



City Council AGENDA

**CITY COUNCIL MEETING
MONDAY, APRIL 13, 2026
COUNCIL CHAMBERS
BLOOMINGTON CIVIC PLAZA
1800 W. OLD SHAKOPEE RD.
BLOOMINGTON, MN 55431
6:30 PM**

Mayor: Tim Busse

Councilmembers:

Danielle Robertson
Lona Dallessandro
Shawn Nelson

Victor Rivas
Jenna Carter
Dwayne Lowman

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 **2868 646 5666 #** and password **041326 #**. Press ***3** to "raise your hand" to indicate a desire to speak; your line will remain muted until it is your turn. When it is your turn to speak, the Council Secretary will call on you by the first six digits of your phone number and will unmute your line. Listen for notification that your line has been unmuted and state your name before speaking.

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

1. APPROVAL OF AGENDA

2. INTRODUCTORY

2.1 Proclamation: Volunteer Recognition Week

2.2 Proclamation: National Public Safety Telecommunicators Week

2.3 Proclamation: Arbor Day 2026

2.4 2026 Parks, Arts and Recreation Commission Work Plan

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 On-Sale Liquor and Sunday Liquor License - Casa Deli at 521 W 98th Street

3.2 Approve a 2:00 a.m. Closing Liquor License for Maria Bonita Restaurant & Bar at 415 East 78th Street

3.3 Resolution to Amend the 2026 Schedule of Fees and Charges (Appendix B)

3.4 Resolution Authorizing Application for and Execution of Grant Agreement with Metropolitan Council ("Grantor") for 2026-2028 Water Efficiency Program Grant Funds and Making Related Budget Amendments

3.5 Approve Purchase of Aerial Bucket Truck Equipment Setup

3.6 Approve the Type I Preliminary and Final Plat of BLAISDELL AVENUE SOUTH ADDITION

3.7 Approve the Type I Preliminary and Final Plat of FARR SIXTH ADDITION

3.8 Award Bid and Approve Contract – Construction of a New Salt Storage/Brine Building

3.9 Resolution Clarifying The Heights Final Assessment Fee

3.10 Approve Purchase of Motorola Quote for N70 Portable Radios

3.11 Order 2026-803 W. 90th Street Retaining Wall Project

3.12 Approve Plans and Specifications for W. 106th Street Bridge Preservation Project (2026-802)

3.13 Authorization to Enter Into a 2026-2027 Collective Bargaining Agreement with LELS Local 303, Police Supervisors (Sergeants and Commanders)

3.14 Accept Proposal & Award Contract – Architectural/Engineering Design and Construction Administration Services for Fire Station No. 2

3.15 Approval of City Council Meeting Minutes

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 Resolution Authorizing the Issuance and Sale of General Obligation Sewer Revenue Bonds, Series 2026C

4.2 Public Hearing: Community Development Block Grant 2026 Annual Action Plan

5. ORGANIZATIONAL BUSINESS

5.1 Study Item - Corner Lot Standards

5.2 Public Safety Update

5.3 Community Health and Wellness Center 100% Construction Documents Update

COUNCIL POLICY AND ISSUE UPDATES

Council will discuss policy updates

6. ADJOURNMENT

ATTACHMENTS

Additional Meetings Attachments

Additional 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 Community Outreach and Engagement	Item 2.1 Proclamation: Volunteer Recognition Week
Agenda Section INTRODUCTORY	Date April 13, 2026

Requested Action:

Mayor is asked to proclaim the week of April 19-25, 2026, as Volunteer Recognition Week in the City of Bloomington.

Item created by: Kayla Dvorak Feld, Community Outreach and Engagement

Item presented by: Mayor Tim Busse

Proclamation will be accepted by Miliana Santiago and Eben Knauss

Description:

National Volunteer Recognition Week is April 19-25, 2026. We believe that the community thrives when its members share responsibility for its well-being. This is evident in the way volunteers come together to support City services, programs, and spaces. Collectively, volunteers have donated tens of hundreds of hours, representing great enhancement to City services.

Volunteerism builds bridges across ages, cultures and backgrounds. It provides opportunities to learn from each other and grow together, as a community.

Volunteer Recognition Week marks an opportunity to acknowledge the time, service, and talents of volunteers who help make our City an enduring and remarkable community where people want to be. An event will be held on Wednesday, April 22 from 4:30-7pm at Civic Plaza to celebrate and recognize City volunteers.

Summer Adventure Playground Volunteers Miliana Santiago and Eben Knauss will accept this year's proclamation. They are 2 of 60 teen volunteers who, in 2025, contributed a combined total of over 4000 hours of service to enhance Parks and Recreation programming. Volunteer applications are currently being accepted for 2026 Summer Adventure Playgrounds and Camp Kota.

Thank you to Eben, Miliana, and all the other City of Bloomington volunteers for their dedication and generosity

as we work together to enhance our community.

Attachments:

[Proclamation.pdf](#)

Proclamation

Volunteer Recognition Week

April 19-25, 2026

WHEREAS, the City of Bloomington is committed to encouraging and enhancing civic engagement and has identified volunteerism as a priority to make Bloomington a remarkable community; and

WHEREAS, throughout this past year the City of Bloomington has appreciated the efforts of volunteers to enhance and support City services, programs, and spaces. Volunteers increase quality of life in Bloomington by helping to keep the community safe, clean, and beautiful; supporting the arts; assisting with social and recreational programming; addressing sustainability initiatives; and serving on boards and commissions; and

WHEREAS, City of Bloomington volunteers are a robust group of approximately 800 people of all ages, backgrounds, and abilities and come with unique talents, skills, and interests; and

WHEREAS, volunteerism is a reinforcing cycle. Volunteers acquire skills and relationships that lead to empowerment and a sense of purpose in creating community; and

WHEREAS, the community thrives when its members share responsibility for its well-being. The City applauds the efforts individuals, families, service groups, businesses, nonprofits, schools, and faith-based organizations that have stepped forward to advance the City's mission and invite others to find their call to service.

THEREFORE, I, Mayor Tim Busse, do hereby proclaim the week of April 19-25, 2026, as Volunteer Recognition Week in the City of Bloomington.



Tim Busse, Mayor
City of Bloomington, Minnesota
Dated this 13th day of April 2026.



Request for Council Action

Originator Police Department	Item 2.2 Proclamation: National Public Safety Telecommunicators Week
Agenda Section INTRODUCTORY	Date April 13, 2026

Requested Action:

The Bloomington Police Department respectfully requests Mayor Busse proclaim the week of April 12-18, 2026 as National Public Safety Telecommunicators Week.

Item created by: Emily Herman, Police Department

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

Description:

The Bloomington Police Department (BPD) requests Mayor Busse proclaim the week of April 12-18, 2026, as National Public Safety Telecommunicators Week to honor the Public Safety Telecommunicators (PST). The PST are the first and most critical contact our citizens have with emergency services. They also provide a single, vital link in monitoring the police officers and firefighters to ensure their safety.

In 2025, the PST worked as a team to handle 128,021 phone calls and who entered 80,798 Computer Aided Dispatch events. The PST exhibit compassion, understanding and professionalism during the performance of their job, while upholding the department's Core Value of Respect. Demonstrated through our compassionate and honest service.

A Public Safety Telecommunicator will be present to accept the Proclamation alongside Chief Hodges.

Attachments:

[Proclamation](#)

Proclamation

National Public Safety Telecommunicators Week

April 12-18, 2026

WHEREAS, emergencies can occur at any time that require emergency services; and

WHEREAS, when an emergency occurs, the prompt response of first responders is critical to the protection of life and preservation of property; and

WHEREAS, the safety of our police officers and firefighters is dependent upon the quality and accuracy of information obtained from citizens who telephone the City of Bloomington Emergency Communications Center; and

WHEREAS, Public Safety Telecommunicators are the first and most critical contact our citizens have with emergency services; and

WHEREAS, Public Safety Telecommunicators are the single vital link for our police officers and firefighters by monitoring their activities, providing information and ensuring their safety; and

WHEREAS, Public Safety Telecommunicators of the City of Bloomington have contributed substantially to the apprehension of criminals, suppression of fires, and care of patients; and

WHEREAS, in 2025, the Public Safety Telecommunicators worked as a team to handle 128,021 phone calls and who entered 80,798 Computer Aided Dispatch events; and

WHEREAS, the Public Safety Telecommunicators exhibited compassion, understanding, and professionalism during the performance of their job, while upholding the department's Core Value of Respect. Demonstrated through our compassionate and honest service.

THEREFORE, I, Tim Busse, Mayor of the City of Bloomington, Minnesota, do hereby proclaim the week of April 12-18, 2026, to be National Public Safety Telecommunicators Week in the City of Bloomington, in honor of the men and women whose diligence and professionalism keep our city and citizens safe.



Tim Busse, Mayor
City of Bloomington, Minnesota
Dated this 13th day of April 2026



Request for Council Action

Originator Parks and Recreation	Item 2.3 Proclamation: Arbor Day 2026
Agenda Section INTRODUCTORY	Date April 13, 2026

Requested Action:

Mayor Busse to read Arbor Day Proclamation declaring Friday April 24, 2026, as Arbor Day in the City of Bloomington.

Item created by: David Melin, Parks and Recreation

Item presented by: Tim Busse, Mayor

Description:

Traditionally Minnesota celebrates Arbor Day during the month of April. The original Arbor Day took place on April 10, 1872, in Nebraska. Since then, the idea has spread and Arbor Day is now celebrated in all 50 states.

This year also marks the 38th year of Bloomington achieving the Tree City USA designation. The Tree City USA program has been promoting the value of sound community forestry management since 1976. To celebrate these anniversaries, the City has hosted a tree sale via pre-order for residents. The event will be a delivery event. Park Maintenance staff will be contacting those who have ordered trees to make arrangements for dropping them off.

City Forester Dustin Jacobson will be available to answer questions.

Attachments:

[Arbor_Day_2026_Proclamation](#)

Proclamation

ARBOR DAY

APRIL 24, 2026

WHEREAS, Arbor Day provides an opportunity to celebrate the importance of trees and forests to our economy, culture, history, and future of the state; and

WHEREAS, Trees are of great value as they provide clean air and water, shade and energy savings, wildlife habitat, recreational opportunities, wood products, and jobs, while also capturing and storing carbon from the atmosphere, thereby offsetting greenhouse gas emissions; and

WHEREAS, Properly planting and caring for a diverse mix of trees makes community forests more resilient by minimizing the impacts of diseases, insects, and other stressors such as climate change and providing long-term community and environmental benefits; and

WHEREAS, Thoughtfully choosing, planting, and caring for a diverse mix of trees now supports resilient communities into the future.

THEREFORE, I, Mayor Tim Busse, do hereby proclaim Friday, April 24, 2026, as Arbor Day in the City of Bloomington.



Tim Busse, Mayor
City of Bloomington, Minnesota
Dated this thirteenth day of April 2026.



Request for Council Action

Originator Parks and Recreation	Item 2.4 2026 Parks, Arts and Recreation Commission Work Plan
Agenda Section INTRODUCTORY	Date April 13, 2026

Requested Action:

Motion by _____, and seconded by _____ to approve the Parks, Arts and Recreation Commission (PARC) 2026 Work Plan.

Item created by: Linda Batterson, Parks and Recreation

Item presented by: Leah Hughes, Deputy Director of Parks & Recreation
Ryan Lokken, Chair of Parks, Arts and Recreation Commission
JC St. Onge-Holm, Vice Chair of Parks, Arts and Recreation Commission

Description:

Park, Arts, and Recreation Commissioners (PARC) Chair Ryan Lokken and Vice Chair JC St. Onge-Holm will present the key 2025 PARC Work Plan key accomplishments, the connection of the PARC work plan to the City's Bloomington. Tomorrow. Together. strategic plan and introduce the 2026 PARC Commission Work Plan Initiatives.

Attachments:

[Work Plan](#)



Bloomington in tune



Parks, Arts and Recreation Commission 2026 Work Plan

Parks, Arts and Recreation Commission (PARC) 2026 Work Plan

Ryan Lokken, Chair

JC St. Onge-Holm, Vice Chair

Leah Hughes, Deputy Director of Parks and Recreation

Bloomington. Tomorrow. Together.

Parks and Recreation connects to City's community-based BTT Strategic Plan through:

Park System Master Plan

- Provides clear action plan and guidance for improvements to Bloomington's parks, trails, facilities, recreation programs and green spaces.
- Ensuring the vibrancy of parks and green spaces for decades to come.
- Establishes four "Priority Park Elements"
 - Natural resources
 - Park system need – level of service
 - Trails and mobility
 - Equity

2025 PARC Year-In-Review

- **Bloomington Forward Projects**
 - Bloomington Ice Garden Modernization
 - Community Health and Wellness Center
 - Nine Mile Creek Corridor Renewal
- **Naming Rights and Sponsorships**
- **Park Projects completed in 2025:**
 - Bryant Park
 - Tretbaugh Bike Skills Park
- **Art Center Business Analysis Study**
- **Sidewalk Plowing Reduction Project**
- **Urban Forestry Master Plan**



PARC Annual Work Plan Initiatives

- **Park Planning and Park Project:**
 - Guided by Park System Master Plan
- **Budget and Fees Review**
- **10-Year CIP Review**
- **Annual Arts Support Grants:**
 - Funding review and recommendations
- **Joint projects with Sustainability Commission**



2026 PARC Work Plan Initiatives

- **Bloomington Forward Projects**
 - Community Health and Wellness Center
 - Nine Mile Creek Corridor Renewal
- **Naming Rights and Sponsorships**
- **Urban Forestry Master Plan**
- **Art Center Business Analysis Study**
- **Park System Master Plan Update**
- **Dakota Public Art Project Review Panel**
- **Youth Sports Study Liaison**
- **Dwan Golf Course Pre-Design Work**



Park, Arts and Recreation Commission

Special Thank You to:

2025 PARC Commission Members:

Jonathan Minks, Chair

JC St. Onge-Holm, Vice Chair

Nicole Abraham

Renee Johnson

Ryan Lokken

Toby Pegors

Adaline Byrd, Young Adult Commissioner

Motion to Approve

Requested Action:

Motion by _____, and seconded by _____, to approve the Parks, Arts and Recreation Commission (PARC) 2026 Work Plan.



Request for Council Action

Originator City Clerk	Item 3.1 On-Sale Liquor and Sunday Liquor License - Casa Deli at 521 W 98th Street
Agenda Section CONSENT BUSINESS	Date April 13, 2026

Requested Action:

Motion by _____, seconded by _____ to approve an On-Sale Liquor and Sunday Liquor License for Grace & Harvest Corp, doing business as Casa Deli at 521 W 98th Street.

Item created by: Matt Brillhart, City Clerk

Item presented by: Matt Brillhart, Deputy City Clerk

Description:

Grace & Harvest Corp has applied for an On-Sale Liquor and Sunday Liquor License for Casa Deli, a new restaurant located at 521 W 98th Street.

The City Clerk's office has reviewed the application and finds it to be in order for City Council approval.



Request for Council Action

Originator City Clerk	Item 3.2 Approve a 2:00 a.m. Closing Liquor License for Maria Bonita Restaurant & Bar at 415 East 78th Street
Agenda Section CONSENT BUSINESS	Date April 13, 2026

Requested Action:

Motion by _____, seconded by _____, to approve a 2:00 a.m. Closing Liquor License for 494 Port LLC doing business as Maria Bonita Restaurant & Bar located at 415 East 78th Street.

Item created by: Matt Brillhart, City Clerk

Item presented by: Matt Brillhart, Deputy City Clerk

Description:

494 Port LLC has applied for a '2:00 a.m. Closing' Liquor License for an existing restaurant, Maria Bonita Restaurant & Bar, located at 415 East 78th Street. Maria Bonita was previously known as Las Cuatro Milpas.

City Code § 13.28 Subd. (b)3 states "No on-sale license holder may sell alcoholic beverages between the hours of 1:00 a.m. and 2:00 a.m. unless the license holder has obtained a permit from the State Commissioner of Public Safety, pursuant to M.S. § 340A.504, as amended and has been issued a special license by the City Council."

494 Port LLC has submitted the required forms and application fee. The restaurant currently holds an on-sale intoxicating liquor license in good standing.



Request for Council Action

Originator Finance	Item 3.3 Resolution to Amend the 2026 Schedule of Fees and Charges (Appendix B)
Agenda Section CONSENT BUSINESS	Date April 13, 2026

Requested Action:

Motion by _____, seconded by _____ to adopt Resolution No. 2026- _____ amending the 2026 Schedule of Fees and Charges (Appendix B).

Item created by: Briana Eicheldinger, Finance

Item presented by: Lori Economy-Scholler, CFO

Description:

The 2026 [Appendix B - Fee Schedule](#) was approved November 17, 2025. The addition of new print shop fees and the change to one BFAC fee is requested for this amendment and will be incorporated into the previously approved document.

Staff recommends approval of the addition to Appendix B as listed in the attached. The proposed amendment would be effective upon approval.

All fee schedules established by the City are consolidated on the City's "fees" page – <https://www.bloomingtonmn.gov/fin/fee-schedules>

Attachments:

[Resolution](#)
[Exhibit A](#)

RESOLUTION NO. 2026 - ____

A RESOLUTION AMENDING THE 2026 SCHEDULE OF FEES AND CHARGES FOR SERVICES PROVIDED BY DEPARTMENTS AND DIVISIONS OF THE CITY OF BLOOMINGTON, MINNESOTA (APPENDIX B: FEES AND SERVICE CHARGES SCHEDULE (ADOPTED BY RESOLUTION))

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

WHEREAS, pursuant to Bloomington City Charter Section 7.01, the City Council has authority over the financial affairs of the City; and

WHEREAS, the City Council is empowered to approve a schedule of fees and charges for services provided by departments and divisions of the City (“Appendix B”); and

WHEREAS, the City Council has approved Appendix B for 2026; and

WHEREAS, the City has incorporated this schedule into the published City Code as Appendix B; and

WHEREAS, the City Council has been provided a list of revisions to Appendix B; and

WHEREAS, the City Council has reviewed and considered the revisions to the schedule of fees and charges.

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

1. That the proposed amendment to the schedule of fees and charges for services provided by department and divisions of the City (Appendix B: Fees and Service Charges Schedule (Adopted by Resolution)), which is attached hereto and incorporated herein, is hereby adopted.
2. These revisions to the schedule of fees are effective upon Council approval of this Resolution.

Passed and adopted this 13th day of April 2026.

Mayor

ATTEST:

Secretary to the Council

CITY OF BLOOMINGTON
AMENDMENT TO 2026 Schedule of Fees and Charges
(Appendix B: Fees and Service Charges Schedule Adopted by Resolution)

The services listed below will be incorporated into Appendix B, effective upon approval.

Division	Service	Current Fee 2026	Last Change	Proposed Fee 2026	Comments	% change
Bloomington Family Aquatic Center (BFAC)						
	Reservation Party Daily Admission per Person	\$10 (includes tax)	2024	\$11 (includes tax)	The Reservation Party Daily Admissions per Person should be \$11 instead of \$10 to match the regular daily admission fee for this season.	
Print Shop			new		New category	
	Standard printing costs (per impression)		new			
	Standard printing – Black and white 8.5 x 11, 11 x 14 or 11 x 17 (standard weight paper, white or colored)		new	\$0.10 / impression		
	Standard printing – Color 8.5 x 11, 11 x 14 or 11 x 17 (standard weight paper, white or colored)		new	\$0.18 / impression		
	Oversized printing – Black and white Up to 13 x 26; paper included (standard weight white paper only)		new	\$0.2 / impression		
	Oversized printing – Color Up to 13 x 26; paper included (standard weight white paper only)		new	\$0.36 / impression		
	Small items – Black and white Up to 3.25 x 4; includes trimming to size (standard weight paper, white or colored)		new	\$0.05 / impression		
	Small items – Color Up to 3.25 x 4; trimmed to size (standard weight paper)		new	\$0.09 / impression		
	Wide-format (plotter) printing Posters and large graphics up to 40" wide short dimension		new	\$0.36 / impression		
	Costs for specific print jobs		new			
	Book, comb bound (black and white) Includes combs and covers		new	\$0.10 / impression		
	Book, comb bound (full color) Includes combs and covers, color printing		new	\$0.14 / impression		
	Book, spiral-bound (black and white) Includes combs and covers		new	\$0.11 / impression		
	Book, spiral-bound (full color) Includes combs and covers, color printing		new	\$0.15 / impression		
	Booklet or program, saddle stitched (bw or color) Paper folded and stapling along the fold (page = # of pages in finished item)		new	\$0.18 / page		
	Business cards, box of 500 Standard 2 x 3.5 cards, 100# cover stock, printed 1 or both sides		new	\$32 / box (500)		
	Carbonless form Printed on 1 or both sides, 2- 3- or 4-part		new	\$0.4 / item		
	Door hanger 4.25 x 11 tagboard with circular cutout for hanging on doorknob		new	\$0.18 / item		
	Envelopes, printed, box of 500 Black printing on front only - A2, 6 x 9, #9 or #10 [window, no win or security]		new	\$28 / box		
	Greeting card (5 x 7, creased) Includes scoring, printed on 1 or both sides		new	\$1.40 / item		
	Greeting card (5 x 7, creased) with envelope Includes scoring, printed on 1 or both sides, with envelope		new	\$1.75 / box		
	Hang tag 3" x 6" cover stock hang with hole for string, printed on 1 or both sides		new	\$0.18 / item		
	Postcard, oversized Over 5 x 8 in either dimension, 80# cover stock, 1 or both sides, trimming included		new	\$0.30 / item		
	Postcard, small/regular Up to 5 x 8, 80# cover stock, printed 1 or both sides, trimming included		new	\$0.24 / item		
	Trifold brochure Glossy 80# Text paper, any size up to 11 x 17 paper size		new	\$0.30 / item		

CITY OF BLOOMINGTON
AMENDMENT TO 2026 Schedule of Fees and Charges
(Appendix B: Fees and Service Charges Schedule Adopted by Resolution)

Division	Service	Current Fee 2026	Last Change	Proposed Fee 2026	Comments	% change
	Misc charges					
	+ Foam board mounting Up to 10 x 12 finshed size		new	\$3 / item		
	+ Foam board mounting Up to14.5 x 19.5 finshed size		new	\$6 / item		
	+ Foam board mounting Up to 19.5 x 29.5 finished size		new	\$12 / item		
	+ Foam board mounting Up to 29.5 x 39.5 finished size		new	\$24 / item		
	+ Laminating (5 mil) Up to 23.5 wide		new	\$0.40 / linear inch		
	+ Padding Padded 50, 100, etc. sheets (your choice of # sheets per pad)		new	\$1 / pad		
	+ Rounded corners Rounded corners		new	\$10 / item		
	+ Variable data printing (VDP) Add addresses, serial numbers, other personalization		new	\$30 / job		
	+ Courier to metro location Typically same day delivery, if requested by City staff before 12 p.m.		new	\$20 / delivery		
	Special handling or custom work Complex and custom setups, file repair, manual collation, other special handling		new	\$6 per 1/10 hour		
	Minimum job charge Final price if nominal price is below \$5 (covers labor and overhead)		new	\$5 / job		



Request for Council Action

Originator Public Works	Item 3.4 Resolution Authorizing Application for and Execution of Grant Agreement with Metropolitan Council ("Grantor") for 2026-2028 Water Efficiency Program Grant Funds and Making Related Budget Amendments
Agenda Section CONSENT BUSINESS	Date April 13, 2026

Requested Action:

Motion by _____, seconded by _____ to adopt resolution no. 2026- ____ authorizing application for and execution of a grant agreement with Metropolitan Council ("Grantor") for 2026-2028 Water Efficiency Program grant funds and making related budget amendments.

Item created by: Kim Larson, Public Works

Item presented by: Scott M Anderson, Utilities Superintendent

Description:

This resolution authorizes staff to apply for grant funds from the Metropolitan Council for a water efficiency program. The funds will be used to provide residents rebates for certain US EPA WaterSense and US DOE Energy Star certified devices. Staff plan to request grant funds up to \$25,000 from the Metropolitan Council. The Sustainability Commission will provide the matching funds from its approved budget. This will be the continuation of a program that was similarly funded through two previous grants.

Attachments:

[Resolution](#)

RESOLUTION NO. 2026 -

**RESOLUTION AUTHORIZING APPLICATION FOR AND EXECUTION OF A
GRANT AGREEMENT WITH METROPOLITAN COUNCIL (“GRANTOR”) FOR
2026-2028 WATER EFFICIENCY PROGRAM GRANT FUNDS AND MAKING
RELATED BUDGET ADJUSTMENTS**

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

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

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

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

WHEREAS, Grantor makes funding available for water conservation efficiency programs (“Grant Opportunity”);

WHEREAS, the grant application requires the City to develop a water conservation rebate program and provide 20% matching funds supplied by the Sustainability Commission budget;

WHEREAS, the amount of the grant is up to \$25,000; and

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

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

Passed and adopted this ____ day of _____, 2026.

Mayor

Attest:

Secretary to the Council



Request for Council Action

Originator Maintenance	Item 3.5 Approve Purchase of Aerial Bucket Truck Equipment Setup
Agenda Section CONSENT BUSINESS	Date April 13, 2026

Requested Action:

Motion by _____, seconded by _____ to approve the purchase of aerial bucket truck equipment setup.

Item created by: Sophie Phongsavat, Maintenance

Item presented by: Tim Behrendt, Maintenance Superintendent

Description:

Public Works is requesting the approval to purchase the equipment setup for unit #260393, an aerial bucket truck from The Manitowoc Company Inc. This includes a Duralift 50' category C insulated aerial lift with a duo basket configuration, an aluminum B&G service body with lockable, adjustable storage compartments, and an inverter for 120V power availability. It will also have emergency lighting, and a camera system.

This equipment will be placed on a new chassis that is replacing #393. #393 is scheduled for replacement and budgeted in 2026. This vehicle was purchased in 2012 and has reached its useful life. We will be utilizing state contract #229754, 267364, and 264954. The total cost of this is \$195,435.00.



Request for Council Action

Originator Engineering	Item 3.6 Approve the Type I Preliminary and Final Plat of BLAISDELL AVENUE SOUTH ADDITION
Agenda Section CONSENT BUSINESS	Date April 13, 2026

Requested Action:

Motion by _____, seconded by _____ to approve the preliminary plat and adopt Resolution No. 2026-____, a resolution approving the final plat BLAISDELL AVENUE SOUTH ADDITION located at 8313 Blaisdell Avenue South, subject to the conditions and Code requirements attached to the staff report.

Item created by: Bruce Bunker, Engineering

Item presented by: Julie Long, City Engineer

Description:

The Housing and Redevelopment Authority in and for the City of Bloomington, owner of the property located 8313 Blaisdell Avenue South, requests preliminary and final plat approval to plat a metes and bounds parcel into a platted lot of record. This action is necessary to conform to City Code to create a buildable lot for a new single-family home on the site. The previous home was demolished in 2024.

Attachments:

[Resolution Approving the Final Plat](#)
[Project Description](#)
[Staff Report and Conditions](#)
[Long Description of Proposed Plat](#)
[Preliminary Plat](#)
[Final Plat](#)

RESOLUTION No. 2026-_____

A RESOLUTION APPROVING THE PLAT OF BLAISDELL AVENUE SOUTH ADDITION

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

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

WHEREAS, the City Council has considered the application for a subdivision plat of BLAISDELL AVENUE SOUTH ADDITION; and

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

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

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

Passed and adopted this 13th day of April 2026.

Mayor

ATTEST:

Secretary to the Council

EXHIBIT A

CONDITIONS OF APPROVAL – BLAISDELL AVENUE SOUTH ADDITION

1. A title opinion or title commitment that accurately reflects the state of title of the property being platted, dated within 6 months of requesting City signatures, must be provided;
2. A consent to plat form from any mortgage company with property interest must be provided;
3. Public drainage and utility easements must be provided as approved by the City Engineer;
4. A public 10-foot sidewalk and bikeway easement must be provided along Blaisdell Avenue South as approved by the City Engineer;

And subject to the following code requirements:

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

PROJECT DESCRIPTION FOR CASE FILE NO. 202600023

Type 1 Preliminary and Final Plat for 8313 Blaisdell Avenue South

The vacant lot located at 8313 Blaisdell Avenue South in Bloomington, Minnesota will be developed into a single story single family home with the following dimensions;

- Building Type: Single Family Home
- Building Design: One story with fully finished basement
- Finished Square Feet: 1,813
- Total Bedrooms: 4
- Total Bathrooms: 2
- Attached Garage: 2 spaces

Once completed this single family home will be sold to a qualified owner occupant who earns less than 80% of area median income. This single family home will be similar in scale to the homes currently lining Blaisell Avenue. We will be maintaining many of the mature trees that are such an asset to this building site. Our proposed plans will meet all of the existing zoning and design requirements of this site.

We have already submitted our initial building plans as part of this application. These plans detail the building footprint, site orientation and elevations.

GENERAL INFORMATION

Applicant:	Shawn Devine, Outlaw Development (applicant) Bloomington HRA (property owner)
Location:	8313 Blaisdell Avenue South
Request:	Type I Preliminary and Final Plat of BLAISDELL AVENUE SOUTH ADDITION
Existing Land Use and Zoning:	Vacant; zoned R-1 Single-Family Residential
Existing Land Use and Zoning:	Vacant Land; zoned R-1, Single Family Residential Surrounding
Land Use and Zoning:	North – Single-Family Homes; zoned R-1 South – Single-Family Homes; zoned R-1 East – Single-Family Homes; zoned R-1 West – Single-Family Homes; zoned R-1
Comprehensive Plan Designation:	Low Density Residential

CHRONOLOGY

City Council	04/13/2026	Review scheduled (Consent Agenda)
--------------	------------	-----------------------------------

DEADLINE FOR AGENCY ACTION

Application Date:	02/19/2026
60 Days:	04/20/2026
Extension Letter Mailed:	No
120 Days:	06/19/2026
Applicable Deadline:	04/20/2026
Direct Mail Notification:	Confirmed (04/01/2026 – 500-foot buffer – 10-day notice)

STAFF CONTACT

Bruce Bunker, Engineering Technician
Phone: (952) 563-4546
E-mail: bbunker@BloomingtonMN.gov

PROPOSAL

The applicant requests preliminary and final plat approval to plat a metes and bounds parcel into a platted lot of record. This action is necessary to conform to City Code to create a buildable lot for a new single-family home on the site. The previous home was demolished in 2024.

ANALYSIS

Code Compliance

The property is zoned R-1 Single Family Residential and is subject to the minimum dimensional standards of the R-1 Zoning District. This proposed plat has been analyzed for Code compliance based on these and other City Code standards. Table 1 and the following sections provide that analysis.

Table 1: City Code Analysis

Standard	Code Required	Proposed	Compliance
Site Area	7,800 sq. ft.	10,987 sq. ft.	Yes
Minimum Lot Width	60 ft.	West Line – 82.35 ft. East Line – 82.12 ft	Yes
Building Setback Along Blaisdell Avenue South	30 ft.	30 ft.	Yes
Building Rear Yard Setback	30 ft. 5 ft. for garages and accessory buildings not connected to water or sanitary service	30 ft.	Yes
Side yard Not Along Streets Setback	10 ft. 5 ft. for garages and accessory buildings not connected to water or sanitary service	10 ft.	Yes
Impervious surface coverage	35 percent for single family residential	The proposed is vacant with no impervious surface coverage	Impervious surface standard to be confirmed through administrative site plan review for the future single-family homes.

Platting Requirements

As part of the standard platting process, there are several requirements as specified in Chapter 22 of the City Code. Standard platting requirements that apply to this plat include:

- **Drainage and Utility Easements:** There will be new drainage and utility easements dedicated in the new plat being 10-feet in width adjacent to Blaisdell Avenue South and 5-feet in width along all common lot lines.
- **Sidewalk and Bikeway Easement:** There will be new 10-foot sidewalk and bikeway easements along Blaisdell Avenue South that will be conveyed to the City by document.

In addition, standard platting conditions are added requesting a title opinion or title commitment and a consent to plat form from any mortgage company with interest on the property.

Utilities

City water and sanitary sewer are available and lie adjacent to the proposed lots within the right-of-way of Blaisdell Avenue South.

Traffic Analysis

There are no significant impacts to the adjacent traffic patterns due to this proposed plat. A permit will be required for the installation of a new driveway to serve the newly platted parcel, and any unused curb cut(s) must be removed and replaced with full height curb at that time.

FINDINGS

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

Required Finding	Finding Outcome/Discussion
(1) The plat is not in conflict with the Comprehensive Plan.	Finding Made: The new plat is consistent with the intent and purpose of the Comprehensive Plan regarding land use and function.
(2) The plat is not in conflict with any adopted District Plan for the area.	Finding Made: There is not an adopted District Plan for this area.
(3) The proposed plat is not in conflict with the City Code provisions.	Finding Made: The proposed plat is in conformance with City Code requirements.
(4) The proposed plat does not conflict with existing easements.	Finding Made: Currently there are no public easements on the property. There will be new drainage and utility easements dedicated in the new plat along the street frontage of Blaisdell Avenue South, and along all common lot lines. There will also be a new sidewalk and bikeway easement along Blaisdell Avenue South conveyed to the City by document.

Required Finding	Finding Outcome/Discussion
(5) There is adequate public infrastructure to support the additional development potential by the proposed plat.	Finding Made: There will not be an excess burden on public infrastructure due to the approval of this proposed plat.
(6) The proposed plat mitigates potential negative impacts on the environment, including but not limited to topography; steep slopes; trees; vegetation; naturally occurring lakes, ponds, rivers, and streams; susceptibility of the site to erosion, sedimentation, or flooding; drainage; and stormwater storage needs.	Finding Made: The proposed plat will not have a negative impact on the environment.
(7) The proposed plat will not be detrimental to the public health, safety, and welfare.	Finding Made: The proposed plat will be compatible in character and function with the existing uses of the surrounding neighborhood. By reason of scale, access, and location, it cannot be anticipated to be detrimental to the public health, safety, and welfare.
(8) The proposed plat is not in conflict with an approved development plan or plat.	Finding Made: The proposed plat will not conflict with an approved development plan or plat.

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

Required Finding	Finding Outcome/Discussion
(1) The proposed plat is not in conflict with the approved preliminary plat or preliminary plat findings.	Finding Made: The proposed final plat is consistent with the preliminary plat and the preliminary plat findings.

RECOMMENDATION

Staff recommends approval using the following motion:

Motion by _____, second by _____, to approve the preliminary plat and adopt a resolution approving the final plat of BLAISDELL AVENUE SOUTH ADDITION located at 8313 Blaisdell Avenue South, subject to the conditions and Code requirements attached to the staff report.

RECOMMENDED CONDITIONS OF APPROVAL

Case File No.: PL202600023

Project Description: Type I Preliminary and Final Plat of BLAISDELL AVENUE SOUTH ADDITION

Address: 8313 Blaisdell Avenue South

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

- | | | |
|----|--------------------|---|
| 1. | Prior to Recording | A title opinion or title commitment that accurately reflects the state of title of the property being platted, dated within 6 months of requesting City signatures, must be provided. |
| 2. | Prior to Recording | A consent to plat form from any mortgage company with property interest must be provided. |
| 3. | Prior to Recording | Public drainage and utility easements must be provided as approved by the City Engineer. |
| 4. | Prior to Recording | A public 10-foot sidewalk and bikeway easement must be provided by along Blaisdell Avenue South as approved by the City Engineer. |
| 5. | Prior to Permit | The property must be platted per Chapter 22 of the City Code and the approved final plat must be filed with Hennepin County prior to the issuance of a foundation or building permit. |

Long Description: Proposed Plat of BLAISDELL AVENUE SOUTH ADDITION

This document is a long description of the proposed plat titled "BLAISDELL AVENUE SOUTH ADDITION," located in Section 3, Township 27, Range 24, Hennepin County, Minnesota and described as follows:

The South 82.5 feet of the North 858 feet of the West 133.5 feet of the East 300 feet of the Northeast Quarter of the Southwest Quarter of Section 3, Township 27, Range 24, Hennepin County, Minnesota.

The proposed plat depicts a rectangular parcel of land approximately 133.5 feet wide (east to west) and 82.5 feet long (north to south), equivalent to 10,988 square feet or 0.25 acres.

The property is bounded:

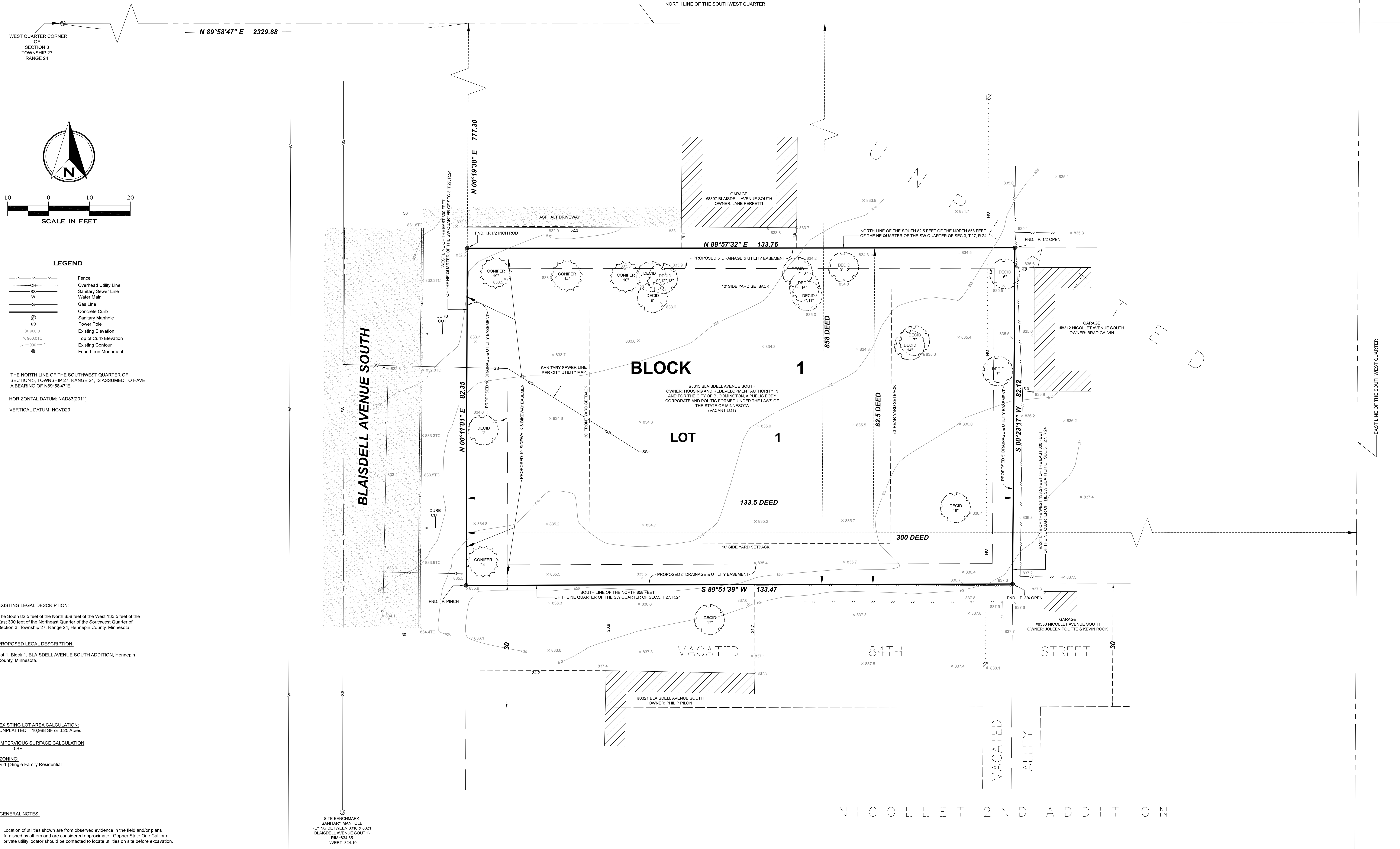
- On the north by a single-family home
- On the east by a single-family home
- On the south by a single-family home
- On the west by the public right-of-way of Blaisdell Avenue South

This proposed plat is one lot and will have new public drainage and utility easements dedicated. Those new public drainage and utility easements will be 10 feet in width along the west line that adjoins the street frontage of Blaisdell Avenue South and 5 feet in width along all interior lot lines.

There will be a new 10-foot public sidewalk and bikeway easement conveyed by document along the west line that adjoins the street frontage of Blaisdell Avenue South overlaying the dedicated 10 foot drainage and utility easement.

All bearings and distances shown on the proposed plat are based on the north line of the Southwest Quarter of Section 3, Township 27, Range 24. Horizontal datum NAD83 (2011). A north arrow is oriented toward the top of the page.

PRELIMINARY PLAT
BLAISDELL AVENUE SOUTH ADDITION



EXISTING LEGAL DESCRIPTION:
The South 82.5 feet of the North 888 feet of the West 133.5 feet of the East 300 feet of the Northwest Quarter of the Southwest Quarter of Section 3, Township 27, Range 24, Hennepin County, Minnesota.

PROPOSED LEGAL DESCRIPTION:
Lot 1, Block 1, BLAISDELL AVENUE SOUTH ADDITION, Hennepin County, Minnesota.

EXISTING LOT AREA CALCULATION:
UNPLATTED = 10,988 SF or 0.25 Acres
IMPERVIOUS SURFACE CALCULATION:
= 0 SF

ZONING:
R-1 | Single Family Residential

GENERAL NOTES:
1. Location of utilities shown are from observed evidence in the field and/or plans furnished by others and are considered approximate. Gopher State One Call or a private utility locator should be contacted to locate utilities on site before excavation.

SITE BENCHMARK:
SANITARY MANHOLE
(LYING BETWEEN 8316 & 8321
BLAISDELL AVENUE SOUTH)
RIM=834.85
INVERT=834.10

JOB NO. 370-25 BOOK/PAGE	SCALE 1" = 10' DRAWN T.L.S. REFERENCE	SITE ADDRESS 8313 Blaisdell Avenue South Bloomington, MN 55420	SITE BENCHMARK City Benchmark #06-021 EL=837.46 T.N.H. between 8320 & 8316 Blaisdell Ave Vertical Datum: NGVD29	SHEET 1 of 1 24x36	REVISIONS REMARKS		I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly registered Land Surveyor under the laws of the State of Minnesota. W. BROWN LAND SURVEYING, INC. 8030 OLD CEDAR AVENUE SO., SUITE 228 BLOOMINGTON, MN 55425 PH: (952) 854-4055 WBROWNLANDSURVEYING.COM EMAIL: INFO@WBROWNLANDSURVEYING.COM		W. BROWN LAND SURVEYING, INC. 8030 OLD CEDAR AVENUE SO., SUITE 228 BLOOMINGTON, MN 55425 PH: (952) 854-4055 WBROWNLANDSURVEYING.COM EMAIL: INFO@WBROWNLANDSURVEYING.COM
					DATE				

WOODROW A. BROWN, R.L.S. MN REG 15230
DATED: 03-06-2026

BLAISDELL AVENUE SOUTH ADDITION

C.R. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That Housing and Redevelopment Authority in and for the City of Bloomington, a public body corporate and politic formed under the laws of the State of Minnesota, owners of the following described property.

The South 82.5 feet of the North 858 feet of the West 133.5 feet of the East 300 feet of the Northeast Quarter of the Southwest Quarter of Section 3, Township 27, Range 24, Hennepin County, Minnesota.

Have caused the same to be surveyed and platted as BLAISDELL AVENUE SOUTH ADDITION and do hereby dedicate to the public, for public use, the drainage and utility easements as created by this plat.

In witness whereof, said Housing and Redevelopment Authority in and for the City of Bloomington, a public body corporate and politic formed under the laws of the State of Minnesota, has caused these presents to be signed by its Proper Officer this _____ day of _____, 20____.

Signed: Housing and Redevelopment Authority in and for the City of Bloomington.

By: _____, its _____

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by _____, its _____, Housing and Redevelopment Authority in and for the City of Bloomington, a public body corporate and politic formed under the laws of the State of Minnesota, on behalf of the corporation.

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 BLAISDELL AVENUE SOUTH 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

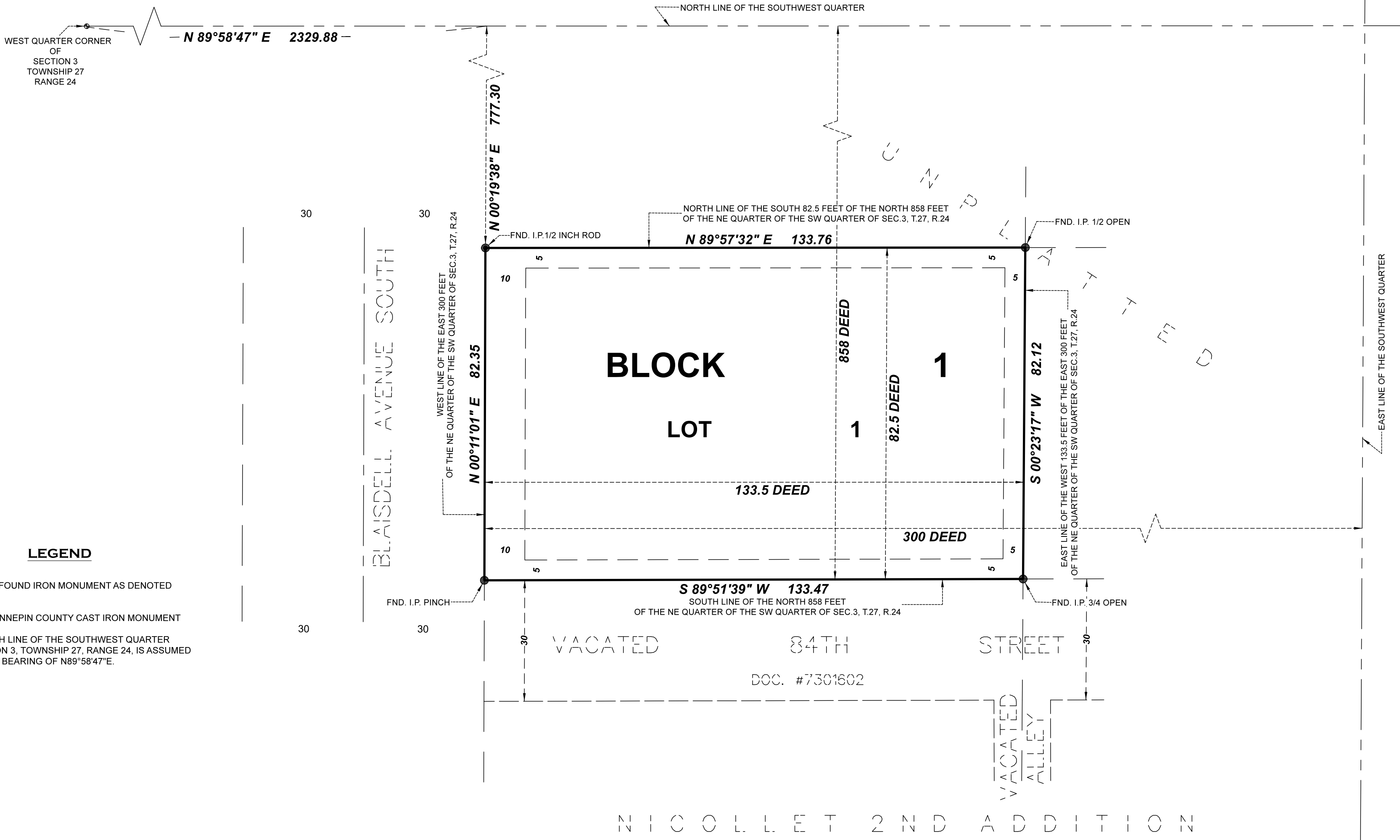
Pursuant to MN. STAT. Sec. 383B.565(1969), this plat has been approved this _____ day of _____, 20____.

Chris F. Mavis, County Surveyor By: _____

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of BLAISDELL AVENUE SOUTH ADDITION was filed in this office this _____ day of _____, 20____, at ____ o'clock ____ M.

Amber Bougie, County Recorder By: _____ Deputy



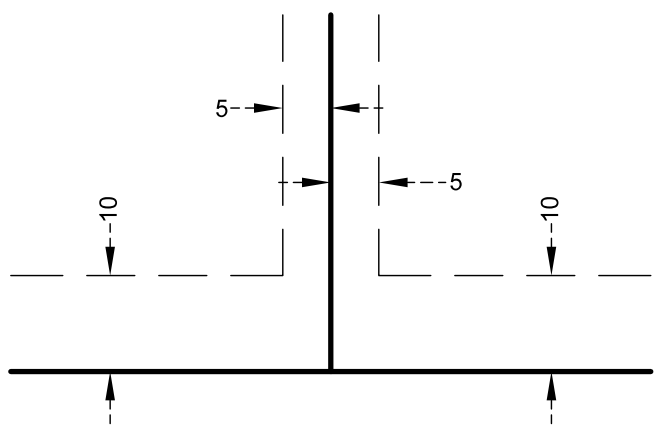
LEGEND

● DENOTES FOUND IRON MONUMENT AS DENOTED

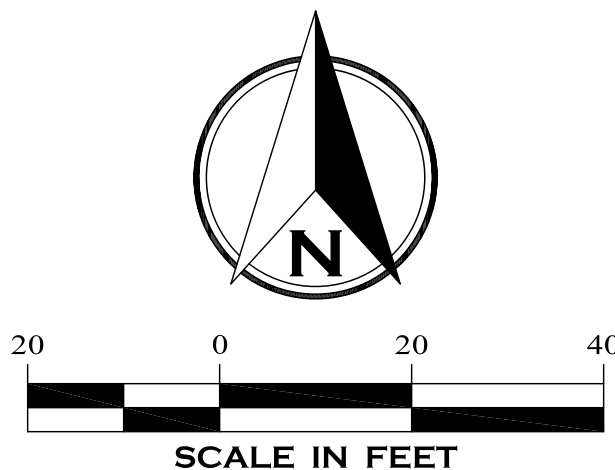
⦿ FOUND HENNEPIN COUNTY CAST IRON MONUMENT

THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 27, RANGE 24, IS ASSUMED TO HAVE A BEARING OF N89°58'47\"/>

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS, UNLESS OTHERWISE INDICATED ON THIS PLAT.



W. BROWN LAND SURVEYING, INC.



Request for Council Action

Originator Engineering	Item 3.7 Approve the Type I Preliminary and Final Plat of FARR SIXTH ADDITION
Agenda Section CONSENT BUSINESS	Date April 13, 2026

Requested Action:

Motion by _____, seconded by _____ to approve the preliminary plat and adopt Resolution No. 2026-____, a resolution approving the final plat FARR SIXTH ADDITION located at 9211 Columbus Avenue South, subject to the conditions and Code requirements attached to the staff report.

Item created by: Bruce Bunker, Engineering

Item presented by: Julie Long, City Engineer

Description:

To-Anh Nguyen, owner of the property located at 9211 Columbus Avenue South, requests preliminary and final plat approval to subdivide their existing parcel to be able to build a new single-family home on proposed Lot 2 and a new garage in the rear of proposed Lot 1. The applicant received a variance on February 19, 2026 to reduce the required lot width from 60 feet to 59.5 feet due to a surveying discrepancy in lot dimensions compared with the existing plat to the proposed plat.

Attachments:

[Resolution Approving the Final Plat](#)
[Project Description](#)
[Staff Report and Conditions](#)
[Decision Notice - Variance](#)
[Long Description for Proposed Plat](#)
[Final Plat](#)
[Preliminary Plat](#)

RESOLUTION No. 2026-_____

A RESOLUTION APPROVING THE PLAT OF FARR SIXTH ADDITION

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

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

WHEREAS, the City Council has considered the application for a subdivision plat of FARR SIXTH ADDITION; and

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

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

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

Passed and adopted this 13th day of April 2026.

Mayor

ATTEST:

Secretary to the Council

EXHIBIT A

CONDITIONS OF APPROVAL – FARR SIXTH ADDITION

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

And subject to the following code requirements:

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

Project Description

To subdivide the existing parcel to construct a new home approx. 3,500 square feet. Demo the old existing garage and construct a new garage with driveway located at the back of the existing house (9211 Columbus Ave. S).

ToAnh Nguyen
(612) 791-7681
9211 Columbus Avenue South

GENERAL INFORMATION

Applicant:	To-Anh Nguyen
Location:	9211 Columbus Avenue South
Request:	Type I Preliminary and Final Plat of FARR SIXTH ADDITION
Existing Land Use and Zoning:	Single-Family; zoned R-1 Single Family Residential
Surrounding Land Use and Zoning:	North – Single-Family; zoned R-1 South – Single-Family; zoned R-1 East – Single-Family; zoned R-1 West – Single-Family; zoned R-1
Comprehensive Plan Designation:	Low Density Residential

CHRONOLOGY

City Council	04/13/2026 – Review Scheduled (Consent Agenda)
--------------	--

DEADLINE FOR AGENCY ACTION

Application Date:	03/09/2026
60 Days:	05/08/2026
Extension Letter Mailed:	No
120 Days:	07/07/2026
Direct Mail Notification:	Confirmed – (04/01/2026 – 500-foot buffer – 10-day notice)

STAFF CONTACT

Bruce Bunker, Engineering Technician
Phone: (952) 563-4546
E-mail: bbunker@BloomingtonMN.gov

PROPOSAL

The applicant requests preliminary and final plat approval to subdivide their existing parcel to build a new single-family home on proposed Lot 2 and a new garage in the rear of proposed Lot 1.

ANALYSIS

Code Compliance

The property is zoned R-1 Single Family Residential and is subject to the minimum dimensional standards of the R-1 Zoning District. A variance was approved by the Planning Commission on February 19, 2026, to reduce the required lot width from 60-feet to 59.5-feet (PL202600003) due to a discrepancy in lot line dimensions compared with the existing plat of FARR 3RD ADDITION to the proposed plat if FARR SIXTH ADDITION. This proposed plat has been analyzed for Code compliance based on these and other City Code standards. Table 1 and the following sections provide that analysis.

Table 1: City Code Analysis

Standard	Code Required	Proposed	Compliance
Site Area	7,800 sq. ft.	Lot 1 – 8,029 sq. ft. Lot 2 – 8,060 sq. ft.	Yes
Minimum Lot Width	59.5 ft. (By Variance)	Lot 1 – > 59.5 ft. Lot 2 – 60 ft.	Yes
Front Yard Setback	30 ft.	Lot 1 – > 30 ft. Lot 2 – 30 ft.	Yes
Building Rear Yard Setback	30 ft. and 5 ft. for garages and accessory buildings not connected to water or sanitary service	Lot 1 – 30 ft. and 5ft. Lot 2 – 30 ft. and 5ft.	Yes
Side yard Not Along Streets Setback	10 ft. and 5 ft. for garages and accessory buildings not connected to water or sanitary service	Lot 1 – > 10 ft. and > 5ft. Lot 2 – > 10 ft. and > 5ft.	Yes
Impervious surface coverage	35 percent for single family residential	Existing impervious surface coverage on the parcel is 24%.	Proposed Lots 1 and 2 impervious surface coverage will be reviewed during building permit review.

Platting Requirements

As part of the standard platting process, there are several requirements as specified in Chapter 22 of the City Code. Standard platting requirements that apply to this plat include:

- **Drainage and Utility Easements:** There will be new drainage and utility easements dedicated in the new plat to accompany the existing 5-foot utility easement that lies on the south and east lines. Those new drainage and utility easements will be 10-feet in width adjacent to Columbus Avenue South and 5-feet in width along all common lot lines.
- **Sidewalk and Bikeway Easement:** There will be new 10-foot sidewalk and bikeway easements along Columbus Avenue South that will be conveyed to the City by document.

In addition, standard platting conditions are added requesting a title opinion or title commitment and a consent to plat form from any mortgage company with interest on the property.

Utilities

City water and sanitary sewer are available and lie adjacent to the proposed lots within the right-of-way of Columbus Avenue South.

Traffic Analysis

There are no significant impacts to the adjacent traffic patterns due to this proposed plat. A permit will be required for the installation of driveways to serve the newly created parcels, and any unused curb cuts must be removed and replaced with full height curb at that time.

FINDINGS

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

Required Finding	Finding Outcome/Discussion
(1) The plat is not in conflict with the Comprehensive Plan.	Finding Made: The new plat is consistent with the intent and purpose of the Comprehensive Plan regarding land use and function.
(2) The plat is not in conflict with any adopted District Plan for the area.	Finding Made: There is not an adopted District Plan for this area.
(3) The proposed plat is not in conflict with the City Code provisions.	Finding Made: The proposed plat is in conformance with City Code requirements.

(4) The proposed plat does not conflict with existing easements.	Finding Made: There is an existing utility easement that encumbers the property. There will be new drainage and utility easements dedicated in the new plat along the street frontage of Columbus Avenue South, and along all common lot lines. There will also be a new sidewalk and bikeway easement along Columbus Avenue South conveyed to the City by document.
(5) There is adequate public infrastructure to support the additional development potential by the proposed plat.	Finding Made: There will not be an excess burden on public infrastructure due to approval of this proposed plat.
(6) The proposed plat mitigates potential negative impacts on the environment, including but not limited to topography; steep slopes; trees; vegetation; naturally occurring lakes, ponds, rivers, and streams; susceptibility of the site to erosion, sedimentation, or flooding; drainage; and stormwater storage needs.	Finding Made: The proposed plat will not have a negative impact on the environment.
(7) The proposed plat will not be detrimental to the public health, safety, and welfare.	Finding Made: The proposed plat will be compatible in character and function with the existing uses of the surrounding neighborhood. By reason of scale, access, and location, it cannot be anticipated to be detrimental to the public health, safety, and welfare.
(8) The proposed plat is not in conflict with an approved development plan or plat.	Finding Made: The proposed plat will not conflict with an approved development plan or plat.

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

Required Finding	Finding Outcome/Discussion
(1) The proposed plat is not in conflict with the approved preliminary plat or preliminary plat findings.	Finding Made: The proposed final plat is consistent with the preliminary plat and the preliminary plat findings.

RECOMMENDATION

Staff recommends approval using the following motion:

In Case PL2026-42, having been able to make the required findings, I move to approve the preliminary plat and adopt a resolution approving final plat of FARR SIXTH ADDITION located at 9211 Columbus Avenue South, subject to the conditions and Code requirements attached to the staff report.

RECOMMENDED CONDITIONS OF APPROVAL

Case File No.: PL202600042

Project Description: Type I Preliminary and Final Plat of FARR SIXTH ADDITION

Address: 9211 Columbus Avenue South

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

1. Prior to Recording A title opinion or title commitment that accurately reflects the state of title of the property being platted, dated within 6 months of requesting City signatures, must be provided.
2. Prior to Recording A consent to plat form from any mortgage company with property interest must be provided.
3. Prior to Recording Public drainage and utility easements must be provided as approved by the City Engineer.
4. Prior to Recording A public 10-foot sidewalk and bikeway easement must be provided along Columbus Avenue South as approved by the City Engineer.
5. Prior to Recording A private common utility easement/agreement/declaration must be provided as approved by the City Engineer and proof of recording the easement/agreement/declaration with Hennepin County must be provided to the City Engineer.
6. Prior to Recording Park dedication must be satisfied prior to recording the final plat with Hennepin County.
7. Prior to Permit A demolition permit for the portion of the existing home must be approved prior to recording the final plat with the Hennepin County.
8. Prior to Permit The property must be platted per Chapter 22 of the City Code and the approved final plat must be filed with Hennepin County prior to the issuance of a foundation or building permit.



February 25, 2026

To Anh Nguyen
1181 Kittiwake Circle
Eagan, MN 55123

RE: Case # PL202600003 – Lot width variance
9211 Columbus Avenue South

Dear To Anh Nguyen:

At its regular meeting of February 19, 2026, the Planning Commission approved a Variance request to reduce the required lot width from 60 feet to 59.5 feet due to a surveying error (Case #PL202600003).

The approval is subject to conditions that must be satisfied before issuing a Building Permit. While the conditions list includes selected City Code requirements of particular interest, the development must comply with applicable local, state, and federal codes.

1. Prior to Permit The properties must be platted per Chapter 22 of the City Code and the approved final plat must be filed with Hennepin County prior to the issuance of any permits. See §22.03(a)(2)
2. Ongoing The lot dimensions must be as shown on the approved plans in Case File #PL202600003.

Should you have any questions regarding this decision, please contact Dylan Palmer, Planner, at (952) 563-8918 or dpalmer@BloomingtonMN.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nick Johnson", is written over a light blue circular background.

Nick Johnson
Planning Manager

Long Description: Proposed Plat of FARR SIXTH ADDITION

This document is a long description of the proposed subdivision plat titled "FARR SIXTH ADDITION," located in Section 11, Township 27, Range 24, Hennepin County, Minnesota and described as Lot 9, Block 8, FARR 3RD ADDITION.

The proposed plat depicts a rectangular parcel of land approximately 134 feet wide (east to west) and 120 feet long (north to south), equivalent to 16,089 square feet or 0.37 acres.

The property is bounded:

- On the north by a single-family home
- On the east by a single-family home
- On the south by a single-family home
- On the west by the public right-of-way of Columbus Avenue South

This proposed plat subdivides the existing parcel described as Lot 9, Block 8, FARR 3RD ADDITION, Hennepin County, Minnesota, to two separate lots with their common lot line running east to west. Each proposed lot is approximately 60 feet wide and 134 feet deep.

The areas for these proposed lots are listed below:

Lot 1, Block 1, FARR SIXTH ADDITION = 8,029 square feet or 0.18 acres

Lot 2, Block 1, FARR SIXTH ADDITION = 8,060 square feet or 0.19 acres

There currently is an existing public utility easement that is 5 feet in width that lies on the east and south lines of Lot 9, Block 8, FARR 3RD ADDITION.

There will be new drainage and utility easements dedicated in the proposed plat of FARR SIXTH ADDITION being 10 feet in width along the west line that adjoins the street frontage of Columbus Avenue South and 5 feet in width along all interior/common lot lines for both proposed lots.

There will be a new 10-foot public sidewalk and bikeway easement conveyed by document along the west line that adjoins the street frontage of Columbus Avenue South overlaying the dedicated 10-foot drainage and utility easement for both proposed lots.

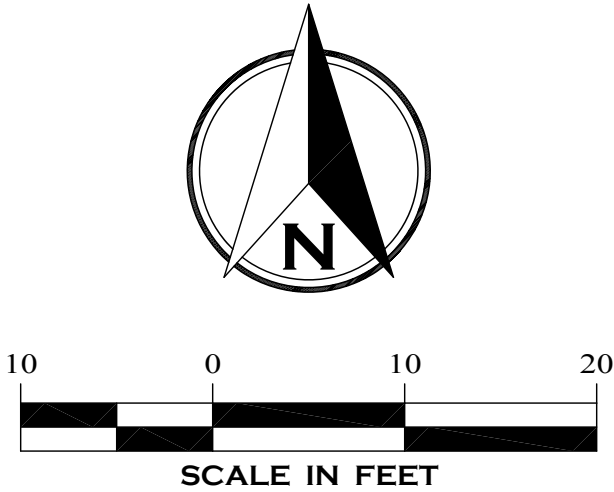
All bearings and distances shown on the proposed plat are based on the west line of Lot 9, Block 8, FARR 3RD ADDITION, Hennepin County, Minnesota. A north arrow is oriented toward the top of the page.

FARR SIXTH ADDITION

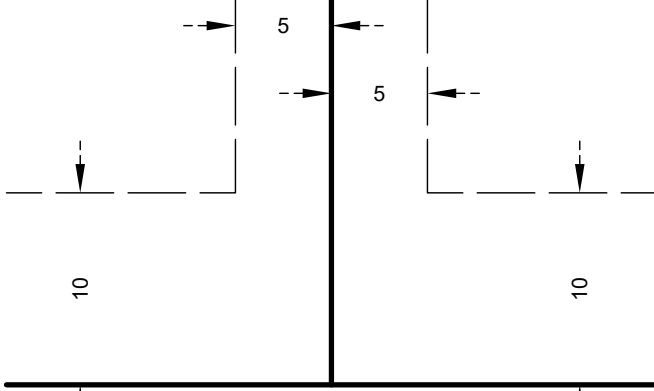
LEGEND

- DENOTES FOUND IRON MONUMENT AS DENOTED
- DENOTES SET 1/2 INCH x 14 INCH IRON PIPE MONUMENT INSCRIBED RLS 15230

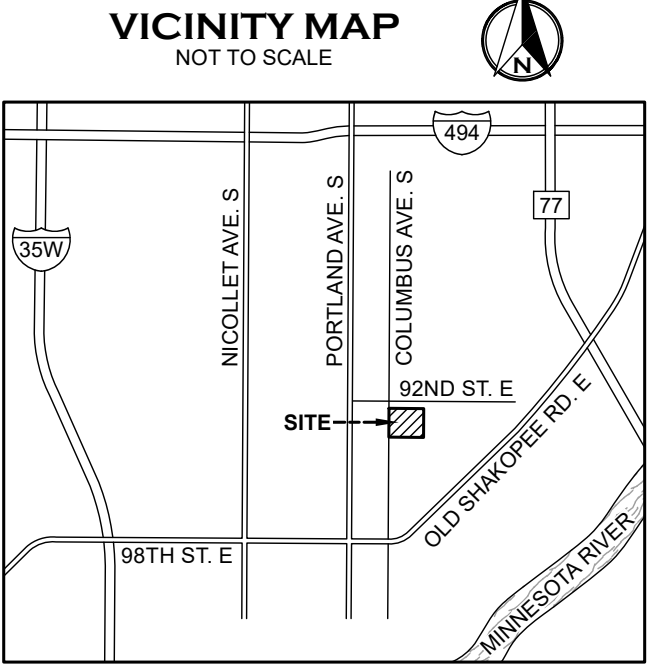
THE WEST LINE OF LOT 9, BLOCK 8, FARR 3RD ADDITION, IS ASSUMED TO BEAR N00°00'14".



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, AND BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS, UNLESS OTHERWISE INDICATED ON THIS PLAT.



C.R. DOC. NO.

KNOW ALL PERSONS BY THESE PRESENTS: That To-Anh Nguyen, fee owners of the following described property.

Lot 9, Block 8, FARR 3RD ADDITION.

Have caused the same to be surveyed and platted as FARR SIXTH ADDITION and do hereby dedicate to the public, for public use, the drainage and utility easements as created by this plat.

In witness whereof, said To-Anh Nguyen, have hereunto set their hands this _____ day of _____, 20_____.

Signed: _____
To-Ahn Nguyen

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20_____, by To-Ahn Nguyen.

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 FARR SIXTH 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: _____ Clerk

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

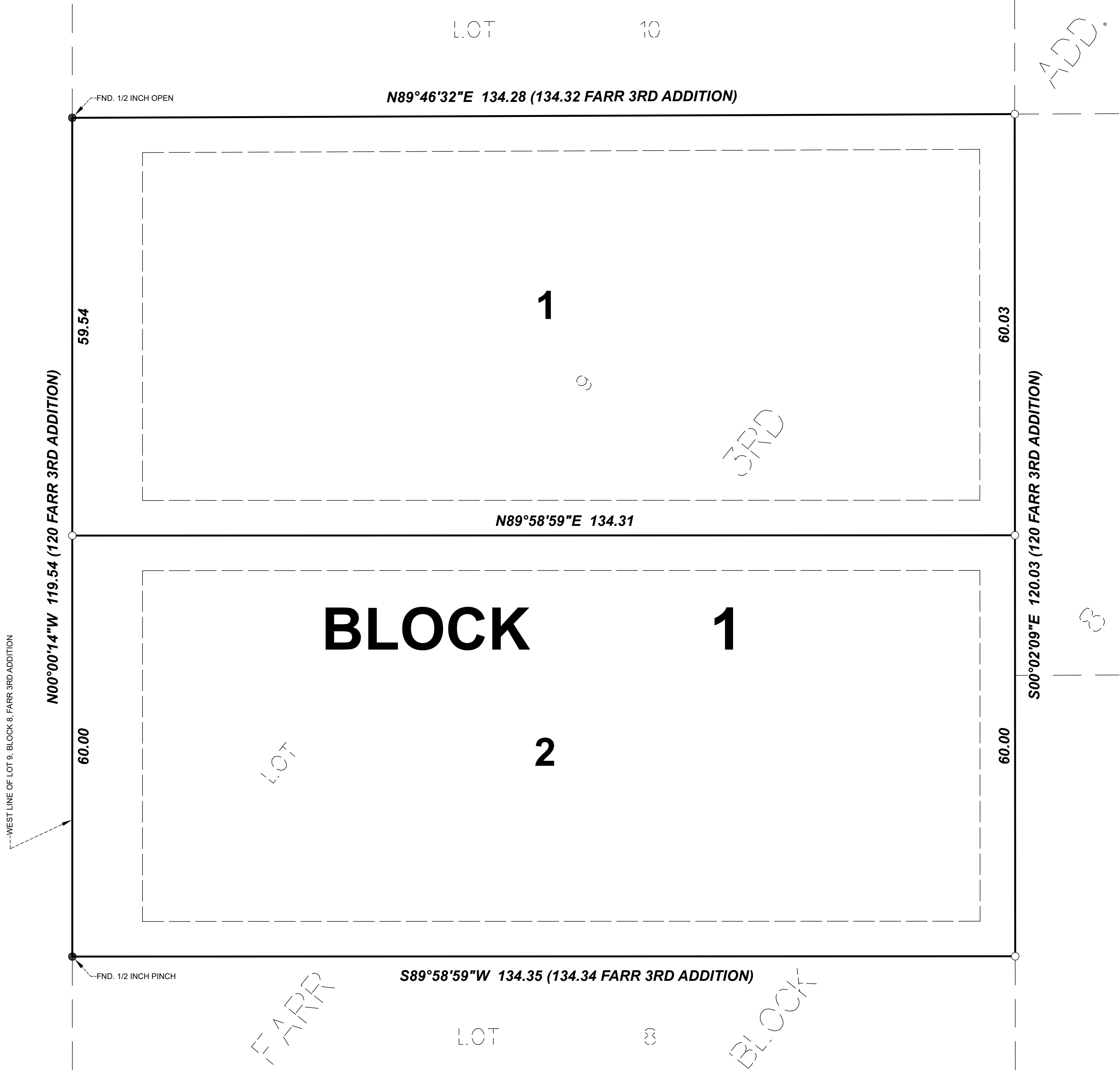
SURVEY DIVISION, Hennepin County, Minnesota
Pursuant to MN. STAT. Sec. 383B.565(1969), this plat has been approved this _____ day of _____, 20_____.

Chris F. Mavis, County Surveyor By: _____

COUNTY RECORDER, Hennepin County, Minnesota
I hereby certify that the within plat of FARR SIXTH ADDITION was filed in this office this _____ day of _____, 20_____, at ____ o'clock ____ M.

Amber Bougie, County Recorder By: _____ Deputy

COLUMBUS AVENUE SOUTH



	Fence
	Sanitary Sewer Line
	Storm Sewer Line
	Water Main
	Gas Line
	Electric Meter
	Storm Catch Basin
	Storm Manhole
	Gas Meter
	Power Pole
	Water Shutoff Valve
	Existing Elevation
	Existing Contour
	Found Iron Monument as Denoted
	Set Iron Monument
	Inscribed R.L.S 15230
	Deciduous Tree w/ Trunk Diameter

BASIS OF BEARINGS
THE WEST LINE OF LOT 9, BLOCK 8, FARR 3RD ADDITION,
IS ASSUMED TO BEAR N00°00'14".

- Existing building dimensions are measured to siding and not building foundation.
- No title commitment was provided and no research was performed for any easements not shown on this survey.
- Location of utilities shown are from observed evidence in the field and/or plans furnished by others and are considered approximate. Gopher State One Call or a private utility locator should be contacted to locate utilities on site before excavation.

SITE ADDRESS
9211 Columbus Ave. S
Bloomington, MN 55420

W. BROWN LAND SURVEYING, INC.
8030 OLD CEDAR AVENUE So., SUITE 228
BLOOMINGTON, MN 55425
PH: (952) 854-4055
WBROWNLANDSURVEYING.COM
EMAIL: INFO@WBROWNLANDSURVEYING.COM



Request for Council Action

Originator Maintenance	Item 3.8 Award Bid and Approve Contract – Construction of a New Salt Storage/Brine Building
Agenda Section CONSENT BUSINESS	Date April 13, 2026

Requested Action:

Motion by _____, seconded by _____ to award bid and approve contract with Rochon Corporation for the construction of a new Salt Storage and Brine Building in the amount of \$5,665,000 and a 10% contingency in the amount of \$566,500 and to authorize Mayor and City Manager to enter into the related agreements.

Item created by: Kalea Fischer, Maintenance

Item presented by: Tim Behrendt, Maintenance Superintendent

Description:

Bids for construction of a new Salt Storage and Brine Building were received on March 24, 2026 as follows:

Rochon Corp - \$5,665,000.00

Jorganson Construction - \$5,750,000.00

Ebert Inc. - \$5,818,000.00

Versacon Inc. - \$6,110,000.00

Greystone Construction - \$6,184,584.00

Huot Construction and Services - \$7,760,620.00

City Council is requested to award bid and approve contract with Rochon Corporation for \$5,665,000. The project includes construction of a new Salt Storage Building and Brine Building located at 9721 James Ave S. Bloomington, MN 55431.

Staff recommend approval of contract with Rochon Corporation in the amount of \$5,665,000 plus an additional 10% contingency in the amount of \$566,500 for a total contract not-to-exceed amount of \$6,231,500.

Funding is provided through GO CIP Bonds Series 2026B bonds and account 4409-57030.



Request for Council Action

Originator Community Development	Item 3.9 Resolution Clarifying The Heights Final Assessment Fee
Agenda Section CONSENT BUSINESS	Date April 13, 2026

Requested Action:

Motion _____, seconded _____ to adopt Resolution No. 2026- ____, CLARIFYING THE INTEREST FOR THE FINAL HOUSING IMPROVEMENT FEE PER UNIT IN CONNECTION WITH THE HEIGHTS CONDOMINIUM ASSOCIATION HOUSING IMPROVEMENT AREA.

Item created by: Sarah Abe, Community Development

Item presented by: Sarah Abe, Housing and Redevelopment Authority Administrator

Description:

On October 13, 2025, the City Council Approved the Final Assessment Fee for The Heights Condominiums. The Final Fee Resolution included interest in the assessment amount. When the resolution was submitted to Hennepin County, an interest rate was certified over and beyond what was already included. This item is to clarify the interest calculation in the Final Fee Resolution and direct the County to set the excess interest rate to zero.

Once the City Council approves this resolution, the County will correct the issue and send corrected tax statements to residents of The Heights.

Attachments:

[Resolution](#)

RESOLUTION NO. 2026-_____

**CLARIFYING THE INTEREST FOR THE FINAL HOUSING
IMPROVEMENT FEE PER UNIT IN CONNECTION WITH THE
HEIGHTS CONDOMINIUM ASSOCIATION HOUSING
IMPROVEMENT AREA**

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

Section 1. Findings; Determinations.

1.01. The City is authorized under Minnesota Statutes, Sections 428A.11 through 428A.21, as amended (the “HIA Act”), to establish by ordinance a housing improvement area within which housing improvements are to be made or constructed and in which the costs of the housing improvements are to be paid in whole or in part from fees imposed within the housing improvement area.

1.02. The City Council adopted a Housing Improvement Area Policy on August 4, 2014. The Council revised the Housing Improvement Area Policy on December 20, 2021 and on June 3, 2024.

1.03. By Ordinance No. 2024-31, adopted by the City Council on December 2, 2024 (the “Enabling Ordinance”), the City Council established The Heights Condominium Association Housing Improvement Area (the “Housing Improvement Area”) in order to facilitate certain improvements to property known as The Heights Condominiums, all in accordance with the Housing Improvement Area Policy and the HIA Act.

1.04. By Resolution No. 2025-154, adopted by the City Council on October 13, 2025 (the “Final Fee Resolution”), the City Council imposed a housing improvement fee on the housing units within the Housing Improvement Area in order to finance certain housing improvements within the Housing Improvement Area (the “Housing Improvements”). Exhibit A attached to the Final Fee Resolution set forth the fee imposed on each housing unit within the Housing Improvement Area (the “Housing Improvement Fee”), both in total and on an annual basis, which was based on the assessed value of each unit plus the assessed value of each parking stall owned by a unit.

1.05. The Final Fee Resolution and associated Exhibit A included interest in the calculation of the annual fee. Interest was calculated using a 2.0659% interest rate amortized over 20 years.

1.06 In establishing the special assessments, an interest rate was certified to Hennepin County over and beyond what was calculated in the original rate which is not necessary for the assessment.

Section 2. Approvals.

2.01. The foregoing recitals are true and correct and incorporated herein by reference.

2.02. The Final Housing Improvement Fee set forth in EXHIBIT A attached hereto was approved on October 13, 2025, inclusive of interest and shall constitute the full assessment against the owner of each unit within the Housing Improvement Area.

2.03. The Director of Taxation of Hennepin County, Minnesota (the “County”) is directed to adjust the interest rate to zero percent (0%).

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

Passed and adopted this 13th day of April, 2026.

Mayor

ATTEST:

Secretary to the Council

EXHIBIT A**FINAL HOUSING IMPROVEMENT FEE**

Unit #	Share	Unit Total Fee	Annual Fee
G1	2.77%	\$54,805.90	\$2,740.29
G2	2.77%	\$96,657.23	\$4,832.86
G3	3.62%	\$126,222.97	\$6,311.15
G4	3.62%	\$126,222.97	\$6,311.15
G5	2.76%	\$96,278.18	\$4,813.91
G6	3.62%	\$126,222.97	\$6,311.15
101	2.77%	\$35,111.15	\$1,755.56
102	3.62%	\$126,222.97	\$6,311.15
103	2.77%	\$96,657.23	\$4,832.86
104	3.63%	\$126,602.02	\$6,330.10
105	3.62%	\$91,743.32	\$4,587.17
106	3.61%	\$126,033.44	\$6,301.67
107	3.76%	\$69,604.52	\$3,480.23
108	2.77%	\$96,657.23	\$4,832.86
109	2.77%	\$96,657.23	\$4,832.86
110	3.76%	\$131,150.59	\$6,557.53
111	3.62%	\$126,222.97	\$6,311.15
112	3.62%	\$126,222.97	\$6,311.15
201	2.77%	\$43,709.68	\$2,185.48
202	3.63%	\$126,602.02	\$6,330.10
203	2.76%	\$34,732.11	\$1,736.61
204	3.76%	\$131,150.59	\$6,557.53
205	3.63%	\$126,602.02	\$6,330.10
206	3.76%	\$69,604.52	\$3,480.23
207	3.63%	\$126,602.02	\$6,330.10
208	2.77%	\$60,992.28	\$3,049.61
209	2.77%	\$96,657.23	\$4,832.86
210	3.63%	\$126,602.02	\$6,330.10
211	3.76%	\$131,150.59	\$6,557.53
212	3.63%	\$126,602.02	\$6,330.10

The amounts shown in the table above reflect any prepayments made prior to the expiration of the prepayment period.



Request for Council Action

Originator Police Department	Item 3.10 Approve Purchase of Motorola Quote for N70 Portable Radios
Agenda Section CONSENT BUSINESS	Date April 13, 2026

Requested Action:

Motion by _____, seconded by _____ to approve and purchase of the Motorola Quote for N70 Portable Radios.

Item created by: Emily Herman, Police Department

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

Description:

The Bloomington Police Department (BPD) is respectfully requesting the approval and purchase of a Motorola Quote for N70 Portable Radios in the amount of \$1,006,583.82 off of the MN Cooperative Agreement.

The BPD is upgrading portable radios for the following reasons:

- The BPD's current portable radios do not meet the encryption standards that the Criminal Justice Information Services (CJIS) data requires. The new radios contain the strengthened encryption standard for CJIS data (AES-256).
- It is unknown how long Motorola will support our current portable radios for repair and firmware/software updates. Motorola has already discontinued support on a handful of radios in our inventory.
- The typical life cycle of portable radios is eight years, and this is upgrade is on track with that.

A budget adjustment is not required for this purchase as its expenditure is listed within the approved 2026 budget.



Request for Council Action

Originator Engineering	Item 3.11 Order 2026-803 W. 90th Street Retaining Wall Project
Agenda Section CONSENT BUSINESS	Date April 13, 2026

Requested Action:

Motion by _____, seconded by _____ to order the 2026-803 W. 90th Street Retaining Wall Project.

Item created by: Christian Anago, Engineering

Item presented by: Julie Long, City Engineer

Description:

The City Council is requested to order improvements for the 2026-803 W. 90th Street Retaining Wall Project. This retaining wall project will replace the existing timber retaining wall on the north side of W. 90th Street just west of Xerxes Avenue. The existing retaining wall is beyond its usable serviceable life and due for replacement.

The estimated project cost for the retaining wall project is \$875,000 and will be funded using General Fund Retaining Wall Maintenance and State Aid funds.

The proposed schedule is given below:

Design Completion	May 2026
Council to Approve Plans/ Specs	May/June 2026
First Advertisement	June 2026
Open Bids	July 2026
Council to Consider Bids	July / August 2026
Construction Begins	Summer 2026



Request for Council Action

Originator Engineering	Item 3.12 Approve Plans and Specifications for W. 106th Street Bridge Preservation Project (2026-802)
Agenda Section CONSENT BUSINESS	Date April 13, 2026

Requested Action:

Motion by _____, seconded by _____ to approve plans and specifications for the W. 106th Street Bridge Preservation Project (City Project 2026-802).

Item created by: Christian Anago, Engineering
Item presented by: Julie Long, City Engineer

Description:

The City Council is requested to approve the plans and specifications for the 2026-802 W. 106th Street Bridge Preservation Project. This project will repair, maintain and extend the life span of three bridges in Bloomington. These three bridges include the vehicle bridge at 106th Street over Nine Mile Creek, the American Boulevard bridge over Highway 100, and Auto Club bridge over the Twin Cities and Western Railroad Tracks. Preservation and maintenance work on the 106th Street bridge includes items such as concrete bridge deck surface repair, minor concrete spall repairs, painting portions of the pier columns and crack and flood seal of the bridge. The American Boulevard and Auto Club bridges will both receive a crack and flood seal.

These improvements will be funded by State Aid funds and the approximate total project cost is \$500,000.

The proposed schedule is given below:

Council Approve plans and specs	April 13, 2026
First Advertisement	May 2026
Open Bids	May/June 2026
Council consider bids	June 2026



Request for Council Action

Originator Human Resources	Item 3.13 Authorization to Enter Into a 2026-2027 Collective Bargaining Agreement with LELS Local 303, Police Supervisors (Sergeants and Commanders)
Agenda Section CONSENT BUSINESS	Date April 13, 2026

Requested Action:

Motion by _____, seconded by _____ to authorize the appropriate officials to enter into a 2026-2027 labor agreement with LELS Local 303, Police Supervisors (Sergeants and Commanders).

Item created by: Steven Barrett, Human Resources

Item presented by: Steven Barrett, Human Resources Manager

Description:

The City has reached a tentative agreement with LELS Local 303, representing our Police Supervisors, for a contract covering calendar years 2026 and 2027.

The LELS Local 303 bargaining unit voted to approve the agreement.

General changes include: (1) contract term of two (2) years, 2026-2027; (2) conversion to a new salary structure consistent with the City's compensation study; (3) adding language relating to acting pay and exceptional service pay; (4) modifications to clothing and equipment to be consistent with Patrol Officers; and (5) minor housekeeping changes.

Attachments:

[Summary](#)



**POLICE SUPERVISORS (SERGEANTS, COMMANDERS)
SUMMARY OF TENTATIVE AGREEMENT
Monday, April 13, 2026**

CONTRACT TERM

Two (2) year contract, running January 1, 2026 – December 31, 2027.

WAGES – SALARY SCHEDULE

2026 Each person's current pay is increased by 2.00%, then placed into the new salary grade modeled after the 2024-2025 compensation study recommendations. Step advancement on the anniversary date.

2027 2.00% cost of living adjustment (COLA) added to all grades and steps.

When sergeants are promoted to commander, they will experience a minimum 5.00% salary increase. The sergeant salary will be increased by 5.00%, then placed into the commander pay range at the closest step without being less.

ACTING PAY

Consistent with the City's Compensation Plan.

EXCEPTIONAL PERFORMANCE PAY

Consistent with the City's Compensation Plan.

CLOTHING AND EQUIPMENT

Modify language to have the same uniform allowance amounts as Patrol Officers.

Modify language related to liquidating a portion of the uniform allowance every fifteen (15) years.

Allow employees to use up to \$350.00 per year on uniform items to be purchased from other vendors:

VACATION

Effective January 1, 2027, convert vacation accrual schedule to the accrual schedule in the Employment Rules.

HOLIDAYS

Modify language to be consistent with the Patrol Officers.

HEALTH INSURANCE

Maintain same contribution percentages for 2027.

SHIFT BIDDING

Incorporate the terms of the current Memorandum of Understanding (MOA) into the contract.



Request for Council Action

Originator Maintenance	Item 3.14 Accept Proposal & Award Contract – Architectural/Engineering Design and Construction Administration Services for Fire Station No. 2
Agenda Section CONSENT BUSINESS	Date April 13, 2026

Requested Action:

Motion by _____, seconded by _____ to authorize the Mayor and City Manager to negotiate and execute an agreement with CNH Architects for architectural/engineering design and construction administration services for Fire Station No. 2, together with any amendments or modifications thereto, in an amount not to exceed \$720,495.00.

Item created by: Kalea Fischer, Maintenance

Item presented by: Tim Behrendt, Maintenance Superintendent

Description:

City Council is requested to award contract to CNH Architects for architectural/engineering design and construction administration services for Fire Station No. 2.

A total of ten (10) proposals were received:

Boarman Kroos Vogel Group

Bolton & Menk

Bray Associates

CNH Architects

Collaborative Design Group

HGA

JLG Architects

Leo A Daly

OPN Architects

Wold Architects

RFP's were rated and staff conducted interviews with the top two highest rated proposals. Staff recommends contract award to CNH Architects in the amount of \$720,495.00 for architectural/engineering design and construction administration services for Fire Station No. 2. Funding will be through account 4410-57030.



Request for Council Action

Originator City Manager's Office	Item 3.15 Approval of City Council Meeting Minutes
Agenda Section CONSENT BUSINESS	Date April 13, 2026

Requested Action:

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

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

Item presented by: Priyanka Rai, Council Secretary

Description:

February 23, 2026 - Listening Session Minutes
February 23, 2026 - Regular Meeting Minutes
March 2, 2026 - Listening Session Minutes
March 2, 2026 - Regular Meeting Minutes
March 9, 2026 - Study Meeting Minutes
March 23, 2026 - Listening Session Minutes
March 23, 2026 - Regular Meeting Minutes

Attachments:

[2-23-26 Listening Session.pdf](#)
[2-23-26 Regular Meeting.pdf](#)
[3-2-26 Listening Session.pdf](#)
[3-2-26 Regular Meeting.pdf](#)
[3-9-26 Study Meeting.pdf](#)
[3-23-26 Listening Session.pdf](#)
[3-23-26 Regular Meeting.pdf](#)

**City Council Listening Session Meeting
Monday, February 23, 2026 - 5:45 pm
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 pm and noted attendance.

Present: Mayor Tim Busse and Councilmembers Victor Rivas, Shawn Nelson, Jenna Carter and Danielle Robertson

Absent: Councilmembers Lona Dallessandro and Dwayne Lowman

Staff present: City Manager Zach Walker, City Attorney Melissa Manderschied, Deputy City Manager Kathy Hedin, Council Secretary Priyanka Rai

LISTENING SESSION

Paul Coate spoke about effects of federal immigration enforcement on neighbors and the community and asked for an enforcement banning masks.

Jaymie Wagner spoke about the social contract and trust breakdown in light of recent immigrant enforcement activities, and people not feeling safe in the community.

Cody Wright spoke about banning ICE from using city property, or from wearing masks and other related matters around federal immigration enforcement.

William Clark spoke about the need for signage restricting federal access to city property, an ordinance banning federal agents from wearing masks and ways to help people who are afraid to access organizations that have federal funding or government-tied funding for assistance.

Trina Sletto spoke about fundraising for neighbors and funding for residents facing evictions.

Kendra Weinberg recommended banning sale of property to DHS for detention centers.

ADJOURNMENT

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

The listening session adjourned at 6:14 pm.

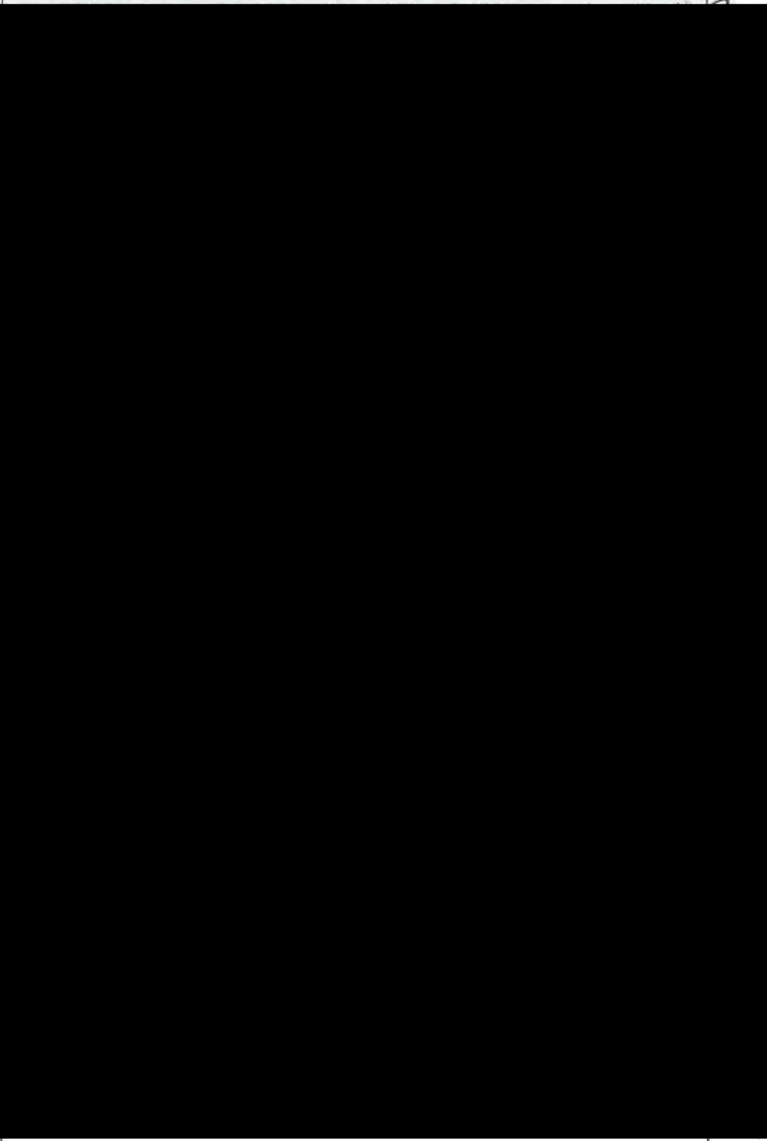
Speakers Register

ALL SPEAKERS PLEASE SIGN IN

City Council Listening Session

Date: 2/23/26

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

<u>Name</u>	<u>Address/Email Address</u>
Jynell Wagner	
Paul Coate	
Cody Wright	
Will Clark	
Trina Sletto	
Kendra Aumann-Weyenberg	

**City Council Regular Business Meeting
Monday, February 23, 2026 - 6:30 pm
Bloomington Civic Plaza - Council Chambers
1800 W. Old Shakopee Road
Bloomington, MN 55431**

CALL TO ORDER

Mayor Busse called the meeting to order at 6:30 pm.

Present: Mayor Tim Busse and Councilmembers Jenna Carter, Shawn Nelson, Victor Rivas, and Danielle Robertson. Councilmember Lona Dallessandro attended remotely

Absent: Councilmember Dwayne Lowman
All votes taken by roll call vote.

Staff present: City Manager Zach Walker, Deputy City Manager Kathy Hedin, City Attorney Melissa Manderschied, Council Secretary Priyanka Rai and other staff

**PLEDGE OF
ALLEGIANCE**

Mayor Busse led the audience in the pledge of allegiance to the flag.

1.0 Approval of Agenda

Motion by Busse, seconded by Carter to approve the agenda as listed. Motion carried 6-0 by roll call vote.

2.0 INTRODUCTORY

**2.1 Proclamation: Black
History Month**

Mayor Busse presented the proclamation to city staff and community members.

**2.2 Advisory Board of
Health Appointments**

Motion by Carter, seconded by Robertson to appoint Sofia Pehrson to a consumer member seat from March 1, 2026, to February 28, 2029 on the Advisory Board of Health. Motion carried 6-0 by roll call vote.

Motion by Carter, seconded by Robertson to appoint Miraya Gran to a provider member seat from March 1, 2026, to February 28, 2029 on the Advisory Board of Health. Motion carried 6-0 by roll call vote.

Motion by Carter, seconded by Robertson to appoint Sheryl Saterstrom to a provider member seat from March 1, 2026, to February 28, 2029 on the Advisory Board of Health. Motion carried 6-0 by roll call vote.

**2.3 Creative Placemaking
Commission
Appointments**

Motion by Dallessandro, seconded by Robertson to appoint Dario Bilardello to a term from March 1, 2026, to February 28, 2029 on the Creative Placemaking Commission. Motion carried 6-0 by roll call vote.

Motion by Dallessandro, seconded by Robertson to appoint Michael Gonsalves to a term from March 1, 2026, to February 28, 2029 on the Creative

Placemaking Commission. Motion carried 6-0 by roll call vote.

Motion by Dallessandro, seconded by Robertson to appoint Julie Gustafson to to a term from March 1, 2026, to February 28, 2029 on the Creative Placemaking Commission. Motion carried 6-0 by roll call vote.

2.4 Human Rights Commission Appointments

Motion by Robertson, seconded by Carter to appoint Anna Decker to a term from March 1, 2026, to February 28, 2029 on the Human Rights Commission. Motion carried 6-0 by roll call vote.

Motion by Robertson, seconded by Carter to appoint J Holmes to a term from March 1, 2026, to February 28, 2029 on the Human Rights Commission. Motion carried 6-0 by roll call vote.

Motion by Robertson, seconded by Carter to appoint Baron Lewis to a term from March 1, 2026, to February 28, 2029 on the Human Rights Commission. Motion carried 6-0 by roll call vote.

2.5 Parks, Arts and Recreation Commission Appointments

Motion by Nelson, seconded by Rivas to appoint Natalie Rooney to a term from March 1, 2026, to February 28, 2029 on the Parks, Arts and Recreation Commission. Motion carried 6-0 by roll call vote.

2.6 Sustainability Commission Appointments

Motion by Robertson, seconded by Rivas to appoint Sean McFarling to a term from March 1, 2026, to February 28, 2029 on the Sustainability Commission. Motion carried 6-0 by roll call vote.

Motion by Robertson, seconded by Rivas to appoint Binaya Acharya to a term from March 1, 2026, to February 28, 2029 on the Sustainability Commission. Motion carried 6-0 by roll call vote.

2.7 Bloomington Creative Placemaking Commission 2026 Work Plan

Motion by Carter, seconded by Dallessandro to approve the Bloomington Creative Placemaking Commission 2026 Work Plan. Motion carried 6-0 by roll call vote.

3. CONSENT BUSINESS

Councilmember Dallessandro had the consent agenda. Seconded by Rivas. Motion carried 6-0 with roll call vote.

3.1 2025 Year-End Carryover Budget

Motion by Dallessandro, seconded by Rivas to adopt Resolution No. 2026-22 making alterations to the approved budget through the re-appropriation of 2025 budgeted expenditures to be carried over into 2026.

3.2 Approve Special Appropriation Grant Agreement for the Public Health Facility

Motion by Dallessandro, seconded by Rivas to authorize the Mayor and City Manager to execute a Special Appropriation Grant Agreement with the Minnesota Department of Employment and Economic Opportunity for the Public Health Facility Grant, together with any amendments or modifications thereto.

CITY OF BLOOMINGTON, MINNESOTA

(part of the CHWC
Project)

- 3.3 Approve Purchase of NAPA Parts Management and Part Purchases** Motion by Dallessandro, seconded by Rivas to approve the purchase of NAPA parts management and parts purchases.
- 3.4 On-Sale Liquor and Sunday Liquor License - Wyndham Bloomington at 1901 Killebrew Dr** Motion by Dallessandro, seconded by Rivas to approve an On-Sale Liquor and Sunday Liquor License for Golder Hospitality LLC, doing business as Wyndham Bloomington located at 1901 Killebrew Dr.
- 3.5 On-Sale Liquor and Sunday Liquor License – SpringHill Suites Mall of America at 2870 Metro Drive** Motion by Dallessandro, seconded by Rivas to approve an On-Sale Liquor and Sunday Liquor License for JR Bloomington LLC, doing business as SpringHill Suites Mall of America located at 2870 Metro Drive.
- 3.6 Resolution Authorizing the Issuance of Utility Bill Credits for Safe Drinking Water Act Water Sample Collections** Motion by Dallessandro, seconded by Rivas to adopt Resolution No. 2026-23, a resolution authorizing the issuance of utility bill credits for safe drinking water act water sample collections.
- 3.7 Wal-Mart Stores, Inc., Police Contract Over-Time Agreement** Motion by Dallessandro, seconded by Rivas to approve a Police Contract Over-Time agreement between the City of Bloomington and Wal-Mart, Inc.
- 3.8 Approval of City Council Meeting Minutes** Motion by Dallessandro, seconded by Rivas to approve the city council meeting minutes as presented.
- 4. HEARINGS, RESOLUTIONS, AND ORDINANCES**
- 4.1 Public Hearing: Wixon Site Redevelopment - Reguiding, Rezoning, PDP/FDP, Type III Preliminary & Final Plat - 9955, 10001, 10009, 10017, 10027, and 10029 Lyndale Ave S** Mayor Busse opened the public hearing at 7:38 pm. 4 people testified. Motion by Rivas, seconded by Carter to close the public hearing at 7:50 pm. Motion carried 6-0 by roll call vote.
- Motion by Robertson, seconded by Nelson to adopt Resolution No. 2026-24, a resolution approving a Comprehensive Land Use Guide Plan Amendment to reguide 9955 Lyndale Avenue South from General Business to High Density Residential. Motion carried 6-0 by roll call vote.
- Motion by Robertson, seconded by Nelson to adopt Ordinance No. 2026-4,

an ordinance rezoning 9955 Lyndale Avenue South from B-2 General Commercial to RM-50(PD) Multiple Family Residential (Planned Development), and 10001, 10009, 10017, 10027, and 10029 Lyndale Avenue South from R-1 Single-Family Residential to RM-50(PD) Multiple Family Residential (Planned Development). Motion carried 6-0 by roll call vote.

Motion by Robertson, seconded by Nelson to adopt Resolution No. 2026-25, a resolution authorizing summary publication of the adopted Ordinance rezoning 9955 Lyndale Avenue South from B-2 General Commercial to RM-50(PD) Multiple Family Residential (Planned Development), and 10001, 10009, 10017, 10027, and 10029 Lyndale Avenue South from R-1 Single-Family Residential to RM-50(PD) Multiple Family Residential (Planned Development). Motion carried 6-0 by roll call vote.

Motion by Robertson, seconded by Nelson to approve preliminary and final development plans for a four-story, 180-unit multi-family residential building at 9955, 10001, 10009, 10017, 10027, and 10029 Lyndale Avenue South, subject to conditions and Code requirements attached to the staff report. Motion carried 6-0 by roll call vote.

Motion by Robertson, seconded by Nelson to approve a Type III Preliminary Plat and adopt Resolution No. 2026-26, a Resolution approving the Final Plat to combine 9955, 10001, 10009, 10017, 10027, and 10029 Lyndale Avenue South into one lot, subject to the conditions listed in the resolution. Motion carried 6-0 by roll call vote.

**4.2 Public Hearing:
Missing
Middle Housing Phase
II Ordinance**

Motion by Busse, seconded by Carter to extend the meeting to no later than 9:45 pm. Motion carried 6-0 by roll call vote.

Mayor Busse opened the public hearing at 8:55 pm. 1 person testified. Motion by Rivas, seconded by Carter to close the public hearing at 9:00 pm. Motion carried 6-0 by roll call vote.

Motion by Nelson, seconded by Rivas to adopt Ordinance No. 2026-, an ordinance establishing definitions, use allowances, and zoning performance standards for three-family dwellings, fourplex dwellings, detached townhouse dwellings, cottage court dwellings, and multiplex dwellings, thereby amending Chapter 21 of the City Code with two changes - allowing cottage court dwellings in R1 and not having detached townhome dwellings as a permitted use in R1.

Motion withdrawn by Nelson after council deliberation.

Motion by Busse, seconded by Nelson to continue this item on March 23, with the changes noted below-

- Allow cottage court dwellings to be a permitted use “P” in the R-1 Residential Zoning District (21.209 Use Table)
- Revise detached townhouse dwellings to be a conditional use “C” in the R-1 Residential Zoning District instead of being a permitted use “P” (21.209 Use Table)

Motion carried 6-0 by roll call vote.

Planning staff will further review the full ordinance for any additional clean up needed to ensure consistency across the code by allowing cottage courts permitted in R-1 and detached townhouses conditional in R-1.

**5. ORGANIZATIONAL
BUSINESS**

**5.1 2026 Community
Development
Proposed Fee
Increases**

Staff sought Council feedback on the future fee increases to several areas in the Community Development Department. No formal action was taken.

**City Council
Policy/Issue Updates**

Mayor Busse and City Manager Walker provided the night's policy and issue update.

6. ADJOURNMENT

Motion by Carter, seconded by Rivas to adjourn the meeting at 9:39 pm.
Motion carried 6-0 by roll call vote.

*Priyanka Rai
Council Secretary*

ALL SPEAKERS PLEASE SIGN IN

Date: 2/23/26[illegible]

**City Council Listening Session Meeting
Monday, March 2, 2026 - 5:45 pm
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 pm and noted attendance.

Present: Mayor Tim Busse and Councilmembers Jenna Carter, Danielle Robertson, and Victor Rivas; Lona Dallessandro and Shawn Nelson (arrived at 5:47 pm), and Dwayne Lowman (arrived at 5:52 pm)

Staff present: City Manager Zach Walker, City Attorney Melissa Manderschied, Deputy City Manager Kathy Hedin, Council Secretary Priyanka Rai

LISTENING SESSION

Sarah Shepherd spoke about improving the emergency notification system for shelter-in-place incidents, especially in cases when residents encounter an active shelter-in-place emergency.

David Freeman spoke about local businesses reporting fears affecting employee attendance and operational stability and asked the city council to take action.

Matthew Hallet spoke about the possibility of human trafficking and other vulnerabilities under the guise of immigration enforcement and the need for improved practices and community support mechanisms.

Elise Balderrama spoke about the contributions of immigrants to our city and the long-term recovery needs of the community following recent events.

Paul Coate asked questions about the City's efforts in the wake of federal immigration enforcement and gathering information quantifying local impact.

ADJOURNMENT

Motion by Carter, seconded by Rivas to adjourn. Motion carried 7-0.

The listening session adjourned at 6:16 pm.

Speakers Register

ALL SPEAKERS PLEASE SIGN IN

City Council Listening Session

Date: 03/2/26

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

<u>Name</u>	<u>Address/Email Address</u>
Sarah Shepherd	
David Freeman	
Matthew Hallett	
Elise Balderrama	
Paul Coate	

**City Council Regular Business Meeting
Monday, March 2, 2026 - 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 6:31 pm.

Present: Mayor Tim Busse and Councilmembers Jenna Carter, Dwayne Lowman, Shawn Nelson, Lona Dallessandro, Danielle Robertson and Victor Rivas.
All votes taken by voice vote.

Staff present: City Manager Zach Walker, Deputy City Manager Kathy Hedin, City Attorney Melissa Manderschied, Council Secretary Priyanka Rai and other staff

**PLEDGE OF
ALLEGIANCE**

Mayor Busse led the audience in the pledge of allegiance to the flag.

1.0 Approval of Agenda

Motion by Busse, seconded by Carter to approve agenda as listed. Motion carried 7-0.

2. INTRODUCTORY

**2.1 Proclamation:
Transgender
Day of Visibility**

Mayor Busse presented the proclamation to Evelyn Jacobson along with Human Rights Commission Chair Jessica Thornton.

**2.2 Women's History
Month Proclamation**

Mayor Busse presented the proclamation to Bernadette Gillespie and representatives of the Women's ERG.

**2.3 Community Impact
update from VEAP**

President and CEO of VEAP, Inc. Kari Thompson provided an overview of the organization, highlighting the needs they are seeing in the community and how City funds for food and housing support are being used to meet those needs.

3. CONSENT BUSINESS

Councilmember Rivas had the consent agenda and moved to approve items 3.1-3.15. Item 3.16 was held by Councilmember Nelson. Seconded by Robertson. Motion carried 7-0.

**3.1 Resolution to Approve
Plans and
Specifications for PMP
Street Improvement
Project (2026-101)**

Motion by Rivas, seconded by Robertson, to adopt Resolution 2026-27 approving plans and specifications for the 2026-101 PMP Street Improvement Project.

**3.2 Resolution Authorizing
City of Bloomington
and Hennepin County
Construction
Cooperative Agreement
for the 2024-110
Normandale Blvd PMP
Trail & Sidewalk
Improvement Project**

Motion by Rivas, seconded by Robertson to adopt Resolution no. 2026-28, a resolution authorizing the City of Bloomington and Hennepin County Construction Cooperative Agreement for the 2024-110 Normandale Blvd PMP Trail & Sidewalk Improvement Project.

CITY OF BLOOMINGTON, MINNESOTA

- | | |
|--|--|
| 3.3 Award 2026-403 Harrison Park Trailhead and Veteran’s Memorial Plaza Improvement Project | Motion by Rivas, seconded by Robertson to accept the bid and award the contract for the 2026- 403 Harrison Park Trailhead and Veteran's Memorial Plaza Improvement Project to Blackstone Contractors, LLC, in the amount of \$1,472,273.83 and approve various contract changes up to 10% of the original contract amount (\$147,227.38) for a total project construction authorization of \$1,619,501.21. |
| 3.4 Approve Travel Expenses - City Council | Motion by Rivas, seconded by Robertson to approve the out-of-state travel expenses listed for Councilmembers Rivas, Robertson and Dallessandro to attend the 2026 National League of Cities Congressional Conference in Washington DC. |
| 3.5 Resolution Authorizing Application for Execution of a Grant Agreement with United States Environmental Protection Agency and Making Related Budget Adjustments | Motion by Rivas, seconded by Robertson by to approve Resolution No. 2026-29, resolution authorizing application for and execution of a grant agreement with united states environmental protection agency (grantor) and making related budget adjustments. |
| 3.6 Replacing Tax Levy Schedule (Exhibit C) of Resolution No. 2026-18 with Respect to the Debt Service Tax Levy for the City of Bloomington’s General Obligation Capital Improvement Plan Bonds, Series 2026B | Motion by Rivas, seconded by Robertson to adopt Resolution No. 2026-30, Replacing Tax Levy Schedule (Exhibit C) of Resolution No. 2026-18 with Respect to the Debt Service Tax Levy for the City of Bloomington’s General Obligation Capital Improvement Plan Bonds, Series 2026B. |
| 3.7 Approve Plans and Specifications for 2026 PMP Street Maintenance Project (2026-102) | Motion by Rivas, seconded by Robertson to approve the plans and specifications for the 2026-102 PMP Street Maintenance Project. |
| 3.8 Acknowledge Street List Modification for 2026-102 PMP Street Maintenance Project | Motion by Rivas, seconded by Robertson to acknowledge modifications to the street list for the 2026- 102 PMP Street Maintenance Project. |
| 3.9 Authorization to Execute Contract for 2026 Construction and Environmental Testing Services Contract | Motion by Rivas, seconded by Robertson to authorize the Mayor and City Manager to execute the contract for 2026 Construction and Environmental Testing Services with Braun Intertec Corporation. |
| 3.10 FSBP and Variance - Salt Shed - 9721 James Avenue S | Motion by Rivas, seconded by Robertson to adopt resolution no. 2026-31, a resolution approving a variance to reduce the required eastern structure setback from 30 feet to 25 feet for the salt storage and brine buildings located at 9721 James Avenue South, subject to the conditions and Code requirements attached to the staff report. |

CITY OF BLOOMINGTON, MINNESOTA

- Motion by Rivas, seconded by Robertson to approve Final Site and Building Plans for an approximately 19,280 square-foot salt storage building and approximately 6,050 square-foot brine building located at 9721 James Avenue South, subject to the conditions and Code requirements attached to the staff report.
- 3.11 Authorization to Enter into a 2025 Collective Bargaining Agreement with Law Enforcement Labor Services (LELS), Local 581, Police Clerical and Technical Employees**
- Motion by Rivas, seconded by Robertson to authorize the appropriate officials to enter into a 2025 labor agreement with Law Enforcement Labor Services (LELS), for the Police Clerical and Technical bargaining unit.
- 3.12 Resolution Authorizing Signing of Easement Agreements for the North Central Sanitary Sewer Capacity Improvement Project (City Project 2026-501)**
- Motion by Rivas, seconded by Robertson to adopt resolution no. 2026-32 authorizing signing of Easement Agreements and accepting easements for the North Central Sanitary Sewer Capacity Improvement Project (City Project 2026-501).
- 3.13 2025 Year-End Budget Adjustments**
- Motion by Rivas, seconded by Robertson to adopt Resolution No. 2026-33 making alterations to the approved budget through the 2025 Year-End Budget Adjustment Request.
- 3.14 Resolution Authorizing Application Execution of the WIC Grant from the Minnesota Department of Health**
- Motion by Rivas, seconded by Robertson to adopt Resolution No. 2026-34 authorizing submission of a grant application and execution of the WIC grant agreement with the Minnesota Department of Health.
- 3.15 Approve Memorandum of Understanding with National Initiative by Consumers of Energy dba EnerChange for Nonprofit Energy Efficiency Rebate Program**
- Motion by Rivas, seconded by Robertson to approve the National Initiative by Consumers of Energy dba EnerChange Memorandum of Understanding, and authorize the City Manager to sign the MOU.
- 3.16 Resolution for One-Time Artistry Grant**
- Councilmember Nelson requested to get more insight into where and how Artistry’s funds were expended and accountability for how this money is going to be spent. Councilmember Carter requested that a “speedy pass lane” process be applied to other organizations as well.
- Motion by Nelson, seconded by Carter to approve Resolution No. 2026-34, a resolution authorizing a one-time grant to Artistry, as amended, with return on investment requirement and an expedited grant process for other Resident Arts Organizations as well. Motion carried 7-0.

**4 HEARINGS,
ORDINANCES, AND
RESOLUTIONS**

CITY OF BLOOMINGTON, MINNESOTA

- 4.1 Public Hearing:** Mayor Busse opened the public hearing at 7:20 pm.
Resolution for Host Motion by Rivas, seconded by Robertson to close the public hearing at 7:20 pm.
Approval for Issuance Motion carried 7-0.
of Revenue Bonds by
Iowa Finance Authority Motion by Lowman, seconded by Rivas to approve Resolution No. 2026-36
to Lifespace approving the issuance by the Iowa Finance Authority of revenue bonds for the
Communities, Inc. purpose of providing funds to make a loan to Lifespace Communities, Inc. to
(Bloomington finance and refinance certain facilities in Bloomington, Minnesota. Motion carried
Friendship Village) 7-0.
- 4.2 Public Hearing:** Mayor Busse opened the public hearing at 7:32 pm. 1 person testified.
American Square TIF Motion by Rivas, seconded by Lowman to close the public hearing at 7:34 pm.
Plan Amendment Motion carried 7-0.
- Motion by Robertson, seconded by Lowman to adopt resolution No. 2026-37, a
resolution modifying the Tax Increment Financing Plan for Tax Increment Financing
District No. 1-K. Motion carried 7-0.
- 4.3 Resolution Reaffirming** Motion by Robertson, seconded by Lowman to adopt Resolution No. 2026-38, a
the Need for Local resolution reaffirming the need for local community stability in response to
Community Stability in Operation Metro Surge and related activities. Motion carried 7-0.
Response to Operation
Metro Surge
and Related Activities
- 5. ORGANIZATIONAL**
BUSINESS
- City Council Policy &** Mayor Busse recapped the Listening Session and provided the night's policy and
Issue Update issue updates.
- 6.0 Adjournment** Motion by Lowman, seconded by Rivas to adjourn the meeting at 8:17 pm. Motion
carried 7-0.

Priyanka Rai
Council Secretary

**City Council Study Meeting
Monday, March 9, 2026 - 6:30 pm
Council Chambers
Bloomington Civic Plaza
1800 W. Old Shakopee Road
Bloomington, MN 55431**

CALL TO ORDER

Mayor Busse called the meeting to order at 6:32 pm.

Present: Mayor Tim Busse and Councilmembers Jenna Carter, Lona Dallessandro, Shawn Nelson, Danielle Robertson and Victor Rivas. Councilmember Dwayne Lowman arrived at 6:36 pm.

All votes taken by voice vote.

Others present: City Manager Zach Walker, Deputy City Manager Kathy Hedin, City Attorney Melissa Manderschied, Council Secretary Priyanka Rai and other staff

1.0 APPROVAL OF AGENDA

Motion by Mayor Busse, seconded by Rivas to approve the agenda as presented. Motion carried 6-0.

2.0 ORGANIZATIONAL BUSINESS**2.1 Franchise Fees Rate Discussion (Xcel Energy and CenterPoint Energy Utilities)**

Staff presented an executive summary of franchise fee rates and other policy considerations to amend the fees to a flat-rate structure for both CenterPoint Energy and Xcel Energy, effective January 1, 2027. No formal action was taken.

2.2 Urban Forest Master Plan Review

Staff sought Council direction on key policy options within the Urban Forest Master Plan to define the City's long-term approach to tree planting, maintenance and protection. No formal action was taken.

2.3 CLOSED ITEM: City Manager Performance Evaluation

Motion by Robertson, seconded by Lowman to adopt Resolution No. 2026-39 directing closure of a public meeting of the City Council for the purpose of conducting the City Manager's performance evaluation and to recess to and reconvene the closed portion of this meeting in the Dakota Conference Room. Motion carried 7-0.

Closed session began at 8:19 pm.

Motion by Busse, seconded by Lowman to extend no later than 9:15 pm. Motion carried 7-0.

Motion by Lowman, seconded by Dallessandro to end the closed session and return to open session at 9:03 pm. Motion carried 7-0.

3. ADJOURNMENT

Motion by Dallessandro, seconded by Rivas to adjourn the meeting. Motion carried 7-0. Mayor Busse adjourned the meeting at 9:04 pm. Motion carried 7-0.

*Priyanka Rai
Council Secretary*

**City Council Listening Session Meeting
Monday, March 23, 2026 - 5:45 pm
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 5:46 pm and noted attendance.

Present: Mayor Tim Busse and Councilmembers Lona Dallessandro, Dwayne Lowman, Victor Rivas and Danielle Robertson

Absent: Councilmember Jenna Carter and Shawn Nelson

Staff present: City Manager Zach Walker, City Attorney Melissa Manderschied, Deputy City Manager Kathy Hedin, Council Secretary Priyanka Rai

LISTENING SESSION

Jaime Anthony expressed concern about the inaudibility and lack of visible indication of a 'nay' vote during a January 5 city council meeting and urged the city council to ensure votes are clearly and audibly heard for the record.

Claudia Beck spoke about the impact of Operation Metro Surge on the people on her block. She called on the city council to take concrete steps to protect all community members and prevent such distressing experiences, causing fear and disruption.

Anita Smithson expressed concern about the death of the 29-year-old woman in the custody of the Bloomington Police Department and requested updates from the ongoing investigation.

Cody Wright spoke about the requirement of law enforcement officers in Bloomington to have a visible badge and identification, and no masks allowed to cover their faces in public.

Laura Peterson spoke about the issue of federal agents masking their identities and the need for an ordinance prohibiting the wearing of masks by ICE. She also requested that the city website be updated with the latest information from the Cities for Safe and Stable Communities coalition.

Will Clark spoke about the need for creative solutions in response to federal activities related to the current ICE presence in airports and possibly at upcoming elections.

ADJOURNMENT

Motion by Dallessandro, seconded by Robertson to adjourn. Motion carried 5-0.

The listening session adjourned at 6:15 pm.

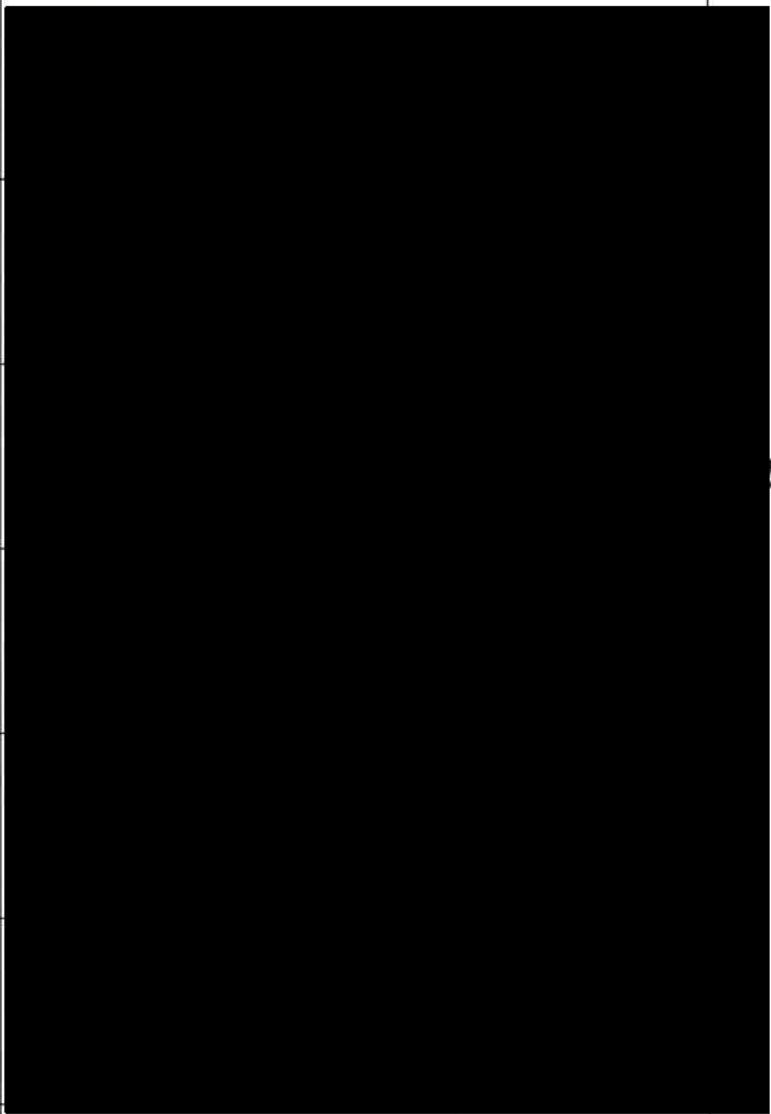
Speakers Register

ALL SPEAKERS PLEASE SIGN IN

City Council Listening Session

Date: 03/23/26

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

<u>Name</u>	<u>Address/Email Address</u>
Jaime Anthony	
Claudia Beck	
Anna Gutthausen	
Cody Wright	
Laura Peterson	
Will CLARK	

City Council Regular Business Meeting
Monday, March 23, 2026 - 6:30 pm
Bloomington Civic Plaza - Council Chambers
1800 W. Old Shakopee Road
Bloomington, MN 55431

CALL TO ORDER

Mayor Busse called the meeting to order at 6:31 pm.

Present: Mayor Tim Busse and Councilmembers Lona Dallessandro, Dwayne Lowman, Victor Rivas and Danielle Robertson.
Councilmember Jenna Carter and Shawn Nelson joined virtually at 6:35 pm and 6:47 pm respectively.
All votes taken by roll call.

Staff present: City Manager Zach Walker, Deputy City Manager Kathy Hedin, City Attorney Melissa Manderschied, Council Secretary Priyanka Rai and other staff

PLEDGE OF ALLEGIANCE

Mayor Busse led the audience in the pledge of allegiance to the flag.

1.0 Approval of Agenda

Motion by Busse, seconded by Dallessandro to approve the agenda as listed.
Motion carried 6-0 with roll call vote, with Nelson absent.

2. INTRODUCTORY

2.1 Dred Scott Softball Fields Work Recognition by Jefferson High School Softball

Jefferson High School Softball captains presented a thank you card signed by the players, coaches and booster club board to personally express their gratitude to the Mayor and City Council for improvement to Dred Scott Varsity Softball field.

2.2 Proclamation: National Public Health Week

Mayor Busse presented the proclamation to the Advisory Board of Health Chair John Allen.

2.3 Introduction of New Employees

Director of Public Health Dr. Nick Kelley introduced two new Public Health Specialists-
Victoria Deitschman - Emergency Preparedness
Jon Neiderhauser - Substance Use and Prevention Coordinator

2.4 Merit Board Appointment

Motion by Busse, seconded by Lowman to appoint Thomas Pearce to a term from April 1, 2026, to December 31, 2028 on the Merit Board. Motion carried 7-0 with roll call vote.

2.5 Advisory Board of Health 2026 Annual Report and Work Plan

Staff presented the Advisory Board of Health's Annual Report and Work Plan.
Motion by Rivas, seconded by Dallessandro to approve the Work Plan as presented.
Motion carried 7-0 with roll call vote.

3. CONSENT BUSINESS

Councilmember Carter had the consent agenda. She held item 3.1 and moved to approve items 3.2-3.15. Seconded by Lowman. Motion carried 7-0 with roll call vote.

3.2 Approve Addendum 2: MOU between US Water Alliance, City of

Motion by Carter, seconded by Lowman to authorize the execution of Addendum 2 to the Memorandum of Understanding between US Water Alliance, City of Bloomington, VEAP, Inc., and Raices Latinas.

CITY OF BLOOMINGTON, MINNESOTA
Bloomington, VEAP,
Inc., and Raices Latinas

- | | |
|--|--|
| 3.3 Arterial BRT Metro Line K and Metro Line J - Resolution of Support | Motion by Carter, seconded by Lowman to adopt Resolution no. 2026-41, a resolution supporting the advancement of Arterial Bus Rapid Transit (ABRT) Lines J and K as part of the Metro Transit ABRT Plan Update. |
| 3.4 Resolution to Award North Central Sanitary Sewer Capacity Improvement Project (2026-501) | Motion by Carter, seconded by Lowman to adopt Resolution no. 2026-42 to accept the bid to award the contract for the 2026-501 North Central Sanitary Sewer Capacity Improvement Project to Minger Construction, Inc, in the amount of \$22,925,000.00 and approve various contract changes up to 12% of the original contract amount (\$2,751,000.00) for a total project construction authorization of \$25,676,000.00. |
| 3.5 Resolution Authorizing Signing of Easement Agreements for the North Central Sanitary Sewer Capacity Improvement Project (City Project 2026-501) | Motion by Carter, seconded by Lowman to adopt resolution no. 2026-43 authorizing signing of Easement Agreements and accepting easements for the North Central Sanitary Sewer Capacity Improvement Project (City Project 2026-501). |
| 3.6 Resolution Authorizing Signing of Stipulations of Settlement for Normandale Blvd PMP Trail and Sidewalk Improvement Project (City Project 2024-110) | Motion by Carter, seconded by Lowman to adopt resolution no. 2026-44, a resolution authorizing Signing of Stipulations of Settlement for the Normandale Blvd PMP Trail and Sidewalk Project (City Project 2024- 110). |
| 3.7 Pathways to Policing Resolution (State of MN) | Motion by Carter, seconded by Lowman to adopt Resolution no. 2026-45 to authorize application for and execution of a Pathways to Policing grant agreement with the State of Minnesota, Department of Public Safety and making related budget adjustments. |
| 3.8 Authorize to Execute First Amendment to Service Agreement with Vermont Systems | Motion by Carter, seconded by Lowman to authorize the Mayor and City Manager to execute a First Amendment to Services Agreement with Vermont Systems for Parks and Recreation software, together with future amendments and modifications to the Services Agreement. |
| 3.9 Order 2026-802 W. 106th Street Bridge Preservation Project | Motion by Carter, seconded by Lowman to order improvements for the W. 106th Street Bridge Preservation Project (City Project 2026-802). |
| 3.10 Approve Rec Technologies Agreement | Motion by Carter, seconded by Lowman to approve Rec Technologies Agreement in the amount of \$312,000. |
| 3.11 Authorize Execution of Agreement for TEGRA GROUP, INC. – Second Amendment for Owner’s | Motion by Carter, seconded by Lowman to authorize the Mayor and City Manager to execute a Second Amendment with The Tegra Group, Inc., for owner’s representative services for the Dwan Golf Course Renovation Project, together with any amendments or modifications thereto, in an amount not to exceed \$1,318,730.00. |

CITY OF BLOOMINGTON, MINNESOTA
Representative
Services

- | | |
|---|--|
| 3.12 Resolution Authorizing Application to Livable Communities Grant Program for Projects in the City of Bloomington | Motion by Carter, seconded by Lowman to adopt Resolution No. 2026-46, a resolution authorizing application and authorizing the execution of a grant agreement for the Livable Communities Demonstration Account funding for Lyndale Apartments. |
| 3.13 Resolution Authorizing Application Execution of the HIV Grant from the Minnesota Department of Health | Motion by Carter, seconded by Lowman to adopt Resolution No. 2026-47 authorizing submission of a grant application and execution of the HIV grant agreement with the Minnesota Department of Health. |
| 3.14 Resolution Accepting Municipal I/I Grant Funds from Metropolitan Council and Making Related Budget Adjustments | Motion by Carter, seconded by Lowman to approve Resolution No. 2026-48 resolution accepting Municipal I/I Grant Funds from Metropolitan Council and making related budget adjustments. |
| 3.15 Approval of Travel Policy Revision 2025 Year-End Budget Adjustments | Motion by Carter, seconded by Lowman to approve the revised Travel Policy. |
| 3.1 Resolution to Accept Donations | Councilmember Carter highlighted all the donations and expressed her sincere thanks to the donors.
Motion by Carter, seconded by Dallessandro to adopt Resolution No. 2026-40 to accept donations as listed. Motion carried 7-0 with roll call vote. |
| 4 HEARINGS, ORDINANCES, AND RESOLUTIONS | |
| 4.1 Missing Middle Housing Phase II Ordinance | Motion by Dallessandro, seconded by Rivas to adopt Ordinance No. 2026-5, an ordinance establishing definitions, use allowances, and zoning performance standards for three-family dwellings, fourplex dwellings, detached townhouse dwellings, cottage court dwellings, and multiplex dwellings, as amended to make detached townhouse dwellings a permitted use in the R-1 Zoning District and requiring cottage court and detached townhouse dwellings in R-1 meet the height standards of single- and two-family uses, thereby amending Chapter 21 of the City Code. Motion carried 7-0 with roll call vote.

Motion by Dallessandro, seconded by Robertson to adopt Resolution No. 2026-49, a resolution authorizing summary publication of the adopted Ordinance, thereby amending Chapter 21 of the City Code. Motion carried 7-0 with roll call vote. |
| 4.2 Public Hearing: Woodbridge Marsh and Pauly's Pond Drawdown for Storm Sewer Maintenance | Mayor Busse opened the public hearing at 7:22 pm. 1 person testified.
Motion by Dallessandro, seconded by Robertson to close the public hearing at 7:25 pm. Motion carried 7-0 with roll call vote. |

CITY OF BLOOMINGTON, MINNESOTA

Motion by Lowman, seconded by Robertson to authorize the temporary drawdown of Woodbridge Marsh and Pauly’s Pond to allow for the replacement of the existing outlet control structures, and to direct City staff to coordinate with the Minnesota Department of Natural Resources to complete and submit the required permit application. Motion carried 7-0 with roll call vote.

**4.3 Public Hearing:
Moratorium on Certain
Government Facilities**

Mayor Busse opened the public hearing at 7:34 pm. 6 people testified.
Motion by Lowman, seconded by Dallessandro to close the public hearing at 7:52 pm. Motion carried 6-1 with roll call vote, with Rivas in opposition.

Motion by Robertson, seconded by Carter to adopt Ordinance No. 2026-6, an interim ordinance establishing a moratorium on the establishment of certain government facilities, and land use actions related thereto, within the City of Bloomington, pending completion of a planning study assessing the need for an amendment to the City’s official controls, thereby amending Chapter 21 of the City Code. Motion carried 6-1 with roll call vote, with Rivas in opposition.

Motion by Robertson, seconded by Carter to adopt Resolution No. 2026-50, a resolution authorizing summary publication of the adopted Interim Ordinance. Motion carried 7-0 with roll call vote.

**4.4 Privately Initiated City
Code Amendment -
Remote Airport Parking**

Mayor Busse opened the public hearing at 8:26 pm. 3 people testified.
Motion by Lowman, seconded by Rivas to close the public hearing at 8:35 pm. Motion carried 7-0 with roll call vote.

Motion by Lowman, seconded by Dallessandro, to adopt Ordinance No. 2026-7, an ordinance approving the privately initiated City Code Amendment to allow existing remote airport parking facilities as a conditional use in the CX-2 Zoning District and to create performance standards for existing facilities. Motion carried 6-1 with roll call vote, with Nelson in opposition.

Motion by Lowman, seconded by Dallessandro to adopt Resolution No. 2026-51, a resolution authorizing summary publication of the adopted Ordinance, thereby amending Chapter 21 of the City Code. Motion carried 7-0 with roll call vote.

Motion by Busse, seconded by Dallessandro to extend the meeting to no later than 9:15 pm. Motion carried 6-0 with roll call vote, with Rivas having stepped away.

**4.5 City Code Amendment -
Fence Standards
Ordinance**

Mayor Busse opened the public hearing at 8:57 pm.
Motion by Rivas, seconded by Dallessandro to close the public hearing at 8:57 pm. Motion carried 6-0, with Nelson absent.

Motion by Dallessandro, seconded by Rivas to adopt Ordinance No. 2026-8, an ordinance clarifying fence height exemptions, removing fence opacity standards, and adding fence covering material standards, thereby amending Chapter 21 of the City Code. Motion carried 6-0 with roll call vote, with Nelson absent.

Motion by Dallessandro, seconded by Rivas to adopt Resolution No. 2026-52, a resolution authorizing summary publication of the adopted Ordinance, thereby amending Chapter 21 of the City Code. Motion carried 6-0 with roll call vote, with Nelson absent.

5. ORGANIZATIONAL
BUSINESS

City Council Policy &
Issue Update

Mayor Busse recapped the Listening Session and provided the night’s policy and issue updates. He also thanked staff for their work on the State of the City address.

6.0 Adjournment

Motion by Lowman, seconded by Rivas to adjourn the meeting at 8:17 pm. Motion carried 6-0, with roll call vote, with Nelson absent.

Priyanka Rai
Council Secretary

ALL SPEAKERS PLEASE SIGN IN

Date: 3/23/26

[illegible]



Request for Council Action

Originator Finance	Item 4.1 Resolution Authorizing the Issuance and Sale of General Obligation Sewer Revenue Bonds, Series 2026C
Agenda Section HEARINGS, RESOLUTIONS, AND ORDINANCES	Date April 13, 2026

Requested Action:

Motion by _____, seconded by _____ to adopt Resolution No. 2026-____, authorizing the issuance and sale of General Obligation Sewer Revenue Bonds, Series 2026C, in the proposed aggregate principal amount of \$24,630,000.

Item created by: Briana Eicheldinger, Finance

Item presented by: Lori Economy-Scholler, CFO

Description:

Project Detail:

The North Central Sanitary Sewer project will improve sanitary sewer capacity in Bloomington adjacent to Interstate 494 and 35W. The project includes upsizing sanitary sewer capacity to accommodate new land use densification in Bloomington. Redevelopment, including new affordable housing units, has created the need for additional sanitary capacity.

The North Central Sanitary Sewer project consists of construction of 13,330 linear feet of 18-inch to 24-inch sanitary sewer pipe in north central Bloomington, also serving the Penn American District. The project limits extend from American Boulevard and Morgan Avenue to Syndicate Avenue and West 92nd Street and includes a crossing underneath Interstate I-35W just south of the I-35W/I-494 interchange.

This new infrastructure is necessary to accommodate sanitary sewer flows expected to be generated by higher-density redevelopment including housing in the Penn American District adjacent to the Orange Line, I-35W and I-494. Development and redevelopment in this district are consistent with the City's Comprehensive Plan and City and regional goals.

Related Resolution:

2026-10 Declaring the official intent of the City of Bloomington to reimburse certain expenditures for utility system improvements from the proceeds of bonds to be issued by the City.

Request:

Council is asked to authorize the issuance and sale of General Obligation Sewer Revenue Bonds, Series 2026C, in the proposed aggregate principal amount of \$24,630,000.

Attachments:

[Presentation](#)

[Authorizing Resolution](#)



Resolution Authorizing the Issuance and Sale of General Obligation Sewer Revenue Bonds, Series 2026C *North Central Sanitary Sewer*

April 13, 2026

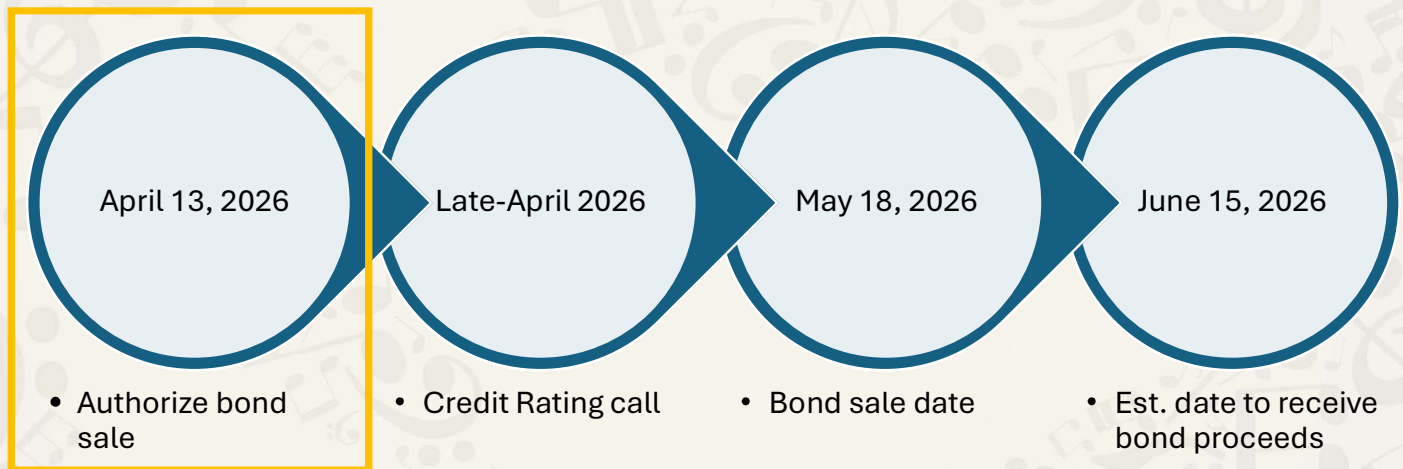
Lori Economy-Scholler, Chief Financial Officer



Project overview



Bonding Timeline



General Obligation Sewer Revenue Bonds

Financing Details

- Bonding maximum is \$24,630,000
 - 20-year term
 - Estimated Total Interest Cost (TIC) 3.79%
- Project Cost Estimate \$25,884,000



Motion by _____, seconded by _____ to adopt Resolution No. 2026-_____, authorizing the issuance and sale of General Obligation Sewer Revenue Bonds, Series 2026C, in the proposed aggregate principal amount of \$24,630,000.

RESOLUTION NO. 2026-____

**AUTHORIZING THE ISSUANCE AND SALE OF GENERAL
OBLIGATION SEWER REVENUE BONDS, SERIES 2026C, IN
THE PROPOSED AGGREGATE PRINCIPAL AMOUNT OF
\$24,630,000**

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

Section 1. Findings; Determinations.

1.01. The City engineer has recommended the construction of various improvements to the City’s wastewater system, including but not limited to the North Central Sanitary Sewer Diversion Project, and the other municipal utility systems (collectively, the “Utility Improvements”), pursuant to Minnesota Statutes, Chapters 444 and 475, as amended (the “Act”).

1.02. The City proposes to issue its General Obligation Sewer Revenue Bonds, Series 2026C (the “Bonds”), in the proposed aggregate principal amount of \$24,630,000, pursuant to the Act, to provide financing for the Utility Improvements.

Section 2. Sale of Bonds; Terms.

2.01. It is necessary and expedient to the sound financial management of the affairs of the City to issue the Bonds in the proposed aggregate principal amount of \$24,630,000, pursuant to the Act, to finance the Utility Improvements. The Bonds will be issued, sold, and delivered in accordance with the Terms of Proposal attached hereto as EXHIBIT A (the “Terms of Proposal”).

2.02. The City is authorized by Section 475.60, subdivision 2(9) of the Act to negotiate the sale of the Bonds, it being determined that the City has retained an independent municipal advisor in connection with such sale. The actions of City staff and the municipal advisor in negotiating the sale of the Bonds are ratified and confirmed in all respects.

Section 3. Authority of Municipal Advisor. Baker Tilly Municipal Advisors, LLC (the “Municipal Advisor”) is authorized and directed to negotiate the sale of the Bonds in accordance with the Terms of Proposal. The City Council will meet on Monday, May 18, 2026 (or such other date as the City Council shall deem appropriate) to consider proposals for the purchase of the Bonds and to take any other appropriate action with respect to the Bonds.

Section 4. Authority of Bond Counsel. The law firm of Kutak Rock LLP, Minneapolis, Minnesota, as bond counsel to the City (“Bond Counsel”), is authorized to act as bond counsel and to assist in the preparation and review of necessary documents, certificates, and instruments relating to the Bonds. The officers, employees, and agents of the City are hereby authorized to assist Bond Counsel in the preparation of such documents, certificates, and instruments.

Section 5. Covenants. In the resolution awarding the sale of the Bonds, the City Council will set forth the covenants and undertakings with respect to the Bonds.

Section 6. Official Statement. In connection with the sale of the Bonds, the officers or employees of the City are authorized and directed to cooperate with the Municipal Advisor and participate in the preparation of an official statement for the Bonds and to deliver it on behalf of the City upon its completion.

Passed and adopted this 13th day of April, 2026.

Mayor

ATTEST:

Secretary to the Council

EXHIBIT A
TERMS OF PROPOSAL

THE CITY HAS AUTHORIZED BAKER TILLY MUNICIPAL ADVISORS, LLC TO NEGOTIATE THIS ISSUE ON ITS BEHALF. PROPOSALS WILL BE RECEIVED ON THE FOLLOWING BASIS:

TERMS OF PROPOSAL

\$24,630,000*

CITY OF BLOOMINGTON, MINNESOTA

GENERAL OBLIGATION SEWER REVENUE BONDS, SERIES 2026C

(BOOK ENTRY ONLY)

Proposals for the above-referenced obligations (the "Series 2026C Bonds") will be received by the City of Bloomington, Minnesota (the "City") on Monday, May 18, 2026 (the "Sale Date") until 10:00 A.M., Central Time (the "Sale Time") at the offices of Baker Tilly Municipal Advisors, LLC ("BTMA"), 30 East 7th Street, Suite 3025, Saint Paul, MN 55101, after which time proposals will be opened and tabulated. Consideration for award of the Series 2026C Bonds will be by the City Council at its meeting commencing at 6:30 P.M., Central Time, on the Sale Date.

SUBMISSION OF PROPOSALS

BTMA will assume no liability for the inability of a bidder or its proposal to reach BTMA prior to the Sale Time, and neither the City nor BTMA shall be responsible for any failure, misdirection or error in the means of transmission selected by any bidder. All bidders are advised that each proposal shall be deemed to constitute a contract between the bidder and the City to purchase the Series 2026C Bonds regardless of the manner in which the proposal is submitted.

(a) **Sealed Bidding.** Completed, signed proposals may be submitted to BTMA by email to bids@bakertilly.com, and must be received prior to the Sale Time.

OR

(b) **Electronic Bidding.** Proposals may also be received via PARITY®. For purposes of the electronic bidding process, the time as maintained by PARITY® shall constitute the official time with respect to all proposals submitted to PARITY®. *Each bidder shall be solely responsible for making necessary arrangements to access PARITY® for purposes of submitting its electronic proposal in a timely manner and in compliance with the requirements of the Terms of Proposal.* Neither the City, its agents, nor PARITY® shall have any duty or obligation to undertake registration to bid for any prospective bidder or to provide or ensure electronic access to any qualified prospective bidder, and neither the City, its agents, nor PARITY® shall be responsible for a bidder's failure to register to bid or for any failure in the proper operation of, or have any liability for any delays or interruptions of or any damages caused by the services of PARITY®. The City is using the services of PARITY® solely as a communication mechanism to conduct the electronic bidding for the Series 2026C Bonds, and PARITY® is not an agent of the City.

If any provisions of this Terms of Proposal conflict with information provided by PARITY®, this Terms of Proposal shall control. Further information about PARITY®, including any fee charged, may be obtained from:

PARITY®, 1359 Broadway, 2nd Floor, New York, New York 10018
Customer Support: (212) 849-5000

*Preliminary; subject to change.

Baker Tilly Municipal Advisors, LLC is a registered municipal advisor and controlled subsidiary of Baker Tilly Advisory Group, LP. Baker Tilly Advisory Group, LP and Baker Tilly US, LLP, trading as Baker Tilly, operate under an alternative practice structure and are members of the global network of Baker Tilly International Ltd., the members of which are separate and independent legal entities. Baker Tilly US, LLP is a licensed CPA firm and provides assurance services to its clients. Baker Tilly Advisory Group, LP and its subsidiary entities provide tax and consulting services to their clients and are not licensed CPA firms. ©2026 Baker Tilly Municipal Advisors, LLC

G-1

A-2

DETAILS OF THE SERIES 2026C BONDS

The Series 2026C Bonds will be dated as of the date of delivery and will bear interest payable on February 1 and August 1 of each year, commencing February 1, 2027. Interest will be computed on the basis of a 360-day year of twelve 30-day months.

The Series 2026C Bonds will mature in the years and amounts* as follows:

2028	\$770,000	2032	\$ 935,000	2036	\$1,140,000	2040	\$1,345,000	2044	\$1,575,000
2029	\$810,000	2033	\$ 985,000	2037	\$1,195,000	2041	\$1,400,000	2045	\$1,635,000
2030	\$850,000	2034	\$1,035,000	2038	\$1,245,000	2042	\$1,455,000	2046	\$1,700,000
2031	\$890,000	2035	\$1,085,000	2039	\$1,295,000	2043	\$1,515,000	2047	\$1,770,000

*The City reserves the right, after proposals are opened and prior to award, to increase or reduce the principal amount of the Series 2026C Bonds or the amount of any maturity or maturities in multiples of \$5,000. In the event the amount of any maturity is modified, the aggregate purchase price will be adjusted to result in the same gross spread per \$1,000 of Series 2026C Bonds as that of the original proposal. Gross spread for this purpose is the differential between the price paid to the City for the new issue and the prices at which the proposal indicates the securities will be initially offered to the investing public.

BOOK ENTRY SYSTEM

The Series 2026C Bonds will be issued by means of a book entry system with no physical distribution of Series 2026C Bonds made to the public. The Series 2026C Bonds will be issued in fully registered form and one Bond, representing the aggregate principal amount of the Series 2026C Bonds maturing in each year, will be registered in the name of Cede & Co. as nominee of The Depository Trust Company ("DTC"), New York, New York, which will act as securities depository for the Series 2026C Bonds. Individual purchases of the Series 2026C Bonds may be made in the principal amount of \$5,000 or any multiple thereof of a single maturity through book entries made on the books and records of DTC and its participants. Principal and interest are payable by the registrar to DTC or its nominee as registered owner of the Series 2026C Bonds. Transfer of principal and interest payments to participants of DTC will be the responsibility of DTC; transfer of principal and interest payments to beneficial owners by participants will be the responsibility of such participants and other nominees of beneficial owners. The lowest bidder (the "Purchaser"), as a condition of delivery of the Series 2026C Bonds, will be required to deposit the Series 2026C Bonds with DTC.

REGISTRAR/PAYING AGENT

The Chief Financial Officer of the City will serve as registrar/paying agent for the Series 2026C Bonds.

OPTIONAL REDEMPTION

The City may elect on February 1, 2036, and on any day thereafter, to redeem Series 2026C Bonds due on or after February 1, 2037. Redemption may be in whole or in part and if in part at the option of the City and in such manner as the City shall determine. If less than all Series 2026C Bonds of a maturity are called for redemption, the City will notify DTC of the particular amount of such maturity to be redeemed. DTC will determine by lot the amount of each participant's interest in such maturity to be redeemed and each participant will then select by lot the beneficial ownership interests in such maturity to be redeemed. All redemptions shall be at a price of par plus accrued interest.

SECURITY AND PURPOSE

The Series 2026C Bonds will be general obligations of the City for which the City will pledge its full faith and credit and power to levy direct general ad valorem taxes. In addition, the City will pledge net revenues of the City's wastewater revenue fund for repayment of the Series 2026C Bonds. The proceeds of the Series 2026C Bonds will be used to finance (i) improvements to the City's North Central Sanitary Sewer Line, (ii) improvements for other utility capital projects, and (iii) the costs of issuance of the Series 2026C Bonds.

NOT BANK QUALIFIED TAX-EXEMPT OBLIGATIONS

The City will not designate the Series 2026C Bonds as qualified tax-exempt obligations for purposes of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

BIDDING PARAMETERS

Proposals shall be for not less than \$24,630,000 (Par) plus accrued interest, if any, on the total principal amount of the Series 2026C Bonds. Rates shall be in integral multiples of 1/100 or 1/8 of 1%. The initial price to the public for each maturity as stated on the proposal must be 98.0% or greater.

No proposal can be withdrawn or amended after the time set for receiving proposals on the Sale Date unless the meeting of the City scheduled for award of the Series 2026C Bonds is adjourned, recessed, or continued to another date without award of the Series 2026C Bonds having been made. Series 2026C Bonds of the same maturity shall bear a single rate from the date of the Series 2026C Bonds to the date of maturity. No conditional proposals will be accepted.

ESTABLISHMENT OF ISSUE PRICE

In order to provide the City with information necessary for compliance with Section 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations promulgated thereunder (collectively, the "Code"), the Purchaser will be required to assist the City in establishing the issue price of the Series 2026C Bonds and shall complete, execute, and deliver to the City prior to the closing date, a written certification in a form acceptable to the Purchaser, the City, and Bond Counsel (the "Issue Price Certificate") containing the following for each maturity of the Series 2026C Bonds (and, if different interest rates apply within a maturity, to each separate CUSIP number within that maturity): (i) the interest rate; (ii) the reasonably expected initial offering price to the "public" (as said term is defined in Treasury Regulation Section 1.148-1(f) (the "Regulation")) or the sale price; and (iii) to the extent the hold-the-offering-price rule applies, pricing wires or equivalent communications supporting such offering or sale price. Any action to be taken or documentation to be received by the City pursuant hereto may be taken or received on behalf of the City by BTMA.

The City intends that the sale of the Series 2026C Bonds pursuant to this Terms of Proposal shall constitute a "competitive sale" as defined in the Regulation based on the following:

- (i) the City shall cause this Terms of Proposal to be disseminated to potential bidders in a manner that is reasonably designed to reach potential bidders;
- (ii) all bidders shall have an equal opportunity to submit a bid;
- (iii) the City reasonably expects that it will receive bids from at least three bidders that have established industry reputations for underwriting municipal bonds such as the Series 2026C Bonds; and
- (iv) the City anticipates awarding the sale of the Series 2026C Bonds to the bidder who provides a proposal with the lowest true interest cost, as set forth in this Terms of Proposal (See "AWARD" herein).

Any bid submitted pursuant to this Terms of Proposal shall be considered a firm offer for the purchase of the Series 2026C Bonds, as specified in the proposal. The Purchaser shall constitute an "underwriter" as said term is defined in the Regulation. By submitting its proposal, the Purchaser confirms that it shall require any agreement among underwriters, a selling group agreement, or other agreement to which it is a party relating to the initial sale of the Series 2026C Bonds, to include provisions requiring compliance with the provisions of the Code and the Regulation regarding the initial sale of the Series 2026C Bonds.

If all of the requirements of a "competitive sale" are not satisfied, the City shall advise the Purchaser of such fact prior to the time of award of the sale of the Series 2026C Bonds to the Purchaser. **In such event, any proposal submitted will not be subject to cancellation or withdrawal.** Within twenty-four (24) hours of the notice of award of the sale of the Series 2026C Bonds, the Purchaser shall advise the City and BTMA if 10% of any maturity of the Series 2026C Bonds (and, if different interest rates apply within a maturity, to each separate CUSIP number within that maturity) has been sold to the public and the price at which it was

G-3

A-4

sold. The City will treat such sale price as the "issue price" for such maturity, applied on a maturity-by-maturity basis. The City will not require the Purchaser to comply with that portion of the Regulation commonly described as the "hold-the-offering-price" requirement for the remaining maturities, but the Purchaser may elect such option. If the Purchaser exercises such option, the City will apply the initial offering price to the public provided in the proposal as the issue price for such maturities. If the Purchaser does not exercise that option, it shall thereafter promptly provide the City and BTMA the prices at which 10% of such maturities are sold to the public; provided such determination shall be made and the City and BTMA notified of such prices whether or not the closing date has occurred, until the 10% test has been satisfied as to each maturity of the Series 2026C Bonds or until all of the Series 2026C Bonds of a maturity have been sold.

GOOD FAITH DEPOSIT

To have its proposal considered for award, the Purchaser is required to submit a good faith deposit via wire transfer to the City in the amount of \$246,300 (the "Deposit") no later than 1:00 P.M., Central Time on the Sale Date. The Purchaser shall be solely responsible for the timely delivery of its Deposit, and neither the City nor BTMA have any liability for delays in the receipt of the Deposit. If the Deposit is not received by the specified time, the City may, at its sole discretion, reject the proposal of the lowest bidder, direct the second lowest bidder to submit a Deposit, and thereafter award the sale to such bidder.

A Deposit will be considered timely delivered to the City upon submission of a federal wire reference number by the specified time. Wire transfer instructions will be available from BTMA following the receipt and tabulation of proposals. The successful bidder must send an e-mail including the following information: (i) the federal reference number and time released; (ii) the amount of the wire transfer; and (iii) the issue to which it applies.

Once an award has been made, the Deposit received from the Purchaser will be retained by the City and no interest will accrue to the Purchaser. The amount of the Deposit will be deducted at settlement from the purchase price. In the event the Purchaser fails to comply with the accepted proposal, said amount will be retained by the City.

AWARD

The Series 2026C Bonds will be awarded on the basis of the lowest interest rate to be determined on a true interest cost (TIC) basis calculated on the proposal prior to any adjustment made by the City. The City's computation of the interest rate of each proposal, in accordance with customary practice, will be controlling.

The City will reserve the right to: (i) waive non-substantive informalities of any proposal or of matters relating to the receipt of proposals and award of the Series 2026C Bonds, (ii) reject all proposals without cause, and (iii) reject any proposal that the City determines to have failed to comply with the terms herein.

CUSIP NUMBERS

If the Series 2026C Bonds qualify for the assignment of CUSIP numbers such numbers will be printed on the Series 2026C Bonds; however, neither the failure to print such numbers on any Bond nor any error with respect thereto will constitute cause for failure or refusal by the Purchaser to accept delivery of the Series 2026C Bonds. BTMA will apply for CUSIP numbers pursuant to Rule G-34 implemented by the Municipal Securities Rulemaking Board. The CUSIP Service Bureau charge for the assignment of CUSIP identification numbers shall be paid by the Purchaser.

SETTLEMENT

On or about June 15, 2026, the Series 2026C Bonds will be delivered without cost to the Purchaser through DTC in New York, New York. Delivery will be subject to receipt by the Purchaser of an approving legal opinion of Kutak Rock LLP of Minneapolis, Minnesota, and of customary closing papers, including a no-litigation certificate. On the date of settlement, payment for the Series 2026C Bonds shall be made in federal, or equivalent, funds that shall be received at the offices of the City or its designee not later than 12:00 Noon, Central Time. Unless compliance with the terms of payment for the Series 2026C Bonds has been made impossible by action of the City, or its agents, the Purchaser shall be liable to the City for any loss suffered by the City by reason of the Purchaser's non-compliance with said terms for payment.

G-4

A-5

CONTINUING DISCLOSURE

In accordance with SEC Rule 15c2-12(b)(5), the City will undertake, pursuant to the resolution awarding sale of the Series 2026C Bonds, to provide annual reports and notices of certain events. A description of this undertaking is set forth in the Official Statement. The Purchaser's obligation to purchase the Series 2026C Bonds will be conditioned upon receiving evidence of this undertaking at or prior to delivery of the Series 2026C Bonds.

OFFICIAL STATEMENT

The City has authorized the preparation of a Preliminary Official Statement containing pertinent information relative to the Series 2026C Bonds, and said Preliminary Official Statement has been deemed final by the City as of the date thereof within the meaning of Rule 15c2-12 of the Securities and Exchange Commission. For an electronic copy of the Preliminary Official Statement or for any additional information prior to sale, any prospective purchaser is referred to the Municipal Advisor to the City, Baker Tilly Municipal Advisors, LLC, by telephone (651) 223-3000, or by email bids@bakertilly.com.

A Final Official Statement (as that term is defined in Rule 15c2-12) will be prepared, specifying the maturity dates, principal amounts, and interest rates of the Series 2026C Bonds, together with any other information required by law. By awarding the Series 2026C Bonds to the Purchaser, the City agrees that, no more than seven business days after the date of such award, it shall provide to the Purchaser an electronic copy of the Final Official Statement. The City designates the Purchaser as its agent for purposes of distributing the Final Official Statement to each syndicate member, if applicable. The Purchaser agrees that if its proposal is accepted by the City, (i) it shall accept designation and (ii) it shall enter into a contractual relationship with its syndicate members for purposes of assuring the receipt of the Final Official Statement by each such syndicate member.

Dated April 13, 2026

BY ORDER OF THE CITY COUNCIL

/s/ Jamy Hanson
City Clerk

G-5

A-6



Request for Council Action

Originator Housing and Redevelopment Authority	Item 4.2 Public Hearing: Community Development Block Grant 2026 Annual Action Plan
Agenda Section HEARINGS, RESOLUTIONS, AND ORDINANCES	Date April 13, 2026

Requested Action:

Motion by _____ seconded by _____ to approve the Program Year 2026 Annual Action Plan and the Community Development Block Grant (CDBG) budget for submission, and execution of related documents for program administration.

Item created by: Michael Palermo, Housing and Redevelopment Authority

Item presented by: Michael Palermo, Assistant HRA Administrator

Description:

The City of Bloomington receives annual Community Development Block Grant (CDBG) funding from the U.S. Department of Housing and Urban Development (HUD) and administers the program through its Housing and Redevelopment Authority (HRA). The 2026 Annual Action Plan outlines proposed activities and funding priorities—primarily benefiting low- to moderate-income households—in alignment with the City’s 2025–2029 Consolidated Plan that was approved last year. Proposed activities include housing preservation, affordable housing, essential services to seniors, and Fair Housing support.

The Citizen Participation Plan requires a 30 day public comment period for draft plan and a public hearing before submitting to HUD. The 2026 Annual Action Plan was available for a 30-day public review and comment from March 12, 2026 to April 12, 2026. The proposed budget was approved by the Housing and Redevelopment Authority in and for the City of Bloomington (HRA) on March 10, 2026.

Attachments:

[Staff Report](#)
[Annual Action Plan](#)
[Presentation](#)

STAFF REPORT



DATE: April 13, 2026

TO: City Council

FROM: Mike Palermo, HRA Assistant Administrator
Ong Thao, Program Specialist II

SUBJECT: 2026 CDBG Annual Action Plan Summary

Introduction

The City of Bloomington will utilize Community Development Block Grant (CDBG) funds to achieve several goals that best serve the citizens of Bloomington. The City will use its entitlement funds to achieve the goals/outcomes that are identified within the proposed 2026 Action Plan and the overall goals of the 2025-2029 Consolidated Plan, which was approved last year. The City has incorporated performance measures into the 2026 Action Plan to ensure that the Plan is results orientated and that it meets the City's one- and five-year goals. The planned activities serve many low/moderate income households. Overall, at least 80 percent of the grant will be expended on activities for low/moderate income households in Bloomington.

The budget for this program is split into three parts: 1) carryover dollars from the previous year; 2) an annual allocation anticipated at \$465,000; and 3) program income from past loans that are repaid, and the repayments are revolved back into the program. Funding for this program has primarily been used to fund the Housing and Redevelopment Authority (HRA's) revolving Home Improvement Loan Program (rehab loans).

There has been some delay with issuing CDBG dollars due to new federal regulations and requirements; however, staff are still actively involved in planning for future years.

Approval Process

The CDBG program requires a new Action Plan every year and a Five-Year Consolidated Plan every five years. The City is a member of a consortium with other entitlement cities (Eden Prairie and Plymouth) and Hennepin County for the HOME program. The Action Plan was available for 30 days for public comment on the City website. Public hearings are required at the City Council and the County Board of Commissioners in April. The approved Action Plan will then be submitted to the Department of Housing and Urban Development (HUD) in May.

Changes from 2025 to 2026

The proposed budget and activities from Program Year (PY) 2025 to 2026 are similar but have slight differences. First, staff is recommending an increase to the public service dollars available due to the large community demand. Second, staff have added \$150,000 in allocation for the purchase and demolition of eligible properties which has been used previously by the HRA. Third, the budget structure

is to use our annual allocation for larger activities and to use carryover and loan payoff income to fully fund the revolving rehab loan program.

Summary of the objectives and outcomes identified in the Plans

The City of Bloomington will carry out activities that will provide for the preservation of the City's housing stock, provide affordable housing options, provide essential services to seniors, families, and individuals, and support Fair Housing activities. The City has not received notification of its 2026 allocation amount from HUD therefore recommendations of approval are estimated at \$465,000 with the stipulation that the Homeowner Rehabilitation Loan program or acquisition and demolition would be increased or decreased accordingly once the actual allocation amount is received.

This chart shows the PY 2026 proposed budget. Further explanation of each budget item is provided below.

2026 - 2027 CDBG Budget 3/10/2026				
Activity	Carryover (estimate)	2025 Entitlement Allocation (estimate)	2025 Program Income (estimate)	Total 2025 Budget (estimate)
Homeowner Rehabilitation Assistance	\$ 300,000		\$300,000	\$ 600,000
Develop Homes for Homeownership - Acquisition and Rehab		\$ 150,000		\$ 150,000
Acquisition and/or Demolition/Clearance		\$ 150,000		\$ 150,000
Public Service				
Public Service	\$ -	\$ 70,000		\$ 70,000
Administration/Planning				
Fair Housing	\$ -	\$ 5,000	\$ -	\$ 5,000
Administration	\$ -	\$ 90,000	\$ -	\$ 90,000
Total	\$ 300,000	\$ 465,000	\$300,000	\$ 1,065,000

The City's CDBG allocation will be used for housing rehabilitation, energy improvements, accessibility improvements and emergency repairs for the purpose of maintaining decent affordable housing. The activity to receive the largest amount of funding is the single-family rehabilitation program which serves low/moderate income homeowners with low interest loans to repair/update their homes. The rehabilitation loan program is coupled with the lead-based paint activity to assist in the abatement of lead hazards in pre-1978 homes utilizing CDBG funds. In this way, the City is ensuring that no threats remain to the health of occupants from lead paint. This activity serves low/moderate income households at or below 80% of the Area Median Income (AMI).

- The goal for this activity is to serve 20 homeowners with rehab loans during the 2026-2027 Program Year. This activity is proposed to primarily use prior and current year program income to fund. The final amount will be dependent on carry-over funds from the current year and the total amount of re-payments of outstanding loans received during the Program Year. The lead-based paint abatement activity is included and will be funded with total funding for the Program Year. This activity pays for initial and clearance testing of rehab loan recipients' homes. The amount available for rehab in program year 2026 is estimated to be around \$600,000.

The City will also fund activities for acquisition, rehabilitation, and re-sale of single-family property to income qualified homebuyers. CDBG funds will be used as gap financing to ensure the home is affordable to the buyer after the rehabilitation and with long-term affordability of the home by requiring the owner to resell the home to another low/moderate income family.

- The goal for this activity is to provide an affordable homeownership opportunity for up to three low/moderate income households in Bloomington during the 2026-2027 Program Year. This activity is proposed to use prior year carry over funds and allocated funds. In the past, the HRA has partnered with Homes within Reach for these services.

The City will also encourage neighborhood revitalization through funding of activities to improve blighted, deteriorated, undeveloped, or inappropriately developed real property preventing sound community development and growth.

- The goal for this activity is to provide for the acquisition and/or demolition/clearance for affordable housing opportunities by the HRA. This activity is proposed to use estimated allocation of \$150,000. This award amount may be reduced if the actual allocation is less than estimated. This is the new activity for PY 2026.

The City will provide CDBG funds for public service projects to support non-profits and local governments in providing essential social services to low and moderate income residents.

- The goal for this activity is to provide housing related resources for seniors, rental assistance, fair housing, and small scale owner rehab. This activity is proposed to use estimated allocation of \$70,000. Public services are capped at 15% of the grant. Community need is much higher than this cap. This award amount may increase depending on the amount of program income received throughout the year. Increases in awards will follow the amendment process outlined in the citizen participation plan.

The City contributes to the metro-wide Fair Housing Implementation Council (FHIC) for Fair Housing Services. The City will allocate funds for the continuation of Fair Housing Services in the suburban metro (including Bloomington). These funds may be used for education and research, housing discrimination testing and enforcement and Fair Housing counseling and clearinghouse activities.

- The goal for this activity is to provide funding of \$5,000 to fair housing activities during the 2026-2027 Program Year.

Lastly, the City has general administration expenses for the program in the amount of \$90,000 for the 2026-2027 Program Year.

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The City of Bloomington will utilize Community Development Block Grant (CDBG) funds to achieve a number of goals that best serve the citizens of Bloomington. The City will use its entitlement funds to achieve the goals/outcomes that are identified within this plan. The City has incorporated performance measures into the Consolidated and Action Plan to ensure that the Plan is results orientated and that it meets its one and five year goals. The planned activities serve a large number of low/moderate income households. Overall, at least 80 percent of the grant will be expended on activities for low/moderate income households in Bloomington.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City of Bloomington will carry out activities that will provide for the preservation of the City's housing stock, provide affordable housing options, provide essential services to seniors, families and individuals and support Fair Housing activities.

The City's CDBG allocation will be used for housing rehabilitation, energy improvements, accessibility improvements and emergency repairs for the purpose of maintaining decent affordable housing. The activity to receive the largest amount of funding is the single-family rehabilitation program which serves low/moderate income homeowners with low interest loans to repair/update their homes. The rehabilitation loan program is coupled with the lead based paint activity to assist in the abatement of lead hazards in pre-1978 homes utilizing CDBG funds. In this way, the City is ensuring that no threats remain to the health of occupants from lead paint. This activity serves low/moderate income households at or below 80% median.

The City will provide CDBG funds for public services. These services are focused on seniors, families, and low income residents. They are focused on activities that help keep households stably housed.

The City will also fund activities for new construction, acquisition, rehabilitation, and re-sell of single family property to income qualified homebuyers.

Last, the City will look to acquire and demolish a blighted home.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City has a long history of actively working to preserve and upgrade the condition of its' neighborhoods. The CDBG-funded single-family rehabilitation loan program (including lead-based paint abatement) have been a very successful and important part of these efforts.

In addition, the City has a long-standing commitment to serving low and moderate households through a variety of programs and funding sources. The result being households being able to stay in their homes and continue to grow and contribute to our community.

Fair Housing continues to be a focus of the City of Bloomington. The City, as part of the consortium, focuses this activity based upon the results of the data analysis that is completed by the metro-wide efforts of the Fair Housing Implementation Council (FHIC).

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City will hold a thirty-day public comment period for the draft plan and conduct a public hearing before the City Council. In addition, Hennepin County, as the consortium lead, will hold a public hearing on the action plan before the County Board of Commissioners. This hearing also includes Bloomington's plan.

Date of Bloomington public hearing: April 13, 2026

Date of Hennepin County public hearing: April/May , 2026

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Currently accepting public and written comments.

6. Summary of comments or views not accepted and the reasons for not accepting them

Currently accepting public and written comments.

7. Summary

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	BLOOMINGTON	Community Development

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

Michael Palermo

Assistant HRA Administrator

MPalermo@BloomingtonMN.gov

(952) 563-8924

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The development of the Hennepin County Consortium Consolidated Plan was led by Hennepin County. Because many of the agencies that work within the city also work county-wide, it was determined that only one contact needed to be made to these organizations. The responses below in this section reflect the work completed by Hennepin County and outlined in the overall Consortium Consolidated Plan, as well as outreach completed by the City of Bloomington.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

In addition, the city's HRA operates a Housing Choice Voucher program of 684 total vouchers that serves a wide variety of low-income populations, including elderly, the disabled and families. The HRA's staff is trained to assist participants to connect with services such as mental health and public health services.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

This coordination is completed by Hennepin County Continuum of Care and the Office to End Homelessness. In addition, the City, through its Community Services Department and Community Development Department, provides essential referrals to homeless persons to connect them to services. Bloomington HRA leadership is also on the executive committee for the CoC.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Not applicable, Bloomington does not receive ESG funds. Please refer to the Hennepin County section for information on ESG funding.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	VEAP: Volunteers Enlisted to Assist People
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	VEAP is a long standing partner with the City of Bloomington. Meetings occur regularly to discuss the variety of needs in the community. Food insecurity is still their primary focus but they continue to advocate for the ever increasing need for emergency rental assistance. They were awarded funds in 2025 for this activity but it continues to be a need in the community.
2	Agency/Group/Organization	West Hennepin Land Trust
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	During the meeting with West Hennepin Land Trust they indicated need for ownership opportunities. Affordable ownership opportunities provide long term stability for homeowners. They also have a large number of homes on their radar that are good candidates for rehabilitation. As Bloomington's home begin to show their age there remains opportunity to intervene and improve the housing stock and create affordable ownership.
3	Agency/Group/Organization	Habitat for Humanity Twin Cities
	Agency/Group/Organization Type	Housing Services-Elderly Persons

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	TC Habitat is a partner with the City and HRA on multiple projects in multiple housing disciplines. They highlight the need for down payment assistance, for new ownership opportunities, for unique housing options (Accessory Dwelling Units), and for assistance with rehab of homes. Similar to WHAHLT they identify how homes in Bloomington need maintenance. They also know that household makeup is changing and so is their housing needs. Adapting housing stock is important.
4	Agency/Group/Organization	Oasis for Youth
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Oasis is a vital member focusing on unhoused youth. They provide services to rehouse individuals and help them secure employment. They showed their data indicating the increasing needs in the community for these services.
5	Agency/Group/Organization	Bridging MN
	Agency/Group/Organization Type	Low/No cost furniture
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Bridging is an organization that addresses an often overlooked need. Often a focus is housing a low income household. However, in that house they need furniture (bed, kitchen table, couch, etc.) to live. Similar to other agencies their demand is increasing indicating the great need.

6	Agency/Group/Organization	HousingLink
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HousingLink tracks the number of housing units posted on their website. Besides providing a vital service connected potential residents to affordable options they have expanded in the fair housing space. They have entered this space knowing the needs that are present in the community.

Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Hennepin County	The Office to End Homelessness has played a key role in the development of all housing and homeless-related sections of the plan. Coordination will continue throughout the plan.

Table 3 - Other local / regional / federal planning efforts

Narrative

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Bloomington is part of the Hennepin County Consortium, and therefore the City's Action Plan is part of the Hennepin County Consortium Action Plan. The City has a Citizen Participation Plan that mirrors Hennepin County's and other Consortium members Citizen Participation Plans, which calls for the Hennepin County Consortium Action Plan to be available for public comment 30 days prior its submission to HUD.

The City of Bloomington's Plan, as part of the Consortium's entire Plan, was made available for public comment prior to going before the Hennepin County Board for a public hearing. The final public hearing on the consortiums plan is included the City of Bloomington's plan.

In addition to the Consortium's hearing, the Bloomington City Council held a public hearing for comments on the development and approval of the City's plan. This hearing also serves to receive any comments from the public or interested organizations prior to submission to the Hennepin County for inclusion it the Consortiums Plan.

The Consortium's Plan provides the complete Citizen Participation Plan for all members to follow, including Bloomington. The Citizen Participation Plan details the efforts to broaden public participation in the development of the Action Plan.

In addition to the Consortium's hearing and comment period, the City of Bloomington provides opportunities for public comments on the plan and its development. The City's Action Plan is a subject of public hearing at the Council prior to adoption and submission to be included in the Hennepin County Consortium Action Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	465,000.00	300,000.00	300,000.00	1,065,000.00	0.00	The City of Bloomington is an entitlement jurisdiction for the Community Development Block Grant Program. Program income is from the repayment of single-family rehabilitation loans. This has led to prior year resources of unspent funds. The City releases the entitlement funds from previous years and will use those funds in the next program year. Any excess or less than anticipated program income will be reflected in Homeowner Rehab Assistance.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Bloomington intends to pursue all possible resources to address its Consolidated Plan goals. There are no specific matching requirements associated with Bloomington's CDBG program, although any opportunities to provide/obtain matching funding will be pursued.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Bloomington's HRA owns 41 single-family rental homes that provide affordable housing to larger families. Twenty of the homes are part of the HRA's Housing Choice Project-Based Voucher program. The other twenty-one homes make up the HRA's Rental Homes for First-Time Home Buyers program. This program assists renters achieve the goal of homeownership through an escrow feature. The City also maintains an inventory of publicly owned land that can be repurposed for various purposes.

Publicly owned land plays an important role in our Strategic and AAP plans, as it provides opportunities to expand both rental and homeownership options for families. We are committed to monitoring potential new land acquisitions to ensure future development that supports affordability and access to housing. Currently, we are advancing the St. Mark site development project, which will create 16 single- and multi-family homes targeted for families at 80% AMI, offered at more affordable prices. In addition, our Humboldt properties are in the process of being sold to Habitat for Humanity, who will transform them into affordable homes for families at the 60% AMI level.

Discussion

The City of Bloomington will utilize a variety of federal, state and local funding to achieve the goals identified in this plan. This includes sources used on a recurring basis, including CDBG, Housing Choice Vouchers and HRA levy funds. Additional sources such as LIHTC, TIF and housing revenue bonds have been used on a case by case basis in the past and will continue to be pursued when and where appropriate

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeowner Rehabilitation Assistance	2025	2029	Affordable Housing Non-Homeless Special Needs	City of Bloomington	Preserve & Create Homeownership Opportunities Encourage Neighborhood Revitalization	CDBG: \$600,000.00	Homeowner Housing Rehabilitated: 20 Household Housing Unit
2	Acquisition and/or Demolition of Structures	2025	2029	Affordable Housing	City of Bloomington	Preserve & Create Homeownership Opportunities Encourage Neighborhood Revitalization	CDBG: \$150,000.00	Buildings Demolished: 1 Buildings
3	Develop Homes for Homeownership	2025	2029	Affordable Housing	City of Bloomington	Preserve & Create Homeownership Opportunities Encourage Neighborhood Revitalization	CDBG: \$150,000.00	Homeowner Housing Rehabilitated: 2 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Services	2025	2029	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development		Encourage Neighborhood Revitalization Support Education, Outreach, and Services	CDBG: \$70,000.00	Public service activities for Low/Moderate Income Housing Benefit: 150 Households Assisted Other: 30 Other
5	Fair Housing Activities	2025	2029	Fair Housing Activities	City of Bloomington	Support Education, Outreach, and Services Administration	CDBG: \$5,000.00	Other: 30 Other
6	Administration	2025	2029	Non-Housing Community Development	City of Bloomington	Administration	CDBG: \$90,000.00	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Homeowner Rehabilitation Assistance
	Goal Description	Provide loans to low to moderate income homeowners for necessary home improvements or emergency repairs. (Note that Program Income is recycled in this goal.)
2	Goal Name	Acquisition and/or Demolition of Structures
	Goal Description	This program would acquire a blighted home for demolition with the goal of selling for redevelopment into an affordable unit(s) in the future.

3	Goal Name	Develop Homes for Homeownership
	Goal Description	This project focuses on creating ownership opportunities affordable to households making 80% AMI. There are a couple of ways this can be achieved, either new construction or through purchase and rehab of existing units.
4	Goal Name	Public Services
	Goal Description	Bloomington has a strong need for a variety of public services. Populations in need include seniors, youth, and families at risk of losing housing stability. This applies to households that rent and own. The Public Services are designed to keep residents in their home whether it be to assist with rent, chores, or just education on housing (housing rights, ownership skills, eviction prevention, etc.) This will require collaborate with supportive with service agencies to assist seniors, youth, and other Low and moderate income populations.
5	Goal Name	Fair Housing Activities
	Goal Description	The jurisdiction will use available administration dollars to affirmatively further fair housing as identified in the Analysis of Impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions. Persons assisted are not reported since fair housing activities are considered general administration expenses.
6	Goal Name	Administration
	Goal Description	General Program Administration. General program administration costs (planning, general management, oversight, coordination, evaluation and other housing services with public service dollars.

AP-35 Projects - 91.420, 91.220(d)

Introduction

Activities that will be undertaken during 2026 will address priority needs and local objectives. The activities that are part of the 2026 Action Plan are to be completed within the program year. Of the total grant of \$465,000 the City will use \$370,000 or 79% of the grant to serve low and moderate income activities. The balance of funds is used for Fair Housing activities and administration expenses. Additionally, carry over income and program income will be used to serve low and moderate income.

#	Project Name
1	Homeowner Rehabilitation Assistance
2	Develop Homes for Homeownership - Acquisition and Rehab
3	Acquisition and/or Demolition/Clearance
4	Public Services
5	Fair Housing
6	Administration

Table 7 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City has selected a variety of activities to meet the needs of our community. These include the preservation of our housing stock through the single-family rehabilitation loan program, removal of lead-based paint hazards, remove blighted housing, providing essential public services, fair housing activities and the providing affordable home ownership opportunities. The City serves other needs of the community with its own resources, including supporting affordable rental housing.

AP-38 Project Summary
Project Summary Information

1	Project Name	Homeowner Rehabilitation Assistance
	Target Area	City of Bloomington
	Goals Supported	
	Needs Addressed	Preserve & Create Homeownership Opportunities
	Funding	CDBG: \$600,000.00
	Description	
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	20 households
	Location Description	Citywide
	Planned Activities	
2	Project Name	Develop Homes for Homeownership - Acquisition and Rehab
	Target Area	
	Goals Supported	Develop Homes for Homeownership
	Needs Addressed	Preserve & Create Homeownership Opportunities
	Funding	CDBG: \$150,000.00
	Description	Home ownership program for low/moderate income families in Bloomington coordinated by Homes Within Reach Land Trust
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Home ownership program to two low/moderate income families in Bloomington coordinated by Homes Within Reach
	Location Description	This activity is offered Citywide
	Planned Activities	Homeownership program to two low/moderate income families in Bloomington coordinated by Homes Within Reach to acquire, rehab and re-sell or construct and sell to income qualified homebuyers
3	Project Name	Acquisition and/or Demolition/Clearance
	Target Area	
	Goals Supported	Neighborhood Revitalization Develop Homes for Homeownership
	Needs Addressed	Preserve & Create Homeownership Opportunities

	Funding	CDBG: \$150,000.00
	Description	Purchase a blighted home to be demolished.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	This will support removing a home and potentially replace in the future with an ownership opportunity for one or more households
	Location Description	Citywide
	Planned Activities	Acquisition and demolition
	Planned Activities	Acquisition and demolition
4	Project Name	Public Services
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Support Education, Outreach, and Services
	Funding	CDBG: \$70,000.00
	Description	
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Estimate 150 low-moderate income households will be served with services to help keep them stably housed.
	Location Description	Citywide
	Planned Activities	Public services to help community members stay stably housed.
5	Project Name	Fair Housing
	Target Area	
	Goals Supported	Fair Housing Activities Administration
	Needs Addressed	Administration
	Funding	CDBG: \$5,000.00
	Description	
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable - administration activity.
	Location Description	Not applicable - administration activity.

	Planned Activities	
6	Project Name	Administration
	Target Area	
	Goals Supported	Administration
	Needs Addressed	Administration
	Funding	CDBG: \$90,000.00
	Description	
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A - General administration expenses.
	Location Description	N/A - General administration expenses.
	Planned Activities	N/A - General administration expenses.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

All CDBG activities will be offered city-wide in the City of Bloomington

Geographic Distribution

Target Area	Percentage of Funds
City of Bloomington	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Because there are no concentrations of poverty or other significant factors, all programs are available city-wide.

Discussion

The geographic priority for each activity is city-wide.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

The City of Bloomington has a long track record supporting new and existing affordable housing within the City. The Bloomington HRA operates a Housing Choice Voucher Program (Section 8) that assists 684 households each month. The HRA also provides affordable rental opportunities through the 41 rental homes that are owned and managed by the HRA. The City has also partnered with private and non-profit developers for development of new affordable housing. Most recently in 2023, the City provided assistance for development of 50 new affordable units opening, with an additional 89 units under construction, with private developers.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

In February 2019, the City adopted an Opportunity Housing Ordinance (OHO) to promote the development of affordable housing in the City. This comprehensive ordinance includes incentives and goals for the development of affordable housing units. More information on the ordinance and other City affordable housing initiatives can be found at: <https://www.bloomingtonmn.gov/cd/affordable-housing-preservation-and-creation>

The greatest barrier that the City experiences to the development of new affordable housing is the lack of available and/or affordable land. The City, through its Community Development Department, meets frequently with developers of affordable housing who are seeking to create new affordable housing within the City. Bloomington is a built-out city and any new affordable housing will be redevelopment projects, which adds significant costs to a project. The City is exploring different ways to assist in the land acquisition process for affordable housing.

Discussion

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Despite limited funding, Bloomington's CDBG program is designed to meet a wide range of needs, including services for seniors, fair housing activities, housing rehabilitation and reducing lead-based paint hazards. The city works with a variety of public, non-profit, and private industry partners to accomplish its community development goals, both through the CDBG program and through other resources.

Actions planned to address obstacles to meeting underserved needs

The City will continue to identify obstacles, such as lack of affordable housing, to unmet and underserved community needs and support the goals established in the 2025-2029 Consolidated Plan. The City's approach to meeting these affordable housing needs is to provide affordable housing opportunities including the Housing Choice Voucher program, preserve and expand the supply of decent, safe, and affordable housing, and provide financial assistance for rehabilitation and repair of owner-occupied and renter units to serve low to moderate income families. Other activities that would meet unmet needs not addressed by our limited CDBG funding will be identified and other resources may be sought to meet the need.

The City has chosen activities that best serve the needs of the Citizens of Bloomington, given limited funding of the CDBG Program.

Creating additional affordable housing is inhibited by the lack of vacant land. All housing development will occur as redevelopment, driving the land acquisitions costs to an extremely high level. The real estate market has become over-heated in the last few years, thus land acquisition costs in Bloomington remain high. Additional decline in dollars from other funders also inhibits the amount of affordable housing which can be either preserved or created.

In 2019 the City passed the Opportunity Housing Ordinance (OHO) that provides requirements and incentives for the development of affordable housing in the city. This ordinance also created a housing trust fund to assist with the financing of future affordable housing units. This ordinance offers great incentives to developers for the creation of units at 50% AMI and 30% AMI, to help serve those hardest to reach households.

Actions planned to foster and maintain affordable housing

The biggest affordable housing activity that the Bloomington HRA manages is our 731 vouchers in the Housing Choice Voucher program. This important community resource assists 731 families every

month. These families include elderly, disabled and single-parent households.

In addition, the Bloomington HRA owns 20 single-family homes in our Assisted Rental Housing Program.

The units maintain their affordability through the HRA's action to project-base 20 vouchers from its tenant-based Section 8 program in these units. Originally, the units were part of the HRA's Public Housing program, which ended in 2012. The HRA's Public Housing program was developed in 1995; however, the program failed to be self-supporting. The HRA had to provide additional funding over several years to cover shortfalls in the Public Housing program. This use of local levy funds to support this federal program was necessary because of several years of reduced funding by HUD. The HRA received approval from HUD to terminate its Public Housing program and transfer the units to the Section 8 Housing Choice Voucher program.

In addition, the City of Bloomington's HRA currently has 21 single-family homes in its Rental Home for Future Home Buyers program. This program was originally funded by Hennepin County HOME funds. This program serves families that are making the transition from renting to owning their own home. The program escrows a portion of their monthly rent for future use as a down payment on the purchase of a home.

The Bloomington HRA is coordinates and contracts for maintenance and management of all 41 of the above single-family affordable rental units.

In 2019 the City passed an Opportunity Housing Ordinance (OHO) that provides requirements and incentives for the development of affordable housing in the city. This ordinance also created a housing trust fund to assist with the financing of future affordable housing units. The HRA has partnered with multiple agencies to develop several single family homes and has 6 projects actively moving forward. Another 27 units are anticipated in the next 5 years. The HRA also works to preserve the affordability of Naturally Occurring Affordable Housing (NOAH) and has also used various funding sources on emergency rental and utility assistance for low-income households.

Actions planned to reduce lead-based paint hazards

The City will continue to comply with all requirements of Title X-Residential Paint Hazard Reduction Act of 1992. Additionally, a portion of the CDBG funds will be used for lead abatement activities in the HRA Section 8 Rental Assistance Program and CDBG owner-occupied Home Improvement Loan Program. The Bloomington HRA also informs all tenants participating in the Section 8 Program and rental home program of potential hazards of lead paint.

All recipients of rehabilitation funds must have a lead paint inspection performed on their home prior to receiving a loan. Any lead that is found must then be abated using CDBG funds. The Bloomington Public

Health Department also makes referrals for testing when cases of lead poisoning are suspected.

The City of Bloomington has staff people who are trained lead inspectors and risk assessors. The City provides CDBG funding to owners of rental property with Section 8 households with children below the age of six where the units will have to be tested for lead. Also, all of the owner-occupied Home Improvement Loan program activities (approximately 20 units) through the CDBG Program will have to be assessed and abated of lead paint.

Collaborative efforts: The City of Bloomington's Public Health and Environmental Health Divisions advises of any known persons with lead poisoning who may be seeking services from the CDBG funded activities. In addition, the City partners with Hennepin County to provide lead paint abatement services for single-family rehabilitation clients whose family composition qualifies.

Actions planned to reduce the number of poverty-level families

The City provides affordable housing to poverty-level families through its Housing and Redevelopment Authority. This stable housing offers families and individuals the structure necessary to work on their income issues, such as education, new jobs and other important factors to overcome poverty. The HRA partners with several community-based organizations to provide financial and home-buying education services.

In 2019 the City passed the Opportunity Housing Ordinance (OHO) that provides requirements and incentives for the development of affordable housing in the city. This ordinance also created a housing trust fund to assist with the financing of future affordable housing units. This ordinance offers great incentives to developers for the creation of units at 50% AMI and 30% AMI, to help serve those hardest to reach households. It has helped develop over 500 units of income restricted housing.

The HRA also works to preserve Naturally Occurring Affordable Housing with various mechanics. It has preserved affordability for over 700 units and continually monitors market conditions for future opportunities to intervene and prevent displacement of low income residents. The HRA's Rental Homes for Future Homebuyers Program also supports lower-income residents with escrowing funds over a period of 5 years in order to support a home purchase as a means of building community wealth.

Actions planned to develop institutional structure

The City of Bloomington has and will continue to coordinate with other institutions in the delivery of housing and community development programs. For example, in the past, the City has partnered with StuartCo, MWF, Aeon, Sherman & Associates and Sand Companies for the development of new affordable and/or accessible housing. The HRA has multiple existing partnerships with non-profit agencies such as Habitat for Humanity and Homes within Reach to support housing affordability and development. In order to increase the network of developers in the city and increase the supply of affordable homeownership opportunities, the HRA is actively building a network of small developers to

increase development opportunities in the city. The HRA also works closely with Hennepin County, the local school district, and other partners on emergency assistance or down payment assistance programs, all efforts which build the local infrastructure in Bloomington to respond to community needs.

Actions planned to enhance coordination between public and private housing and social service agencies

The city of Bloomington has its own Housing and Redevelopment Authority. The HRA manages 557 vouchers and administers another 167 on behalf of other agencies through its Housing Choice Voucher program. This important community resource assists at least 731 families every month. These families include elderly, disabled and single-parent households.

In addition, the Bloomington HRA owns 20 single-family homes in our Assisted Rental Housing Program. The units maintain their affordability through the HRA's action to project-base 20 vouchers from its tenant-based Section 8 program in these units.

In addition, the City of Bloomington's HRA currently has 21 single-family homes in its Rental Home for Future Home Buyers program. This program was originally funded by Hennepin County HOME funds. This program serves families that are making the transition from renting to owning their own home. The program escrows a portion of their monthly rent for future use as a down payment on the purchase of a home.

The Bloomington HRA coordinates and contracts for maintenance and management of all 41 of the above single-family affordable rental units.

The Community Development Department coordinates social service efforts with the Parks & Recreation Department, and the Community Services Department which includes the Community Outreach and Engagement and Public Health divisions. Parks & Recreation is the primary City department that delivers or coordinates services with outside entities for seniors, youth, low-income families, disabled individuals and others in the community. Public Health provides WIC and other essential services to the community.

In 2019 the City passed the Opportunity Housing Ordinance (OHO) that provides requirements and incentives for the development of affordable housing in the city. This ordinance also created a housing trust fund to assist with the financing of future affordable housing units. This ordinance offers great incentives to developers for the creation of units at 50% AMI and 30% AMI, to help serve those hardest to reach households. It has helped develop over 500 units of income restricted housing. The units were developed in partnership with private development companies. Additionally, the HRA is working to expand the pool of developers interested in projects in the city through outreach and engagement.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

Discussion



2026 Community Development Block Grant Annual Action Plan

April 13, 2026



CITY OF
BLOOMINGTON
MINNESOTA

Background

- Second year of the adopted 2025-2029 Consolidated Plan
- The Annual Action Plan identifies work for the Program Year (PY)
- Award of \$477,190 for PY2026
 - Originally estimated a \$465,0000 budget allocation will be reflected in AAP
- Changes to federal regulations have slowed down spending

Consolidate Plan Goals

- Homeowner Rehab
- Public Services
- Develop Homes for Homeownership
- Acquisition Demolition
- Financial Literacy
- Build/Improve Public Facilities or Infrastructure
- Economic Development and Business Assistance
- Fair Housing Activities

Process

- Budget review with the Housing Authority (HRA) 3/10
- Public Comment Period for Annual Action Plan 3/12-4/12
- Public Hearing with City Council 4/13
- Submission to U.S. Department of Housing and Urban Development (HUD) 5/15

Changes

- Increase Public Services Budget from \$50,000 to \$70,000 due to increased community need
- Added \$150,000 for Acquisition and Demolition as an efficient way to spend down funds
- Utilize money from payoffs and carry over funds for Rehab Loan Program with the Program Year allocation being designated to larger projects (administrative change)

Proposed Budget

2026 - 2027 CDBG Budget 3/10/2026

Activity	Carryover (estimate)	2025 Entitlement Allocation (estimate)	2025 Program Income (estimate)	Total 2025 Budget (estimate)
Homeowner Rehabilitation Assistance	\$ 300,000		\$300,000	\$ 600,000
Develop Homes for Homeownership - Acquistion and Rehab		\$ 150,000		\$ 150,000
Acquistion and/or Demolition/Clearance		\$ 167,190		\$ 167,190
Public Service (15% cap)				
Public Service		\$ 70,000		\$ 70,000
Administration/Planning (20% cap)				
Fair Housing		\$ 5,000		\$ 5,000
Administration		\$ 90,000		\$ 90,000
Total	\$ 300,000	\$ 477,190	\$300,000	\$ 1,077,190

Public Hearing

Suggested Motion

Motion to approve the Program Year 2026 Annual Action Plan and the Community Development Block Grant (CDBG) budget for submission, and execution of related documents for program administration.



Request for Council Action

Originator Planning	Item 5.1 Study Item - Corner Lot Standards
Agenda Section ORGANIZATIONAL BUSINESS	Date April 13, 2026

Requested Action:

No formal action is required. Staff requests that Council review the attached staff report and provide feedback on potential changes to corner lot standards.

Item created by: Emily Hestbech, Planning

Item presented by: Emily Hestbech, Planner

Description:

Study item on potential Code amendment options as part of the Corner Lot Study.

Attachments:

[Staff Report](#)

[Exhibit A](#)

[Planning Commission Minutes 03/19/2026 \(Draft\)](#)

[Presentation](#)

GENERAL INFORMATION

Applicant: City of Bloomington

Location: Citywide

Request: Study session examining proposed City Code changes to corner lot standards in the City of Bloomington

CHRONOLOGY

Planning Commission	03/12/2026	Study session completed
Council	04/13/2026	Study session scheduled

STAFF CONTACT

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

PROPOSAL

Bloomington's zoning standards for low density residential properties treat all yards along public streets effectively as front yards, necessitating larger minimum lot areas, structure setbacks, and other regulations applicable to corner lots. These requirements have the potential to undermine Bloomington's housing goals of supporting additional infill development and housing affordability. These code requirements can also create inequities for owners of corner lots by limiting their ability to fully use their property for living-space additions, garages, and other accessory structures. This project evaluates Bloomington's low density residential corner lot standards in comparison with other peer communities and determines if adjustments to these rules have merit.

ANALYSIS

Staff conducted a review of corner lot standards within the Zoning Codes of 15 peer cities throughout the metropolitan area and state. The cities were selected based on relative size to Bloomington and geographic proximity. Staff reviewed standards related to minimum lot width for single-family and two-family corner lots, minimum lot area for single-family and two-family corner

lots, minimum setbacks for a side yard adjacent to a street, and setbacks for accessory structures. A summary of the reviewed communities and findings is included in Appendix A.

Figure 1 shows an example of a typical corner lot in the City of Bloomington and exhibits the area described as the “side yard adjacent to a street”. Figure 2 shows an example of a corner lot in Bloomington with a difficult configuration for complying with existing corner lot standards.



Figure 1: Typical Corner Lot Outlining the “Side Yard Adjacent to a Street”



Figure 2: Corner Lot with a Difficult Configuration

Staff’s review of peer cities found that the majority of studied cities do not establish separate minimum lot width or lot area requirements specifically for corner lots. Instead, most communities regulate corner lots by requiring a specific setback along the side yard adjacent to a street. In general:

- Most cities regulate a side yard setback adjacent to a street (commonly 15–25 feet), as opposed to applying front setbacks on both sides;
- Most cities do not require increased minimum lot width for corner lots;
- Most cities do not require increased minimum lot area for corner lots; and
- All but one city prohibits accessory structures from being located between the principal structure and the street, consistent with Bloomington’s current standards.

One final comment on the need for adjustment to corner lot standards is that adopted standards in the Missing Middle Housing Phase II Ordinance show standards for the R-3 zoning district that include a lot area equal to, and lot width smaller than, the existing R-1 zoning district requirements for single-family corner lots. This suggests that current corner lot standards may be inconsistent with broader housing policy objectives.

Based on these findings, staff created proposals for changing Bloomington's Code to be less restrictive for corner lots. Table 1 shows existing standards and multiple proposal options for Planning Commission and City Council to review. Staff calculated proposed lot widths by assuming the average single-family home is 40 feet in width and the average two-family home is 60 feet in width. Staff added house width, the existing side yard setback requirement of 10 feet, and the proposed side yard adjacent to a street setback of 20 feet. For calculating lot area, staff multiplied potential lot widths by the typical depth of a lot, which is 130 feet.

Table 1 – Existing Standards and Proposed Options for Corner Lots

Standard	Existing	Proposal(s)	Benefit(s) of Change
*Denotes the Staff recommendation			
^Denotes Planning Commission recommendation			
<i>Setbacks</i>			
Setback – Single-Family and Two-Family dwellings (§ 21.301.02(d)(1))	30 ft along both street facing sides of a corner lot	20 ft for a side yard adjacent to a street*^	Reduces the burden of providing two 30-foot street-facing setbacks and allows for smaller, more developable corner lots. A 20-foot setback aligns with the 20-foot landscaping yard requirement.
<i>Lot Width</i>			
Single-Family Corner Lot (§ 21.301.01(c)(1)(A))	100 ft for both sides located along the street (60 ft for interior lots)	<u>Option 1</u> : 60 ft (same as interior lots)	Existing standards may exceed what is functionally necessary, creating inequities.
		<u>Option 2</u> : Reduce to 70 ft*^	
		<u>Option 3</u> : No change from existing standards	
Two-Family Corner Lot (§ 21.302.04(c)(3))	100 ft (80 ft for interior lots)	<u>Option 1</u> : 80 ft (same as interior lots)	
		<u>Option 2</u> : 90 ft*^	

Standard	Existing	Proposal(s)	Benefit(s) of Change
		<u>Option 3</u> : No change from existing standards	
Lot Area			
Single-Family Corner Lot (§ 21.301.01(c)(1))	11,050 sq. ft. (7,800 sq. ft. for interior lots)	<u>Option 1</u> : 7,800 sq ft (same as interior lots)	Existing standards effectively require an exceptionally large lot for a single-family home on a corner lot compared to interior lots, creating inequities and development constraints.
		<u>Option 2</u> : 9,100 sq ft*^	
		<u>Option 3</u> : No change	
Two-Family Corner Lot (§ 21.302.04(c)(2))	14,625 sq ft (11,700 sq ft for interior lots)	<u>Option 1</u> : 11,700 sq ft (same as interior lots)*^	
		<u>Option 2</u> : 12,350 sq ft	
		<u>Option 3</u> : No change from existing standards	
Accessory Structure Location			
Accessory Structure Setback – Corner Lot (§ 21.301.02(d)(1))	30 ft with the caveats below	20 ft for a side yard facing a street with the caveats below.*^	Increases the amount of yard available for an accessory structure for those with corner lots.
Accessory Structure Placement – Corner Lot (§ 21.301.02(d)(1))	No portion of an accessory building may be closer to the property line adjacent to a public street than the principal structure.	<u>Option 1</u> : Only detached garages may be located within the side yard adjacent to a street, provided a 20-foot setback is maintained.	The requirement for detached garages to be treated the same as accessory structures has resulted in numerous existing nonconformities and additional code

Standard	Existing	Proposal(s)	Benefit(s) of Change
		<u>Option 2:</u> Allow any accessory structure to be located within the side yard adjacent to a street, provided a 20-foot setback is maintained.^ <u>Option 3:</u> No change from existing standards*	provisions requiring that if a garage at a 20-foot setback is expanded, the new garage door may not face the street. Amending this provision may reduce nonconformities and simplify administration.

Guiding Questions

The following guiding questions were asked at Planning Commission. Staff will summarize the Commission's feedback to facilitate discussion. Councilmembers can discuss in greater detail if desired.

- 1. Are Commissioners comfortable with a 20-foot side yard setback adjacent to a street?**
- 2. How should lot width and lot area be regulated?**
 - a. Consider the options in Table 1 above- should the corner lot have the same minimum lot width and size as interior lots, be reduced to allow more infill housing opportunities or remain the same?
- 3. How should detached garages and other accessory structures be regulated?**
 - a. Is there value in allowing reduced setbacks specifically for detached garages?
 - b. Should standards better accommodate existing homes where accessory structure placement is currently impractical, such as in Figure 2 above? For example, changing the Code to allow accessory structures to be located with the side yard adjacent to a street (staff would recommend a minimum 20-foot setback).

PLANNING COMMISSION REVIEW

On March 19, 2026, the Planning Commission reviewed and discussed the guiding questions, including clarification on the purpose of lot width and area requirements and how the proposed

standards were determined. Overall, the Commission expressed general agreement with the summary below.

The Commission supported reducing the side yard setback adjacent to a street from 30 feet to 20 feet for primary dwellings. They also supported applying a similar 20-foot setback to accessory structures, including garages, sheds, gazebos, etc., and were open to allowing such structures to be located closer to the street than the principal building in the side yard adjacent to a street (see Figure 1 above for an example of a side yard adjacent to a street). Additionally, the Commission suggested that accessory dwelling units (ADUs) be permitted to follow the same reduced 20-foot side corner setback.

Regarding lot dimensions, the majority of Commissioners supported the staff recommended dimensions for corner lots:

- Single-family: 9,100 square feet minimum lot area and 70 feet minimum lot width
- Two-family: 11,700 square feet minimum lot area and 90 feet minimum lot width

However, a minority of Commissioners favored a less restrictive approach, recommending that corner lots follow the same minimum lot area and width requirements as interior lots (7,800 square feet and 60 feet for single-family; 11,700 square feet and 80 feet for two-family), with the reduced 20-foot corner side setback serving as the primary distinguishing standard.

RECOMMENDATION

No formal motion is required at this time. Staff is seeking Planning Commission and City Council feedback on proposed code amendments related to corner lots. If directed by City Council, an ordinance will be drafted and presented later this year.

Exhibit A: Peer Cities Code Review

City	Single-Family Dwelling		Accessory Building Allowed Between House and Street?	Duplex	
	Front Setbacks	Side Setback Adjacent to a Street		Front Setback	Side Setback Adjacent to a Street
Minneapolis	-	Based on height of building; 8 ft for less than 42 feet	No	-	-
St. Paul	10 ft	-	Yes	10 ft	-
Rochester	15 ft	12 ft	No	15 ft	11 ft
Duluth	20 ft	15 ft	-	20 ft	15 ft
Brooklyn Park	25 ft	20 ft	No	No special setbacks for duplexes	No special setbacks for duplexes
Woodbury	35 ft	20 ft	No	20 ft	20 ft
Plymouth	25 ft	25 ft	Yes	25 ft	25 ft
Lakeville*	30 ft	20 ft	No	30 ft	20 ft
Blaine	30 ft	20 ft	No	35 ft	35 ft
Shakopee	25 ft	15 ft	No	35 ft	25 ft
Eden Prairie*	30 ft	30 ft	Yes	30 ft	30 ft
Edina	30 ft	15 ft; the required side street setback shall be increased to that required for a front street setback where there is an adjoining interior lot facing on the same street.	-	30 ft	15 ft
Richfield	30 ft	12 or 15 ft	No	30 ft	12 ft
Eagan	30 ft	30 ft	No	30 ft	30 ft
Burnsville*	30 ft	20 ft	No	30 ft	20 ft
Savage	25 ft	25 ft	No	25 ft	25 t

Exhibit A: Peer Cities Code Review

*Denotes cities with specific lot width and area standards for corner lots

City	Single-Family Dwelling	
	Lot Width	Lot Area
Lakeville	100 ft	12,500 ft
Eden Prairie	Corner lots must have additional width equal to the minimum interior side yard setback requirement and must in no case be less than ninety (90) feet.	-
Burnsville	90 ft	12,000 ft

(UN)APPROVED MINUTES



Planning Commission Meeting

[Watch the meeting recording and view transcript here.](#)

Date: 3/19/2026

Time: 6:00 p.m.

Location: City Council Chambers

Address: 1800 W Old Shakopee Rd, Bloomington MN, 55431

Members Present: Phil Koktan, Kevin Cunningham, Abdi Isse, Deanna White, Anne Linnee, Jared Munster, and Madeline Summers (in person).

Staff Present: Nick Johnson, Dakota Kastenday, Emily Hestbech, and Shonte Brown.

Chairperson Phil Koktan **called the meeting to order at 6:01 p.m.** A quorum is present.

ITEM 1. STUDY ITEM: CASE #PL2026-28 | CITY OF BLOOMINGTON | CORNER LOT STUDY

1.1 Staff Report and Presentation

The staff report and presentation starts at [4:00](#) in the meeting recording.

Planner Emily Hestbech presented the staff report. She presented the context for the item, the research findings, and guided questions pertaining to setbacks, corner lot width, corner lot areas, and accessory structure placement.

There is no formal decision being made on this item. Staff presented all the options along with staff's recommendations. The Commission's recommendation will be provided to the City Council.

1.2 Discussion

The Commission had robust conversations pertaining to each question. The timestamps for each question discussion are as listed:

Discussion on Side Yard Setback Adjacent to a Street starts at [7:56](#) in the meeting recording. The Planning Commission supported reducing the required side corner yard setback to 20 feet.

Discussion on Corner Lot Width (Single-Family) starts at [20:10](#) in the meeting recording. For single-family corner lots, the Planning Commission supported a minimum site width of 70 feet.

Discussion on Corner Lot Width (Two-Family) starts at [36:14](#) in the meeting recording. For two-family corner lots, the Planning Commission supported a minimum site width of 90 feet.

Discussion on Lot Area (Single-Family) starts at [53:46](#) in the meeting recording. For single-family corner lots, the Planning Commission supported a minimum site area of 9,100 square feet.

Discussion on Lot Area (Two-Family) starts at [1:04:23](#) in the meeting recording. For two-family corner lots, the Planning Commission supported a minimum site area of 11,700 square feet.

(UN)APPROVED MINUTES



Discussion on Accessory Structure Regulation starts at [1:06:12](#) in the meeting recording. The Planning Commission supported less restrictive standards that would allow all accessory structures closer to the side corner lot line along a street with a minimum 20-foot setback.

Some members of the Planning Commission favored a less restrictive approach than the summary provided above.

Case #2026-28, Corner Lot Study, is anticipated for City Council consideration as a Study Item on April 13, 2026.



Corner Lot Standards: Study Session

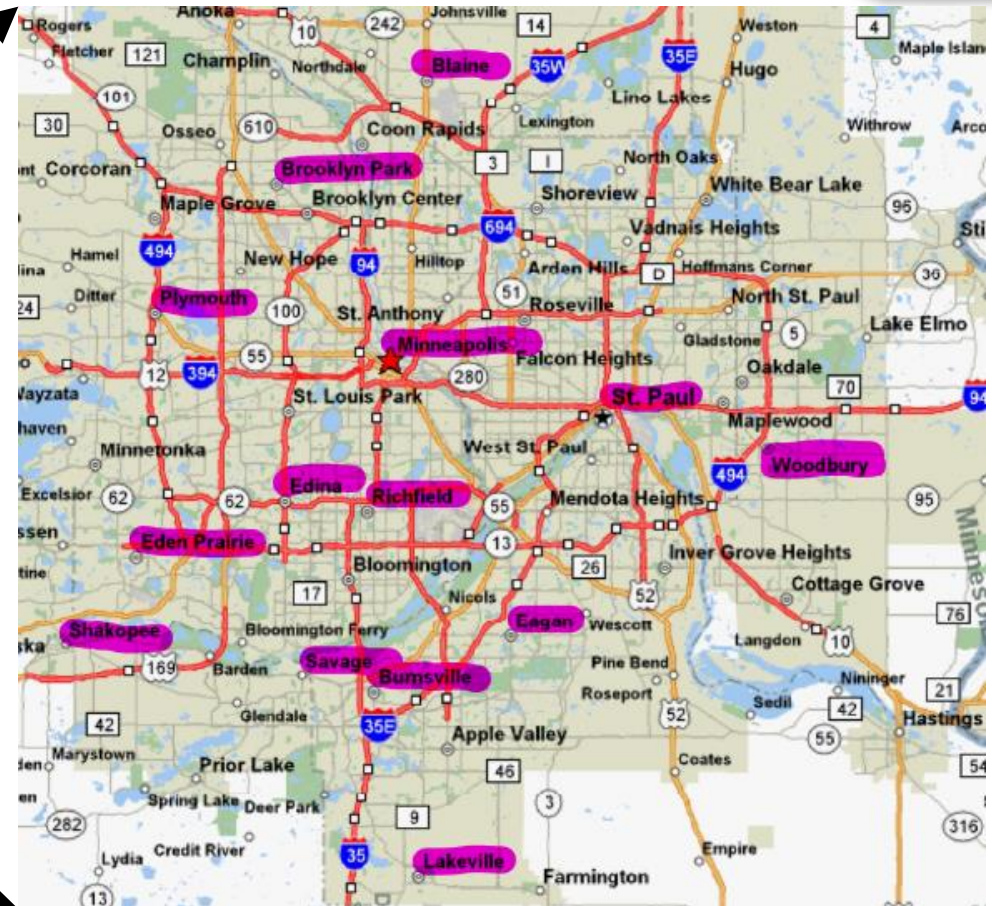
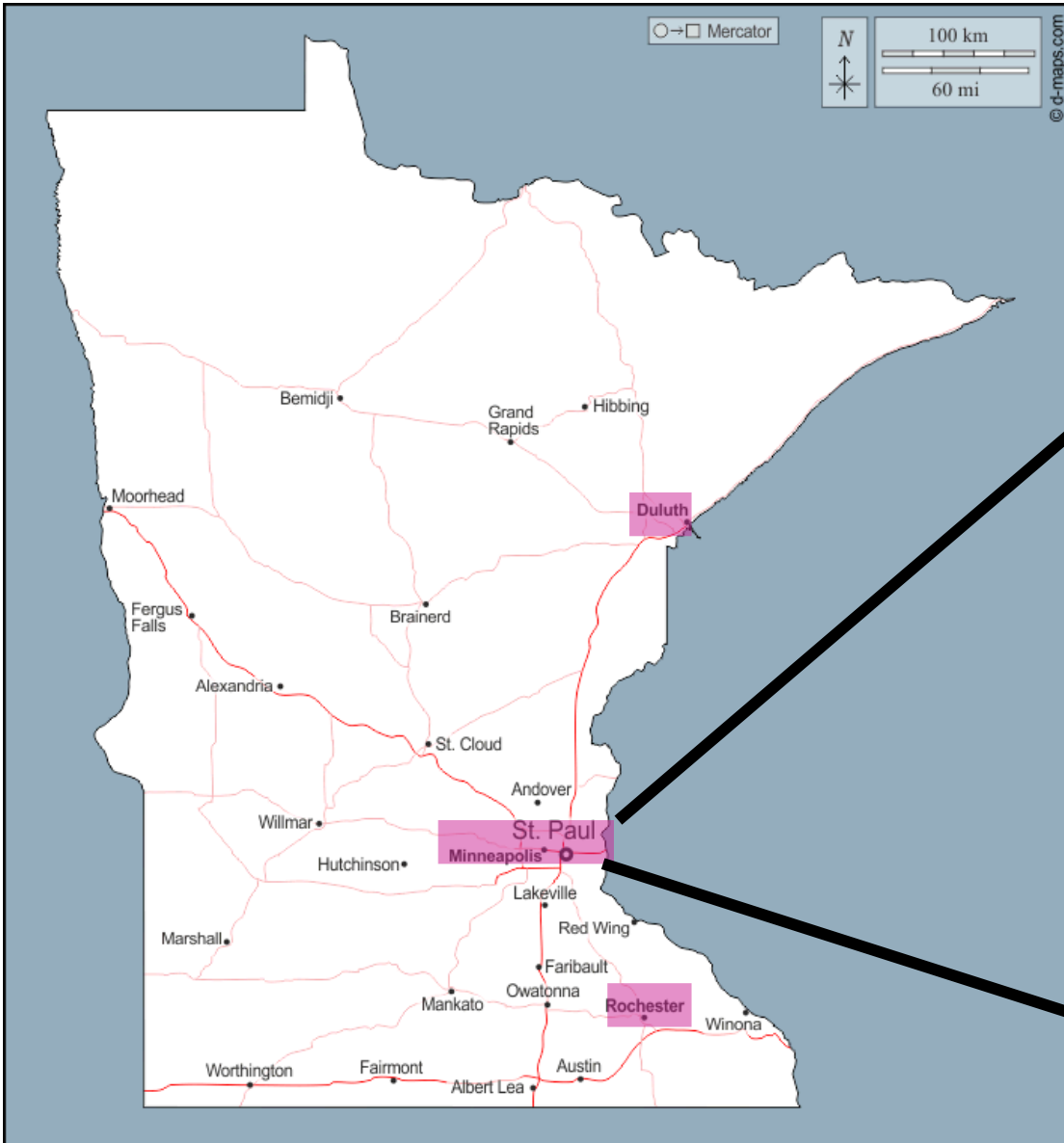
Emily Hestbech, Planner

Context

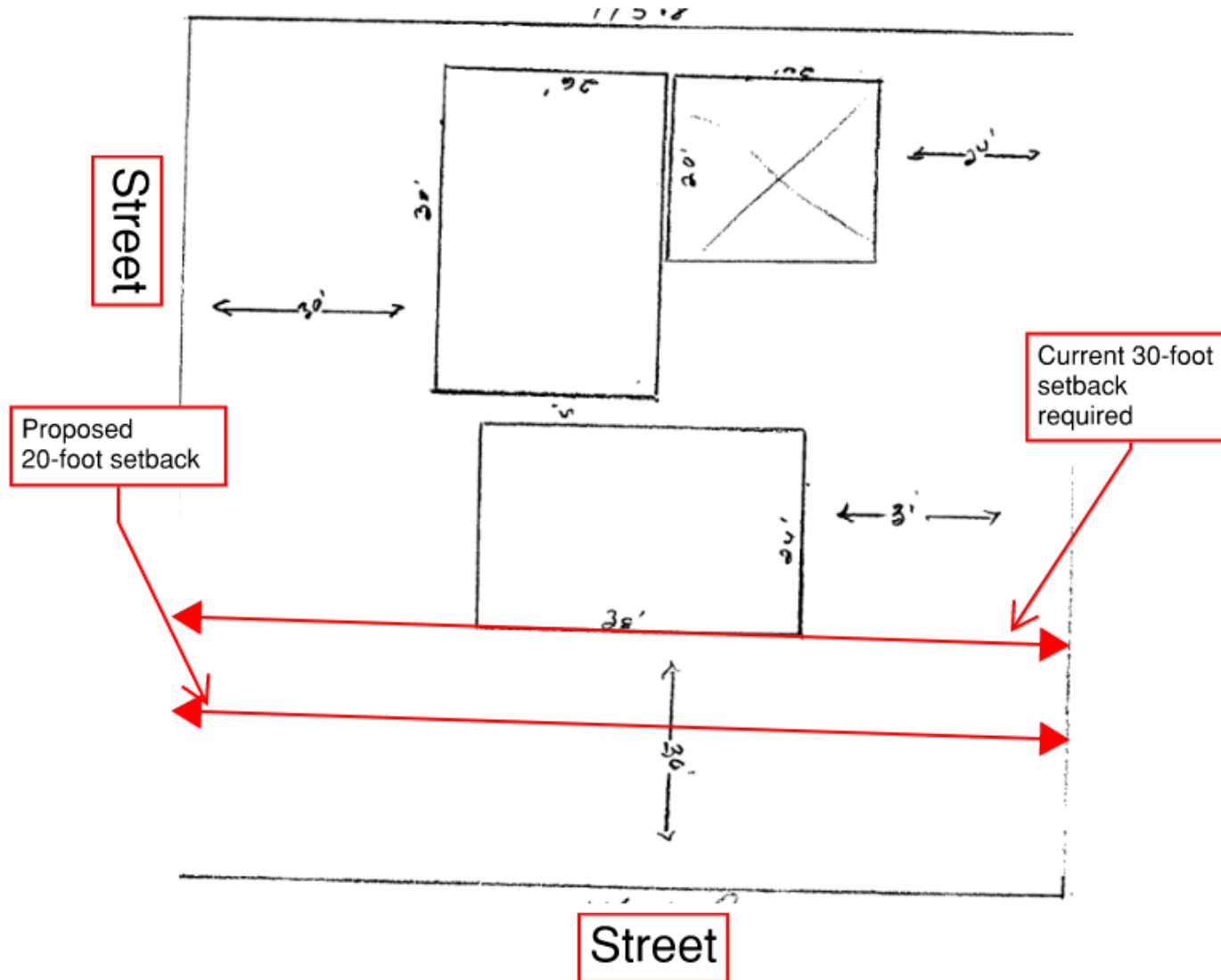


- Bloomington's Zoning standards for low density residential properties treat all yards along public streets effectively as front yards
- Potential benefits to changes include:
 - Expanded access to housing opportunities
 - More housing types at lower price points
 - More equitable treatment of property owners

Research Findings



Setback

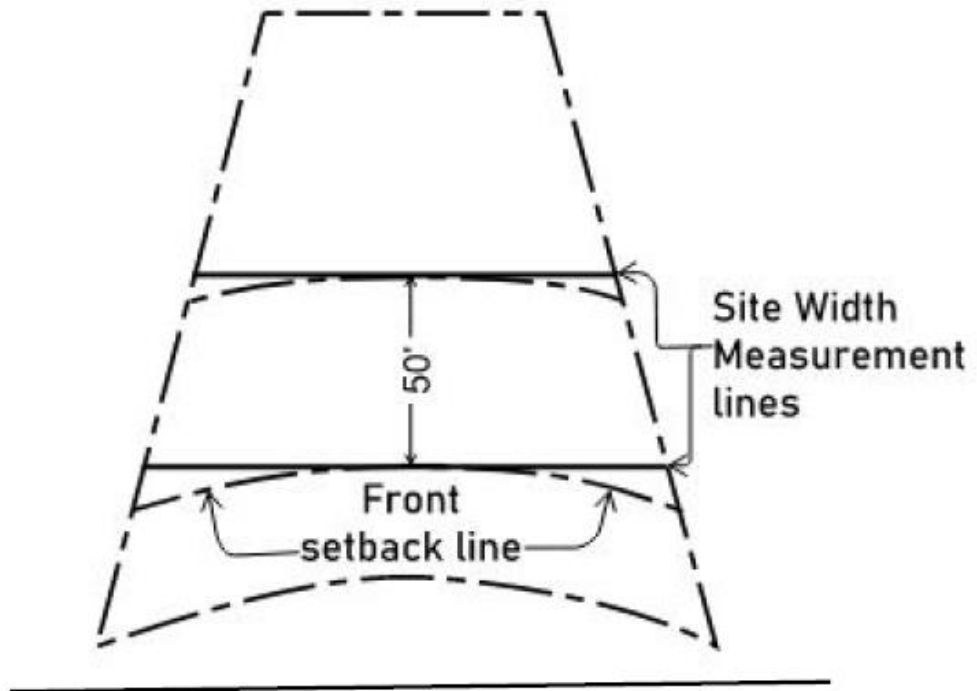


Example: Side Yard Adjacent to a Street



Side yard adjacent to
a street

Corner Lot Width



Corner Lot Area



**Single-Family Dwelling –
Minimum 11,050 sq ft**



**Two-Family Dwelling –
Minimum 14,625 sq ft**



Accessory Structure Placement



- Current Code standards require that accessory structures be only in a side or rear yard, with a minimum 30-foot setback from a street



Only area where an accessory structure would be allowed on this lot



Area where an accessory structure could be located with the Planning Commission supported Code change

Standard	Option 1 (Least Restrictive)	Option 2 (Modest Change)	Option 3 (Most Restrictive)
Side Yard Setback Adjacent to a Street	-	20 feet	30 feet (no change from existing standards)
Lot Width (Single- Family)	60 feet (same as interior lots)	70 feet	100 feet (no change from existing standards)
Lot Width (Two- Family)	80 feet (same as interior lots)	90 feet	100 feet (no change from existing standards)
Lot Area (Single- Family)	7,800 square feet (same as interior lots)	9,100 square feet	11,050 feet (no change from existing standards)
Lot Area (Two-Family)	11,700 square feet	12,350 square feet	14,625 feet (no change from existing standards)
Accessory Structure Placement	Allow all accessory structures closer to side corner lot line than primary structure (min. 20-foot setback)	Allow detached garages closer to side corner lot line than primary structure (min. 20-foot setback)	Retain existing standards

Next Steps

Planning Commission Study Session

March 19th



City Council Study Session

April 13th



Planning Commission Public Hearing

May 21st



City Council Public Hearing

June 15th



Extra Slide: Example of 20 ft Setback (Non-Conforming Site)





Request for Council Action

Originator Police Department	Item 5.2 Public Safety Update
Agenda Section ORGANIZATIONAL BUSINESS	Date April 13, 2026

Requested Action:

No action will be requested for this agenda item.

Item created by: Emily Herman, Police Department

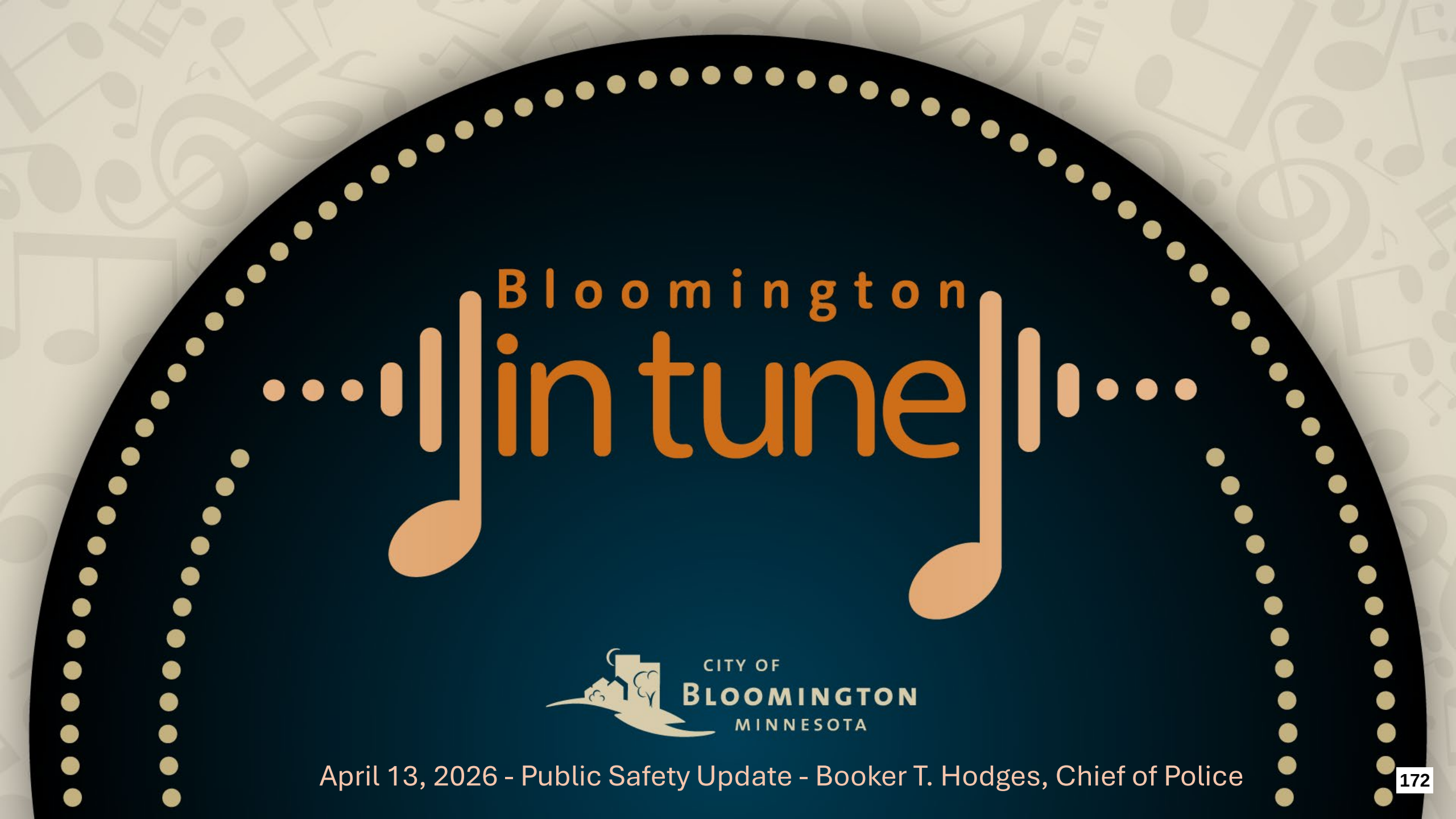
Item presented by: Booker T. Hodges, Chief of Police

Description:

Police Chief Booker T. Hodges will present a public safety update via the attached PowerPoint presentation.

Attachments:

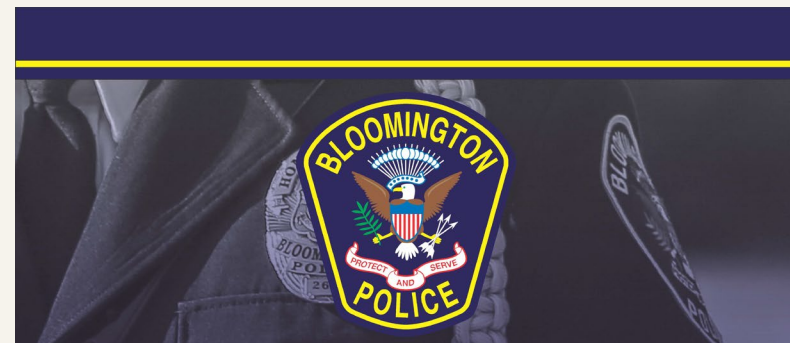
[Presentation](#)



Bloomington in tune



April 13, 2026 - Public Safety Update - Booker T. Hodges, Chief of Police



MISSION

To always be respectful while keeping our community safe.

VISION

To be the most respected police department.

CORE VALUE

Respect.
Demonstrated through our compassionate and honest service.



Personnel

Retirement eligible at age 55

2026 – 4
2027 – 3
2028 - 2

Sworn		Civilian	
Rank	Count	Position	Count
Chief of Police	1	Accountant	1
Deputy Chief	2	Animal Control Coordinator	1
Commanders	7	Background Investigators	6
Sergeants	18	Civilian Jail Officers	4
Officers	105	Community Brain Health Interns	2
Total	133	Community Brain Health Therapists	2
Authorized Sworn	131	Crime Analyst	1
		Crime Analyst Supervisor	1
		Digital Evidence & Disc Specialist	1
		Dispatch Supervisor	1
		Dispatch Training and QA Coordinator	1
		Executive Assistants	2
		Lead Police Records Specialist	1
		Police Cadets	5
		Police Data Coordinator	1
		Police Records Supervisor	1
		Property Control Specialists	1
		Public Safety Engagement Manager	1
		Public Safety Telecommunicators	9
		Radio Communications Technician (1 part-time)	2
		Records Specialists (one part-time)	7
		Support Services Bureau Manager	1
		Wellness Director	1
		Total	53

Retirement eligible at age 53

2026 - 2
2027- 3
2028 - 3

Comparable Departments

<u>City</u>	<u>Population</u>	<u>Authorized</u>	<u>Actual</u>
Duluth	88,000	156	135
Rochester	123,000	161	151
St. Cloud	69,000	122	112

2024-2025 Comparison

Total All Crime - Reduced by 10%

VIOLENT CRIME	2024	2025
MURDER	1	3
RAPE	52	65
ROBBERY	36	40
AGG ASSAULT	179	199
<i>Total Violent Crime</i>	268	307
PROPERTY CRIME	YTD 2024	YTD 2025
ARSON	13	7
BURGLARY	200	207
LARCENY - AUTO PARTS	85	49
LARCENY - FROM BUILDING	145	127
LARCENY - FROM VEHICLE	241	263
LARCENY - POCKET PICKING	35	45
LARCENY - PURSE SNATCHING	20	12
LARCENY - SHOPLIFTING	1811	1460
LARCENY - ALL OTHER	376	321
MOTOR VEHICLE THEFT	200	134
<i>Total Property Crime</i>	3126	2625

OTHER CRIME	YTD 2024	YTD 2025
NEGLIGENT MANSLAUGHTER	1	0
OTHER SEX OFFENSES	65	61
SIMPLE ASSAULT	388	427
ASSAULT - INTIMIDATION	120	105
EXTORTION/BLACKMAIL	8	9
EMBEZZLEMENT	2	4
COUNTERFEIT/FORGERY	86	60
STOLEN PROPERTY	65	40
VANDALISM	397	455
DRUG VIOLATION	534	471
DRUG EQUIPMENT VIOLATION	2	0
DUI	522	415
FAMILY OFFENSE	18	22
LIQUOR LAW VIOLATION	71	54
TRESPASS OF REAL PROPERTY	726	622
FRAUD - CC/ATM	187	153
FRAUD - ID THEFT	139	118
FRAUD - WIRE	15	9
FRAUD - SWINDLE	136	147
FRAUD - HACKING	2	1
FRAUD - IMPERSONATION	4	6
FRAUD - WELFARE	1	0
KIDNAPPING/ABDUCTION	8	5
HUMAN TRAFFICKING	7	47
PROSTITUTION	3	5
PORNOGRAPHY/OBSCENE MATERIAL	25	34
WEAPONS OFFENSE	150	130
ANIMAL CRUELTY	5	8
CURFEW/LOITER/VAGRANCY	16	7
DISORDERLY CONDUCT	132	116
ALL OTHER OFFENSES	964	893
<i>Total Other Crime</i>	4799	4424
<i>Total All Crime</i>	8193	7356

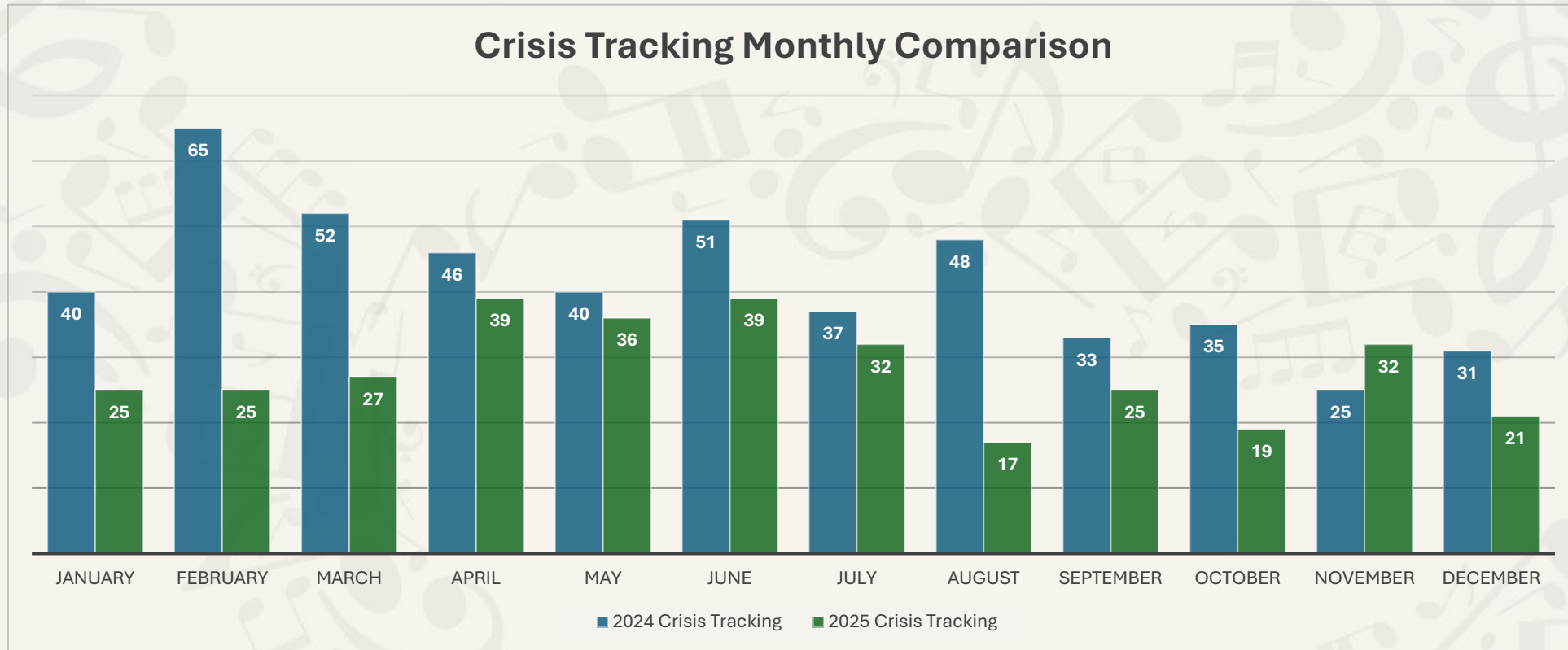
Crisis Calls

Community Services Unit (CSU) Team Reduce Crisis Calls

- Hennepin County Embedded Social Worker
- Two dedicated CSU Officers
- Bloomington Community Brain Health Services (BCBHS) Team

How?

- CPU Officer and Embedded Social Worker – group homes
- CPU Officer – apartment complexes
- BCBHS – community therapy
- Community Outreach/Engagement Manager and JCPP Liaison – community collaboration and education



34% reduction in crisis tracking forms (officer time/resources)

- Resources - 27% reduction, overall, in police, fire, EMS, and hospital resources being used on the streets.

21% reduction in holds completed

Bloomington Community Brain Health Services

Purpose:

- Free and immediate therapeutic services for those in crisis.

Referrals:

- First responders and social worker.

Medical Team:

- Two licensed Marriage and Family Therapists.
- Two to four Graduate Student Interns.

Program Outcome (as of February 2026)

- 170 individuals, couples, and families referred for services.
- 795 psychotherapy treatment sessions completed.



In Our Community

Community Services Unit



- Cops and Cones, Chill in the Park, Pen Pal Program and Safety Camps (serving our youth)
- Youth Leadership Academy (serving our teens)
- Captains Crew in Partnership with Bloomington Public Schools (serving our community partners with individual needs)
- Holiday Helpers in Blue, Mother's Day Shopping Event (serving our community partners that may be at risk or experienced trauma)
- Bloomington Faith Collective/Faith in Blue events (serving our faith community partners)
- Townhall and Neighborhood Watch Meetings (serving our neighborhood communities)
- Dia Del Nino Event, Somali Roundtable and Multi-cultural Advisory Committee (serving our diverse communities)
- Presentations and Coffee with a Cop at various senior housing residences (serving our senior community)
- Delivering Thanksgiving meals, building bikes and bringing youth to Vikings Training Camp event (serving alongside our community partners)
- Cops and Kids Programs (sports and crafts with our youth)
- Participation in Festival of Trees and Random Acts of Kindness Day (serving our broad community)

Leading

- Executive Protection Unit (EPU)
- Youth Leadership Academy
- Vanguard Employee Wellness
- Employee Leadership Programming
- Human Trafficking Unit
- Suicide Awareness Voices of Education (SAVE)

Areas of Concern

- Political Violence
- Politics and Public Safety

Questions



Bloomington Police Department
bloomingtonmn.gov/pd
952-563-4900



Request for Council Action

Originator Parks and Recreation	Item 5.3 Community Health and Wellness Center 100% Construction Documents Update
Agenda Section ORGANIZATIONAL BUSINESS	Date April 13, 2026

Requested Action:

Informational only. No requested action.

Item created by: Linda Batterson, Parks and Recreation

Item presented by: Ann Kattreh, Parks & Recreation Director

Dakota Kenyon, Community Health and Wellness Center Manager

Tim Guyette, Sr. Project Manager, HGA Architects
Anastasia Jacklitch, Project Architect, HGA Architects
Jeremiah Wray, Senior Project Manager, JE Dunn
Carolyn Wolf, Partner, Tegre Group

Description:

Staff and consultants will provide a Community Health and Wellness Center 100% Construction Documents update.

Attachments:

[Staff Report](#)
[Comprehensive Site Plan](#)
[Powerpoint](#)

STAFF REPORT



DATE: April 13, 2026

TO: Mayor and City Council

FROM: Dakota Kenyon, Community Health and Wellness Center Manager

SUBJECT: Community Health and Wellness Center 100% Construction Documents Update

REQUESTED ACTION:

Informational only. No requested action.

Presenters: Dakota Kenyon, Community Health and Wellness Center Manager
Glenn Waguespack, Design Principal, HGA Architects
Tim Guyette, Sr. Project Manager, HGA Architects
Carolyn Wolf, Partner, Tegra Group

DESCRIPTION:

The Community Health and Wellness Center (CHWC) project has progressed to completion of the 100% Construction Documents (CD) phase. This milestone reflects the finalization of design details, coordination across all building systems, and alignment of the construction scope with the established Guaranteed Maximum Price (GMP).

The CHWC continues to be guided by the City's adopted project charter, which emphasizes a modern, inclusive, and flexible facility designed to serve residents of all ages and backgrounds. The facility prioritizes equitable access, operational efficiency, and long-term community value, while also creating a unique and regionally competitive destination.

As the project advanced through design, several targeted refinements were incorporated to improve functionality, site operations, and long-term performance while maintaining alignment with the approved budget. Design updates include modifications to the site plan, incorporation of an exterior trash enclosure and the integration of the third gymnasium. HGA is working to finalize the design of the 3rd gym, while JEDunn is working closely with the team to phase the work into the construction project. The updated building design will total approximately 117,500 gross square feet.

Project Budget Summary:

On October 6th, 2025, the Guaranteed Maximum Price (outlined below) was approved by City Council with a City held 5% contingency outside of the GMP. As the project progressed and pricing was further refined, it was determined that adding the third gymnasium back into the project, previously removed due to anticipated budget constraints, was achievable within the approved GMP.

The following created capacity within the approved GMP to accommodate the third gym:

- A dedicated contingency was allocated to tariffs and potential cost escalation but was not fully utilized.
- Favorable bidding conditions in a competitive market resulted in lower-than-anticipated construction costs.
- HGA refined the design to align with the approved budget while maintaining a high-quality, functional, and visually appealing facility.
- Early onboarding of JE Dunn in a Construction Manager at Risk (CMAR) capacity reduced risk and minimized the likelihood of costly construction issues.
- Strong coordination between JE Dunn, HGA, Tegra, and the City of Bloomington supported informed design decisions and efficient project delivery, contributing to overall cost control.
- Adding a third gym is expected to improve the project's operating pro forma.

This combination of strategic planning, favorable market conditions, and collaborative delivery has positioned the project to incorporate impactful add alternates such as a third gymnasium and additional solar while remaining within the approved \$104.8 million budget. This budget amount remains inclusive of construction, soft costs, and contingencies.

This is a summary of the project financials.

Project Budget: \$101.8M

Interest on Project Bond Proceeds: ~\$3.0M

Total Project Budget: \$104.8M

Soft Costs (e.g., professional fees, furniture, equipment): \$12M–\$14M

Hard Costs (e.g., abatement, construction, fees): \$82M–\$87M

Contingencies and Escalation: \$6M–\$8M

Sustainability and Energy Strategy

The CHWC remains solidly on track to achieve LEED Silver certification, with current projections indicating 56 points across key categories. The design incorporates geothermal and photovoltaic systems, energy-efficient strategies, stormwater management strategies and high-performance materials to support long-term operational performance.

The CHWC project team also continues to collaborate with the Sustainable Investment Group (SIG) to align design features with eligibility requirements for the Inflation Reduction Act (IRA) Direct Pay Program, which could yield an estimated \$5–\$7 million on the Community Health and Wellness Center project. This coordination ensures alignment with evolving guidance while balancing sustainability, fiscal responsibility, operational efficiency, and community service expectations.

Site Plan Updates

In coordination with the City's Engineering Division and HGA, the project team has evaluated multiple configurations of the main entry drop-off with the intent to improve traffic flow, safety, and user experience. This refinement continues, but this design update illustrates an evolving main entry drive and drop off circulation.

The recommended configuration provides westbound access to Penn Avenue directly from the drop-off, reducing complex vehicle turning movements within the drop-off area. This simplifies circulation,

reduces conflict points between vehicles, and enhances overall safety for both drivers and pedestrians. The design also creates a defined intersection with controlled inbound and outbound traffic flow, requiring only a single stop at the drop-off, and allows for additional ADA accessible or close proximity parking spaces.

It was determined that alternative options presented greater challenges such as increased vehicle turning decisions within the drop-off area, less efficient traffic flow, and a higher potential for congestion and vehicle-pedestrian conflicts. While the preferred option may result in occasional traffic backups following large events and introduce a mid-block pedestrian crossing to the main entrance, these conditions are considered manageable. The overall benefits of simplified traffic flow, reduced conflict points, and improved circulation make this an improved, feasible, and safe solution for the site; however, evaluation of all options will continue.

Construction Updates

Construction of the CHWC is progressing steadily as the project moved into its vertical construction phase. Beginning late 2025, exterior work included excavation, forming, pouring, and waterproofing of building footings and foundation walls. Building footings and foundations work is largely complete, and those areas have been waterproofed and backfilled, setting the stage for the next phase of construction.

The building's vertical assembly began with installation of precast wall panels, commencing on January 26th, 2026. Structural steel installation followed, beginning in early February, and continuing through March. Simultaneously, site preparation continued to support pouring the second-level slab on metal deck. Completion of that phase will allow JE Dunn to set up for temporary enclosure to occur as crews move toward completion of the building envelope. The project continues to advance on schedule, with each step of construction building toward the completed facility.

Pro Forma and Operational Planning

The CHWC project team is working closely with PROS Consulting to refine the facility's operating pro forma. Recent updates include revised program revenue assumptions associated with the third gym expansion, adjustments to personnel expenses aligned with the hiring timeline, and updates to internal service fee allocations.

Concurrently, staff are collaborating with HGA to review and refine sustainability features incorporated into the design. The inclusion of energy-efficient systems designed to meet LEED Silver standards has further strengthened the pro forma. Collectively, these efforts not only advance the CHWC's goal of achieving 90% cost recovery through efficient and sustainable operations, but they also align with the goals outlined in the City of Bloomington's Climate Action Plan:

- Reduce greenhouse gas emissions by 25% by 2030 (from 2018 levels)
- Achieve carbon neutrality by 2050

City staff are also working alongside PROS Consulting to develop comprehensive Standard Operating Procedures (SOPs) for the facility. These procedures will define clear protocols for daily operations, staffing, safety and emergency response, facility maintenance, program delivery, and customer experience, supporting efficient operations and a consistent, high-quality level of service upon opening.

Indoor Play Area Development

A contract has been executed with an indoor play equipment vendor, and planning is underway in partnership with HGA to design the indoor play space. The project team recently approved a theming plan for the indoor play space. Theming elements, final layout, and specifications will be reviewed with the Fire Marshal for final approval.

Community Engagement

City staff continue to post construction updates to BloomingtonForward.org and post monthly video updates on the construction from the CHWC site.

In April, a postcard will be mailed directly to residents within a half mile radius of the CHWC site outlining design changes and impacts of upcoming site and utility connection work along 98th Avenue.

JE Dunn and City of Bloomington staff will hold a construction update presentation on April 16th with residents and staff of Presbyterian homes. The presentation will detail work completed on site, relevant design updates and what to expect in the coming months as it relates to construction.

Next Steps

With Construction Documents complete, the project team will continue advancing construction, maintaining budget and schedule alignment, developing applicable policies and refining operational planning.

Comprehensive Site Plan

Bloomington Community Health & Wellness Center Site Plan

Stormwater Management:

70% Impervious Surfacing
268,218 SF (6.15 AC)

Exceeds Nine Mile Creek watershed
district requirements for stormwater
management.

Parking Stalls:

Code Required:
467
Provided:
319

Legend:

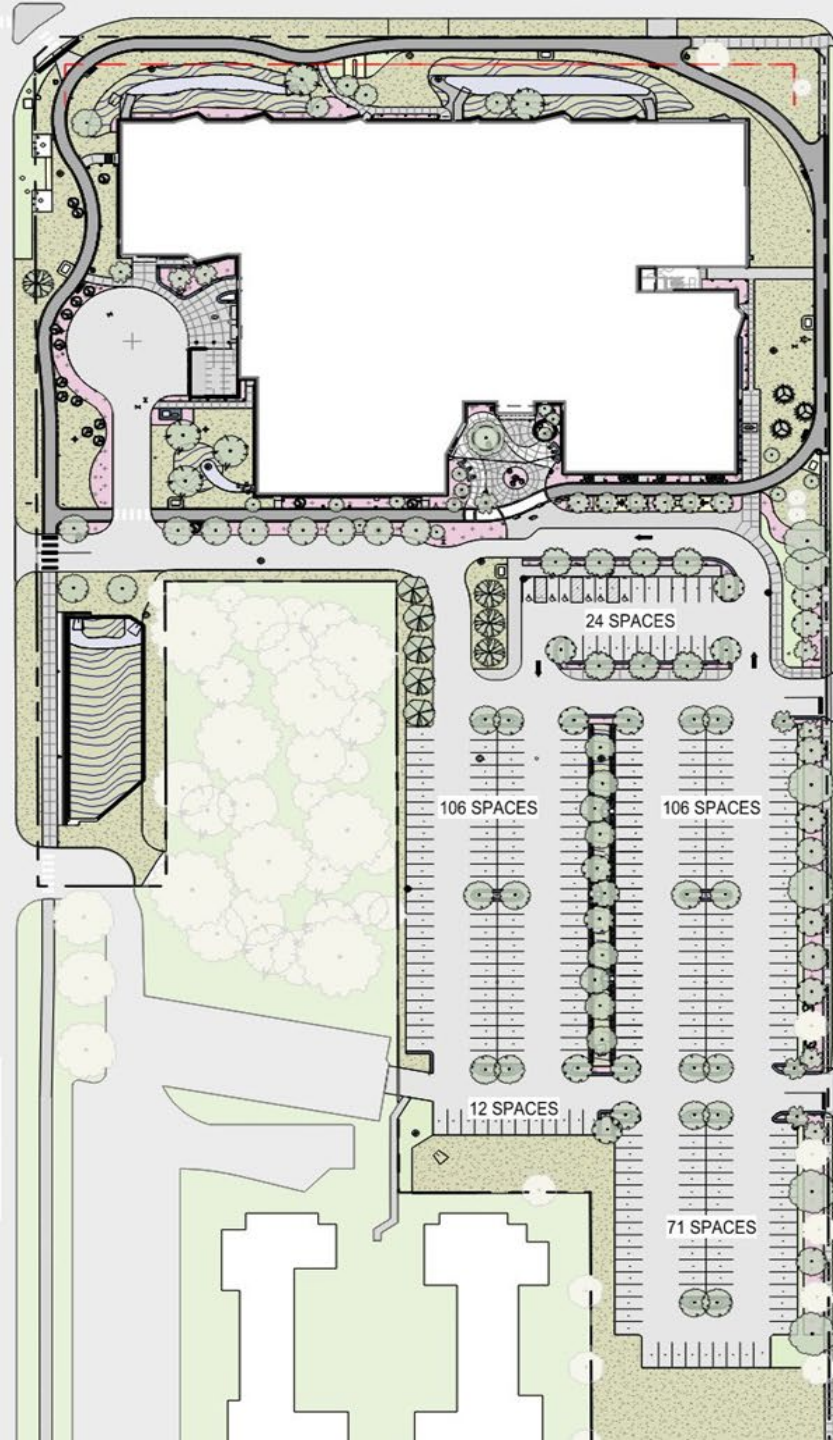
- Property Line
- Native Grasses
- Native Flowering Forbs
- Native Wetland Plantings
- Low Mow Fescue
- Stone Aggregate Surfacing
- Bee Lawn
- Shared Use Trail
- Walkways
- Bicycle Parking
- Existing Trees

PEEN CIRCLE

JONES PLACE

IVY LANE

PENN AVENUE S



NEWTON AVENUE S

The background of the slide is a photograph of Normandale Lake. The water is calm, reflecting the sky and the surrounding green trees. In the foreground, a purple iris flower is in bloom, with its long green leaves extending upwards. The sky is blue with scattered white clouds.

HGA

City of Bloomington **Community Health and Wellness Center**

City Council – 100% CD Design Update: April 13, 2026

AGENDA

1. Project Charter - HGA
2. Process Update - HGA
3. Sustainability Update - HGA
4. Design Update – HGA
5. Construction Update – JE Dunn



Project Charter

VISION

A modern, inclusive facility serving recreation, fitness and health activities and community programs for residents of all ages and backgrounds throughout the region.

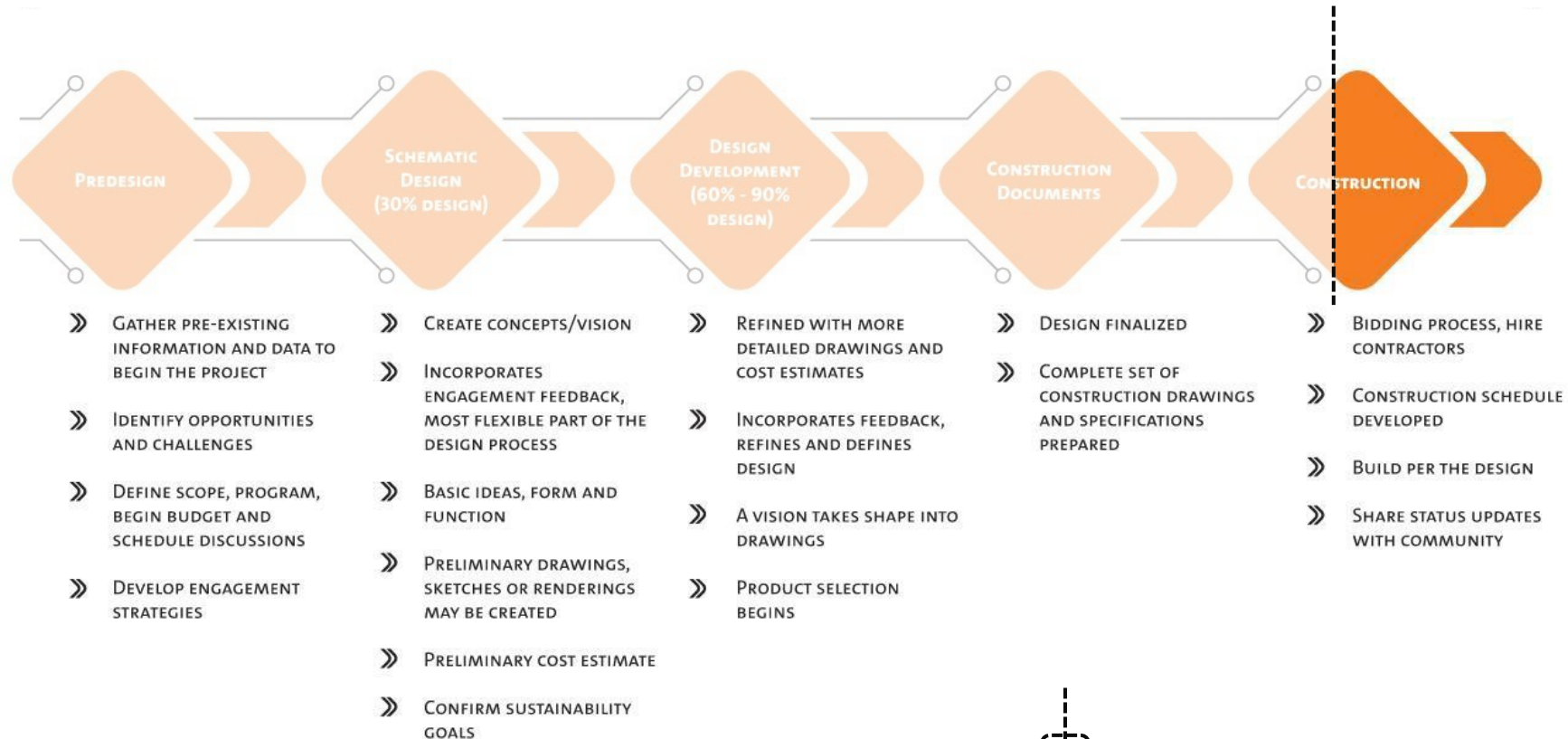
GUIDING PRINCIPLES

- 1. Welcoming & Equitable space for all
- 2. Safe, Barrier Free and Equitable Access
- 3. Reflects & Celebrates the Diverse Community
- 4. Supports Community Public Health + Wellness
- 5. Layers of Local
- 6. Flexible, Functional and Collaborative Spaces
- 7. Facility has a Regional Draw
- 8. Fiscally + Operationally responsible (100% Cost Recovery)
- 9. Unique, iconic design

SCOPE/PROGRAM	PROJECT GOALS	SCHEDULE	BUDGET
• Aquatics • Fitness • Gymnasiums & Track • Program and Event Space • Senior Programs • Kids Club • Indoor Play • Public Health • Community Center Admin • Common Areas • Building Support	SUSTAINABILITY GOALS 1. Geothermal and Photovoltaics 2. LEED Silver Certification EQUITY GOALS 1. Inclusive Locker Rooms and Restrooms	Programming/Concept May 2024 – Aug 2024 Schematic Design Sept 2024 – Feb 2025 Design Development (DD/GMP) Mar 2025– Aug 2025 Construction Documents Sept 2025 – Dec 2026 Construction Est. Q4 2025 – Q3 2027	Initial Project Budget: \$101.8M <u>Bond Interest Income:</u> \$3M Total Project Budget: \$104.8M Hard Costs: Demolition and Construction: \$82M - \$87M Soft Costs : Furniture, Equipment, Professional Fees: \$12M- \$14M Contingencies / Escalation: \$6M - \$8M
			193

Process Update

PLANNING AND DESIGN PHASES



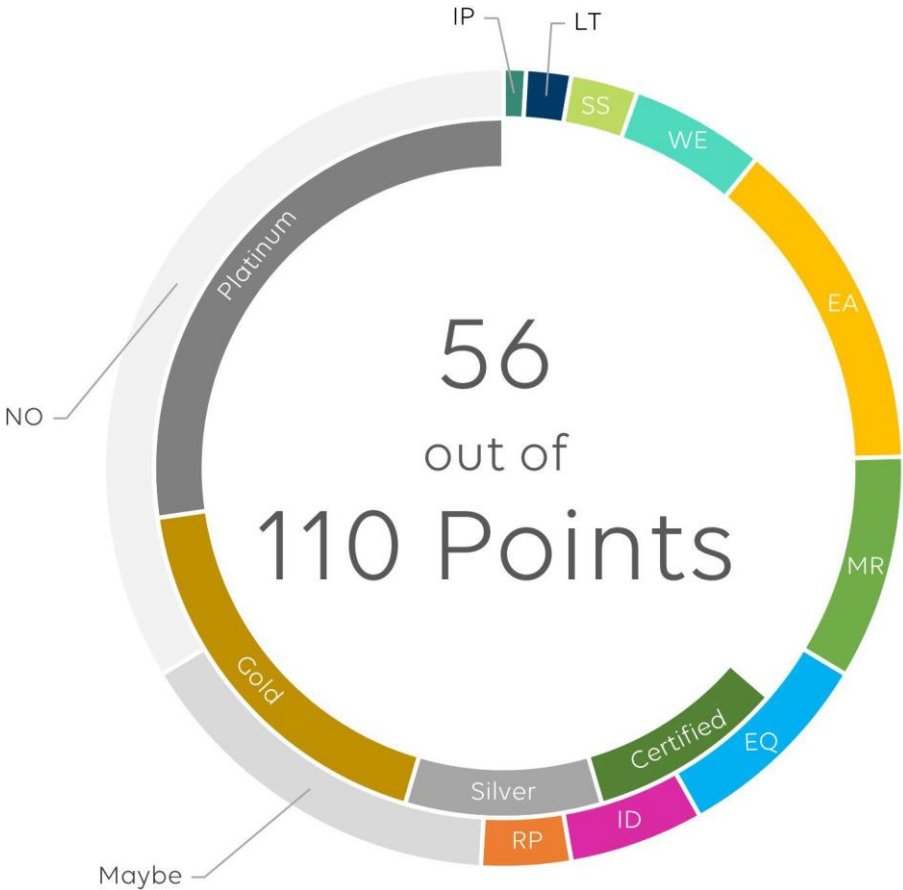
2024		2025		2026		2027
PreDesign	Schematic Design	Design Development (GMP)	Construction Documents	Construction		

Sustainability Update

LEED SCORECARD – On Track for LEED SILVER Certification

Credit Category	Projected possible Points	Total points in category
Integrative Process (IP)	1	1
Location + Transportation (LT)	2	16
Sustainable Sites (SS)	3	10
Water Efficiency (WE)	6	11
Energy + Atmosphere (EA)	15	33
Materials + Resources (MR)	10	13
Indoor Environmental Quality (EQ)	9	16
Innovation in Design (ID)	6	6
Regional Priority (RP)	4	4

*56 points are projected
(50-60 needed for LEED Silver)*



Design Update

Comprehensive Site Plan

Bloomington Community Health & Wellness Center Site Plan

117,500 gsf

Stormwater Management:

70% Impervious Surfacing
268,218 SF (6.15 AC)

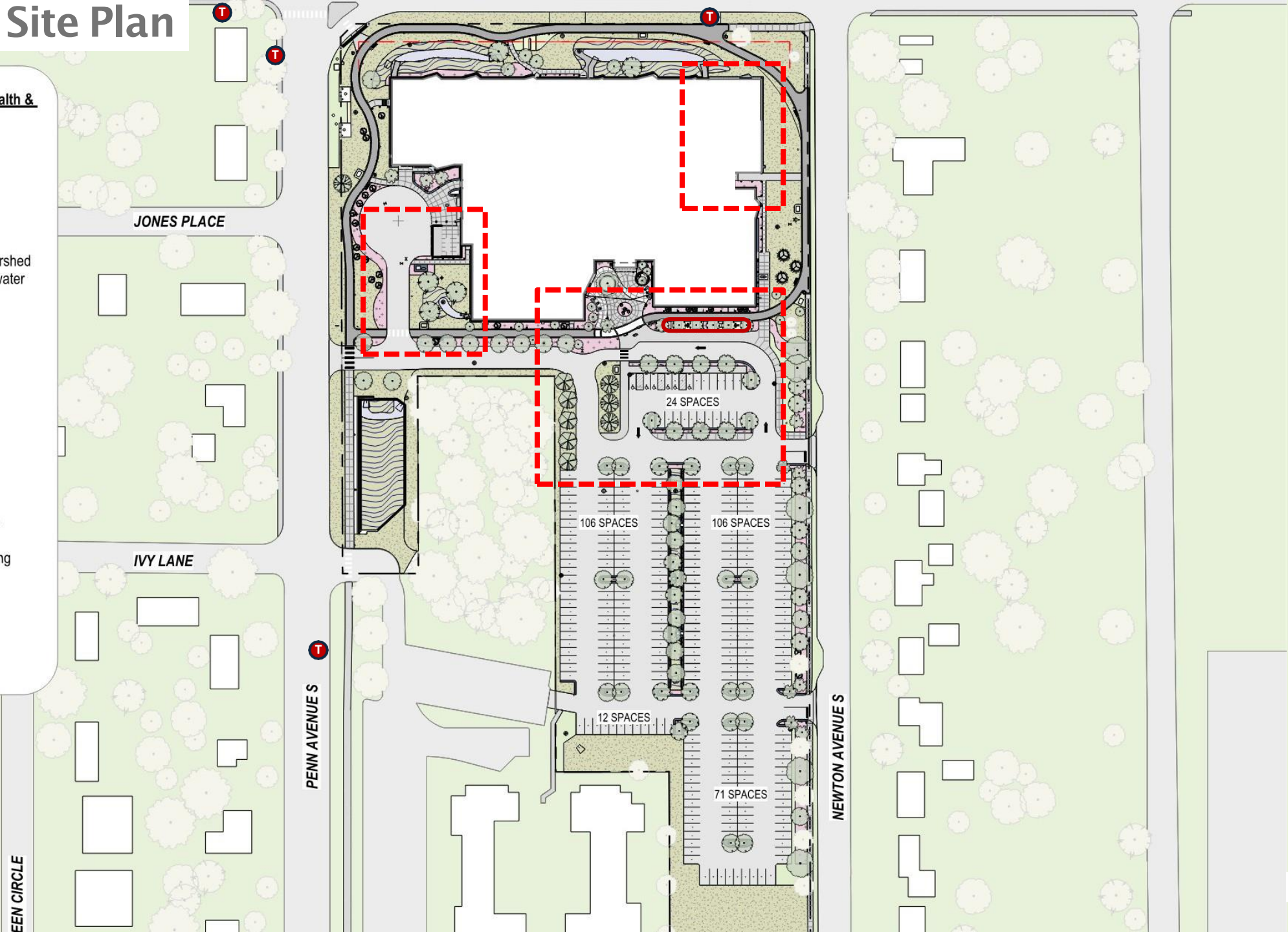
Exceeds Nine Mile Creek watershed
district requirements for stormwater
management.

Parking Stalls:

319 provided

Legend:

- Property Line
- Native Grasses
- Native Flowering Forbs
- Native Wetland Plantings
- Low Mow Fescue
- Stone Aggregate Surfacing
- Bee Lawn
- Shared Use Trail
- Walkways
- Bicycle Parking
- Existing Trees



Enlarged Plan & Experiences



1 Green Parking



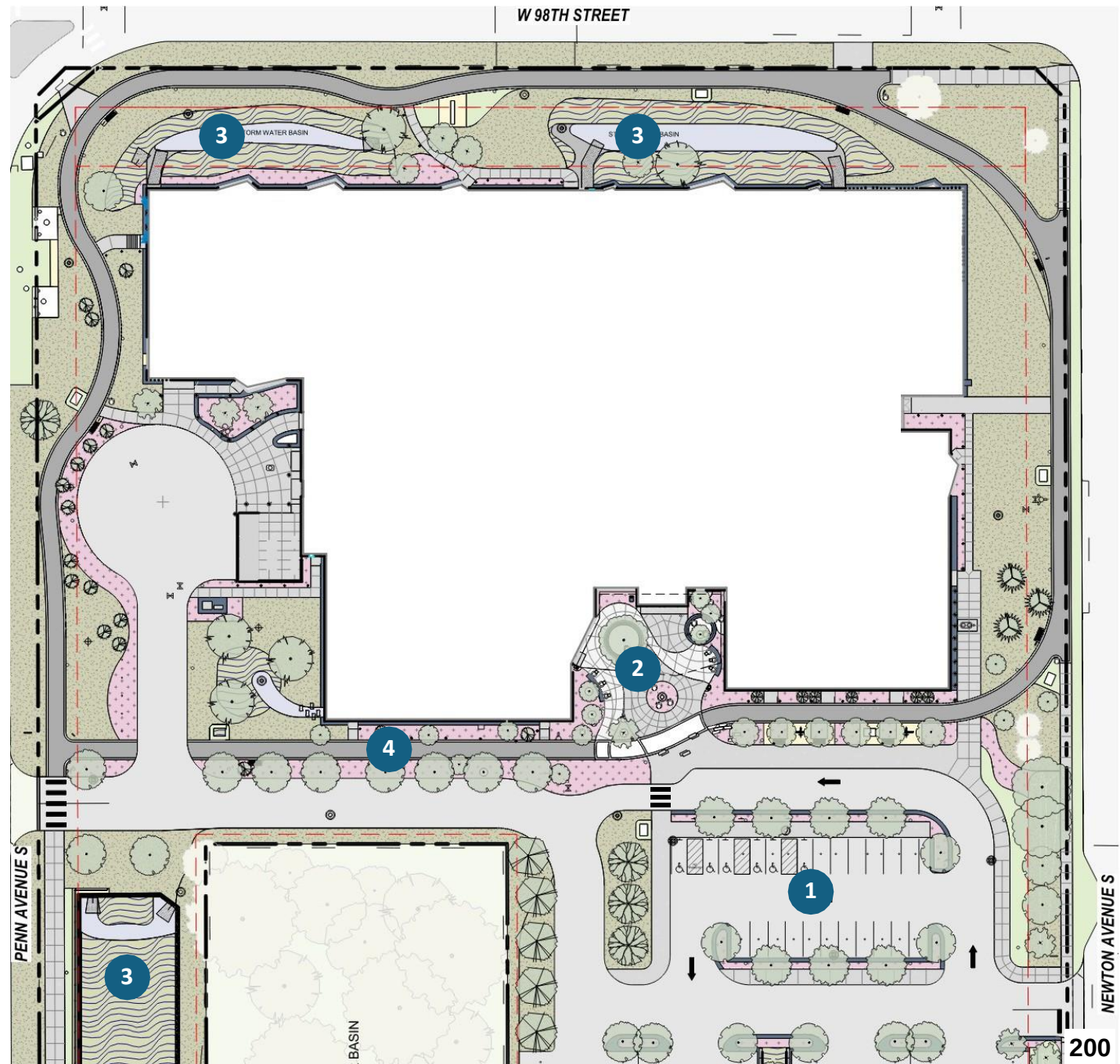
2 Entry Plaza



3 Stormwater Infiltration Basins



4 Fitness Trail Loop







West Service Area

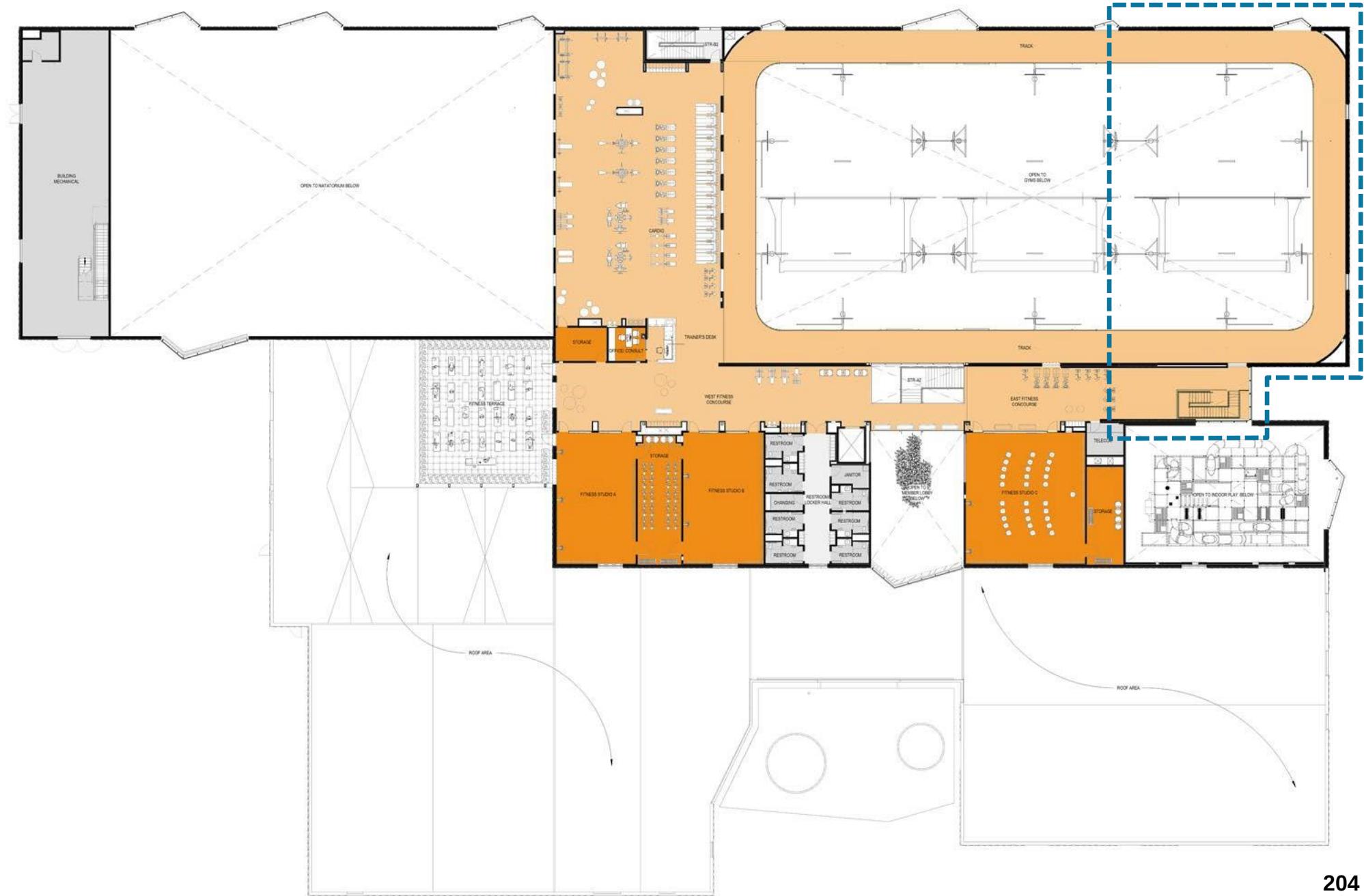
FIRST FLOOR PLAN

- PUBLIC AMENITIES
- MULTIPURPOSE/EVENTS
- INDOOR PLAY
- KIDS CLUB
- PARKS + REC OFFICE
- GYMNASIUM/FITNESS
- AQUATICS
- PUBLIC HEALTH ADMIN
- WIC/CLINIC
- SUPPORT/MECHANICAL



SECOND FLOOR PLAN

- FITNESS/CARDIO
- SUPPORT/MECHANICAL





Gym Expansion





Gym Expansion



Construction Update

Construction Timeline



October 2025 – CHWC Groundbreaking

November 2025 – Creekside Demolition

December 2025 – Site preparation/grading, footings and foundation, waterproofing

Timeline Continued...

**January 2026 – Precast
installation begins**

**February 2026 - Structural
Steel installation begins**

**March 2026 – Slab on
deck/roofing**



Next Steps...



Main Entrance



Beginning April 2026:

- Precast Phase 2
- Steel Phase 2
- Roof Drains
- Below grade MEP Installation
- Exterior Stud Framing/Sheathing



Request for Council Action

Originator City Manager's Office	Item Additional Attachments
Agenda Section ATTACHMENTS	Date April 13, 2026

Requested Action:

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

Description:

Additional Attachments for 4.13.26

Attachments:

[4_13_26 Q&A.pdf](#)

From: [Walker, Zach](#)
Cc: [Rai, Priyanka](#); [Berggren, Kim](#); [Hedin, Kathy](#); [Tolzmann, Elizabeth](#); [Long, Julie](#); [Bunker, Bruce](#); [Berggren, Kim](#); [Johnson, Nick M](#); [Hestbech, Emily](#); [Manderschied, Melissa](#)
Subject: 4/13/25 Council Agenda Q&A
Date: Monday, April 13, 2026 2:32:40 PM
Attachments: [image001.png](#)

Mayor and City Council,

Below are answers provided by City staff to the questions we received for tonight's agenda. Councilmember Robertson has the Consent Agenda this evening. Please let me know if you have anything you'd like to hold so we can alert staff.

Item 3.6 Approve the Type I Preliminary and Final Plat of BLAISDELL AVENUE SOUTH ADDITION

Question: What is the cost of building the home and who is the builder? What is the reason an accessory dwelling is not considered to be built at this time?

[Bruce Bunker, Engineering Technician](#): I'm not aware of building costs or accessory dwelling specifics as site development would occur after the final plat has been recorded with Hennepin County. Bloomington HRA is the owner of the land and intends to convey the parcel to Outlaw Development, LLC once the final plat is recorded with Hennepin County.

Item 3.7 Approve the Type I Preliminary and Final Plat of FARR SIXTH ADDITION

Question: Is the owner simply subdividing the unit with plans to sell the plot? Or do we also have the building plans determined at this time?

[Bruce Bunker, Engineering Technician](#): The owner of the parcel is subdividing the land to create two separate buildable lots. This action is needed to be able to build a new single-family home on the south proposed lot. The owner also plans to demolish the existing garage on the site and construct a new garage in the rear of the north proposed lot while leaving the existing home as-is. I'm not aware of any building plans existing at this time.

5.1 Study Item - Corner Lot Standards

Question: If we make it easier to add ADUs on corner lots, are we unintentionally creating pressure or expectations for second driveways/curb cuts and what criteria does the City use to approve or deny those requests?

[Emily Hestbech, Planner](#): The City has a specific code section that addresses second curb cuts (21.301.06(i)(7)). It states: "(7) Second curb cut and connecting driveway. A permit for a second curb cut to a single-family site must not be issued unless the site has at least 120 feet of frontage along a single public street or is a corner lot and complies with the standards of Chapter 17 of this code. For corner lots, when two curb cuts are present, each curb cut must serve a separate street unless the site has at least 120 feet of frontage along a single public street." Additionally, there is no requirement for an ADU to have its own garage or driveway. Staff does not anticipate that adjustment to the side corner yard setback requirement for an ADU will create unintentional pressure to add a second curb cut. Residents who are interested in adding a second curb cut are all subject to the same rules, regardless of if they have an ADU

or not.



Zach Walker

City Manager

Phone: 952-563-8784 | **Email:** zwalker@bloomingtonmn.gov

1800 West Old Shakopee Road, Bloomington, MN 55431

Context | Developer | Empathy | Positivity | Adaptability

[CONFIDENTIALITY AND PRIVACY NOTICE] Information transmitted by this email is proprietary to the City of Bloomington and is intended for use only by the individual or entity to which it is addressed, and may contain information that is private, privileged, confidential or exempt from disclosure under applicable law. If you are not the intended recipient or it appears that this mail has been forwarded to you without proper authority, you are notified that any use or dissemination of this information in any manner is strictly prohibited. In such cases, please delete this mail from your records. If you received this communication in error, please notify me promptly.