center)• C-1 (Freeway Office and Service)• C-2 (Freeway Commercial)• CX-2 (Mixed Use)• LX (Lindau Mixed Use)• TI (Transitional Industrial)
Permitted Limited Use, which does not exceed 25% building floor area	<ul style="list-style-type: none">• C-3 (Freeway Commercial Center)• C-4 (Freeway Office)• C-5 (Freeway Mixed Use)
Permitted Use, when adjacent to an arterial or collector road and does not exceed 50% building floor area	<ul style="list-style-type: none">• IT (Innovation and Technology)• I-1 (Industrial Park)• I-2 (Limited Industry)• I-3 (General Industry)• TI (Transitional Industrial)• FD-2 (Freeway Development)

Recommendation



The Planning Commission and staff recommend approval of the ordinance through the following motion:

Motion by _____, seconded by _____, to adopt Ordinance No. 2025-____, an ordinance adding health club as a permitted use in the CS-1 Zoning District, thereby amending Chapter 21 of the City Code.

Staff recommends authorization of summary publication of the ordinance through the following motion:

Motion by _____, seconded by _____, to adopt Resolution No. 2025-____, a resolution authorizing summary publication of Ordinance No. 2025-____, an ordinance adding health club as a permitted use in the CS-1 Zoning District, thereby amending Chapter 21 of the City Code.

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF HENNEPIN

I do solemnly 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:

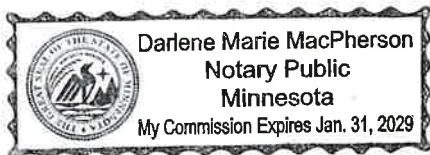
- (A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.
- (B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 06/19/2025 and the last insertion being on 06/19/2025.

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: [Signature]
Designated Agent

Subscribed and sworn to or affirmed before me on 06/19/2025

[Signature]
Notary Public



Rate Information:

(1) Lowest classified rate paid by commercial users for comparable space:

\$999.99 per column inch

Ad ID 1475810

CITY OF BLOOMINGTON

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL

The Bloomington City Council will hold a public hearing on June 30, 2025, at 6:30 p.m. 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 File PL202500045, an application by Damian Hirtz for Privately-Initiated City Code Amendment to designate Health Club as a permitted use in the CS-1 Zoning District.

Review information and materials at www.blm.mn/notices. For more information or to submit comments, contact Emily Hestbech, Planner, 1800 West Old Shakopee Road, Bloomington, MN 55431-3027, (952) 563-4507, or ehestbech@BloomingtonMN.gov.

Published in the
Sun Current
June 19, 2025
1475810



Request for Council Action

Originator Community Development	Item 4.4 PUBLIC HEARING: SAC Fee Ordinance Update related to ICC Charges
Agenda Section HEARINGS, RESOLUTIONS, AND ORDINANCES	Date June 30, 2025

Requested Action:

Staff recommends approval of the ordinance through the following motion:

Motion by _____, seconded by _____ to adopt Ordinance No. 2025-____, AN ORDINANCE CLARIFYING THE APPLICABILITY OF OPTIONAL CHARGES IN CALCULATING CITY SEWER AVAILABILITY CHARGES, AND ADDING AN ALLOWANCE FOR ADJUSTMENT TO THE CITY SEWER AVAILABILITY CHARGE, THEREBY AMENDING CHAPTER 11 OF THE CITY CODE.

Staff also recommend summary publication through the following motion:

Motion by _____, seconded by _____, to adopt Resolution No. 2025-____, a resolution authorizing summary publication of Ordinance No. 2025-____, AN ORDINANCE CLARIFYING THE APPLICABILITY OF OPTIONAL CHARGES IN CALCULATING CITY SEWER AVAILABILITY CHARGES, AND ADDING AN ALLOWANCE FOR ADJUSTMENT TO THE CITY SEWER AVAILABILITY CHARGE, THEREBY AMENDING CHAPTER 11 OF THE CITY CODE.

Item created by: Sean Lundy, Community Development

Item presented by: Sean Lundy, Special Projects & Initiatives Manager

Description:

The City Sewer Availability Charge (SAC) fee ordinance was presented to and adopted by City Council on December 2, 2024. At that time, Council requested further research on possible exemptions. Those findings were presented by staff at the April 14, 2025 City Council Meeting. Included in that presentation was a recommendation to amend the City SAC Ordinance to further clarify that the City does not have an Industrial Capacity Charge (ICC) program that mirrors the Metropolitan Council's program and that payment for all City SAC Units is due at the time of the building permit.

The City Council expressed support for the recommended ordinance amendment. Staff have prepared the

proposed ordinance amendment for consideration here.

Attachments:

[Staff Memo to Council](#)
[Ordinance](#)
[Summary Publication Resolution](#)
[Presentation to Council](#)
[Affidavit of Publication](#)



DATE: June 23, 2025

TO: Mayor, City Council, and City Managers

FROM: Kim Berggren, Community Development Director
Sean Lundy, Special Projects & Initiatives Manager
Nick Johnson, Planning Manager
Scott Anderson, Utilities Superintendent
Dakota Kastenday, Planning Supervisor

RE: **City SAC Ordinance Update Related to ICC Charges**

The City Sewer Availability Charge (SAC) ordinance was presented to and adopted by City Council on December 2, 2024. When the City SAC fee was adopted, the City Council requested further research on possible exemptions to the ordinance.

On April 14th, 2025, staff presented their findings on the research. At that time staff also recommended amending the City SAC policy (see § [11.65\(g\)](#)) Ordinance to clarify that the City does not have an Industrial Capacity Charge (ICC) program that mirrors the Metropolitan Council's program and that payment for all City SAC Units is due at the time of building permit. The City's SAC fee was calculated to raise a precise amount of funds to complete specific capital projects constructing sewers needed to accommodate increased flows due to redevelopment or new development. Absent these fees, funding in the wastewater utility would not be sufficient to construct these projects, and rates would have to be increased to make up the difference. The adoption of a City ICC program akin to Metropolitan Council's could work against these efforts in a more substantial way than other forms of City SAC fee credits or adjustments.

The City Council previously expressed support for considering the proposed ordinance amendment. The City Council or Port Authority could consider assisting a business with development pro forma gaps that result from large City SAC fees on a case-by-case basis.

This memo outlines the staff recommended ordinance clarifying language for the City SAC fee policy on the following two (2) items:

1. Applicability of optional charges related to ICC in calculating City SAC; and,
2. Adding an allowance for adjustment to the City SAC to align with fee adjustments approved by the Metropolitan Council.



Background

In studying the Metropolitan Council's SAC programs, staff identified that the new City SAC Fee ordinance does not explicitly address how the City SAC Fee interacts with the Met Council's Industrial Capacity Charge (ICC) program. Three businesses in Bloomington currently use the ICC program, which in effect allows them to defer payment of some Met Council SAC Units. It is important from staff's perspective to clarify how such projects or sites interact with the City's SAC policy.

The ICC process was created to be a more affordable option for permitted industries to pay for their excess discharge as it occurs in the future, allowing for up-front, short-term cost savings to those industries. If a company chooses to pay through an ICC, the user reports their discharge regularly to the Metropolitan Council, who then invoice the user an ICC Fee for any discharge above their SAC baseline.

The current City SAC policy could be interpreted to allow an Industrial User to only pay a portion of its assigned SAC Fee Units. This is illustrated in an example below.

Example – Industrial User A is issued a SAC Determination of 100 initial SAC Fee Units and 550 SAC Fee Units for optional process discharge for a total of 650 SAC Units. Industrial User A chooses to pay 100 SAC Fee Units to Met Council at the time of building permit and will pay the 550 SAC Fee Units through an ICC. User A argues that only 100 SAC Fee Units should be collected for the City SAC Fee, even though the full SAC amount is 650 SAC Fee Units.

Staff recommend amending the ordinance to clarify that the City SAC Fee Units collected from an industrial user who pays through ICC will include City SAC Fee Units based on the initial determination of SAC Fee Units and all the optional SAC Fee Units calculated for process discharge.

In the example above, Industrial User A would pay 650 City SAC Fee Units at the time of building permit.

One other opportunity to improve clarity in the City's SAC policy has presented itself recently. The Metropolitan Council sometimes makes minor adjustments to their SAC fee related to unique situations or accounting based on when the business was established, sometimes resulting in a lesser per-unit fee at the time of establishment. Staff is recommending making an adjustment to the City's SAC policy to account for these non-ICC adjustments, which are typically modest in scale. More information about this proposed change is provided in the Staff Recommendation section of this memorandum.



Staff Recommendation

Staff recommend amending the City SAC policy to clarify that the City does not have an ICC program and all SAC Units related to industrial users eligible for Met Council ICC are due at the time of building permit. The City Council or Port Authority could consider assisting a business with development gaps that result from large SAC fees on a case-by-case basis according to other established policies.

Applicability of Optional ICC SAC Charges on City SAC Fee

Issue: The current City SAC Fee policy could be open to interpretation to the amount of City SAC Fee that an industrial user eligible for ICC pays. It could be interpreted that a disproportionately heavy user on the sanitary sewer system is only required to pay a portion of their assigned City SAC Fee Units to the City.

Proposed amendment: The proposed ordinance would clarify that an industrial user who pays SAC Fee Units through ICC are required to pay City SAC Fees that are equal to both the initial SAC Fee Units and all optional SAC Fee Units calculated for process discharge by the Met Council. This ensures that each user is paying a proportional amount of City SAC Fee based on their usage and impact to the City's sanitary sewer system.

Allowance for Adjustment of City SAC

Issue: In some instances, based on unique situations or historical information related to a specific site or business, the Metropolitan Council makes adjustments to its application of Met Council SAC units or fees on a project. These adjustments are typically modest in scale. The current ordinance would not allow City Staff to apply a corresponding proportional adjustment to the City SAC.

Proposed amendment: The proposed ordinance would allow the City Manager to adjust the City SAC Fee or Units in a proportional amount with the Met Council SAC adjustment when appropriate.



Staff recommends approval of the ordinance through the following motion:

Motion made by _____, seconded by _____, to adopt Ordinance No. 2025-____, an ordinance updating the City SAC policy related to Industrial Capacity Charges and other fee adjustments, thereby amending Chapter 11 of the City Code.

Staff also recommend summary through the following motion:

Motion made by _____, seconded by _____, to adopt Resolution No. 2025-____, a resolution authorizing summary publication of Ordinance No. 2025-____, an ordinance updating the City SAC policy related to Industrial Capacity Charges and other fee adjustments, thereby amending Chapter 11 of the City Code.

ORDINANCE NO. 2025-_____

**AN ORDINANCE CLARIFYING THE APPLICABILITY OF OPTIONAL CHARGES
IN CALCULATING CITY SEWER AVAILABILITY CHARGES, AND ADDING AN
ALLOWANCE FOR ADJUSTMENT TO THE CITY SEWER AVAILABILITY
CHARGE, THEREBY AMENDING CHAPTER 11 OF THE CITY CODE**

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

Section 1. That Chapter 11 of the City Code is hereby amended by deleting those words within brackets and [~~stricken through~~] and adding those words that are underlined, to read as follows:

**CHAPTER 11: WATER, WASTEWATER, SOLID WASTE AND REFUSE UTILITY
SERVICES**

ARTICLE VI: FEES AND RATES FOR UTILITY SERVICES

§ 11.65 WASTEWATER SERVICE.

(g) *City Sewer Availability Charge (City SAC).*

(2) *When Required.* A City SAC, established in Appendix A, must be paid prior to issuance of a building permit for any development or building modification generating additional sewer flow. The City SAC for each building or structure is based on the additional sewer flow generated as calculated by Metropolitan Council Environmental Services in its determination of the Metropolitan SAC (see subsection (e) above). In the event Metropolitan Council Environmental Services determines a combination of initial and optional SAC applies due to the option of paying industrial capacity charges to the Metropolitan Council over time for process discharge, the City SAC will be based on the total sum of the initial and optional SAC.

(4) *Adjustments to City SAC.* The City Manager, or designee, may consider and approve an adjustment of the total City SAC for a development or building modification. An adjustment must be based on, and proportionate to, a Metropolitan Council Environmental Services adjustment to its SAC unit determination, or its adjustment of the total Metropolitan SAC fee of a development or building modification not related to industrial capacity charges.

Section 2. 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 30th day of June, 2025.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

RESOLUTION NO. 2025 -

**A RESOLUTION DIRECTING SUMMARY PUBLICATION OF
ORDINANCE NO. 2025 - ___, AN ORDINANCE CLARIFYING THE
APPLICABILITY OF OPTIONAL CHARGES IN CALCULATING CITY
SEWER AVAILABILITY CHARGES, AND ADDING AN ALLOWANCE FOR
ADJUSTMENT TO THE CITY SEWER AVAILABILITY CHARGE, THEREBY
AMENDING CHAPTER 11 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 June 30, 2025, enacted the attached ordinance clarifying that industrial capacity charges are included in the total amount of City sewer availability charges, and allowing the City Manager, or designee, to adjust the total City sewer availability charge for a development or building modification based on Metropolitan Environmental Services adjustments to the sewer availability charge

unit count or total Metropolitan sewer availability charge, thus amending Chapter 11 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 June 30, 2025, at its regular meeting, the Bloomington City Council enacted an ordinance (No. 2025-____) clarifying that industrial capacity charges are included in the total amount of City sewer availability charges, and allowing the City Manager, or designee, to adjust the total City sewer availability charge for a development or building modification based on Metropolitan Environmental Services adjustments to the sewer availability charge unit count or total Metropolitan sewer availability charge, thus amending Chapter 11 of the City Code. The specific title of the ordinance enacted was: **“AN ORDINANCE CLARIFYING THE APPLICABILITY OF OPTIONAL CHARGES IN CALCULATING CITY SEWER AVAILABILITY CHARGES, AND ADDING AN ALLOWANCE FOR ADJUSTMENT TO THE CITY SEWER AVAILABILITY CHARGE, THEREBY AMENDING CHAPTER 11 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 this 30th day of June, 2025.

Mayor

ATTEST:

Secretary to the Council



City SAC Fee Ordinance Update

Related to ICC Charges

Sean Lundy, Special Projects & Initiatives





Overview

- Dec 2024: City Sewer Availability Charge (SAC) Fee Ordinance adopted
- Jan 2025: City SAC Fee effective (\$2,026 per SAC Unit)
- April 2025: Follow up research presented
- June 2025: City SAC Fee Ordinance Updates



April 2025: INDUSTRIAL CAPACITY CHARGE (ICC)

- Met Council offers an ICC program for high use industrial users
 - Allows heavy industrial users to pay less Met Council SAC Fee up front by paying ICC charges over time based on usage reports
 - 3 Bloomington Businesses currently use the ICC program
- Current City SAC Fee Ordinance does not address how City SAC Fees interact with Met Council's ICC program
- Recommendation
 - Clarify ordinance – City does not offer ICC
 - Address any business needs on a case-by-case basis

Allowance for Adjustment of City SAC

Proposed amendment would:

- Allow the City Manager to adjust the City SAC in a proportional amount with the Met Council SAC adjustment, when appropriate.



Staff recommends approval of the ordinance through the following motion:

Motion made by _____, seconded by _____, to adopt Ordinance No. 2025-____, an ordinance updating the City SAC policy related to Industrial Capacity Charges and other fee adjustments, thereby amending Chapter 11 of the City Code.

Staff also recommend summary through the following motion:

Motion made by _____, seconded by _____, to adopt Resolution No. 2025-____, a resolution authorizing summary publication of Ordinance No. 2025-____, an ordinance updating the City SAC policy related to Industrial Capacity Charges and other fee adjustments, thereby amending Chapter 11 of the City Code.





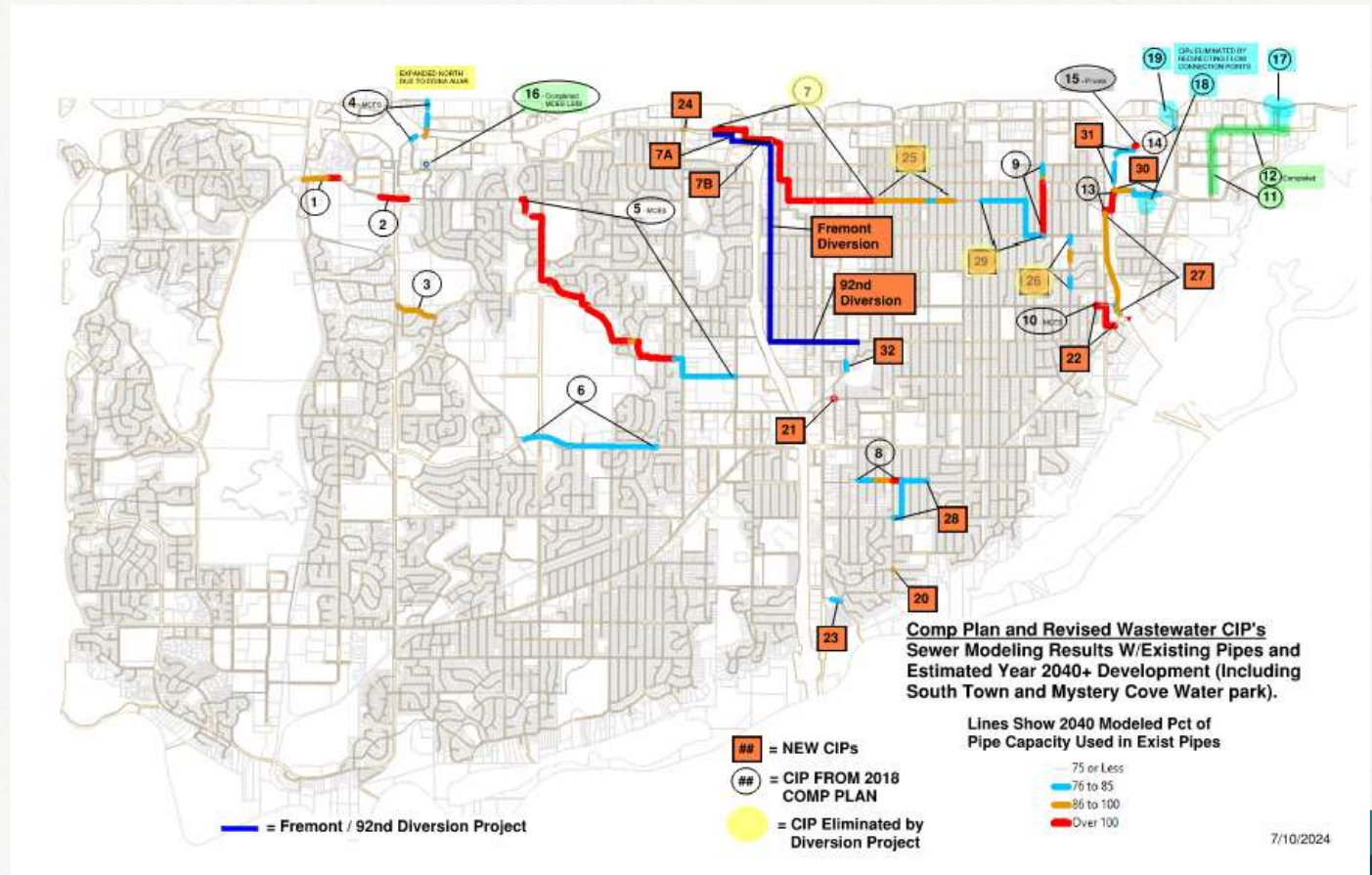
Thank You



Extra Slides

Recap of Capacity Issue

- Projected land use changes are expected to generate significantly more wastewater flow than current capacity can handle
- Significant infrastructure improvements are needed
- Between now and 2040, an estimated **\$54.9 million** will be needed to meet capacity demands
- New City SAC Fee of \$2,026 per SAC Unit is projected to fund these projects



CIP Sewer Projects

Applicability of Optional ICC SAC Charges on City SAC Fee

“(2) When Required. A City SAC, established in Appendix A, must be paid prior to issuance of a building permit for any development or building modification generating additional sewer flow. The City SAC for each building or structure is based on the additional sewer flow generated as calculated by Metropolitan Council Environmental Services in its determination of the Metropolitan SAC (see subsection (e) above). In the event Metropolitan Council Environmental Services determines a combination of initial and optional SAC applies due to the option of paying industrial capacity charges to the Metropolitan Council over time for process discharge, the City SAC will be based on the total sum of the initial and optional SAC.”



Allowance for Adjustment of City SAC

“(4) Adjustments to City SAC. The City Manager, or designee, may consider and approve an adjustment of the total City SAC for a development or building modification. An adjustment must be based on, and proportionate to, a Metropolitan Council Environmental Services adjustment to its SAC unit determination, or its adjustment of the total Metropolitan SAC fee of a development or building modification not related to industrial capacity charges.”



AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF HENNEPIN

I do solemnly 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 06/19/2025 and the last insertion being on 06/19/2025.

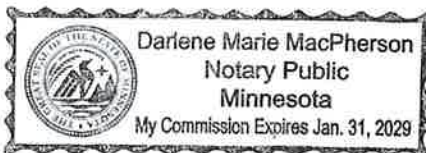
MORTGAGE FORECLOSURE NOTICES

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 06/19/2025


Notary Public



Rate Information:

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

Ad ID 1475823

CITY OF BLOOMINGTON

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL

The Bloomington City Council will hold a public hearing on June 30, 2025 at 6:30 p.m. 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 #PL202500072, an application by the City of Bloomington for an ordinance clarifying the applicability of optional charges in calculating City Sewer Availability Charges, and adding an allowance for adjustments to the City Sewer Availability Charge, thereby amending Chapter 11 of the City Code.

Review information and materials at www.blm.mn/notices. For more information or to submit comments, contact Sean Lundy, Special Projects & Initiatives Manager, 1800 West Old Shakopee Road, Bloomington, MN 55431-3027, (952) 563-4979 or slundy@bloomingtonmn.gov.

Published in the
Sun Current
June 19, 2025
1475823



Board Agenda Item

Originator Housing and Redevelopment Authority	Item 5.1 Prevailing Wage Discussion
Agenda Section ORGANIZATIONAL BUSINESS	Date June 30, 2025

Requested Action:

Discussion only

Description:

On June 17, 2024, the Bloomington City Council passed a local prevailing wage ordinance affecting certain city-funded construction projects. Over the past year, development and legal staff have identified several administrative and policy adjustments that would ease implementation and remove barriers to development. These recommendations are presented now for Council discussion and policy direction.

Attachments:

[Memo](#)
[Letter from Enclave Developer \(6-18-25\)](#)
[Presentation](#)



DATE: June 24, 2025

TO: Mayor and City Council

FROM: Kim Berggren, Community Development Director
Holly Masek, Port Authority Administrator
Sarah Abe, Housing and Redevelopment Authority Administrator

CC: Interim City Managers
City Attorney

RE: Recommended Changes to the Prevailing Wage Ordinance

Background

On June 17, 2024, the Bloomington City Council passed a local prevailing wage ordinance affecting certain city-funded construction projects. Prevailing wage requires that employees working on city-funded construction projects be paid wage rates that are comparable to wages paid for similar work in the area where the project is located. Effective as of June 27, 2024, Bloomington's ordinance stipulates that prevailing wages must be paid on City funded construction projects when the estimated total cost of the project exceeds \$175,000, regardless of the dollar amount of funding provided by the City. This ordinance applies also to projects with funding from the Port Authority and Housing and Redevelopment Authority (HRA).

Prevailing wage intersects with Federal and State regulations. The Bloomington City Ordinance utilizes State prevailing wage rates, and a wage decision is required from the Minnesota Department of Labor and Industry (DOLI) for each project. Davis Bacon is a federal law that regulates prevailing wage on federally funded projects.

The administrative modifications recommended in Section 1 below align the City of Bloomington's ordinance more closely with various Federal and State requirements. City staff also looked to the City of St. Paul for guidance as they have had a prevailing wage ordinance for many years. In Section 2, Staff is proposing policy modifications for Council consideration.

Recommendations

Section 1. Administrative. The recommendations below are administrative adjustments that give more clarity and certainty to enforcement of the ordinance. The City's legal team administers this ordinance for the city and supports these administrative recommendations.

1. Add exemptions for housing development projects in accordance with federal Davis Bacon law. Currently under Davis Bacon, housing projects under 8 units are exempt from prevailing wage. Because small residential projects are exempt from State and Federal prevailing wage, DOLI will not issue a wage decision for these projects, impacting the City's ability to implement the ordinance. The City of St. Paul, which the Bloomington ordinance is modelled on, follows this approach and has clarifying language in its ordinance to this effect. Draft language has been developed.
2. Clarify that pass-through funds and conduit bonds are exempt from this ordinance. The City often acts as a pass-through entity for funding from other agencies for projects. These are not City funds and only utilize the City as an intermediary. Adding language would clarify that prevailing wage does not apply in these cases. However, if a project is funded through a Federal or State source that requires prevailing wage, that requirement remains.
3. Authorize rulemaking. This authorization would allow staff to implement rules around administering the prevailing wage ordinance that comply with the general framework. This allows the City to adapt more quickly to the changing legal environment around prevailing wage. For example, it would be helpful to adopt administrative rules that incorporate the FAQs. This approach has been used before to smooth administration of a new ordinance and is part of the City's Earned Sick and Safe Time ordinance.

Section 2. Policy. These recommendations are material changes to the ordinance.

1. Allow the City Council to waive prevailing wage requirements when there are unique situations. Because prevailing wage is required by ordinance, there is no ability for the City Council to make exceptions under special or extreme conditions on a case-by-case basis. Adding this language would allow the Council to consider waiving the requirements for a project if the Council determines it is in the public interest to do so. A similar finding of "in the public interest" is used for vacations of the public way. Examples of situations where this could apply include:
 - a. Multiple previous development attempts have failed.

- b. A site is undevelopable due to certain conditions (e.g. soil conditions) that must be addressed independently of any specific project.
- c. Requiring prevailing wage would create an additional financing gap that would significantly increase City subsidy.

Unique situation current example: Enclave Companies is requesting a waiver of its prevailing wage compliance for its proposed mixed use (apartment/commercial) development at 3901 Minnesota Drive. Enclave discovered the site has significant soil remediation needs (estimated at \$5.5 - 7.1M). This site is the subject of multiple failed development attempts – most notably the Drury Hotel. Enclave engaged the City about potential subsidy for remediation. Based upon staff analysis, the project may be feasible with a Soils Condition TIF district, which are used in rare occasions where soil remediation needs are substantial. If the City were to apply its prevailing wage requirements to the construction phase of the project this would add an additional \$6.7M in project costs per Enclave's estimation, making the project financially infeasible because there would not be enough Tax Increment Financing generated on the site to support the development gap. Enclave hopes to break ground in 2026. Enclave has provided with City with a letter with additional information about prevailing wage impacts to a similar project for comparison.

- 2. As an alternative to exempting 8 units (Administrative adjustment, Section 1, #1 above), the Council could consider a policy change and exempt housing developments of 20 units or less. The 20-unit exemption is recommended by development staff and responds to conversations with various small developers. It supports the goal of developing missing middle housing by reducing barriers to small developer participation on development projects. While the City process is to use a tool called an LCP Tracker to reduce the administrative burden on small contractors, the administrative and reporting requirements of prevailing wage are reported to be barriers to contracting with the local businesses that are more likely to contract for smaller projects.

Next steps

If the Council is supportive of one or more of these recommendations, staff will consult with various stakeholders and bring a formal ordinance amendment proposal for consideration later this summer.



6/18/25

Brian Bochman

Sr. Developer

Enclave Development, LLC

300 23rd Ave E, Suite 300

West Fargo, ND 58078

Subject: Explanation of Additional Costs Associated with Prevailing Wage Requirements for 3901 Minnesota Drive, Bloomington, MN

Dear Brian,

I am writing to clarify the cost implications associated with applying prevailing wage requirements to the 3901 Minnesota Drive project in Bloomington, MN. In general, prevailing wage requirements add to project costs for a company with a merit shop structure in the following ways:

1. Higher direct labor costs (including fringe benefits)
2. Increased payroll taxes and insurance premiums (based on higher wage levels)
3. Additional administrative burden
4. Reduced scheduling flexibility (ex., limits staggered shifts, cross-utilization of trades, etc.)
5. Limited subcontractor pool and associated bidding impacts.

The typical impact of these factors on total construction costs is historically 20% (+/-5%). Variability is dependent on timing, competitiveness of the bidding market, intensity of labor on a specific product type, labor availability, completeness of construction documents and other factors. Since the 3901 Minnesota Drive project is only in the conceptual stage, it has not been bid out or tested against the subcontractor market and thus does not have a detailed analysis, but I can offer a comparison to a recent project similar in size and scope.

In January of 2025, Enclave Construction bid out a 293-unit project in Shoreview, MN. Reaching out to over 130 subcontractors for bids, receiving a response rate over 55%, and getting at least 3 bids for each trade, we consider this a successful bid event. Following this bid event, an analysis was done to evaluate this project for union participation and associated wage levels for internal and temporary labor. While it is understood that union labor and prevailing wage requirements are not synonymous, they are substantially similar in the Twin Cities and thus reflect an accurate approximation of the cost impact to the project. The result was a 16% burden on the total construction cost.



Based on these recent results, it is prudent to assume that the historical impact of 20% (+/-5%) is valid and representative of current conditions, and that the 3901 Minnesota Drive project would not be possible with prevailing wage applied to the entirety of the project or it would require additional significant subsidy to make the project viable. Please feel free to reach out with any questions.

Sincerely,

A handwritten signature in black ink that reads "Mike Ernst". The signature is fluid and cursive, with the first and last names clearly legible.

Mike Ernst
President of Construction
Enclave Construction, LLC

Bloomington's Prevailing Wage Ordinance Discussion

Sarah Abe, Housing and Redevelopment Authority Administrator

City Council

June 30, 2025

Background

- Bloomington's prevailing wage ordinance was adopted June 17, 2024
- Requires prevailing wages to be paid when the total project cost exceeds \$175,000, regardless of the amount of City funding
- One year in, staff request direction from the City Council on a few administrative elements and policy interpretations

Administrative Adjustments

1. Add exemptions for housing development projects in accordance with federal Davis Bacon law
 - a. Exempts projects under 8 units
2. Clarify that pass-through funds and conduit bonds are exempt from this ordinance (no City funding)
3. Authorization for administrative rulemaking
 - a. Ex. When wage rates should be updated on multi-year projects

Policy Considerations

1. Allow City Council/HRA/Port Authority to waive prevailing wage requirements when there are unique situations and/or extreme financial burden
 - Possible Test: Council determination that it is in the public interest
 - Ex: Drury site
2. Exempt housing developments of 20 units or less
 - Lifts administration for small projects
 - Aligns with Missing Middle Housing framework

Example: Drury site (3901 Minnesota Drive)

- This site has had 3 proposals since 2017
- Enclave proposed a cash-flowing development project
- Recently, site was determined to have extensive pollution cleanup estimated at \$5.5-7.1M
- Ordinance amendment: Council could apply prevailing wage to only the soil remediation phase of the project



Drury site (3901 Minnesota Drive)

- Developer asserts that prevailing wage ordinance adds \$6.7M to total project costs (in addition to soils costs)
- Developer asserts that subsidy needed increases to approx. \$13.8M
- Total amount exceeds TIF estimates

Cost	Development Gap	Potential Source
Soil Remediation	\$5.5-\$7.1M	TIF
Prevailing Wage	\$6.7M	N/A - exceeds TIF estimated
Total	\$13.8M	



RENDERING - FRANCE & MINNESOTA DR



CONCEPTUAL RENDERING

Enclave - 3901 MINNESOTA DRIVE APARTMENTS



Any Questions?

Guided Discussion

1. Administrative Amendments

1. Exempt housing projects under 8 units
2. Clarify pass-through and conduit bond funding is exempt
3. Authorize rulemaking

2. Policy Amendment

1. Waive requirements in extreme situations
2. Exempt housing projects of 20 units or less

Next Steps

- Request feedback from stakeholders
 - Unions
 - Developers
 - Community members
 - Port Authority & HRA
- Public Hearing on Ordinance Amendments
 - Anticipated in August



Request for Council Action

Originator Community Development	Item 5.2 Pedestrian and Bicycle Safety Improvements at W 84th St and Normandale Blvd
Agenda Section ORGANIZATIONAL BUSINESS	Date June 30, 2025

Requested Action:

No formal motion is required at this time. Staff is seeking Planning Commission and City Council feedback on the proposed intersection alternatives on how to improve pedestrian and bicycle safety.

Item created by: Dakota Kastenday, Community Development

Item presented by: Bolton & Menk, Consultant
Jeremy Melquist, Civil Engineer
Dakota Kastenday, Planning Supervisor

Description:

Study item to discuss an amendment to the Normandale Lake District Plan based on the feasibility of at-grade pedestrian and bicycle safety improvements at W 84th St and Normandale Blvd.

Attachments:

[Staff Report](#)

[Exhibit A - Single Left Turn Lanes WB 84th St and NB Normandale Blvd](#)

[Exhibit B - Low Angle Entry Channelized Right Turn Lanes](#)

[Exhibit C - Standard NB and EB Right Turn Lanes](#)

[Exhibit D - References to Ped Bridge in NLDP](#)

[Presentation](#)

GENERAL INFORMATION

Applicant: City of Bloomington

Location: Citywide

Request: Study item to discuss an amendment to the Normandale Lake District Plan based on the feasibility of at-grade pedestrian and bicycle safety improvements at W 84th St and Normandale Blvd.

HISTORY

City Council Action: 05/19/2008 – Normandale Lake District Plan Adopted

City Council Action: 12/18/2017 – Normandale Lake District Plan 2017 Update Adopted (Case # [PL2017-213](#))

CHRONOLOGY

Planning Commission	06/12/2025	Study item held
Council	06/30/2025	Study item scheduled

STAFF CONTACT

Dakota Kastenday, Planning Supervisor
Phone: (952) 563-8926
E-mail: dkastenday@bloomingtonmn.gov

PROPOSAL

This proposed 2025 Normandale Lake District Plan (NLDP) amendment would remove reference for an east-west pedestrian bridge over the Normandale Blvd and W 84th Street intersection. There is concern that the bridge structure would not meet a cost-benefit analysis, especially in lieu of other at-grade treatments that could improve the pedestrian experience at the intersection. The pedestrian bridge is presented as an opportunity to improve non-motorized mobility in the District in an area with high traffic volumes. Traffic volumes and patterns in the intersection have shifted over time with the opening of the westbound onramp to I-494 at East Bush Lake Road. As long as the

pedestrian bridge remains a goal within the Plan, the City must continue to plan financially for this capital improvement. Alternative intersection and pedestrian improvements for the Normandale Blvd and W 84th Street intersection are being studied by Bolton & Menk and various options are presented here to the Planning Commission and City Council for feedback on their preferred option to include in the Normandale Lake District Plan.

BACKGROUND

The original Normandale Lake District Plan (NLDP) was adopted in 2008. The NLDP was updated in 2017 to accommodate land use changes in the district, as well as the construction of the westbound I-494 on-ramp at East Bush Lake Road (Planning Case #[PL2017-213](#)).

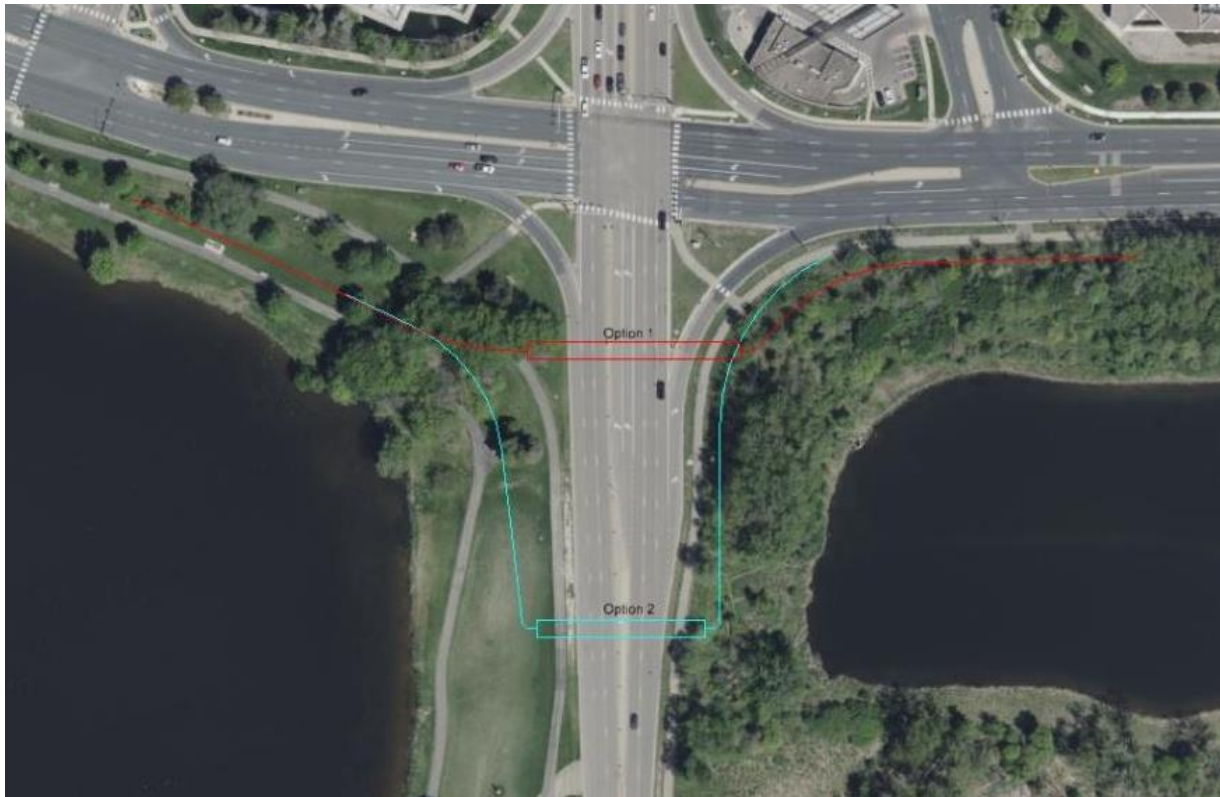
Funding for the infrastructure improvements outlined in the NLDP comes from the Normandale Lake District Capital Project Fund, which is financed through the Normandale Lake Tax Abatement District that is primarily funded by the property tax levy.

This project was added to the 2025 Planning Commission Work Plan due to concern that the proposed east-west pedestrian bridge over the Normandale Blvd and W 84th Street intersection would not meet a cost-benefit analysis following the construction of the westbound I-494 on-ramp at East Bush Lake Road. This is due to a number of factors that include:

- The minimum clearance height of the bridge over Normandale Blvd requires long bridge approaches for accessibility; and
- Limited right-of-way for the construction of the bridge and those required approaches.

Overall, the cost of the bridge is estimated by a Bolton & Menk structural engineer to be approximately \$5,000,000, and the resulting route would be long and circuitous, as shown on the next page in Figure 1. The longer the route to utilize a pedestrian bridge, the rate of utilization typically diminishes in comparison to a more direct route. There are opportunities, however, to improve the intersection for pedestrians and bicyclists. The Engineering Division, with the support of Bolton & Menk, has prepared preliminary alternatives based on a study of the intersection and is looking for feedback from the Planning Commission and City Council on how best to proceed.

Figure 1 – Pedestrian Bridge Alignment Concepts



ANALYSIS

If intersection improvements are supported as an alternative solution, the proposal is to amend the NLDP to remove references to this pedestrian bridge and instead propose at-grade bicycle and pedestrian improvements at the intersection.

The intersection poses significant challenges for pedestrians and bicyclists due to its wide crossings and high traffic volumes. The channelized right turn lanes and pedestrian refuge islands can be intimidating and difficult to navigate as a pedestrian or cyclist. Improving the crossing experience at this intersection would greatly benefit pedestrian and bicyclist safety and mobility.

The draft memorandum from Bolton & Menk outlines three alternatives for at-grade improvements for bicycles and pedestrians, which are summarized below:

Alternative 1 – Single left turn lanes (WB W 84th St and NB Normandale Blvd)

This alternative reduces the dual left turn lanes to one left turn lane at two approaches of the intersection (see Exhibit A). Westbound traffic on West 84th Street turning left onto Normandale Blvd and northbound traffic on Normandale Blvd turning left onto West 84th Street would be reduced to one lane. This alternative reduces the crossing distance for pedestrians and cyclists by reducing the number of lanes and providing a median refuge island. This alternative could cause delays for vehicles wanting to turn left as queuing space is reduced.

Alternative 2 – Low angle entry channelized right turn lanes

The existing channelized right turn lanes feature sweeping radii, acceleration lanes and add lanes to the roadway. All of these factors enable right turn vehicles to maintain high travel speeds through the channelized areas, which is detrimental to pedestrian safety. This alternative would reconfigure the geometry of the channelized right turn lanes (see Exhibit B). This low angle reconfiguration would help to improve sightlines, reduce crossing distances and lower vehicle speeds. This alternative could cause delays for vehicles wanting to turn right as queuing space is reduced.

Alternative 3 – Standard northbound and eastbound right turn lanes

This alternative would remove the channelized right turn lanes at two approaches of the intersection and convert them back to a traditional intersection geometry (see Exhibit C). This would remove the channelized right turn lane for eastbound traffic turning right onto Normandale Blvd and remove the channelized right turn lane for northbound traffic turning right onto W 84th Street. This would provide improved pedestrian and cyclist safety as right turns would now be signalized and vehicles would be turning at slower speeds.

Additional considerations for channelized right turn lanes. If channelized right turn lanes are to remain at the intersection, the memo offers a variety of short-term and long-term safety improvements that could also be considered to improve pedestrian and bicycle safety.

Some short-term safety mitigation strategies to consider include:

- Installation of additional pedestrian regulatory and warning signage
- Installation of pedestrian-activated beacons (i.e. Rectangular Rapid Flashing Beacon)
- Installation of high-visibility crosswalk markings and advanced yield lines

Some long-term safety mitigation strategies to consider include:

- Raised pedestrian crossings
- Removal of acceleration lanes
- Lane narrowing and turn radius reductions

Amendment to the Normandale Lakes District Plan. Feedback from the Planning Commission and City Council, as well as guidance from traffic engineering staff, will be incorporated into an amendment to the Normandale Lakes District Plan. The amendment would primarily focus on the Bicycle and Pedestrian Progress since 2008 section of the plan (Pages 2.14 through 2.20).

References to the pedestrian bridge over the W 84th and Normandale Blvd intersection would be removed and guidance for at-grade improvements would be added to the plan.

If the proposal is supported, changes to the subsequent version of the City's Capital Improvement Plan (CIP) would be anticipated. These plans would be prepared by the City's Finance Department staff in coordination with all City Departments.

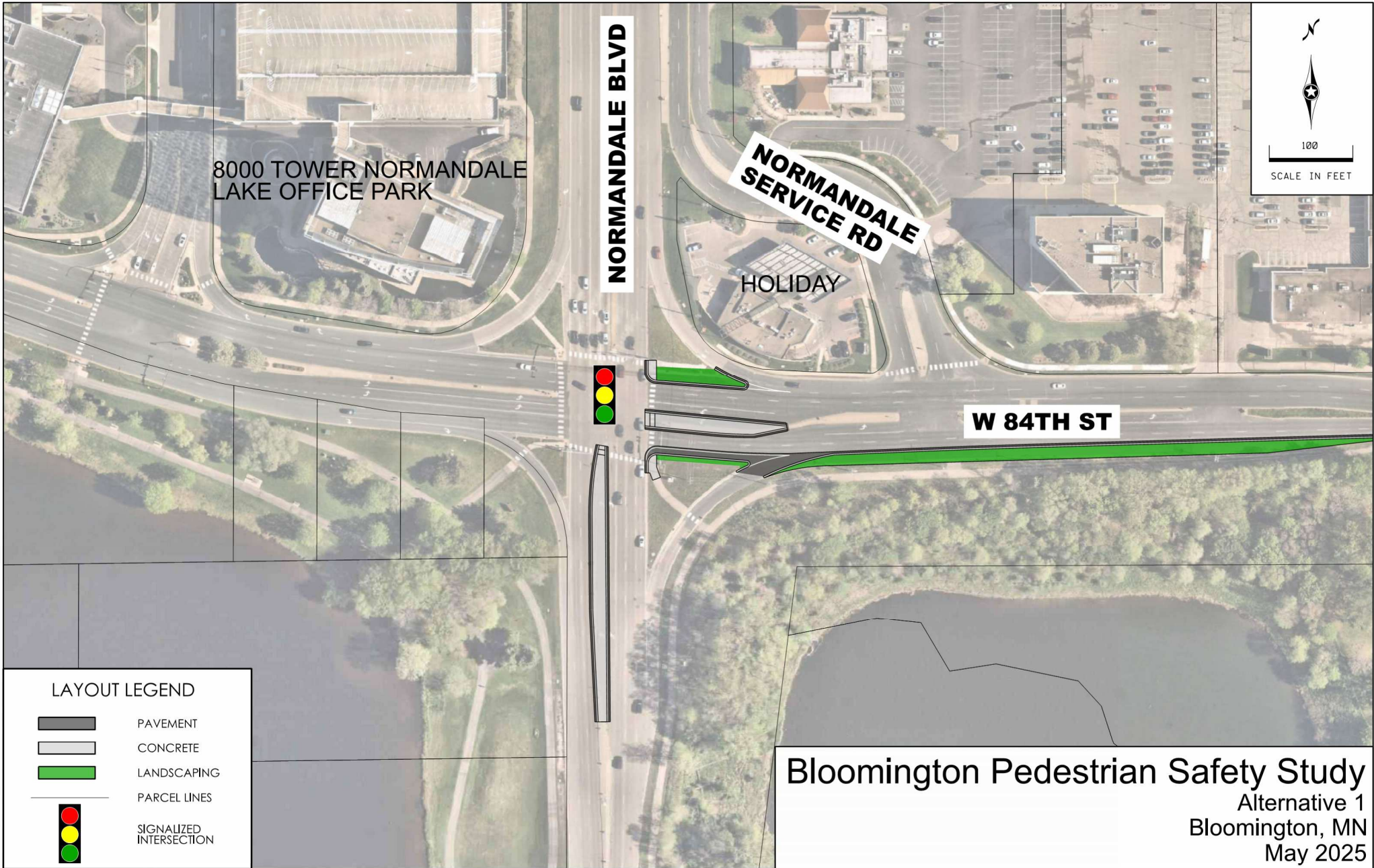
PLANNING COMMISSION REVIEW

A study item discussion was held with the Planning Commission on June 12, 2025. In general, a clear preferred alternative was not expressed by commissioners. Some members were not really excited about any alternative and asked about a "Do nothing" alternative at the intersection, given there is not a significant crash problem. Commissioners advised staff to find opportunities for median refuge islands and opportunities to improve the intersection for a future two-way cycle track or bicycle path along W 84th St. Opportunities to engage the nearby office park and other property owners around alternatives was also encouraged.

RECOMMENDATION

No formal motion is required at this time. Staff is seeking Planning Commission and City Council feedback on the proposed intersection alternatives on how to improve pedestrian and bicycle safety.

Based upon feedback around pedestrian and bicycle safety improvements at the W 84th St and Normandale Blvd intersection, a potential amendment to the Normandale Lakes District Plan would be presented to the Planning Commission and City Council for adoption later this fall. Removal of the pedestrian bridge project from the Normandale Lake District Capital Project Fund is necessary to cease financial planning for the project in the City's Capital Improvement Plan (CIP).








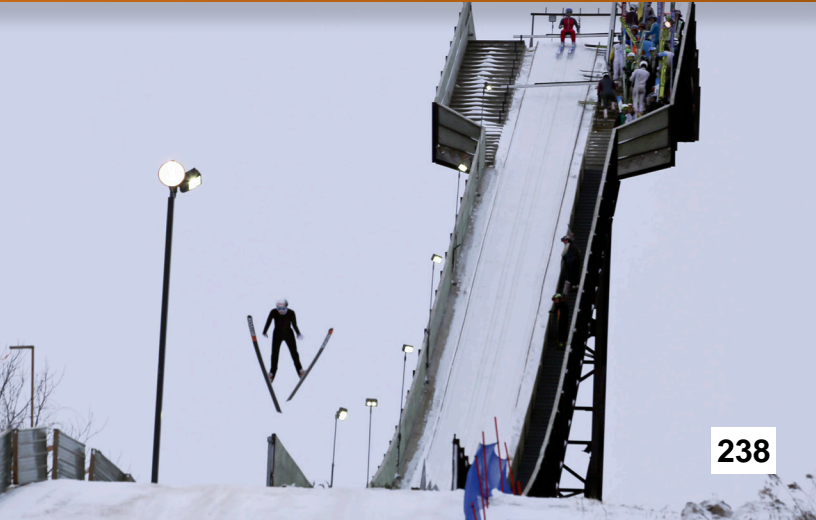


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BLOOMINGTON

 CITY OF
BLOOMINGTON
MINNESOTA

**NORMANDALE LAKE
DISTRICT PLAN**

DECEMBER 18, 2017





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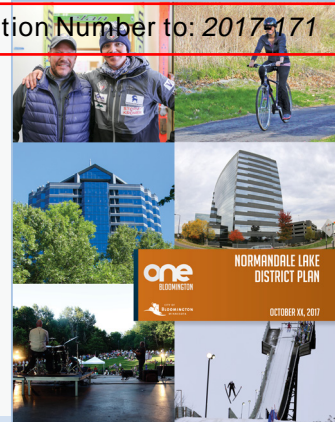
Update Title to Be: *Normandale Lake District Plan 2017 Update*

MINNESOTA RIVER VALLEY STRATEGIC PLAN

The Bloomington City Council placed this District Plan into effect on December 18, 2017, by adopting Resolution 2018-171.

Update Resolution Number to: 2017-171

Note that comprehensive plans are amended from time to time. The city maintains an up-to-date version of its Comprehensive Plan on its website: BloomingtonMN.gov. A hard copy of the most current version is available at the Planning Division, Bloomington Civic Plaza, 1800 West Old Shakopee Road, Bloomington, MN 55431-3027, PH 952-563-8920.



Contacts and Credits

City Council

December 2017

Mayor	Councilmembers	Jack Baloga	Tim Busse	Dwayne A. Lowman
Gene Winstead		Shawn Nelson	Kim Vlasisavljevich	Jon Oleson

Planning Commission

November 2017

Chair	Commissioners	Tom Goodrum	Kalli Bennett	Jon Solberg
Kelley Spiess		Kevin Swanson	Leone Snyder	Budd Batterson

City Staff Advisory Committee

December 2017

Jamie Verbrugge, <i>City Manager</i>	Larry Lee (retired), <i>Community Development Director</i>	Glen Markegard, <i>Planning Manager</i>	Julie Farnham**, Londell Pease, <i>Senior Planners</i>	Mike Centinario, Nick Johnson, Michael Palermo*, Shawn James, <i>Civil Planners</i>
Liz O'Day, <i>Planning Technician</i>	Jennifer Desrude, <i>Civil Engineering Development Coordinator, Public Works Department</i>	Amy Sevig, <i>Accountant, Finance Department</i>	Carolyn Lane, Mike Hiller, <i>Project Support Staff Administration</i>	SRF Consulting Group, Inc., <i>PADP Consultants</i>

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- a. What is the Normandale Lake District Plan?
- b. Why the Normandale Lake District Plan?
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- a. Land use and development
- b. Urban design
- c. Movement and circulation patterns
- d. Utilities
- e. Stormwater management
- f. Projects outside of the district

III. Implementation plan

IV. Appendix A

V. Appendix B

Delete

I. INTRODUCTION



Introduction

The Normandale Lake District is the City of Bloomington's western gateway. Mixing natural elements with commercial and residential uses, the area continues to evolve and develop. Previous plans recognized the area as an important commercial and employment center for the City and the Region. The Normandale Lake District Plan builds on previous plans to help guide the District's growth and identify development opportunities. Through careful planning the District has emerged as a distinctive destination that attracts a variety of users. The 2008 Normandale Lake District Plan (NLDP) established a unified vision for the area and identified a funding mechanism to implement that vision. The plan has helped guide development and reinforced the District's identity and assets. It emphasized that transportation decisions consider enhancing connectivity for all user groups including pedestrians, bicyclists, and transit riders. It also highlighted the area's natural amenities like the Hyland-Bush-Anderson Lakes Regional Park Reserve including Normandale Lake Park, embracing them as community assets.

Since 2008, the market has changed, prompting reconsideration of the 2008 NLDP's original development assumptions. Whereas high quality office was the predominant land use assumed in the 2008 NLDP there has been recent construction and increasing interest in high density residential. This plan, the 2017 NLDP, will update the 2008 NLDP to reflect market changes and modify the list of recommended public improvements to implement the vision.

What is the Normandale Lake District Plan?

The NLDP was completed in 2008 and was incorporated in the City's 2008 *Comprehensive Plan*. It was one of three identified development districts in the City as shown in Figure 1.



Figure 1: City of Bloomington Development Districts

The 2008 NLDP set a vision, goals, and an implementation plan for the District. The District boundary for the 2008 NLDP is shown in shown in Figure 2. The plan utilized market trends and traffic forecasts to identify policy and project recommendations related to land use,

design, transportation, and utilities. The forecasted increase in office resulted in a significant increase traffic in the District requiring major infrastructure improvements at the intersection of Normandale Boulevard and West 84th Street.



Figure 2: 2008 Normandale Lake District Planning Area

Why update the Normandale Lake District Plan?

There are three main drivers of the 2017 NLDP update process:

1. To evaluate the impact of land use changes on public infrastructure needs and priorities.

The 2008 NLDP envisioned that the majority of the District's undeveloped or underdeveloped land would be developed into office space, as shown in Figure 3. However, a significant decline in the office development market coupled with increased developer interest in residential have resulted in high density residential projects in locations previously envisioned for office towers. The 2017 NLDP evaluates the impacts the changing land use vision will have on District infrastructure needs and priorities.

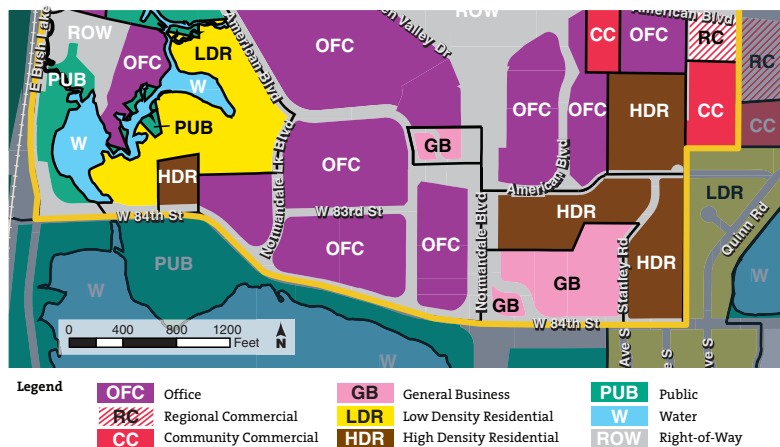


Figure 3: 2008 Normandale Lake District Plan Proposed Land Use Guide Plan

2. To reflect the impacts of the East Bush Lake Road/I-494 Ramp Project.

The interchange at East Bush Lake Road has been without a westbound I-494 on-ramp since it was constructed in 1960 shortly after the I-35W/I-494 interchange was completed. Adding a westbound access

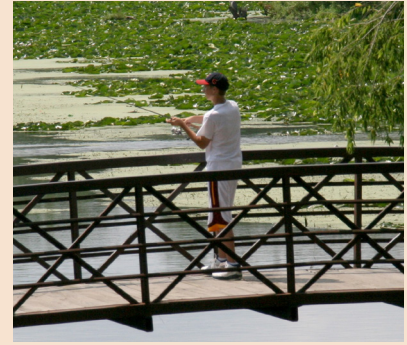




Figure 4: East Bush Lake Road/I-494 Proposed Ramp Design Concept

had been discussed for years, but unresolved design conflicts with the existing railroad bridge made this construction project not viable to include in the 2008 NLDP. Since then, Bloomington, working with other key stakeholders Edina, Hennepin County, and MNDOT, pursued many options to achieve westbound access to I-494. These efforts resulted in design and funding of an innovative “inverted loop” design, as shown in Figure 4 that provides westbound access without disturbing the existing freight and commercial delivery railroad tracks just west of East Bush Lake Road. The addition of the westbound ramp will relieve traffic problems in the area and assist in smoother operation of the frequently congested interchange at TH 100/I-494. The project will have significant impacts on traffic patterns in the District; thereby impacting the needs of future District infrastructure. The 2017 NLDP update evaluates these impacts, which were identified in a traffic study prepared for the District in 2015. As part of the 2017 NLDP update, the District boundary was adjusted to officially incorporate the East Bush Lake Road/I-494 project site into the District, as shown in Figure 5.

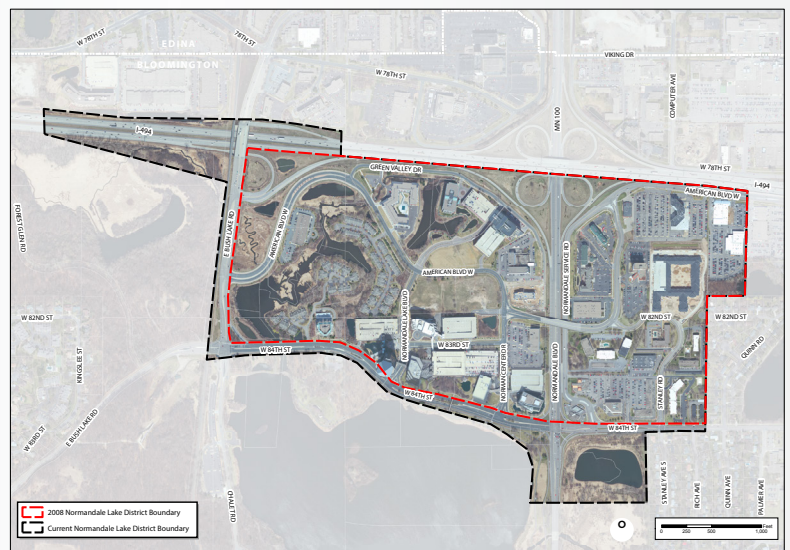


Figure 5: Adjusted District Boundary

3. To update the District implementation Plan to reflect work completed since 2008.

Many of the projects from the 2008 NLDP implementation plan have been completed. This 2017 NLDP update will review the status of projects recommended in the 2008 NLDP. In addition to the 2015 traffic study, utility models were updated to evaluate infrastructure needs to accommodate the changing land uses. These infrastructure improvement projects will be incorporated into an updated Implementation Plan.

Add information about the 2025 NLDP update here

How to Use This Document

The 2017 NLDP update focuses on the public improvements needed to accommodate changes in land use patterns. It does not change or adjust the vision, goals and objectives set in the 2008 NLDP; however some of the specific projects described in the Implementation Plan have been changed or adjusted. To see the full discussion regarding the District's vision, goals and objectives please see page 4.1 of the 2008 NLDP. The next chapter, *Progress Since 2008, Other Considerations, and Recommendations*, provides an overview of the projects recommended in the 2008 NLDP. Each project type has three sections. The first section summarizes the status of the projects. The second section briefly explains the impacts of the completed projects as well as other changes that have occurred since the 2008 NLDP. The third section discusses recommendations for the District in light of changes since the 2008 NLDP. The final chapter of this report is the Implementation Plan. It takes the recommendations from the previous chapter and assigns a timeline priority and identifies responsible implementation parties. It also discusses the strategy to fund the projects. The projects are divided into short term and future project timeframes. Some will be implemented immediately while others may require additional study or may never be completed if unanticipated changes in the market occur. The NLDP should continue to be updated periodically to evaluate progress and market changes.

Path near Covington Apartment and Norman Point



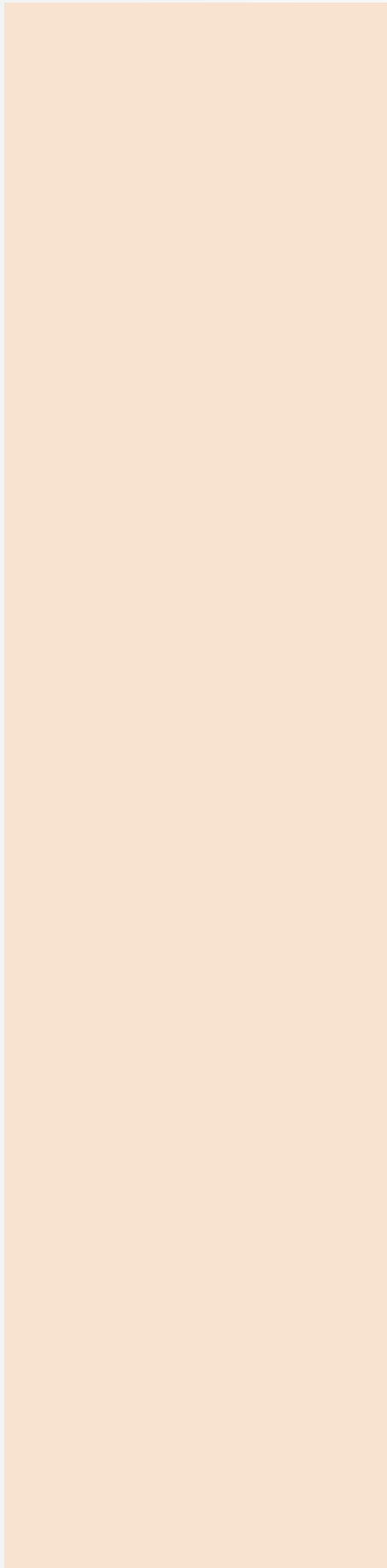
An example of expanding upon the park-like character of the district.

The vision and goals for the District were set during the 2008 planning process. The 2017 NLDP Update was guided by this work. A summary of the vision and goals is provided below. To see a full discussion of the goals, vision, and objectives see page 4.1 of the 2008 NLDP (under separate cover).

Vision: The Big Idea

Continue to develop as a high quality, high density mixed use area in a manner that extends, reinforces and celebrates the natural environment. Three primary goals to achieve this vision include:

- a. Expand the park-like character.
- b. Improve identity and connectivity.
- c. Achieve a more visually cohesive built environment



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The background of the page is a photograph of a modern, multi-story building with a glass facade, partially obscured by trees with autumn foliage. The entire image is overlaid with a solid orange color. The text is centered and reads:

II. PROGRESS SINCE 2008, OTHER CONSIDERATIONS AND RECOMMENDATIONS



Progress Since 2008, Other Considerations and Recommendations

The 2008 Normandale Lake District Plan includes a comprehensive implementation plan with short, mid, and long-term recommendations. These recommendations were broken down by the type of project including land use, urban design, movement and circulation, utilities, stormwater management, and projects outside the District. The full list of projects and status from the 2008 NLDP can be found in Appendix A.

Normandale Lake Office Park



The district integrates urban and natural elements to create a unique feel and destination.

Land Use and Development

Existing land use in the District continues to consist of a mix of office, hotels, freeway-oriented commercial, neighborhood-oriented retail, and multiple-family development. The District also continues to contain one of the largest concentration of Class A office space in the Twin Cities metropolitan region. Furthermore, new development projects have brought more residents and jobs to the area, as shown in Table 1.

	2008	2014
Residents	243	438
Workers	2,590	5,523

Table 1: Employment and Residential Changes

Source: U.S. Census Bureau. 2016. LODES Data. Longitudinal-Employer Household Dynamics Program. <http://lehd.ces.census.gov/data/lodes/>

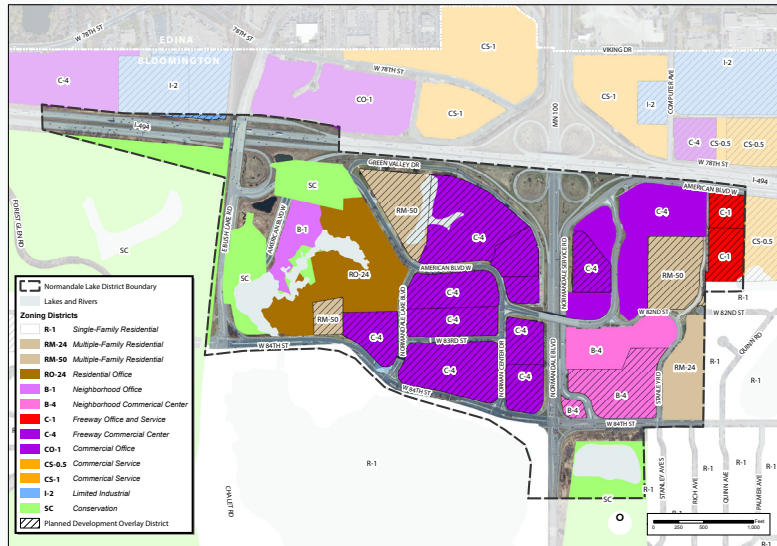


Figure 7: Existing Normandale Lake District Zoning

Development Projects Completed

Since the 2008 NLDP was adopted, several multi-family housing projects have been approved and/or constructed. Market demand for office significantly declined after 2008 while the market for multifamily residential has increased across the Twin Cities and beyond. As a result several parcels previously guided and zoned for office development have been reguided and rezoned to allow residential uses. These include:

- Covington Apartments at 5800 American Boulevard West was reguided High Density Residential (HDR) and rezoned to RM-50 to allow a 250 unit luxury apartment building (opened in 2014).
- "Duke III" site formally known as the Preserve at 8101 Normandale Lake Boulevard, a 179 unit apartment building is under construction. The C-4 zoning district permits residential as long as part of the site is slated for commercial uses, so rezoning was not necessary. Existing office buildings in the "Duke" development provide the necessary commercial use.
- Two developable parcels remain in the District. These parcels, commonly referred to as the "Jostens site," are currently zoned C-4 and have a land use guide plan designation for office. A preliminary development plan was approved for a hotel and an office on the two parcels. This information was considered in defining the two new development scenarios for the District discussed below.

Covington Apartments at 5800 American Boulevard West



A 250 unit apartment building that recently opened.

The Preserve Apartments at 8101 Normandale Lake Boulevard



A 179 unit apartment building under construction.





The Jostens Site



Two vacant parcels available for development.

Other Considerations

Taking into consideration development that has occurred since 2008 and interest expressed by developers, two future (2040) development scenarios were created. The development scenarios were used to forecast future traffic in a 2015 traffic study for the District and also to model utility (sewer, water) needs. The two scenarios include: a 2040 Commercial Intensive scenario and a 2040 Mixed-Use Intensive scenario. These scenarios include the following assumptions, which are keyed to sites illustrated on Figure 8 and Figure 9:

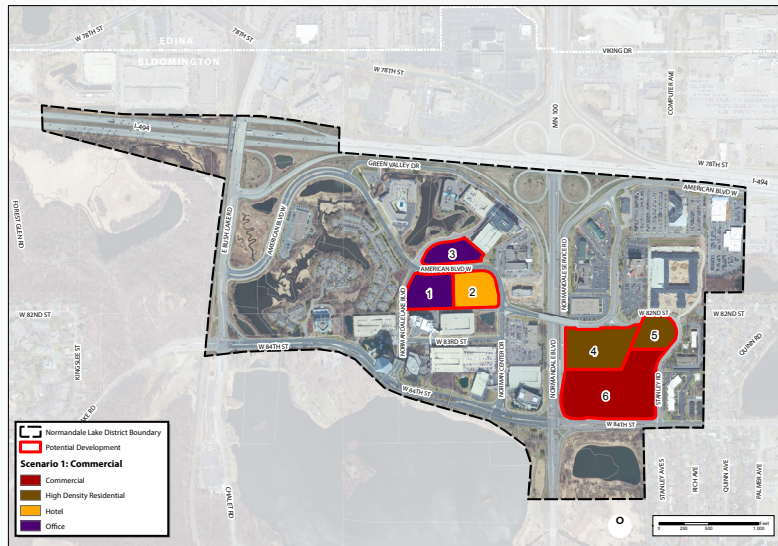


Figure 8: Commercial Scenario

Use	Total Amounts	Percent change from 2008 assumptions
Residential	963 d.u.	+31%
Commercial	351,548 sf.	-18%
Hotel	1,255 rooms	+40%
Office	3,398,876 sf.	-10%

Table 2: Changes from 2008 Assumptions – Commercial Scenario



flux. Even as this plan was updated new development has occurred. Site number three (8101 Normandale Lake Boulevard) as described will have 179 units of residential. While this is different from the Commercial Intensive scenario it is in line with the Mixed Use Scenario. This plan uses the two scenarios or a combination of both to ensure that a range of development can be adequately served by city infrastructure.

Land Use and Zoning Recommendations

No amendments to either land use or zoning are proposed with this update. The 2008 NLDP recommended zoning and land use changes that were put into place and can sufficiently accommodate the uses described in the two land use scenarios.

Urban Design

Progress Since 2008

Design guidelines for the Normandale Lake District were created and adopted in 2009 as recommended in the 2008 NLDP. These design standards were outlined on pages 5.22 – 5.29 of the 2008 NLDP. A full design plan was created for implementing streetscaping improvements. These improvements were designed to expand the park-like character of the District; one of the key plan goals. These guidelines also helped achieve the objectives to maintain and enhance the public realm, ensure visual and functional continuity, create a distinct district identity, and emphasize quality, comfort, and safety.

Plantings, transit stops, and wayfinding signage were designed and installed in accordance with the 2008 NLDP recommendations. Figure 10 illustrates where the improvements described in Table 4 were implemented. Most of the urban design and streetscaping elements recommended in the 2008 NLDP have been installed and have helped strengthen the identity of the District.



Figure 10: 2008 Normandale Lake District Plan Completed Urban Design Projects

Streetscape Enhancements	
Design and construct short term urban design with 2008 planned projects	Completed in 2009
Wayfinding Signs	
Coordinate sign design with Three Rivers Park District, MnDOT, Hennepin County	Completed in 2009
Design, Fabricate and install wayfinding signs, District street signs, and prepare implementation program	Completed in 2009

Table 4: 2008 Normandale Lake District Plan Streetscaping and Wayfinding Improvements

Other Considerations

The comprehensive nature of the streetscape enhancements and signage program have helped to develop the District's sense of place. The design standards have and will continue to enhance the streetscape as new developments and redevelopments come online. There are several new developments that should be incorporated into the wayfinding sign system. As street level projects are completed it will be important to build upon the branding efforts and expand the streetscaping elements.

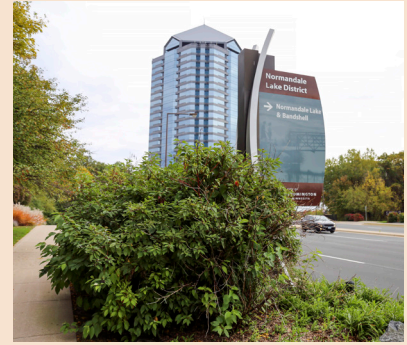
Normandale Lake District Kiosk



The map kiosks need updating as new development has occurred.

Recommendations

Many of the projects were completed shortly after the 2008 NLDP was adopted. As a result some of the streetscape features are in need of updates, such as outdated maps in the kiosks. These updates are mostly short term projects that are easily completed and relatively inexpensive. Additionally, some streetscaping features will require design and construction and are considered future projects. These new elements will be identified as needed as development occurs in the District. These streetscape enhancements benefit all users and support the vision and



The 2008 NLDLP highlighted the importance of streetscape elements in creating a sense of place. Various elements were designed to create a cohesive visual environment that enhances the park-like feel of the District and facilitates wayfinding.

goals for the District. Recommended upgrades include:

- Update wayfinding signage maps of the District. The aerial photo used for the signs needs to be updated with a current aerial photo and landmarks identified.
- Landscaping at West 84th Street and Normandale Boulevard is recommended. This area has recently been improved for pedestrians with a newly constructed sidewalk. Adding plantings will create a more pleasant environment for pedestrians and help enhance the District's entrance.
- Review remaining streetscaping projects to construct in conjunction with the Normandale Lake District Urban Design Plan. This could include installing additional trees, lighting, repairing sidewalks, adding new pedestrian connections and installing additional planted medians.

Corner of West 84th Street and Normandale Boulevard



Landscaping can help create a more inviting atmosphere for pedestrians

Movement and Circulation Patterns

A major consideration of the 2008 NLDLP was transportation, both internal to the District and to the Region. With land projected to be utilized for high density office uses the District was forecast to generate a high volume of peak-hour traffic. Recommendations from the 2008 NLDLP centered on road and circulation improvements, transit improvements, and bicycle and pedestrian improvements, which can be found on pages 5.15-5.17 and 5.20-5.22 of that document. The location of completed projects is shown on Figure 11. The project status and impacts are explained by project type in the following section.



Roadway Improvements Progress

Most of the 2008 NLDP recommended road improvement projects were completed as originally proposed. A summary of the improvements completed is provided in Table 5. The 2008 NLDP identified the need for reconstruction of the West 84th Street and Normandale Boulevard intersection. The intensity of proposed land uses (particularly high density office) and the limited options to access the regional road system (e.g., I-494 and Hwy 100) resulted in a recommendation for a triple left turn lane at this intersection. This would bring the intersection from a projected unacceptable Level of Service (LOS) F to an acceptable LOS D. However, since then, another solution arose that would enhance access to I-494. An inverted loop providing westbound access to I-494 from East Bush Lake Road will shift trips away from the West 84th Street and Normandale Boulevard intersection. This reduces congestion at the intersection sufficiently to alleviate the need for reconstruction and expansion. Other improvements completed to improve traffic flow include: modifying and widening roadways, adding traffic signals, adding a right turn lane, and converting a road to one-way. These improvements improved internal vehicular movement throughout the District.

Converted to One-Way to improve traffic operations



Road Improvements	
Widen W. 83rd St.	Completed in 2009
Install access restriction on Norman Center Dr. between W. 83rd St. and W. 84th St.	Completed in 2009
Install signal at American Blvd. and Norman Center Dr.	Completed in 2009
Install signal at W. 83rd St. and Normandale Lake Blvd.	Completed in 2009
Modify curve at W. 82nd St. and Stanley Rd.	Completed in 2009
Add right turn lane (SB) and signal modification on Stanley Rd. and W. 84th St.	Completed in 2009
Apply for grants for intersection	Attempted but unsuccessful
Reconstruct intersection of W. 84th St. and Normandale Blvd.	Deleted

Table 5: 2008 NLDP Roadway Improvements

Other Considerations

A traffic study was conducted in 2015 to study the traffic implications resulting from shifts in land use and construction of the East Bush Lake Road access to westbound I-494. The traffic study modeled the commercial scenario and mixed-use scenario outlined in the land use section of this plan for the years 2018 and 2040. Generally, the commercial scenario results in higher volumes of peak hour traffic while the mixed-use scenario has lower peak hour traffic. This is because residential uses in the mixed-use scenario tend to generate trips that go in the opposite direction during peak hours than employees working in the offices. The land use scenarios are expected to generate the following additional trips compared to existing conditions:

Scenario	A.M. Peak Hour	P.M. Peak Hour	Daily Trips
Commercial scenario	930	1,402	11,624
Mixed-use scenario	564	966	11,827

Table 6: Year 2040 Traffic Volumes

Results of the year 2040 operations analysis indicate that all of the intersections studied are expected to operate at an acceptable overall LOS D or better during the A.M. and P.M. peak hours, with implementation of the recommended improvements under year 2018 conditions. This was similar in operation to the 2008 recommendations which did not include the westbound I-494 on-ramp at East Bush Lake Road. However, the 2015 traffic study identified an issue at West 84th Street and Normandale Service Road intersection. This intersection is expected to operate LOS F for both peak hours under both land use scenarios. The study identified a series of recommendations that will help improve overall operations in the District. The full study can be found in Appendix B.

Median at Normandale Lake Boulevard



The median should be extended closer to intersection and when development occurs the intersection may warrant a signal.

Roadway Improvements Recommendation

Given shifts in land use and traffic patterns the list of roadway improvements and priorities needed to be updated. The construction of westbound on-ramp to I-494 at East Bush Lake Road will shift priority away from the West 84th Street and Normandale Boulevard intersection improvement. Additional treatments are also recommended to improve internal circulation for vehicles and pedestrians/bicyclists. The updated list of roadway improvements includes:

- Construct westbound ramp to I-494 at East Bush Lake Road. Funding has been secured to proceed with construction in 2017-2018. This project reduces 2040 projected congestion at West 84th Street and Normandale Boulevard, eliminating the need for improvements at that intersection.
- Add left turn restrictions signage during peak times at West 84th Street and Normandale Service Road. This intersection was shown to operate at a LOS F during peak hours which is not acceptable under normal conditions. To address this issue and help with circulation, consideration should be given for restricting left turns during peak periods of 7:00 A.M. to 9:00 A.M. and 4:00 P.M. to 6:00 P.M. Although it will not completely resolve the issue, it will reduce delays.
- Signal timing modifications are recommended on East Bush Lake Road, Norman Center Drive, American Boulevard, Normandale Lake Boulevard, and West 84th Street. These could potentially include a leading pedestrian signal that provides time for pedestrians to enter the intersection before vehicles.
- Extend the median on the north side of Normandale Lake Boulevard and American Boulevard intersection. The median located on Normandale Lake Boulevard ends before it reaches the intersection which can cause issues for turning vehicles. This could be completed by the property owner as development occurs.
- Adjust western curb line south of West 83rd Street along Norman Center Drive to improve compliance with one-way operations. Norman Center Drive was not originally designed to be a one way.



Traffic congestion relief was the driving force for major improvements in the 2008 NLDP. Shifts in land uses and providing westbound access to I-494 from East Bush Lake Road have changed traffic patterns and thus, the District's roadway needs. An updated traffic study has shifted investment priority from major improvements at the intersection of Normandale Boulevard and West 84th Street to smaller improvements at other areas throughout the District.

It was converted to improve traffic operations at West 84th Street. This improvement would help complete the conversion and create additional green space to enhance the park-like character with potential use for events in the District.

- Install signal at American Boulevard and Normandale Lake Boulevard. This intersection is located adjacent to the District's two vacant development sites and near the entrance to the Normandale Lake Townhomes. As these sites are developed, additional traffic will be generated which may warrant a signalized intersection. To assist operation of a signalized intersection a right turn lane should be constructed. Signal construction and operation costs will need to be shared between the private developments to the north since the northern leg of the intersection is a private road.

Normandale Boulevard Pedestrian Bridge	
Design and construct pedestrian bridge	Not Required
Work with MnDOT to integrate east ramp approach into berm around Goldman Pond	Not Required
Work with Three Rivers Park District to integrate west ramp with park trails	Not Required
Trails	
Work with MnDOT to develop a plan for trails around Goldman Pond connecting to creek underpass tunnel	Not completed
Improve sidewalk/trail on American Blvd. Bridge	Not completed (Bridge was not Reconstructed)
Remove sidewalks on W. 84th St. at Normandale Blvd.	Delete

Table 7: 2008 Normandale Lake District Plan Pedestrian Bridge Improvements

Bicycle and Pedestrian Progress since 2008

The 2008 NLDP recommended trail and sidewalk improvements to facilitate pedestrian and bicycle connections throughout the District as described in Table 7 below. In coordination with streetscaping most trail and sidewalk projects were installed except along a few remaining parcels that do not have a trail or sidewalk connection.

A pedestrian bridge over Normandale Boulevard was required as part of the West 84th Street and Normandale Boulevard intersection improvements. To keep the intersection operating at optimal levels for traffic flow (i.e., LOS D or better), at-grade pedestrian crossings needed to be removed from the intersection. This included removing sidewalks along West 84th Street to discourage pedestrian movements and enhancing access through the Nine-Mile Creek underpass below Normandale Boulevard. The pedestrian bridge and underpass improvements were not completed because intersection improvements were not required, as discussed in the previous section. However, since 2008, improvements to the intersection, including sidewalks, were added to provide better pedestrian accommodation. The median at

Normandale Service Road at West 84th Street was also extended to create a refuge island for pedestrians.

Other Considerations

The installed trails and sidewalks created an extensive pedestrian network throughout the district. However, despite the improvements, wide roadways, wide turning radii, and fast vehicles continue to impede pedestrian movements. These features deter pedestrian and bicycle access. Improvements can be designed to help enhance existing connections and create an inviting pedestrian experience. For example, sidewalks were installed in the islands at the corner of West 84th Street and Normandale Boulevard. However, despite being safer for pedestrians the crossing still connotes a space intended for vehicles not pedestrians. Minor improvements such as rapid flashing beacons or plantings in the island can soften the space and signal to vehicles that this spaces is intended for pedestrians.

As the District has grown in employment and residents it is important to encourage walking and biking to nearby destinations and discourage unnecessary vehicular trips that cause congestion. Both development scenarios project growth to continue which will likely result in more vehicle trips to and from and within the district. Vehicular congestion can be reduced through encouraging alternative transportation modes, especially for short trips that do not require a vehicle.

Redevelopment of the commercial areas will benefit from improved pedestrian and bicycle connections. Convenient pedestrian and bicycle access to office and residential uses benefit the commercial businesses. Similarly, residents and employees will benefit from improved access to commercial areas as well as the various parks and amenities in and adjacent to the District.

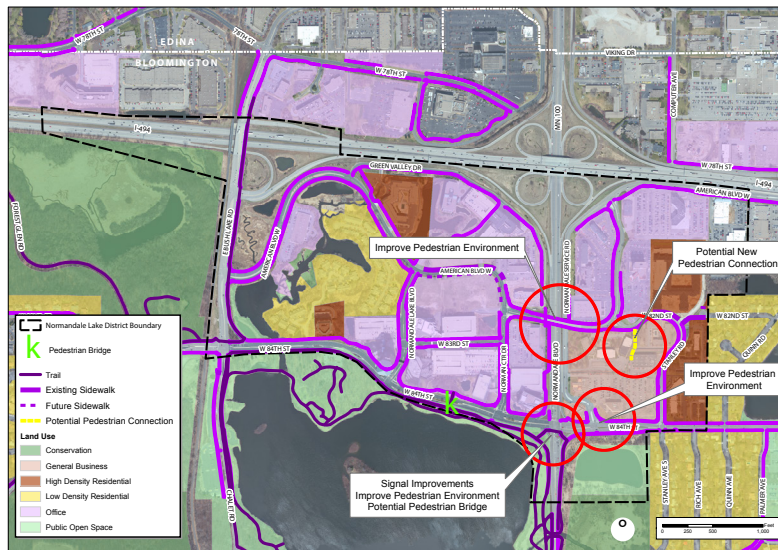


Figure 12: 2008 Normandale Lake District Plan Pedestrian Improvements



Remove reference to "elevated pedestrian crossing"

Pedestrian Bridge

Remove reference to "Pedestrian Bridge" and rename more generally to "Improving Bicyclist and Pedestrian Environment"

Much of the need for the ~~pedestrian bridge that was proposed in the~~ 2008 plan was driven by the need for triple left turn lanes, but those are no longer necessary. However, the intersection still remains a barrier to pedestrians and bicyclists. These roadways are wide, carry a large number of vehicles, and can be difficult to safely navigate. Pedestrians and bicyclist would benefit from an improved crossing experience at this intersection **and an elevated pedestrian crossing.**

Important pedestrian destinations are Normandale Lake and the retail center on the east side of Normandale Boulevard. The office park, townhomes, condos, apartments, and hotels in the northwest quadrant of Normandale and 84th Street can utilize the existing pedestrian bridge over 84th Street, as well as the at-grade crossings of 84th Street to gain access to Normandale Lake Park. The northwest quadrant, however, does not have convenient and safe pedestrian access to the retail center east of Normandale Boulevard. The current crossings are the existing at-grade crossing of Normandale Boulevard/TH-100 and the existing American Boulevard bridge over TH-100. When redevelopment occurs on the east side of Normandale Boulevard, a pedestrian bridge or skyway connecting building or parking ramps north of 84th Street should be studied.

For access to Normandale Lake Park for those crossing on the south side of the intersection of 84th Street and Normandale Boulevard, there is an underpass south of the district at Normandale Boulevard along Nine Mile Creek. This underpass is in need of upgrades to enhance the user experience. The underpass is a quarter mile south of the intersection, which is not convenient for those traveling east and west on 84th Street. The sidewalks are frequently flooded and the pavement is beginning to deteriorate.

Underpass at Nine Mile Creek under Normandale Boulevard



The underpass is located a quarter mile south of West 84th Street and Normandale Boulevard. This picture highlights how high the water can get on a normal afternoon.

Underpass condition



The underpass is in need of upgrades. Water often creeps above the embankment and has started to deteriorate the pavement.

An east/west pedestrian bridge can provide a more direct connection over the intersection. However, because of the limited right of way the cost of the bridge is high. Additionally, to comply with the Americans with Disabilities Act (ADA), the bridge would either be a switchback style bridge or helix style on the approaches. The added approach lengths could create an inefficient route if it's perceived to take walkers longer than crossing at street level. Additional study will be needed to determine the appropriate placement and style of a pedestrian bridge. A pedestrian bridge at this location has potential to create a regional bicycle network connection. If a bicycle connection can be made along East Bush Lake Road and Edina Industrial Boulevard to Nine Mile Creek Trail there is potential to connect to the multiuse trail along France Avenue. West 84th Street has been identified as a Tier 2 Alignment for the Metropolitan Council's Regional Bicycle Transportation Network. This potential to link regional trails makes the bridge attractive for grant opportunities which could assist in funding the bridge.

Revise this section based on findings of intersection study and feedback on preferred alternative.





Remove reference to
"Potential Pedestrian Bridge"



Figure 13: Potential Regional Bicycle Route Connection

American Boulevard

American Boulevard runs east and west providing one of the main connection through the district. Sidewalks are available however there is not a dedicated bikeway. Furthermore, the bridge over Normandale Boulevard, while functionally safe, is underutilized. The corridor has opportunity to be an east-west multimodal thoroughfare.

The City's Alternative Transportation Plan identifies American Boulevard as a potential bikeway. It recommends an off-street bicycle facility. While long-term efforts will continue to support the installation of an off-street bicycle facility in the short-term there is potential for on-street bike lanes. Today's traffic volumes suggest that there is potential to install bike lanes and reconfigure the roadway. A reconfigured roadway could improve safety for vehicles and pedestrians by reducing the number of conflict points and increase sightlines. A comprehensive multimodal study of American Boulevard should be considered before such a conversion as new developments are expected to come online increasing traffic volume. The study should identify short term and long term recommended improvements to improve pedestrian and bicycle access while ensuring safe travel for vehicular traffic.

Additionally, it is important to promote pedestrian usage of the American Boulevard Bridge. This connection offers the same walking distance and time for the office and residential buildings west of Normandale Boulevard to the commercial center to the east. Promoting this could sway those to take the safer route rather than crossing at West 84th Street. Wayfinding signage, public art, and railings can entice those on the west to use the existing overpass. Furthermore, there might be potential for an easement to allow pedestrians more direct access to the commercial center through the Normandale Lake Estates' common space. This route would provide a pedestrian shortcut benefiting the surrounding office, hotel, residential, and commercial uses.

Easement potential



A hotel occupant was observed cutting through the Normandale Estates' property to access the commercial center.

American Boulevard Bridge over Normandale Boulevard



Bridge looking west over Normandale Boulevard.



Bridge looking east over Normandale Boulevard.

Recommendations

The most significant pedestrian/bicycle improvement recommended in the 2008 NLDP was the pedestrian bridge over Normandale Boulevard at West 84th Street (see Figure 12). However, it was not constructed and is no longer required. Sidewalk improvements were combined with streetscape enhancements to create a park-like feel in the District. However, better pedestrian and bicycle accommodations are needed to truly make the District walk/bike friendly. Opportunities exist to improve pedestrian safety and enhance the pedestrian experience. Additionally, pedestrian and bicycle circulation can be improved through construction of new sidewalks and trails and improvements to existing bridges. Studies should also be conducted to assist in determining additional pedestrian and bicycle connections both internally to the District and to the Region.





Revise recommendations as needed based on findings of intersection study and feedback on preferred alternative.

Safety and Improved Pedestrian Experience

- North side of West 84th Street and Normandale Boulevard pedestrian crossing improvements including:
 - Install new curb ramps and pedestrian actuated signals to meet ADA standards
 - Remove section of median that encroaches into crosswalk. These improvements will enhance safety for all users.
- Consider installing a rectangular rapid flash beacon (RRFB) to warn drivers of potential pedestrians crossing at southbound right turning movement off of Normandale Boulevard. This could help calm traffic which could provide a safer environment for pedestrians to cross.
- Evaluate the benefit of adding an island between the two northbound lanes at West 84th Street and Normandale Service Road. The street is wide for pedestrians to cross.
- Improve sidewalk and trail on American Boulevard Bridge over Normandale Boulevard. Consider adding public art or other enhancements to the bridge to create a gateway effect and enhance the pedestrian experience.
- Improve pedestrian crossing on the south side of West 84th Street and Normandale Boulevard to create a safer more pedestrian friendly environment.
- Install lighting at the existing pedestrian bridge over West 84th Street.

Improved Connection

- Fill gaps in the sidewalk network. A sidewalk should be installed along the south side of American Boulevard when the adjacent property ("Jostens's site") develops.
- Rehabilitate existing abutments on pedestrian bridge over West 84th Street. The bridge is in need of rehabilitation.
- East Bush Lake Road bicycle and pedestrian connection between Normandale Lake Park (Hyland-Bush-Anderson Lakes Regional Park Reserve) and Nine Mile Creek Regional Trail in Edina.
- Explore potential to create a sidewalk connection on the west side of Normandale Service Road from Hilton/Pacer Center area south toward West 84th Street.
- Implement Alternative Transportation Plan project recommendations and regional trails such as the American Boulevard off road trail.
- The pedestrian bridge over Normandale Boulevard at West 84th Street while no longer required, should be retained as a potential future, long-range project to facilitate a safer environment for pedestrians and bicycles.

Remove pedestrian bridge reference to remove it from capital improvements planning

Additional Study

- Perform baseline pedestrian and bicycle counts in the District.
- Continue to participate in Three Rivers Park District feasibility study for an East Bush Lake Road bicycle and pedestrian connection to evaluate the feasibility of a trail connection between Normandale Lake Park (Hyland-Bush-Anderson Lakes Regional Park Reserve) and Nine Mile Creek Regional Trail in Edina.
- Discuss interim pedestrian connection from West 82nd Street to Life Time Fitness with private property owners. This could significantly reduce walking distance between the east and west halves of the District and encourage more pedestrian activity.
- Work with Hennepin County to study pedestrian crossing and other potential streetscape improvements to enhance the pedestrian realm at West 84th Street and Normandale Boulevard.

Transit Progress

The 2008 NLDP focused on creating a more transit friendly environment through enhanced bus stops and improved service. Working with Metro Transit, routes have been modified to improve access and increase efficiency. The 589 Route provides express service from the District to downtown Minneapolis. Additional east/west service is provided by the 542 and 540 routes. All three routes generally operate every 15-30 minutes.

To improve the user experience two enhanced bus stops were constructed in areas that experience high ridership. The bus stop enhancements included a shelter and decorative concrete pad that matches the streetscape design. Additionally, two stops have been outfitted with a decorative concrete pad. Almost every stop directly connects to a sidewalk. This helps users navigate to and from the stops. A summary of project status is provided in Table 8 with locations shown in Figure 14.

Pictures of Transit Improvements



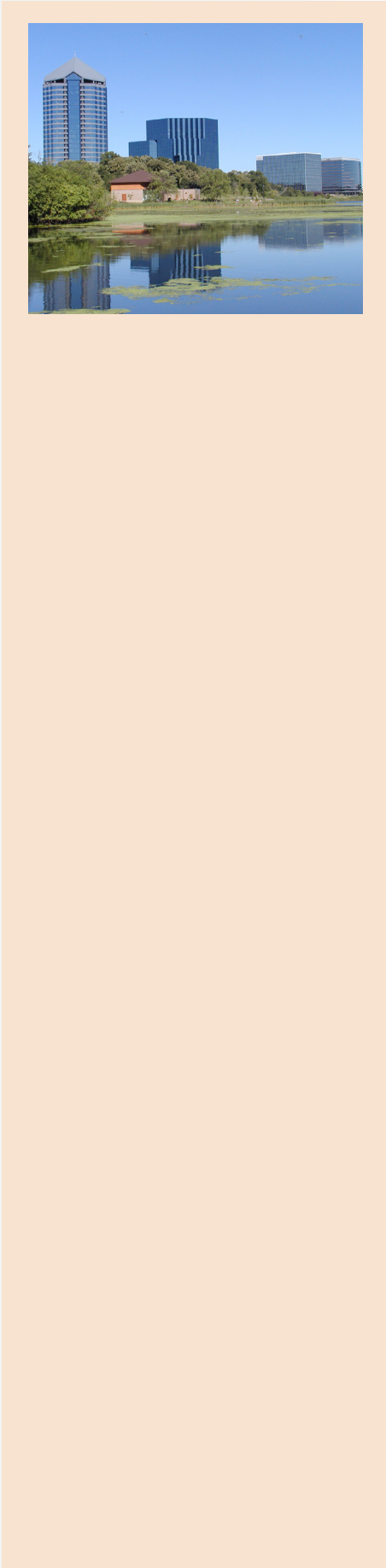
Decorative concrete pad



Enhanced bus stop with shelter.

Incremental improvements made in conjunction with new road and development projects have resulted in a comprehensive sidewalk and trail network. The 2008 NLDP focused on creating a needed pedestrian and bicycle connection over Normandale at West 84th Street as part of the proposed intersection improvements. Since the intersection improvements are no longer deemed necessary, the need for a pedestrian bridge is greatly reduced. Focus can be shifted towards enhancing the sidewalk and trail network and addressing existing barriers such as improving crosswalks.

Remove this bullet as we are completing study



Transit Enhancements	
Work with Metro Transit to modify routes serving the District to improve access and efficiency.	Completed
Expand AM and PM reverse commute trips between downtown Minneapolis and Normandale Lake Office Park.	Completed
Enhance design of existing bus stops. Coordinate with streetscape enhancements.	Designed and partially installed in 2009
Design and construct an enhanced transit stop to serve the east side of the District.	Designed
Work with Metro Transit to improve east-west transit service along American Blvd.	Completed

Table 8: Status of 2008 Normandale Lake District Plan Transit Enhancement Projects

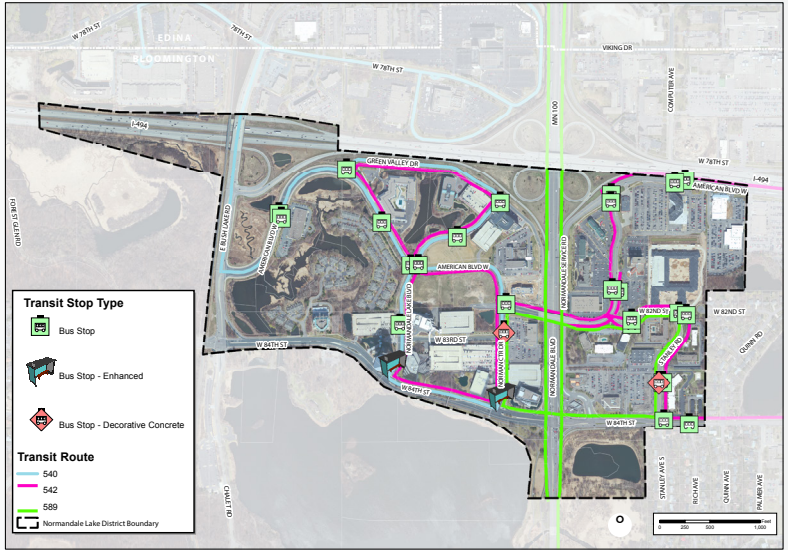


Figure 14: Transit Enhancements

Other Considerations

The District has experienced growth in residential units and is projected to continue to attract a mix of uses as it redevelops. This increased mix of uses will change transit needs. Current and future residents will demand transit service that connects them to work centers in other areas of Bloomington and the Region. Likewise, with a significant concentration of office space, the District will remain a regional employment center with workers desiring convenient transit access. The number of commuters using specific transit stops will fluctuate as new development occurs. The current locations of transit stops provide excellent access to transit. No part of the District is further than a quarter mile walking distance to a transit stop. Ridership demand is an important factor in determining what, if any, additional transit stop enhancements are recommended. Given that transit service is well distributed throughout the District the quality of transit will be an important factor to encourage transit ridership. This includes the frequency of trips as well as the quality of transit facilities (i.e. shelters, concrete pads, heaters).

Proposed transitways outside the District may have implications on transit service to the District. The construction and completion of the Orange Line Bus Rapid Transit and Southwest Light Rail may have stations that could be easily accessible to the District through coordinated transit service. Coordination with Metro Transit and Southwest Transit will be important as these projects move forward.

Recommendations

Transit needs will continue to evolve as development and redevelopment occurs. The City should continue to work with Metro Transit to improve access and promote transit ridership. Transit ridership directly contributes to a reduction in commuter congestion. To support transit, the City will continue to explore, with Metro Transit, the feasibility of Arterial Bus Rapid Transit along American Boulevard. The City should also continue its collaboration with the I-494 Corridor Commission. The Commission advocates for congestion relief of I-494 through improved transit access to important destinations along the corridor. Other improvements such as route adjustments and enhanced bus stops should be addressed as needed as the District continues to develop.

Utilities

Progress Since 2008

Sanitary sewer and water services are provided by the City of Bloomington and were reviewed as part of the 2008 NLDP. The plan found that while available water service would accommodate the anticipated growth there would likely be issues related to sanitary sewer, particularly on the east side of the District. The City has worked with the Metropolitan Council Environmental Services (MCES) to identify potential improvements to the system, which are described in Table 9. The 2008 NLDP did not find any issues or recommend projects pertaining to the water system infrastructure. The utilities section can be found on page 5.17-5.18 of the 2008 NLPD.

Utility Improvements — Sanitary Sewer	
Work with MCES and Edina to address capacity constraints in 3-BN-499 interceptor	Temporary fix done in 2009
MCES interceptor improvements	TBD by Met Council
Improvements to water and sanitary systems	None needed

Table 9: 2008 Normandale Lake District Plan Utility Improvements

Other Considerations

Primary land use can impact the needs for different utilities. Residential uses create higher demand for sanitary sewer and water service than office uses especially during the evening. The mixed-use and commercial development scenarios were used to model sanitary and water system needs. The models show similar needs between the two

Transit plays an important role in enhancing access to the District and helping to reduce peak hour congestion. Changes to service and modifications to routes impact ridership. The City should continue to work with Metro Transit to ensure the District residents and employees are well served.



scenarios for sanitary and water improvements. Redevelopment in the eastern section of the District will have the greatest impacts on the existing water and sanitary sewer systems. The results of the utility system models are explained below. Stormwater management will be addressed in the next section of this document.

Water

Water service needed to accommodate future development was modeled for the mixed use and commercial land use scenarios and found to be substantially adequate under both scenarios for commercial and domestic water use. Both scenarios, however, result in fire flow deficiencies in this area primarily because the recently opened Luxembourg Apartments uses most of the domestic capacity of the 6 inch supply lines on West 82nd Street and Stanley Road. The deficiency is more pronounced beyond the eastern boundary of the District, but is less critical because affected properties are mostly single family as compared to multifamily and commercial.

Locations with water capacity for fire protection deficiencies are illustrated on Figure 15. These are the deficiencies anticipated if all projected (2040) development occurs and no additional system improvements are made.



Figure 15: Year 2040 Water Capacity without Improvements

Recommendations

A minor but critical water main improvement is the completion of the link from the northwest corner of the recently completed Luxembourg development to the water main in the Stanley Road extension that connects to the 8 inch main on American Boulevard as shown in Figure 16. New additional demand originating from development in the area bounded by Normandale, West 82nd Street, West 84th Street, and Stanley Road could be supported by a new internal private loop originating from either Normandale Boulevard or West 84th Street and connecting to West 82nd Street at the Luxembourg development or by increasing the main size on either West 82nd Street or on Stanley Road. The most efficient supply option to relieve the deficiencies would be to increase the size of the main in West 82nd Street from Normandale Boulevard to the southwest corner of the Luxembourg site. No additional development demands should be placed on the 6 inch

main on West 82nd Street without upgrading it to the minimum size of 8 inches needed for higher density or commercial areas. If the water main improvements on West 82nd Street and north of Luxembourg are installed, the fire flow for the District is fully compliant as shown in the model results in Figure 16.



Figure 16: Year 2040 Water Capacity with Improvements

Whether the future development proceeds in accordance with the commercial scenario or mixed-use scenario, some localized water main improvements are recommended. The following infrastructure improvement projects have been identified to support both land use scenarios:

- Install 140 feet of new 8 inch water main north of Luxembourg and 950 feet of 8 inch water main replacement in West 82nd Street. This will alleviate water service issues in the eastern part of the District.
- An alternative to the 950 feet of water main replacement would be installing 2000 feet of 12 inch water main replacement concurrently with the sewer and force main work planned by the Metropolitan Council on American Blvd W. and W. 82nd St.
- Install a private loop system if it can be coordinated with potential redevelopment south of West 82nd Street.
- Continue to collaborate with the Metropolitan Council Environmental Services to improve the area's lift station and complete interceptor improvements.
- Add a 160 foot water main connection near Luxembourg Apartments.
- Upgrade the Chalet Lift Station Pumps (future project).

Sanitary Sewer

Sanitary sewer needs were also modeled under the mixed-use and commercial scenarios and both scenarios resulted in similar outcomes regarding future sanitary sewer demand. In both scenarios, the same pipe segments exceed the flow thresholds, however the mixed-use scenario was slightly worse; exceeding the commercial scenario by less than 10 percent.

Modeling indicated that several existing pipes will have peak flow levels that exceed the City's maximum threshold. The models indicated surcharging may occur.





Since the peak flow levels modeled exceed the City's threshold, the Utilities staff will continue to monitor and evaluate the actual flow during peak periods. Staff will use that information to evaluate new development and determine their impacts as they come on line. Development that contributes to excessive sewer system flow levels may need to participate in necessary system replacement costs. A potential solution is to upsize several pipes. The specific improvements are discussed below.

Recommendations

Projects in the short term and mid-term have been identified to address potential sanitary sewer needs. Modeling has identified some system deficiency when development reaches full build out in 2040. To address those issues the following infrastructure improvement projects have been identified:

- Increase sanitary sewer to 21 inches under West 84th Street between East Bush Lake Road and Normandale Lake Condos.
- Increase portions of the sanitary sewer to 15 inches under West 84th Street between Norman Center Drive and Stanley Road.

Stormwater Management

Progress Since 2008

Stormwater can impact the quality of water in lakes, streams, and rivers and in heavy rain events cause flooding of roads and even structures. The City of Bloomington addresses stormwater management through its Local Surface Water Management Plan (LSWMP). Many of the recommendations in the 2008 NLDP were to continue enforcing the City's existing stormwater management strategies and update the LSWMP. Specific stormwater improvement projects were identified in the 2008 NLDP on pages 5.18-5.19 and 6.2. Completion of these projects is on-going and is typically coordinated with road improvements or construction projects. There has not been any additional need for significant storm sewer infrastructure improvements in the District. More recent development in the area currently meets the City's LSWMP goals; while future redevelopment will be required to implement stormwater management as part of the redevelopment project. The City's LSWMP is in the process of being updated to accurately reflect the City's goals for water resource management and provide direction towards achieving those goals through policies and standards such as the incorporation of low impact design (LID) techniques.

The Normandale Lake water quality improvement project is currently under way. The City and Nine Mile Creek Watershed District are working with the Army Corps of Engineers to develop and implement lake management concepts aimed at improving the ecological function and water quality within the lake. Normandale Lake is a manmade lake created to provide flood control and protect human life and structures. The watershed area that drains to Normandale Lake is over 21,000 acres and 27% is within Bloomington. Other areas include portions of Hopkins, Edina, Eden Prairie, and Minnetonka. Due to the large urban watershed, the lake is subject to significant inputs of stormwater

runoff and upstream nutrient loading. The City currently treats the vegetation on Normandale Lake with aquatic herbicides under a permit from the Minnesota Department of Natural Resources and the Corps of Engineers. During the permitting process to create Normandale Lake, a condition was placed on the lake prohibiting vegetation control on the west half of the lake. Thus, only the east half of the lake can currently be managed for aquatic vegetation. Additional restrictions limit what can be treated on the east side of the lake to 15% of the 112 acre surface area. Closely tied to water quality and overall ecosystem health is an aquatic plant population diversity. Any potential future management techniques will be centered on developing a plan for controlling invasive plant species and reintroducing and re-establishing a more diverse and expansive native plant community within the lake with the goal of improving and protecting water quality.

Stormwater Management	
Water quality and storm sewer infrastructure improvements as needed to meet City's Comprehensive Surface Water Management Plan (CSWMP) goals, NPDES MS4 permit requirements or TMDL implementation plan requirements	No particular projects to note
Normandale Lake Water Quality improvement project	2018-2019
Update City's LSWMP to accurately reflect the City's goals and policies for water resource management	2016-2018

Table 10: 2008 Normandale Lake District Plan Stormwater Management Improvements

Other Considerations

Policies provide an effective tool for stormwater management and are typically realized during site design. The 2008 plan identified several policy improvements that the City is currently working on. These include best management practices for LID techniques, evaluation of stormwater as part of the project application review, and requiring stormwater management plans in coordination with project approval. Since the development of the NLDP, both development assumptions and stormwater management requirements have changed. In 2015, Section IV of the LSWMP was amended to include additional requirements for post construction stormwater runoff management including: promoting green infrastructure techniques, additional volume control requirements, infiltration area restrictions, and long-term maintenance. Regardless of land use, development sites are required to be designed to appropriately accommodate anticipated stormwater quantity and also address water quality.





Recommendations

Stormwater management is required as part of each site design regardless of land use. Policy has helped guide the standard design principles that are required for site level stormwater management. No major upgrades to stormwater infrastructure have been identified to accommodate forecast development in the District. Recommendations to better manage stormwater include:

- Continue to improve and update the City's Local Surface Water Management Plan to include promoting green infrastructure techniques, additional volume control requirements, infiltration area restrictions, and long-term maintenance.
- Collaborate with the Nine Mile Creek Watershed District on water quality improvement efforts for Normandale Lake.

Normandale Lake



Normandale Lake is a shallow lake with abundant aquatic plant growth, including Curlyleaf Pondweed, which is an aquatic invasive species.

Projects outside of the District

Progress Since 2008

Several projects were identified as part of the 2008 NLDP that were outside of the study area boundary. These projects helped to alleviate traffic issues, create a sense of place when entering the District, and supported efforts to create a welcoming environment around the District's boundaries. Nearly every project recommended in the 2008 NLDP has been completed or is under construction (see Table 11). One exception is the westbound I-494 Entrance ramp off East Bush Lake Road, which was not included in the 2008 NLDP as funding was deemed very speculative at the time. That project has now been fully funded and construction began in 2017. As noted previously, the ability to implement this project is one of the key drivers of this update as it has significant impacts on traffic flow and congestion, and alleviates the need for major reconstruction of the intersection of West 84th Street and Normandale Boulevard.

Outside the District Improvements	
Construct median in Normandale Blvd. between Nine Mile Creek and 94th Street to create protect turn lanes	Under Construction
Identify traffic management measures for residential area south of W. 84th St., east of Stanley Rd.	Completed
Install traffic calming measures in neighborhood south of W. 84th St., east of Stanley Rd.	Completed
Construct access ramp to WB I-494 at E. Bush Lake Rd.	Under Construction
Remove house on Sharrett property (north side of Normandale Lake)	Completed
Miscellaneous path improvements and maintenance in Normandale Lake Park	Completed
Design and install kiosks and identification signs in Normandale Lake Park	Completed

Table 11: 2008 Normandale Lake District Plan Other Improvements Outside the District

Normandale Lake District Sign



This sign incorporates the district brand while directing to amenities outside the district.

Additionally, an off road multiuse trail has been included as part of the construction along Normandale Boulevard south of the District. This trail will connect the District's trail network to the West 94th Street Bikeway. The west 94th Street Bikeway provides an east-west connection into Hyland-Bush-Anderson Lakes Regional Park Reserve to the west connecting to the Normandale Boulevard Trail. It is a major east-west bikeway. The Normandale Boulevard Trail is included in the City's Alternative Transportation Plan (ATP) and will eventually connect with the completed trail segment south of W. Old Shakopee





Road that turns west along Auto Club Road and provides access to the Minnesota River Valley. It is identified as a Community Corridor which provides intra-city connections to local destinations in the city as well as access to regional trails. Local destinations may include recreational, institutional, and commercial uses, as well as transit facilities, all of which are found in the District.

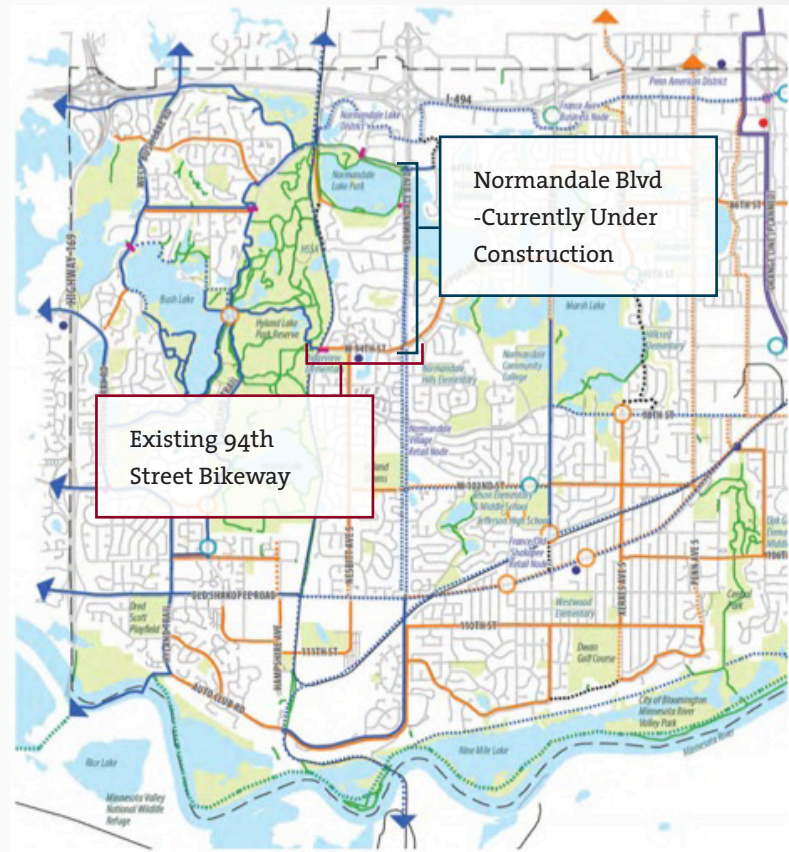


Figure 17: Alternative Transportation Plan Proposed Projects

Additional Considerations

The District boundary was expanded for this update to incorporate the I-494/East Bush Lake Road interchange. However, there are still areas outside the District that are impacted by development in the District. Most notably is East Bush Lake Road north of I-494. The additional I-494 entrance ramp will generate traffic and impact the adjacent road network.

Similarly projects outside the District may impact the District. An example being the newly constructed Nine-Mile Creek Regional Trail. This trail runs east and west just north of the District in Edina. The close proximity to the District and Hyland-Bush-Anderson Lakes Regional Park Reserve could potential increase bicycle and pedestrian traffic. East Bush Lake Road provides the nearest connection over I-494 to connect to the Nine Mile Creek Trail. Signs that this will become an informal route.

Recommendations

Projects outside the District can influence the District and similarly projects inside the District have influence outside the District. Projects that influence the area include the Nine-Mile Creek Regional Trail,

American Boulevard Corridor Study, and East Bush Lake Road On-Ramp. The Nine-Mile Creek Trail Regional Trail will connect the Minnesota Valley Refuge to Hopkins through Bloomington, Richfield, Minnetonka, and Edina. Segments have been completed in Edina just north of the District. East Bush Lake Road has potential to become a popular bike route connecting to the trail. Pedestrian and bicycle movements should be monitored. Additional safety considerations might become necessary if there is a significant increase in pedestrian and bicycle travel. There is potential to make a formal connection from the Nine-Mile Creek Regional Trail to the District and Bloomington's trails. This will provide regional bicycle access to the District from neighboring communities to the north. A feasibility study for connection between Hyland-Bush-Anderson Lakes Regional Park Reserve is recommended.

Bicyclist on East Bush Lake Road

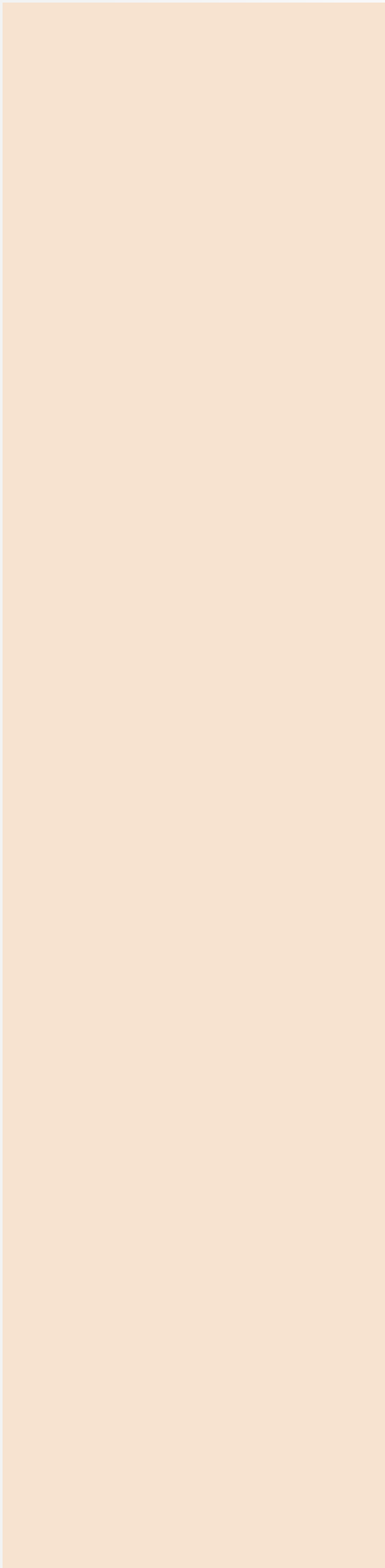


These bicyclists were observed riding on East Bush Lake Road trail west of Chalet Road along East Bush Lake Road over I-494 presumable to connect to the recently opened Nine Mile Creek Trail.

An American Boulevard Corridor Study is proposed to understand how best to utilize the existing corridor. American Boulevard acts as a reliever to I-494 and connects to the Penn American District and South Loop District. Preliminary traffic analysis shows potential to incorporate a multimodal approach to the corridor. Additional study is proposed to evaluate the corridor's potential.

The improved access to I-494 at East Bush Lake Road will ease traffic congestion at Normandale Boulevard and West 84th Street but will also increase traffic at East Bush Lake Road and 78th Street. As part of the construction of the on-ramp or shortly thereafter improvements should be made to the East Bush Lake Road and 78th Street. This will need to be coordinated with the City of Edina because the intersection is located on the border between the two cities.

Projects outside the District affect how people get to the District and know when they have arrived. Working with partners such as Three Rivers Park District, MnDOT, and the City of Edina is crucial to ensure a well-connected District that services both Bloomington and their respective interests.



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III. IMPLEMENTATION PLAN



Implementation Plan

Summary of Plan Recommendations

The recommendations described in the previous chapter are summarized in Table 12: Proposed Public Improvements in the District. The anticipated time frame and responsible agency or partner for the implementation of each task is identified.

Action/Task	Responsible Party	City cost	Status
Engineering Studies			
American Blvd. multi-modal corridor study:			
Analyze ways to balance walking, biking, and transit needs with vehicle traffic	Bloomington	\$120,000	Future project
Roadway Improvements			
Construct access ramp to westbound I-494 at E. Bush Lake Rd.	MnDOT, Hennepin County, Bloomington	\$530,000	2017-2018
Add left turn restriction signage during peak times at W. 84th St. /Normandale Service Road	Bloomington	Minimal City Cost	Short-term
Signal timing modifications			
<ul style="list-style-type: none"> Study on E. Bush Lake Rd. between 78th St. and W. 84th St. Norman Center Dr. and American Blvd. Normandale Lake Blvd. and W. 84th St. Explore leading pedestrian signals where applicable 	Bloomington /Hennepin County	\$12,000	Short-term
Extend median south on Normandale Lake Blvd. towards American Blvd. Also move stop signs closer to American Blvd.	Private Developer	No City Cost	Future Project
Adjust western curb line south of W. 83rd St. along Norman Center Dr. to improve compliance with one-way operations	Bloomington	\$120,000	Future Project

* Project contingent on funding partnership with Hennepin County, Three Rivers Regional Park District, and City of Edina.

**Project contingent on funding partnerships with Hennepin County, Three Rivers Regional Park District, and City of Edina as well as Federal and/or other regional grant dollars.

American Blvd. and
Normandale Lake Blvd.

- Install a signal
- Construct a northbound right turn lane

Bloomington

TBD

Future Project

Bicycle and Pedestrian Projects

Fill in sidewalk gaps

Private
developer

No City
Cost

As
development
occurs

North side of W. 84th St.
and Normandale Blvd.
pedestrian crossing
improvements

- Install new ramps and pedestrian actuated signals to meet ADA standards
- Remove median nose

Bloomington

\$50,000

Short-term

South side of W. 84th St.
and Normandale Blvd.
pedestrian crossing
improvements

Bloomington

\$50,000

Short-term

Rehabilitate existing
abutments on pedestrian
bridge over W. 84th St. and
install lighting

Bloomington

\$520,000

Short-term

Perform baseline pedestrian
and bicycle counts

Bloomington

City
Budget

Short-term

E. Bush Lake Rd. bicycle
and pedestrian connection
feasibility study. Participate
in Three Rivers Park
District Study for a 1.5 mile
connection between Hyland
Park and Nine Mile Creek
Regional Trail in Edina*

Bloomington

\$10,000

Short-term

E. Bush Lake Rd. bicycle
and pedestrian connection
between Hyland Park and
Nine Mile Creek Regional
Trail. Funds would be used
as a match for Federal
and/or other regional grant
funding**

Bloomington

\$500,000

Short-term

* Project contingent on funding partnership with Hennepin County, Three Rivers Regional Park District, and City of Edina.

**Project contingent on funding partnerships with Hennepin County, Three Rivers Regional Park District, and City of Edina as well as Federal and/or other regional grant dollars.





Explore a rectangular rapid flash beacon (RRFB) to help pedestrians cross southbound right turning movement off of Normandale Blvd.	Bloomington, Hennepin County	\$50,000	Short-term
Explore adding an island between the two northbound lanes at W. 84th St. and Normandale Service Rd.	Bloomington	TBD	Future Project
Discuss interim pedestrian connection from W. 82nd St. to Life Time Fitness with private property owners.	N/A	No Cost	Short-term
Explore sidewalk connection on the west side of Normandale Service Rd. from Hilton/ Pacer Center area to make another pedestrian connection to Poor Richards, etc.	Bloomington	TBD	Future Project
Work with Hennepin County to study pedestrian crossing and other potential streetscape improvements to enhance the pedestrian realm at W. 84th St. and Normandale Blvd.	Bloomington, Hennepin County	\$35,000	Future Project
Improve sidewalk/trail on American Blvd. bridge over Normandale Blvd.	Bloomington	TBD	Future Project
Explore adding public art, etc. to the bridge to create a gateway effect			
Alternative Transportation Plan project recommendations and regional trails	Bloomington and regional partners	TBD	Future Project
Pedestrian bridge over Normandale Blvd. at W. 84th St.	Bloomington	TBD	Future Project

Remove pedestrian bridge from list of future projects

* Project contingent on funding partnership with Hennepin County, Three Rivers Regional Park District, and City of Edina.

**Project contingent on funding partnerships with Hennepin County, Three Rivers Regional Park District, and City of Edina as well as Federal and/or other regional grant dollars.

Streetscape Enhancements			
Update aerial photos on all map signage	Bloomington	\$10,000	Short-term
Improved landscaping at W. 84th St. and Normandale Blvd.	Bloomington	\$8,000	Short-term
Design and construct mid-term urban design (trees, lighting, sidewalks, planted medians, enhanced bus stops)	Bloomington	TBD	Future Project
Transit Enhancements			
American Blvd. arterial BRT	Metro Transit	TBD	Long-term
Utility Improvements			
Metropolitan Council Environmental Services Lift station	Metropolitan Council	No City Cost	Short-term
Metropolitan Council Environmental Services interceptor improvements	Metropolitan Council	No City Cost	Short-term
Increase water main from 6" to 8" under W. 82nd St. between bridge and Luxembourg apartments	Bloomington	\$600,000	Short-term
Add 160' water main connection near Luxembourg apartments	Bloomington	\$85,000	Future Project
Increase sanitary sewer from 16" to 21" under W. 84th St. between E. Bush Lake Rd. and Normandale condos	Bloomington	\$1,400,000	Future Project
Increase sanitary sewer from 10" to 15" and 12" to 15" under W. 84th St. between Norman Center Dr. and Stanley Rd.	Bloomington	\$1,800,000	Future Project
Chalet lift station pumps	Bloomington	TBD	Future Project





Stormwater Management			
Normandale Lake Water Quality improvement project	Nine Mile Creek Watershed District	No City Cost	Short-term
Update City's Comprehensive Surface Water Management Plan to include Low Impact Design (LID) techniques and criteria	Bloomington	Citywide Plan	Short-term

Table 12: Proposed Public Improvements in the District

Phasing Plan

The implementation of the plan recommendations is expected to occur over three phases. The short term and future projects relate to the readiness of the project. The readiness of the project may be influenced by funding needs, the design needs, and the readiness of related projects.

Short-Term (2018 – 2020)

Short-term projects are anticipated to be completed in the first three years after the plan update is adopted. They are either fairly easy to implement, relatively inexpensive, or have already been studied, planned, and designed. These projects include pedestrian upgrades, traffic control signage, map signage updates, and water main replacement. Additionally, studies have been identified to assist with the planning of future projects.

Future Projects (2021+)

Future projects are anticipated to be completed four or more years after the plan update is adopted. They may require additional study, design, and partner coordination. Resources for these improvements are not always included in the proposed financing strategy but will be identified in relation to future road improvement projects.

Funding Scenario

2008 Funding

The funding strategy developed for the 2008 NLDP improvements included a combination of Special Assessments, Tax Abatement, Hennepin County funds, and Federal grants for a total financial package of \$41.2M (see Figure 18). Springsted, Inc., the City's financial consultant for the 2008 NLDP, prepared a comprehensive cash flow funding model for the proposed public improvements. For the short term improvements, consisting of local road improvements, urban design enhancements, and district signage, the only funding tool used was Special Assessments. For the 2008 NLDP mid-term improvements, consisting of the widened intersection at West 84th Street and

Normandale Boulevard and the pedestrian bridge over Normandale Boulevard, the funding strategy was to use a combination of Special Assessments, Hennepin County Funds, Tax Abatement, and Federal grants. The mid-term projects relied on the City obtaining an \$8M Federal grant. Although the City applied for Federal grants twice for the West 84th Street and Normandale intersection improvement, both times were unsuccessful. Without the Federal grant, the mid-term improvements could not be adequately funded and were placed on hold.

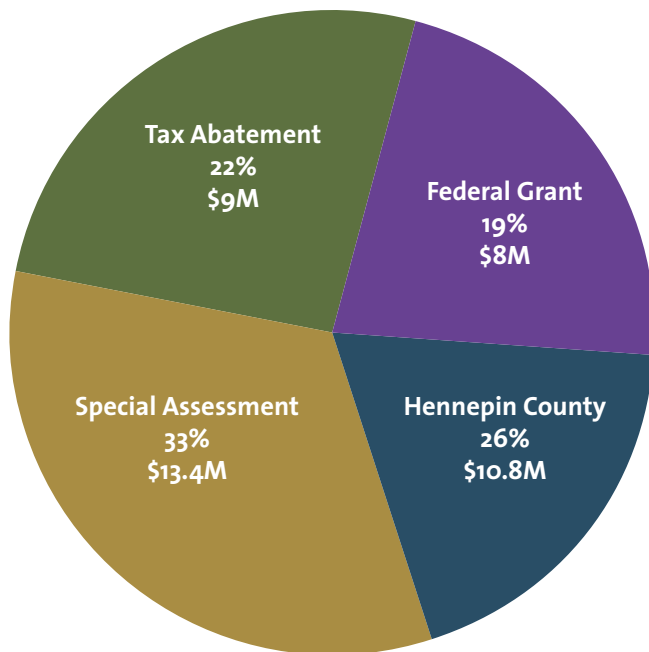


Figure 18: 2008 Funding Strategy

Updates to Funding Scenario

The City began to explore the possibility of a westbound on-ramp to I-494 at East Bush Lake Road and in 2015, the City applied for two grants to fund the on-ramp project and was successful in obtaining funds from both the State-level Transportation and Economic Development (TED) grant and Federal Moving Ahead for Progress in the 21st Century (MAP-21) grant. Those two grants coupled with Hennepin County funds are estimated to nearly fully fund the westbound on-ramp to I-494 at East Bush Lake Road project.

After updating the other proposed improvements in the Normandale Lake District, the estimated total cost (including the on-ramp project) is approximately \$36.9M (Figure 19) City Finance Staff updated the financial models originally created by Springsted, Inc. and determined that no additional Special Assessments are needed to fund the future projects. All of the future improvements are anticipated to be able to be funded completely with Tax Abatement funds.



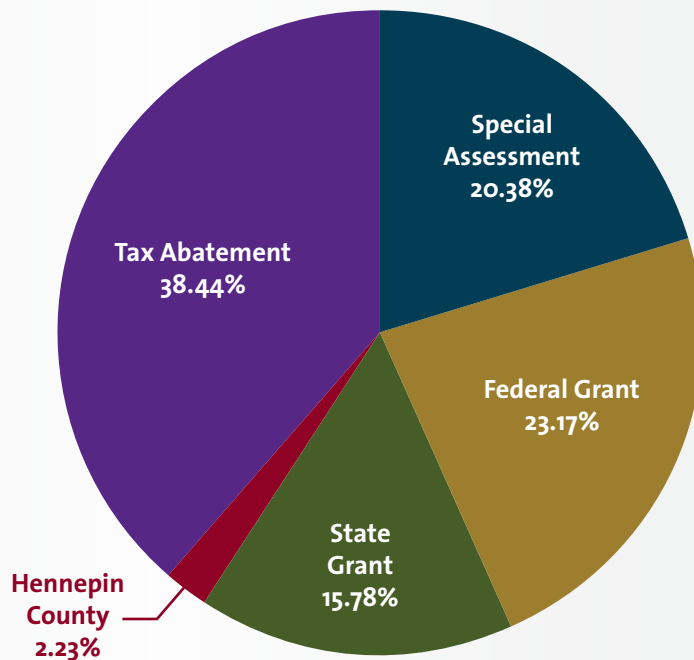


Figure 19: 2017 Funding Strategy

Federal Grant

In 2014, the City applied for and was awarded the MAP-21 Federal grant in the amount of \$7.28M for the westbound on-ramp to I-494 at East Bush Lake Road.

State Grant

In 2015, the City applied for and was awarded the TED grant in the amount of \$5M for the westbound on-ramp to I-494 at East Bush Lake Road.

Hennepin County

East Bush Lake Road is a County Road. The City requested that Hennepin County pay a portion of the design and construction of the westbound on-ramp to I-494 at East Bush Lake Road. Hennepin County has committed to funding up to \$700k for the project.

Commercial Property Owners

The office owners and developers in the northwest quadrant of West 84th Street and Normandale Boulevard entered into special assessment agreements with the City based on the 2008 plan improvements and funding scenario. In 2009, the short-term public improvements were completed and 100% of those costs were assessed to the commercial property owners who had signed agreements. The second phase of the special assessment agreement was for the mid-term improvements to be partially funded with special assessments. With the update to the NLDP, the 2008 mid-term improvements are no longer viable and the westbound on-ramp to I-494 at East Bush Lake Road will serve as traffic mitigation for the District. The updated public improvement costs were analyzed and it was determined that the City will be able to terminate

those special assessment agreements, since this source of funding is no longer needed to fund upcoming improvement projects in the District. In total, approximately \$6.4M was collected from Special Assessments to pay for the 2009 public improvements.

City of Bloomington

The City has committed to use its property tax abatement authority for new development occurring in the District. Several parcels that are estimated to redevelop in the future were selected for inclusion in the tax abatement revenue collection. The first tax abatement resolution for the District was adopted by the City Council in 2007. Since then, there have been updates in 2008, 2010, and 2017, where updates have been made to the resolution. With each tax abatement resolution update, the Bloomington School District and Hennepin County are invited to participate and in all cases, they both have declined. Under State law, the City may collect tax abatement for 20 years on each parcel included in the tax abatement district. It is anticipated that \$12M of property tax abatement funding will be spent on upcoming District improvements. Staff modeled the tax abatement district and it is estimated that up to \$18.6M will be available in tax abatement revenue through the year 2027. Should the District not require any additional public improvements, the City Council may elect to terminate the tax abatement district at any time. However, once terminated, the tax abatement will be exhausted as a funding mechanism in the District in the future.



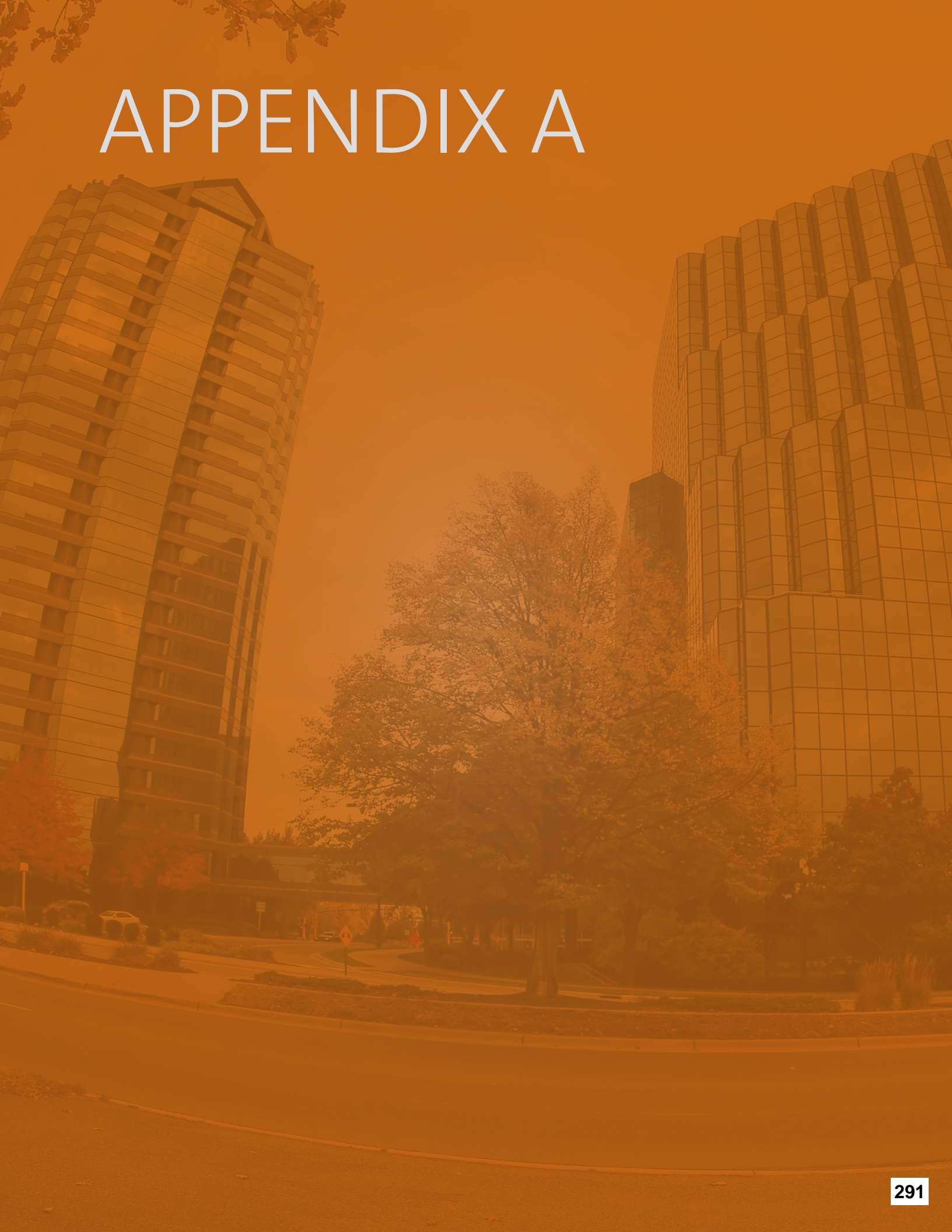
Figure 20: Tax Abatement Areas



Project Element	Total Construction Cost (at year of Construction)	Federal Grant (MAP-21)	State Grant (TED)	Hennepin County	Commercial Property Assessment	Tax Abatement
2009 Projects	\$6.4 M				\$6.4 M	
On-Ramp	\$13.3 M	\$7.3 M	\$5.0 M	\$0.7 M		\$0.4
Future local improvements	\$11.7 M					\$11.7 M
TOTAL	\$31.4 M	\$7.3 M	\$5.0 M	\$0.7 M	\$6.4 M	\$12.1 M
% Share	100%	23%	16%	2%	20%	39%

Table 13: Projected Budget

APPENDIX A



Appendix A: 2008 Normandale Lake District Plan Project Progress

Normandale Lake District Plan Section 6 Implementation Plan

Action/Task	Status
Road Improvements	
Widen W. 83rd St.	Completed in 2009
Install access restriction on Norman Center Dr. between W. 83rd St. and W. 84th St.	Completed in 2009
Install signal at American Blvd. and Norman Center Dr.	Completed in 2009
Install signal at W. 83rd St. and Normandale Lake Blvd.	Completed in 2009
Modify curve at W. 82nd St. and Stanley Rd.	Completed in 2009
Apply for grants for intersection	Failed to receive grant
Reconstruct intersection of W. 84th St. and Normandale Blvd.	Improvement no longer needed
Road Pedestrian Bridge Improvements	
Design and construct pedestrian bridge	Not Required
Work with MnDOT to integrate east ramp approach into berm around Goldman Pond	Not Required
Work with Three Rivers Park District to integrate west ramp with park trails	Not Required
Utility Improvements	
Work with MCES and Edina to address capacity constraints in 3-BN-499 interceptor	Temporary fix done in 2009
MCES interceptor improvements	TBD by Met Council
Improvements to water and sanitary systems	None Completed
Stormwater Management	
Water quality and storm sewer infrastructure improvements as needed to meet City's Comprehensive Surface Water Management Plan (CSWMP) goals, NPDES MS4 permit requirements or TMDL implementation plan requirements.	No projects identified
Normandale Lake Water Quality improvement project (by Nine Mile Creek Watershed District)	Fall 2018-Winter 2019





Update City's CSWMP to include Low Impact Design (LID) techniques and criteria.

2016 - 2017

Trails

Work with MnDOT to develop trails around Goldman Pond connecting to creek underpass tunnel.

Delete

Improve sidewalk/trail on American Blvd. bridge

Not Completed

Remove sidewalks on W. 84th St. and Normandale Blvd.

Delete

Streetscape Enhancements

Design and construct short term urban design with 2008 planned projects.

Completed in 2009

Design and construct mid-term urban design (trees, lighting, sidewalks, planted medians)

Green streets in map below are complete, all others remain.

Wayfinding Signs

Coordinate sign design with TRPD, MnDOT, Hennepin County

Completed in 2009

Design wayfinding signs, District street signs, and prepare implementation program

Designed in 2009

Fabricate and install wayfinding signs

Partially installed in 2009

Transit Enhancements

Work with Metro Transit to modify routes serving the District to improve access and efficiency.

Completed

Expand AM and PM reverse commute trips between downtown Minneapolis and Normandale Lake Office Park.

Completed

Enhance design of existing bus stops. Coordinate with streetscape enhancements.

Designed and partially installed in 2009

Design and Construct an enhanced transit stop to serve the east side of the District

Designed

Work with Metro Transit to improve east-west transit service along American Blvd.

Completed

Land Use and Zoning

Amend Comprehensive Guide Plan

Completed

Amend zoning

Completed

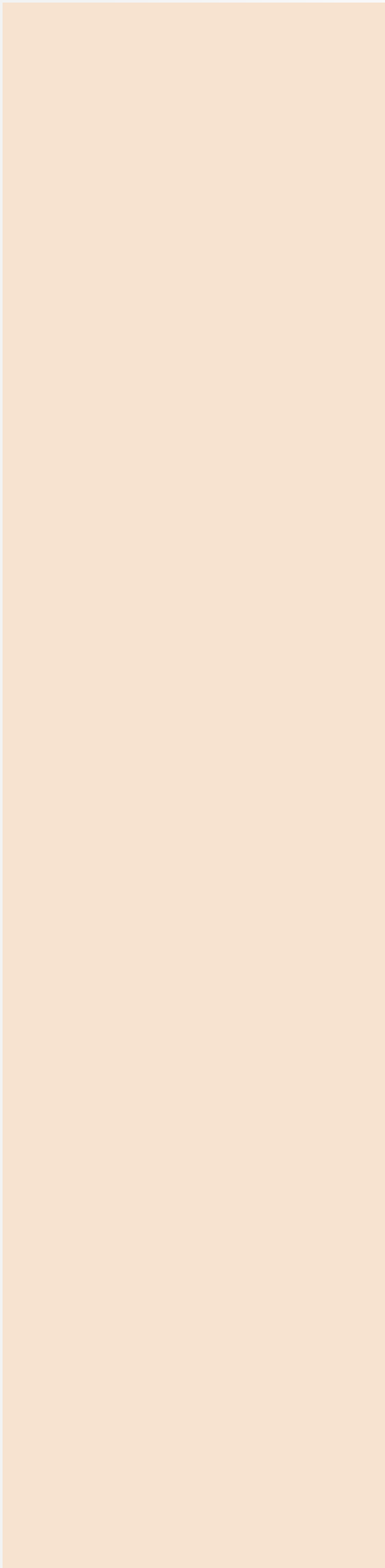
Develop and adopt District urban design guidelines

Completed

NORMANDALE LAKE DISTRICT PLAN UPDATE

Redevelopment	
Work with property owner to address redevelopment issues (lot consolidation)	On Going
Outside the District Improvements	
Construct median in Normandale Blvd. between Nine Mile Creek and 94th Street	Under Construction
Identify traffic management measures for Poplar Bridge neighborhood	Completed
Install traffic calming measures in Poplar Bridge Neighborhood	Completed
Construct access ramp to WB I-494 at E. Bush Lake Rd.	2018
Remove house on Sharrett property (north side of Normandale Lake)	Completed
Miscellaneous path improvements and maintenance in Normandale Lake Park	Completed
Design and install kiosks and identification signs in Normandale Lake Park	Completed





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APPENDIX B

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Appendix B

2015 Normandale Lake District Traffic Study

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84th St at Normandale Blvd Pedestrian Safety Study

City of Bloomington
City Council Study Session
Monday, June 30, 2025



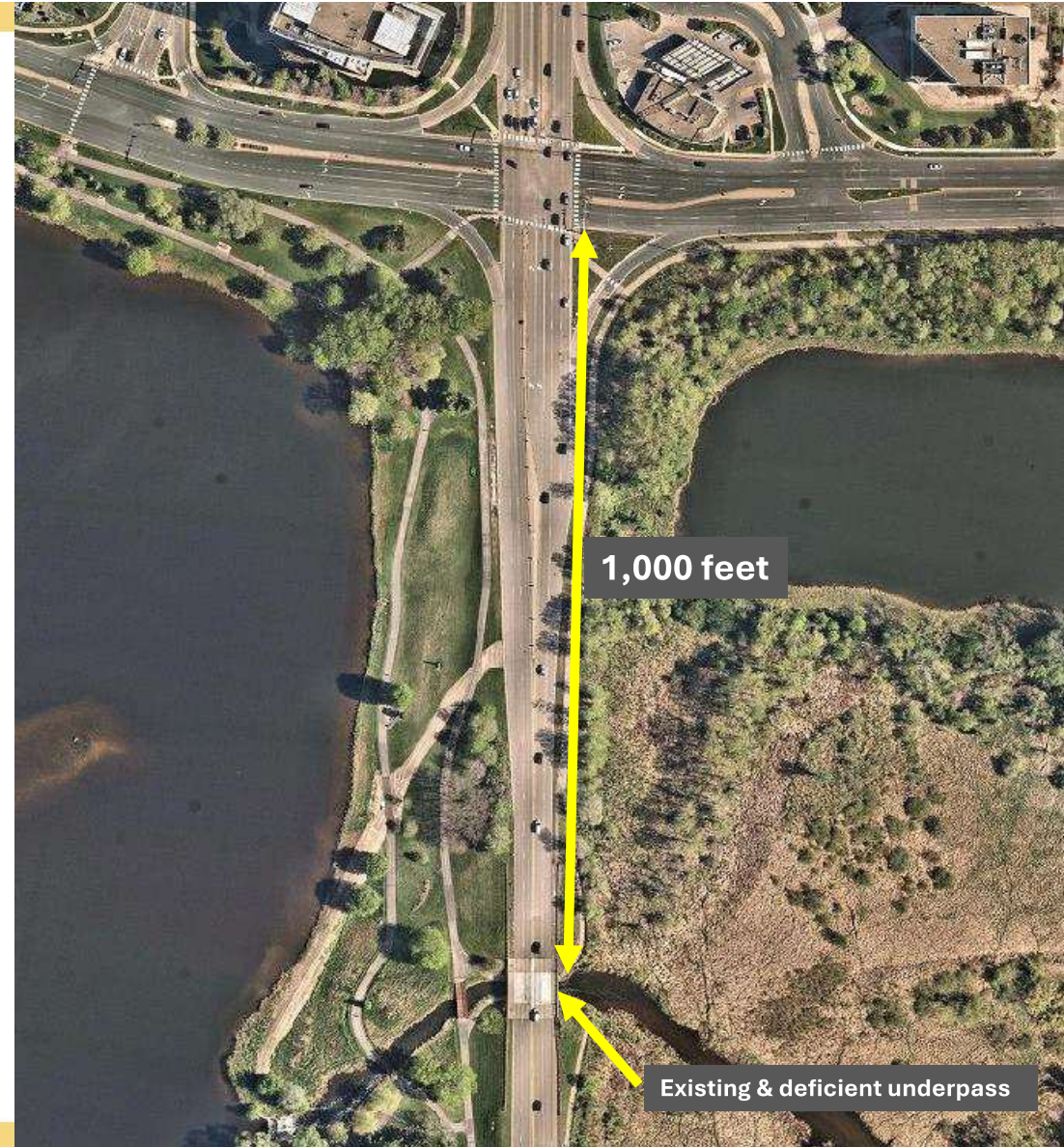
Introduction



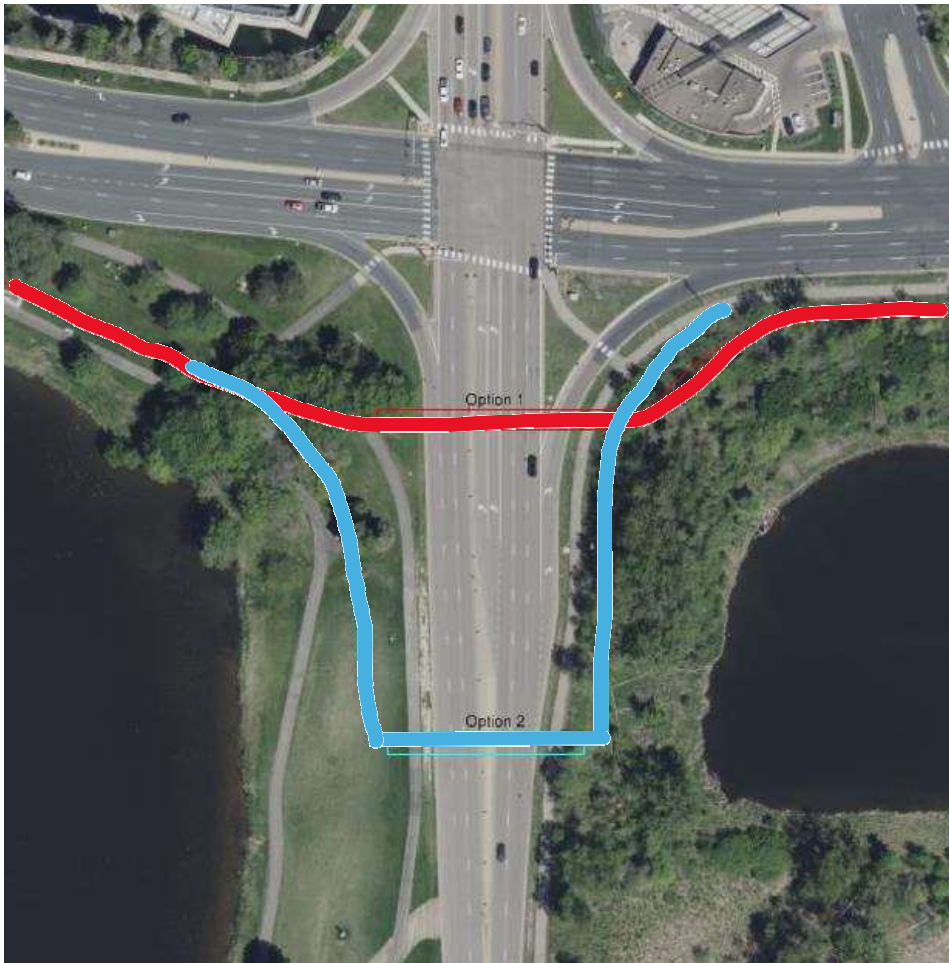
- Proposal
 - Remove the pedestrian bridge option from the Normandale Lake District Plan and instead add at-grade pedestrian crossing improvements
- Feedback requested from Planning Commission and City Council
 - Identify preferred at-grade pedestrian crossing improvement(s)

Purpose

- Pedestrian-generating surrounding land uses
- Difficult & uncomfortable crossing location
- Programmed pedestrian overpass



Pedestrian Bridge

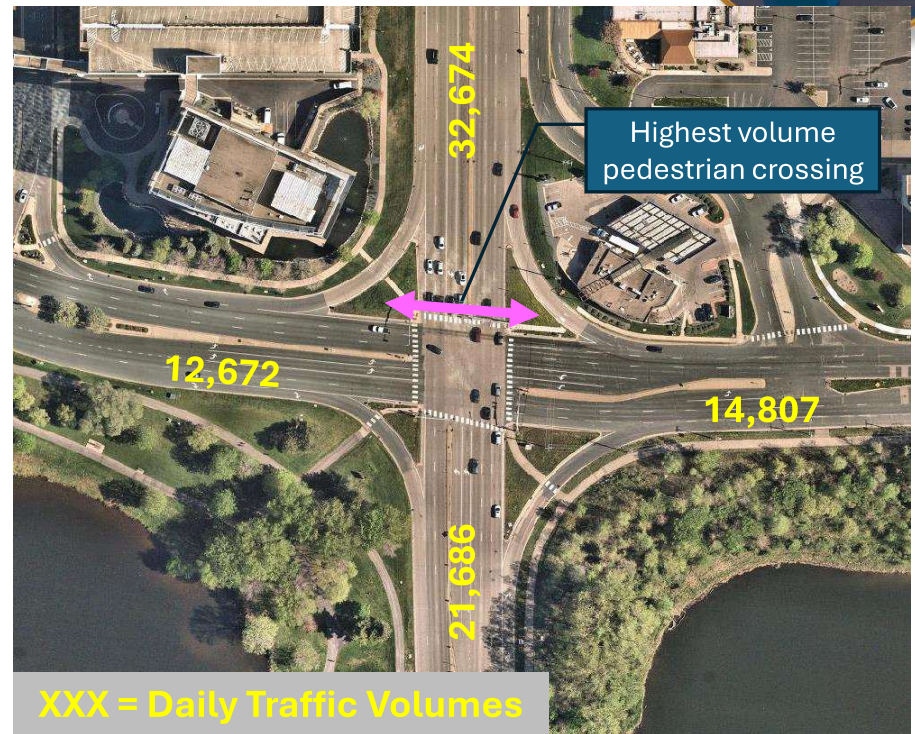


- Estimated cost = \$5M
- Usage decreases as distance from intersection increases
 - ~900 feet increased travel distance
 - ~4x travel time increase
- High potential for impacts to vegetation, wetlands, poor soils
- May encourage speeding as vehicles and pedestrians are seen as “separated”

Existing Conditions – Operations



- Highest volume intersection in city
- North leg = Hwy 100
- 200+ pedestrians per day
- Operates acceptably overall during peak hours
- Some failing left turns, notable queues during peak hours

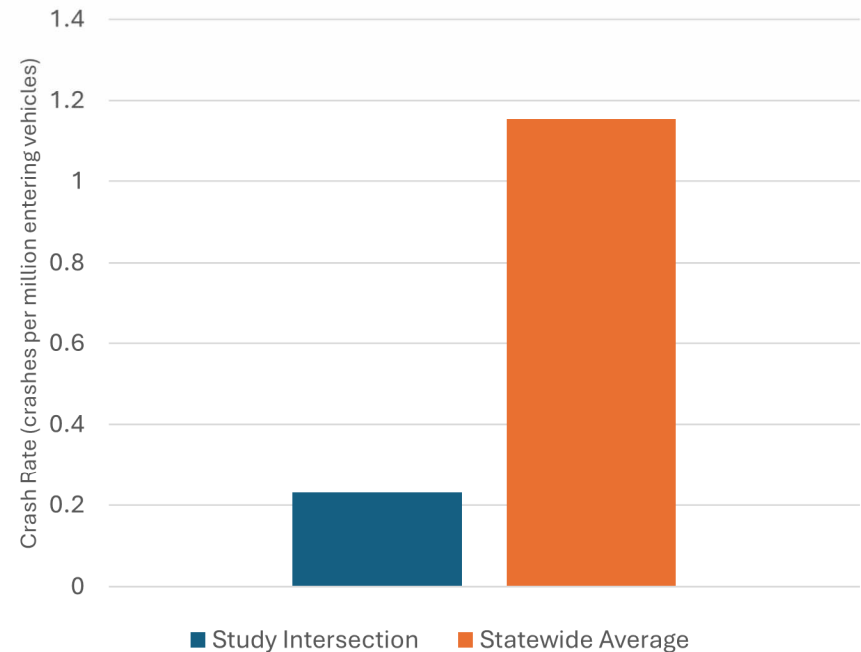


Existing Conditions – Safety

- Below average crash rate
- 8 crashes in last 3 years
- No pedestrian/bike crashes reported in last 10 years
- No long-term crash trends in right-turn areas



Crash Rate Comparison





Alternatives Analysis

Long-term alternatives

Alternative 1 – Left turn reductions

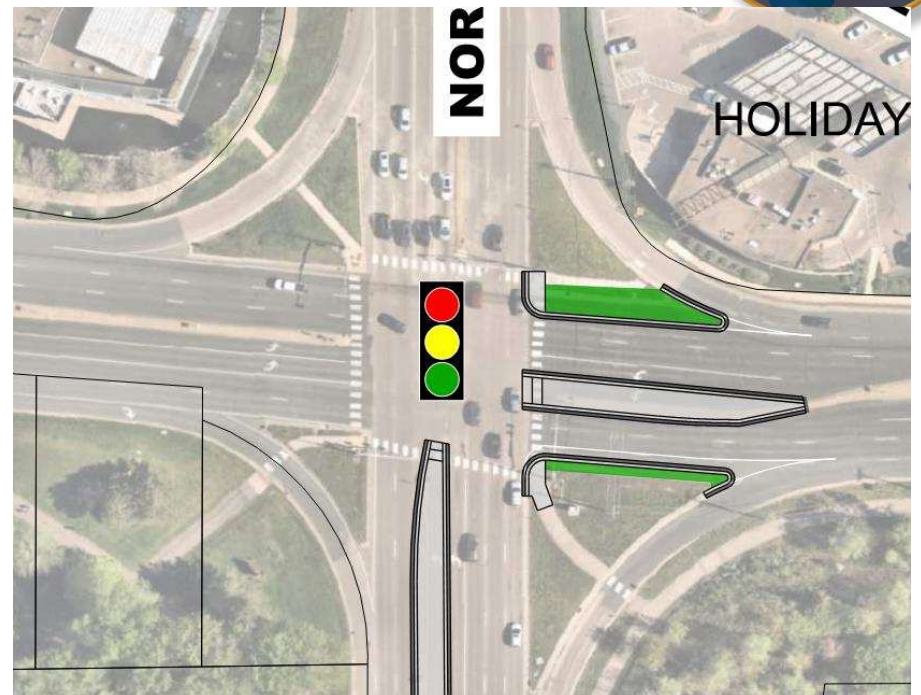


Pro's

- Decreased crossing exposure on east and south legs (1-3 lanes removed)
- Large refuge islands on east and south legs
- Least expensive alternative

Con's

- High-speed channelized right turns remain
- No benefit to north or west legs
- Left turn maximum queues may exceed storage capacity periodically



Alternative 2 – Low angle right turns

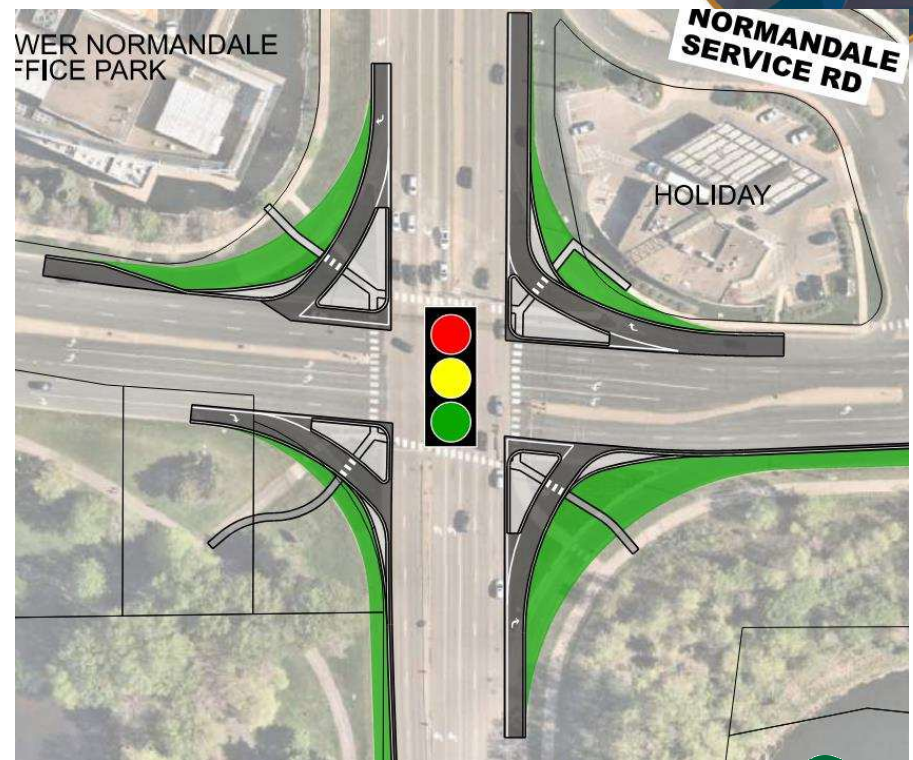


Pro's

- Decreased crossing length on east and west legs (1-2 lanes)
- Reduced speeds and improved sightlines in right turn areas
- Least impact on delays

Con's

- Channelized right turns remain
- Pedestrian comfort on right turn islands decreased



Alternative 3 – Hybrid right turns

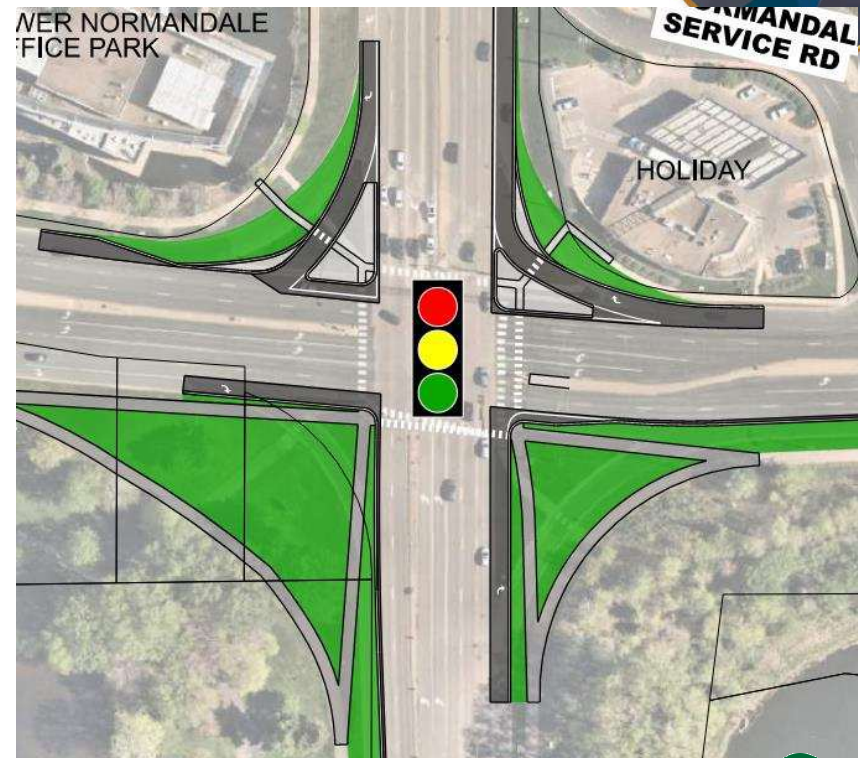


Pro's

- Provides highest amount of control of right turning vehicles
- Best accommodates cycle track on south side

Con's

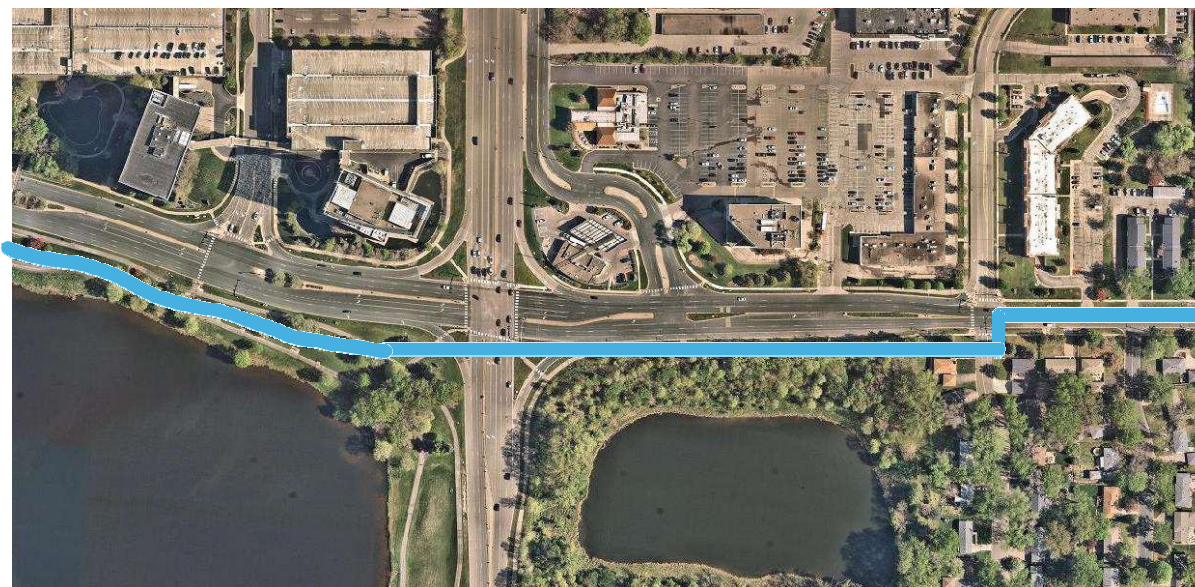
- Increased pedestrian phase durations due to longer crossing distances
- Channelized right turns remain on 2 corners
- Eastbound queueing issues during PM peak





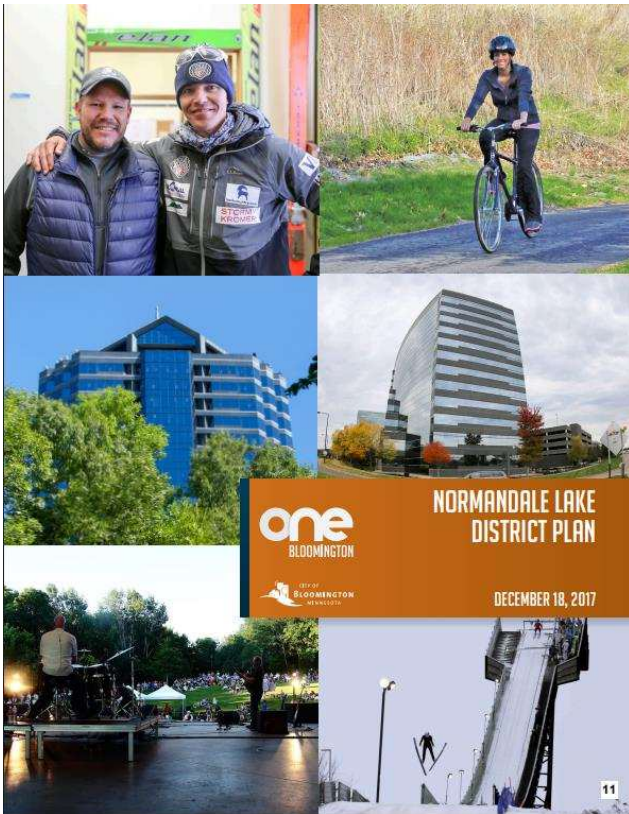
Next Steps

- Further alternatives analysis
- Cycle track considerations and design
- Alternative cost estimates
- Short-term alternative(s)
- Study Report





Potential NLDP Amendment

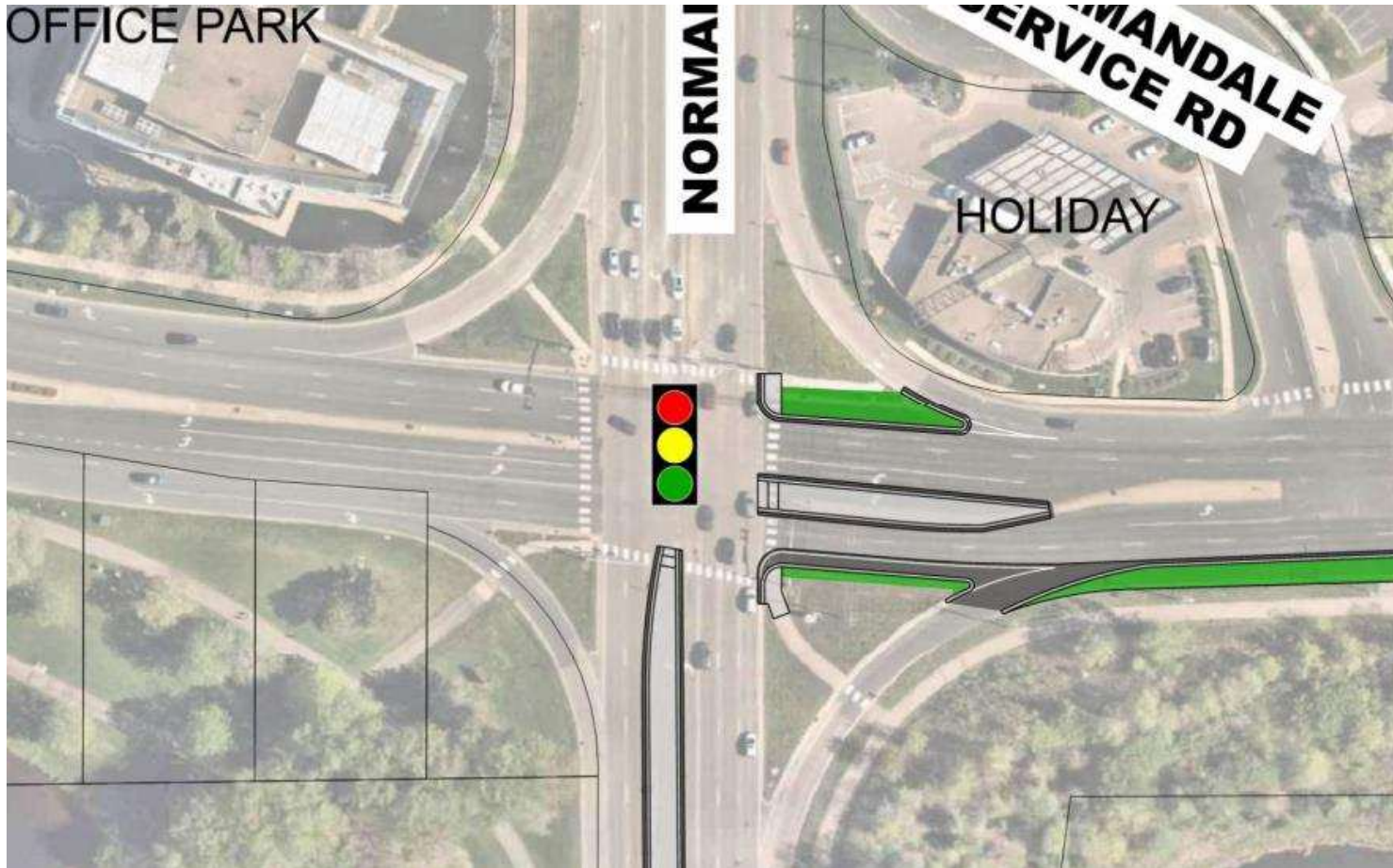


- Potential Amendment to NLDP to remove reference to ped bridge
- Incorporate feedback around at-grade improvements and broader bicycle and pedestrian safety and connectivity
- Broader NLDP Update to be completed at a later time



Discussion

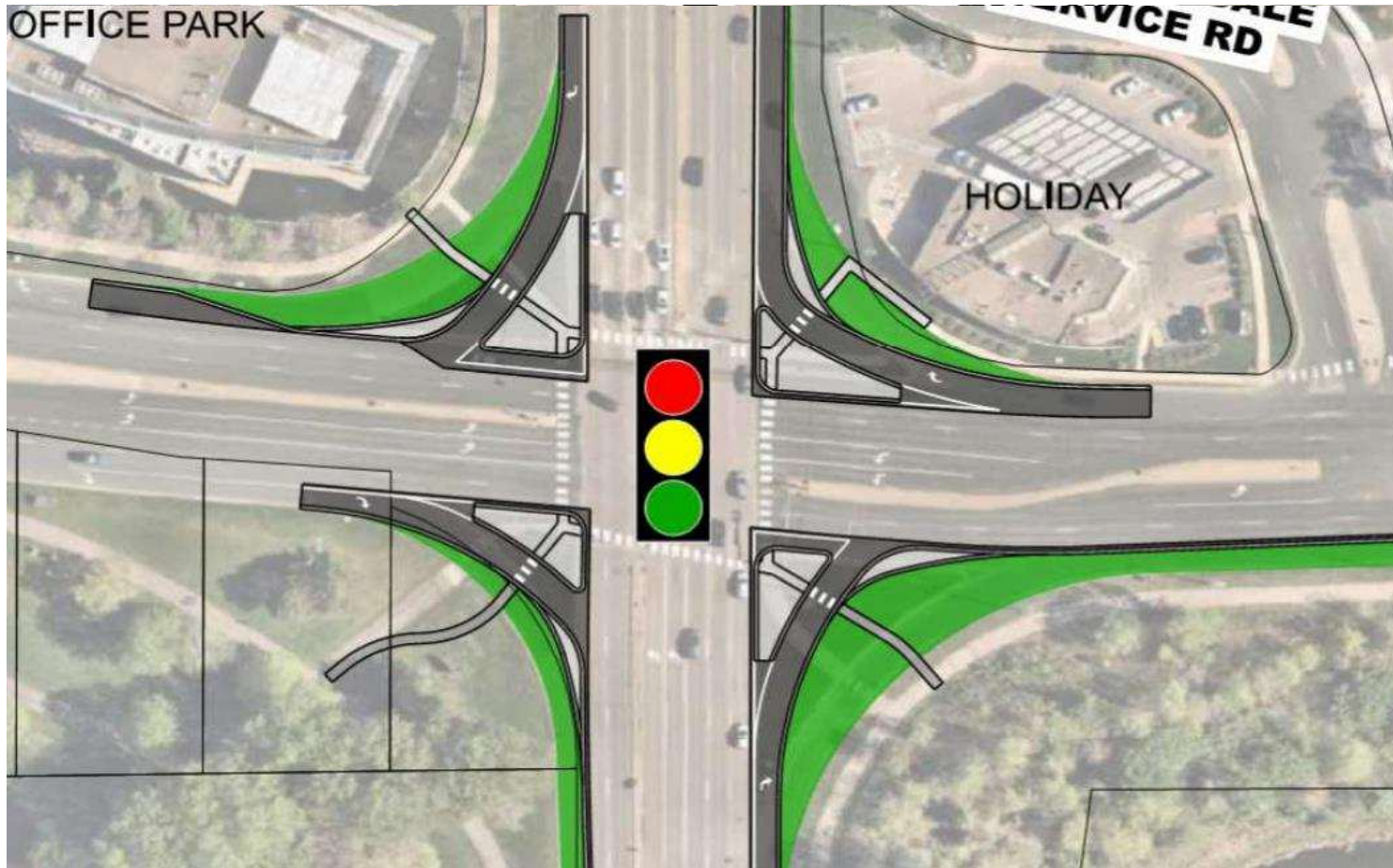
Alternative 1



What element(s) do you like about this alternative?

What do you not like? What is missing?

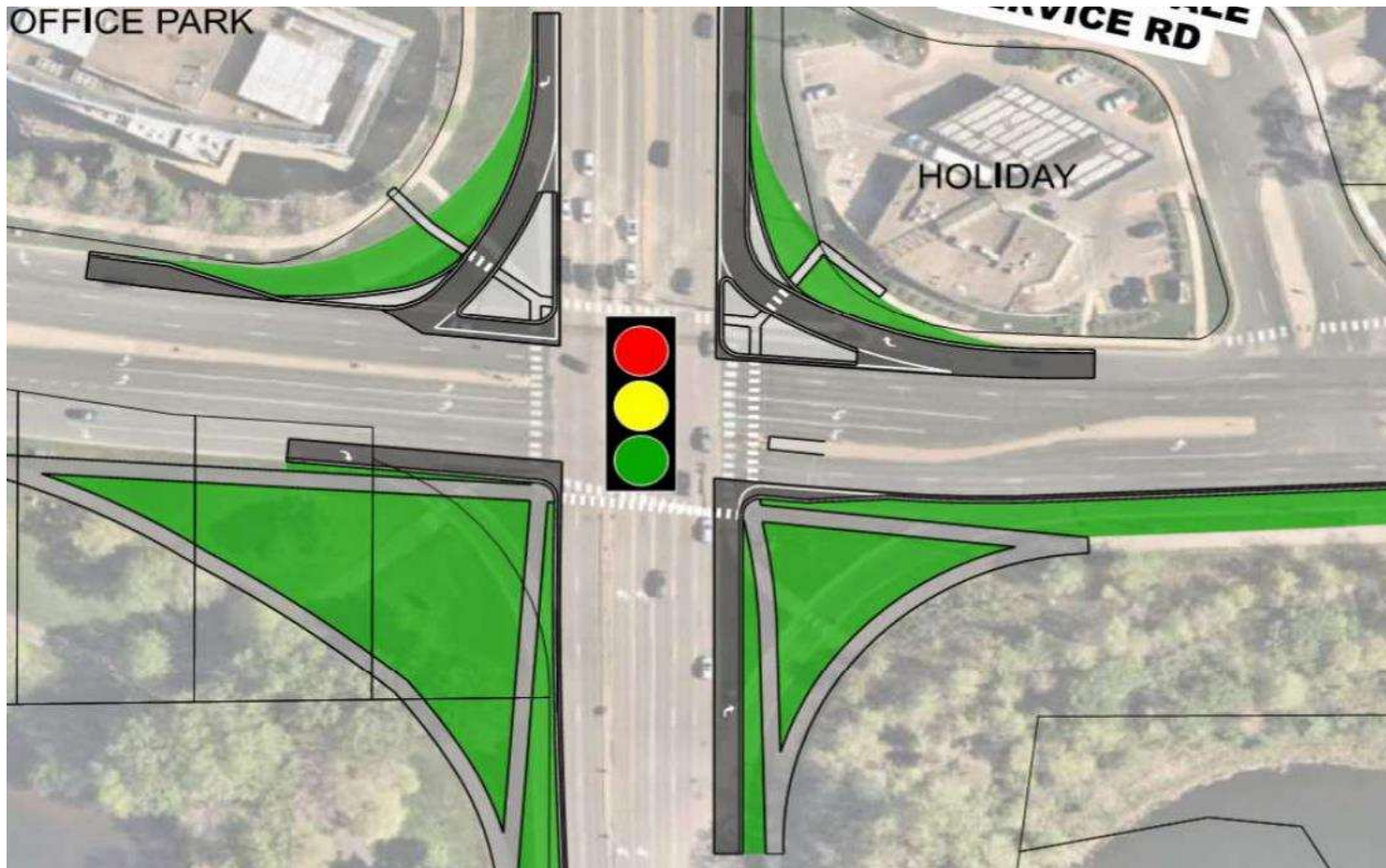
Alternative 2



What element(s) do you like about this alternative?

What do you not like? What is missing?

Alternative 3



What element(s)
do you like about
this alternative?

What do you not
like? What is
missing?



Request for Council Action

Originator Community Outreach and Engagement	Item 5.3 City Council Involvement on Boards and Commissions
Agenda Section ORGANIZATIONAL BUSINESS	Date June 30, 2025

Requested Action:

Provide feedback and direction to staff for next steps.

Item created by: Kayla Dvorak Feld, Community Outreach and Engagement

Item presented by: Emily Larson, Community Outreach & Engagement Coordinator

Description:

Staff will provide an update on feedback gathered from current commission members and staff on City Council involvement on boards and commissions and share the recommended approach for a consistent process to enhance meaningful collaboration and public participation.

The relevant City boards and commissions include the Advisory Board of Health, Creative Placemaking Commission, Human Rights Commission, Parks, Arts and Recreation Commission, and Sustainability Commission.

Attachments:

[Update Council Involvement on Boards and Commissions Presentation 063025](#)



Update: City Council Involvement on Boards and Commissions

June 30, 2025

Emily Larson
Community Outreach & Engagement Division



Overview

- Background
- Stakeholder Engagement Summary
 - Annual Experience Survey
 - Board and Commission Member Focused Conversations
 - Staff Focused Conversation
- Recommendation
- Questions and Discussions



Background Context

At the January 6, 2025, City Council meeting, the Mayor and City Council directed staff to provide options and recommendations for a consistent process and guidelines for City Council involvement on board and commissions.



**City Code:
Chapter 2
(Administration)
Article V
(City Boards &
Commissions)**

Sec. 2.70 The following commissions are established:

- **Advisory Board of Health***
- **Board of Review ***
- **Creative Placemaking Commission**
- **Human Rights Commission**
- **Parks, Arts and Recreation Commission**
- **Planning Commission***
- **Sustainability Commission**

**Note: The Planning Commission and Advisory Board of Health are established in City Code and must also comply with state statutory requirements (i.e., duties, membership). The Board of Review arises out of the Merit Board established in City Charter and the City Code and employment rules.*

Scenarios



No Representation

No City Council representation on boards and commissions.

Time Commitment: None



Touch Points and Updates

Joint meetings

Touchpoints with board and commissions during workplan development

Discussions at City Council study sessions to provide more specific guidance and direction

Bi-annual meeting with City Manager, Councilmembers and commission chairs

Time Commitment: 8-12 hours a year



Liaison

Assign City Councilmembers to be a liaison for each board or commission

Regular interaction, as needed

No voting rights

Consultative role

Time Commitment: 1-2 hours a month



Representative

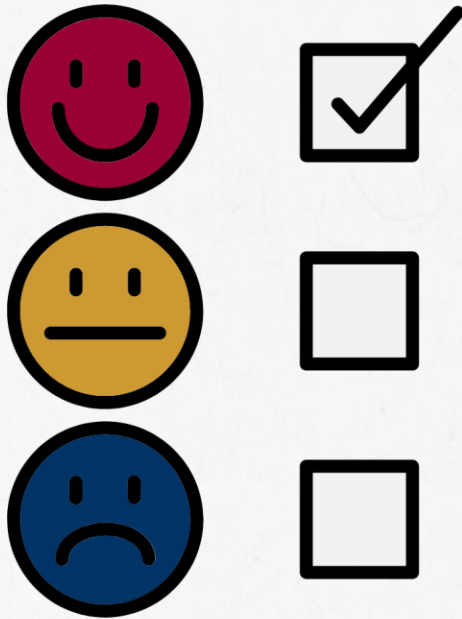
Hold a seat for a City Councilmember to serve as a member of the commission.

Equal standing, voting rights

Guide decisions while representing the interests and priorities of the City Council

Time Commitment: 2-4 hours a month

Stakeholder Engagement Summary



Annual Experience Survey



Focused Conversations

Annual Experience Survey Summary



32% OF BOARD AND COMMISSION
MEMBERS COMPLETED THE SURVEY.



85% ARE EITHER SATISFIED OR VERY
SATISFIED WITH THEIR EXPERIENCE.



74% EITHER AGREE OR STRONGLY
AGREE THAT THE CITY OF
BLOOMINGTON VALUES THEIR
CONTRIBUTION.



93% OF RESPONDENTS ARE LIKELY OR
VERY LIKELY TO RECOMMEND SERVING
ON A CITY BOARD OR COMMISSION TO
OTHERS.

Custom Questions

58%

of respondents indicate that the current level of engagement with the City Council is not enough to feel engaged.

When asked to rank options for City Council involvement, the following rankings emerged:

- 1. Regular touchpoints and updates**
- 2. City Council liaison**
- 3. City Council representative**

Comments

Would love those touchpoints!

A City Council liaison would be ideal but it is a big ask of time.

Council appointed commissions to advise them. This means more touchpoints are needed for the Council to listen and learn from the commissions. Presence, but not participation.

Having a city council there as a voting member would shift the power dynamic, but a continued line of communication would help nurture connectivity and understanding.

What kind of connection or guidance would you find most valuable from the City Council?

**Specific
asks for
input and
feedback**

**Connect
commission
workplans
to B.T.T.**

**More
guidance
on what we
can act on.**

How might consistent and meaningful connection to the City Council impact your experience serving on a commission?

**Voices are
heard and
valued**

**Stronger
connection
to City
governance**

**Confidence
that an
impact has
been made**



Commission Member Focused Conversation Key Takeaways

Recommendations for City Council:

**Clarify
expectations and
provide
specific requests
to commissions**

**Attend and engage in
commission
meetings regularly
(e.g., quarterly or
twice per year)**

**Create a
consistent
feedback loop with
commissions**



Staff Focused Conversation Key Takeaways

Boards and commissions desire more clear direction on specific initiatives

More conversation, rather than formal City Council meetings, would increase understanding and alignment

City Council representatives can result in an unintended power imbalance

Recommendation: Regular Touchpoints and Updates

Key Areas

**Clarify roles,
expectations and
shared purpose
for City Council
and commission
members**

**Create more
purposeful
opportunities for
relationship-
building**

**Establish
consistent two-
way
communication
and feedback
loops**

**Remove/sunset
City Council
representatives
where applicable**
(City Code amendment)

Clarify roles, expectations and shared purpose

Why is this important?

- Commissioners have a desire to contribute more effectively

What might this look like?

- Better alignment between the City Council's strategic priorities and commission work plans (guidance and feedback)
- Specific direction on what input or support City Council needs from commissions
- Clarity on how commissions can be involved in policymaking

Establish consistent two-way communication and feedback loops

Why is this important?

- Across all groups, the most consistent request was for reliable and responsive communication loop

What might this look like?

- Clear, timely direction on City Council priorities
- Memo and reporting templates
- Regular opportunities for dialogue (e.g., quarterly, twice per year) such as written updates or reports, joint meetings, listening sessions, etc.
- Established feedback loop to provide clarity on how commission recommendations were considered in City Council decision-making

Create purposeful opportunities for relationship-building

Why is this important?

- Commissioners value relationships and visibility

What might this look like?

- Leverage existing meetings (e.g., bi-annual Board and Commission Connect events)
- Incorporate City Council introductions with onboarding
- Establish annual meetings between City Council, Chairs and Vice Chairs
- Opportunities for informal interactions (e.g., meet and greets, community events, volunteer events, shared tabling)
- Avoid creating additional time commitments that lack clear purpose

Questions & Discussion

Appendix

**City Code:
Chapter 2
(Administration)
Article V
(City Boards &
Commissions)**

Sec. 2.70 The following commissions are established:

- **Advisory Board of Health***
- **Board of Review ***
- **Creative Placemaking Commission**
- **Human Rights Commission**
- **Parks, Arts and Recreation Commission**
- **Planning Commission***
- **Sustainability Commission**

**Note: The Planning Commission and Advisory Board of Health are established in City Code and must also comply with state statutory requirements (i.e., duties, membership). The Board of Review arises out of the Merit Board established in City Charter and the City Code and employment rules.*

Section 2.72 Commissioners

Service Limits:

- No member may serve a consecutive period of more than six years on a particular commission, except that a member may serve until a successor is appointed and qualified.
- No service limit shall apply to members of the Board of Review or to members of the City Council serving on a commission.

Section 2.73

Relation to City Council

Each commission shall inform the City Council of its activities and accomplishments through the following means:

- Providing the minutes of each commission meeting via web posting, electronic delivery or paper delivery;
- Providing the annual report and work plan of the commission. The Council must review and approve the annual commission work plan; and
- When requested by the City Council or by the chairperson of the commission, having a joint meeting between the Council and commission to discuss past, current and future activities of the commission.

Membership

Sec. 2.82.03 Creative Placemaking Membership

The Commission shall consist of nine members. At least five of the nine members shall be residents of the city. A commissioner may also be a City Council member, or a member of another city advisory commission.

Sec. 2.86.03 Sustainability Membership

The Sustainability Commission shall consist of 11 members, including at least two young adults. The majority of the members shall be technical experts in one or more of the areas of sustainability and one seat shall be reserved for a City Council member.



Demographic Data 2021

Zip Code	Applicants		Appointed Members	
	#	%	#	%
55438	15	14%	5	20%
55437	38	35%	7	28%
55431	29	26%	9	36%
55420	20	18%	3	12%
55425	4	4%	1	4%
Other	4	4%	0	0%
Race/Ethnicity	#	%	#	%
American Indian or Alaska Native	1	1%	0	0%
Asian	7	6%	3	12%
Black or African American	7	6%	4	16%
Latino/Latina/Latinx	5	5%	2	8%
Native Hawaiian, Other Pacific Islander	0	0%	0	0%
White	76	69%	13	52%
A race/ethnicity not listed here	2	2%	1	4%
Prefer not to say	4	4%	1	4%
Unknown	8	7%	1	4%
Age Range	#	%	#	%
18 to 39 years old	42	38%	10	40%
40 to 64 years	42	38%	10	40%
65 years and older	7	6%	0	0%
Unknown	19	17%	5	20%
Housing Status	#	%	#	%
Own	72	65%	17	68%
Rent	7	6%	2	8%
Other	3	3%	1	4%
Unknown	28	25%	5	20%
Total	110		25	





Demographic Data 2022

	Applicants		Appointed Members	
	#	%	#	%
Zip Code				
55438	13	19%	3	13%
55437	20	29%	7	30%
55431	15	21%	9	39%
55420	15	21%	3	13%
55425	5	7%	1	4%
Other	2	3%	0	0%
Race/Ethnicity	#	%	#	%
American Indian or Alaska Native	0	0%	0	0%
Asian	9	13%	2	9%
Black or African American	2	3%	1	4%
Latino/Latina/Latinx	4	6%	1	4%
Native Hawaiian, Other Pacific Islander	0	0%	0	0%
White	44	63%	16	70%
A race/ethnicity not listed here	2	3%	0	0%
Prefer not to say	7	10%	3	13%
Age Range	#	%	#	%
18 to 39 years old	26	37%	9	39%
40 to 64 years	21	30%	10	43%
65 years and older	6	9%	2	9%
Unknown	17	24%	2	9%
Housing Status	#	%	#	%
Own	47	67%	20	87%
Rent	4	6%	1	4%
Other	5	7%	0	0%
Unknown	14	20%	0	0%
Total	70		23	



Demographic Data 2023

	Applicants		Appointed Members	
	#	%	#	%
Zip Code				
55438	10	14%	5	17%
55437	10	14%	8	27%
55431	14	19%	3	10%
55420	22	31%	9	30%
55425	12	17%	4	13%
Other	4	6%	1	3%
Race/Ethnicity	#	%	#	%
American Indian or Alaska Native	0	0%	0	0%
Asian	1	1%	0	0%
Black or African American	11	15%	5	17%
Latino/Latina/Latinx	0	0%	0	0%
Native Hawaiian, Other Pacific Islander	1	1%	1	3%
White	51	71%	22	73%
A race/ethnicity not listed here	4	6%	2	7%
Prefer not to say	1	1%	0	0%
Unknown	3	4%	0	0%
Age Range	#	%	#	%
18 to 39 years old	32	44%	13	43%
40 to 64 years	23	32%	8	27%
65 years and older	3	4%	3	10%
Unknown	14	19%	6	20%
Housing Status	#	%	#	%
Own	43	60%	19	63%
Rent	13	18%	6	20%
Other	5	7%	2	7%
Unknown	11	15%	3	10%
Total	72		30	



Demographic Data 2024

	Applicants		Appointed Members	
Zip Code	#	%	#	%
55438	12	16%	3	14%
55437	13	18%	5	24%
55431	25	34%	9	43%
55420	15	20%	2	10%
55425	7	9%	2	10%
Other	2	3%	0	0%
Race/Ethnicity	#	%	#	%
American Indian or Alaska Native	1	1%	1	5%
Asian	8	11%	3	14%
Black or African American	8	11%	2	10%
Latino/Latina/Latinx	2	3%	1	5%
Native Hawaiian, Other Pacific Islander	1	1%	1	5%
White	46	62%	13	62%
A race/ethnicity not listed here	1	1%	0	0%
Prefer not to say	2	3%	0	0%
Unknown	5	7%	0	0%
Age Range	#	%	#	%
18 to 39 years old	19	26%	4	19%
40 to 64 years	28	38%	9	43%
65 years and older	11	15%	3	14%
Unknown	16	22%	5	24%
Housing Status	#	%	#	%
Own	51	69%	14	67%
Rent	6	8%	2	10%
Other	7	9%	2	10%
Unknown	10	14%	3	14%
Total	74		21	

Appendix - Board and Commission Applicant Data (2019-2024)

Race or Ethnicity	#	%
American Indian or Alaska Native	4	0.6%
Asian	39	6%
Black or African American	58	9%
Latino/Latina/Latinx	22	3%
Native Hawaiian, or other Pacific Islander	3	0.5%
White	467	74%
A race/ethnicity not listed here	9	1.4%
Prefer not to say	13	2%

Appendix: History of City Council Representation

Councilmember	HRA Board	Port Authority	Sustainability Commission	Creative Placemaking*
Jack Baloga	2018 – 2021			
Cynthia Bemis Abrams				
Tim Busse				
		2014 – 2020		
		2020 – 2025		
Andrew Carlson				
Jenna Carter	2023 – 2028	2020 – 2024		
Nathan Coulter	2016 – 2022			
Lona Dallessandro				
Dwayne Lowman			2017 – 2025	
Patrick Martin				
Chao Moua	2024 – 2026			
Shawn Nelson		2024 – 2029		
Jon Oleson	2017 – 2019			
Victor Rivas				
Kim Vlasisavljevich				
Gene Winstead		2015 – 2020		

Note: The Creative Placemaking Commission has never had a City Council representative.



Request for Council Action

Originator City Manager's Office	Item 5.4 City Council Policy & Issue Update
Agenda Section ORGANIZATIONAL BUSINESS	Date June 30, 2025

Requested Action:

Item created by: Kaytlyn Danielzuk, City Manager's Office

Item presented by: City Manager Kathy Hedin

Description:

- Updates to Council by the City Manager
- Council issue identification



Request for Council Action

Originator Maintenance	Item 5.5 Closed Session - Property Acquisition for Salt Storage Building
Agenda Section ORGANIZATIONAL BUSINESS	Date June 30, 2025

Requested Action:

Motion by _____, seconded by _____ to adopt Resolution No. 2025-_____, a resolution directing the closure of a public meeting of the City Council.

Item created by: Kalea Fischer, Maintenance

Item presented by: Tim Behrendt, Maintenance Superintendent

Description:

The City Council at its regular meeting on June 30, 2025, will meet for the purpose of discussing the potential acquisition of property for salt storage building, salt brine building and vehicle washout building for the purchase of real property pursuant to the requirements of Minn. Stat. 13D.05 subd. 3(b)(3).

Attachments:

[Resolution_to_close_6.30_meeting_-_9715_James_Ave.pdf](#)

RESOLUTION NO. 2025 - _____

**A RESOLUTION DIRECTING THE CLOSURE
OF A PUBLIC MEETING OF THE CITY COUNCIL**

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

WHEREAS, the Open Meeting Law, Minnesota Statutes section 13D.05, subdivision 3, states in pertinent part: “(c) A public body may close a meeting: (1) to determine the asking price for real or personal property to be sold by the government entity; (2) to review confidential or protected nonpublic appraisal data under section 13.44, subdivision 3; and (3) to develop or consider offers or counteroffers for the purchase or sale of real or personal property”; and

WHEREAS, the City Council at its regular meeting on June 30, 2025, will meet for the purpose of discussing the potential acquisition of property for salt storage building, salt brine building and vehicle washout building that is adjacent to the City’s public works maintenance campus and located at: 9715 James Avenue, Bloomington, MN 55431.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON that the following grounds for closing the open meeting exist:

1. That recitals stated above are incorporated herein by reference.
2. That the meeting that is closed for this purpose must be separately recorded and preserved for eight years after the date of the meeting pursuant to Minnesota Statutes Chapter 13D.
3. That the recording is public after all real property discussed at the June 30, 2025 meeting has been purchased, sold, or the City has abandoned the purchase pursuant to Minnesota Statutes Chapter 13D.

4. That if an agreement is reached during the closed meeting, it is contingent on approval of the City Council at an open meeting and that the actual purchase must be approved at an open meeting after notice required by state law, city charter, and city code, and that the purchase price is public data.
5. That after discussion of the potential acquisition in this closed meeting, the meeting of the City Council will be re-opened to the public.

Passed and adopted this 30th day of June, 2025.

Mayor

ATTEST:

Secretary to the Council