



City Council AGENDA

**CITY COUNCIL MEETING
MONDAY, SEPTEMBER 8, 2025
COUNCIL CHAMBERS
BLOOMINGTON CIVIC PLAZA
1800 W. OLD SHAKOPEE RD.
BLOOMINGTON, MN 55431
6:30 PM**

Mayor: Tim Busse

Councilmembers:

Victor Rivas
Chao Moua
Dwayne Lowman

Lona Dallessandro
Jenna Carter
Shawn Nelson

ANNOUNCEMENT

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

To watch the meeting:

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

To provide testimony on a public hearing item:

- Attend in person and speak at the podium; or
- Speak by phone during a public hearing by dialing **1-415-655-0001**. Enter access code **2868 353 5596#** and password **090825 #**. Press ***3** to "raise your hand" to indicate a desire to speak; your line will remain muted until it is your turn. When it is your turn to speak, the Council Secretary will call on you by the first six digits of your phone number and will unmute your line. Listen for notification that your line has been unmuted and state your name before speaking.

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

1. APPROVAL OF AGENDA

2. INTRODUCTORY

2.1 Introduction of New Employees

- 2.2 Proclamation: Suicide Prevention Week and Month
- 2.3 PETA Compassionate City Award
- 2.4 Appointment of Young Adult Member to the Human Rights Commission
- 2.5 Port Authority Commission Appointment

3. CONSENT BUSINESS

The following items are considered to be routine by the City Council and will be acted on by one motion.

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

The Council Secretary will notify the City Council of a request to remove an item from the consent agenda.

- 3.1 Resolution to Accept Donations
- 3.2 2025-101 Special Assessment Adjustments
- 3.3 Approval of Amendment to Janitorial Services Contract 2025-0642
- 3.4 Diseased Tree Removal in Districts 1, 2, 3, and 4 - Approve Bid Award
- 3.5 Approve Ice Rental Agreement for 2025-2026 Year with the Bloomington Jefferson Hockey Booster Club (JHBC)
- 3.6 Approve Assignment and Assumption Agreement to Transfer Telephone Services at Bush Lake Beach from the City of Bloomington to Three Rivers Park District
- 3.7 Approve First Amendments – Electrical Systems and Selective Demolition for the Bloomington Ice Garden
- 3.8 Resolution Acknowledging Receipt of Preliminary Budget and Approving a Preliminary Levy for Year 2026 for the Port Authority of the City of Bloomington.
- 3.9 Resolution Acknowledging Receipt of Preliminary Budget and Approving a Preliminary Levy for Year 2026 for Housing and Redevelopment Authority in and for the City of Bloomington
- 3.10 Resolution: Amendment to the Full-Time Non-Union Compensation Plan
- 3.11 Approve Purchase - Regular and Treated Road Salt
- 3.12 Authorize Execution of an Interconnection Application and Interconnection Agreement with Xcel Energy – Bryant Park Building
- 3.13 Resolution Authorizing Signing of Memorandums of Agreement and Accepting Easements for Normandale Blvd PMP Trail and Sidewalk Improvement Project (City Project 2024-110)

3.14 Authorize Amendment to Contract with Mosaic Public Partners for added Services

3.15 Planning Commission Rules of Procedure Amendments

3.16 Approval of City Council Meeting Minutes

3.17 Approve Out-of-State Travel Expenses

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 Adopting Preliminary 2026 Tax Levy

4.2 Resolution Adopting Preliminary 2026 General Fund Budget

4.3 Public Hearing: Public Nuisance Abatement Assessment

4.4 Public Hearing: Tree Removal Assessments

4.5 Public Hearing: Weed/Brush Removal Assessments

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

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

5. ORGANIZATIONAL BUSINESS

5.1 Nine Mile Creek Corridor Renewal Project Update

5.2 Closed Session for litigation management related to 2024-110 Normandale Boulevard PMP Trail and Sidewalk Improvement Project

5.3 City Council Policy & Issue Update

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 City Manager's Office	Item 2.1 Introduction of New Employees
Agenda Section INTRODUCTORY	Date September 8, 2025

Requested Action:

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

Parks and Recreation:

- Siri Hellerman, Center for the Arts Assistant Manager
- Allen Weeks, Center for the Arts Maintenance and Production Superintendent

Public Works:

- Sam Kealy, Fleet Technician
- Andrew Schmidt, Fleet Technician

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

Item presented by: Ian Brekke, Center for the Arts Manager
Tim Behrendt, Maintenance Superintendent

Description:

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



Request for Council Action

Originator Information Technology	Item 2.2 Proclamation: Suicide Prevention Week and Month
Agenda Section INTRODUCTORY	Date September 8, 2025

Requested Action:

Mayor Busse to read the proclamation.

Item created by: Amy Cheney, Information Technology

Item presented by: Amy Cheney, Chief Information Officer

Phil Kluesner, Suicide Awareness Voices of Education President Board of Directors

Description:

September is Suicide Prevention Month and September 7-13, 2025 is National Suicide Prevention Week.

The City recognizes the month and week with a proclamation that points to the significance of being vigilant about educating the public and ensuring those at risk are aware of the resources available to them.

The City of Bloomington continues to work on reducing stigmas related to mental health and suicide.

Staff from Police and Information Technology are working to promote suicide prevention through the City's website and social media. Staff partners with organizations like Suicide Awareness Voice of Education (SAVE) to bring awareness to employees through educational opportunities.

As a city organization, it is important to continue to work toward not only understanding this topic but finding a way to better serve our community.

Attachments:

[2025 Suicide Prevention Proclamation.pdf](#)

Proclamation

National Suicide Prevention Week

September 7-13, 2025

National Suicide Prevention Month

September, 2025

WHEREAS, suicide is a major community issue that requires vigilant attention and preventive action with 813 Minnesotans dying by suicide in 2025; and

WHEREAS, each death by suicide directly impacts numerous family members, friends, loved ones, and by extension the entire community; and

WHEREAS, the City of Bloomington is committed to ensuring that those in need have access to services by health care providers trained in best practices to reduce suicide risk, and to reducing the stigma associated with using behavioral health treatment or losing a loved one to suicide; and

WHEREAS, the City of Bloomington recognizes organizations such as Suicide Awareness Voices of Education (SAVE) and its own internal Bloomington Cares team for their efforts in educating the public and providing services for those at risk; and

WHEREAS, the Bloomington Police Department is launching the state's first of its kind LOSS team initiative. The LOSS (Local Outreach to Suicide Survivors) program will provide immediate, direct support to people and families in Bloomington who have experienced the loss of a loved one to suicide; and

WHEREAS, the month of September is recognized as Suicide Prevention Month and September 7th through 13th is recognized across the United States as Suicide Prevention Week.

THEREFORE, I, Mayor Tim Busse, do hereby proclaim, September as Suicide Prevention Month and September 7th through 13th, as National Suicide Prevention Week in the City of Bloomington, Minnesota and call upon the people of Bloomington to observe this month and week by working with your families, friends, neighbors, co-workers and leaders to become more informed of mental health issues that contribute to suicide.



Tim Busse, Mayor

City of Bloomington, Minnesota

Dated this 8th day of September 2025



Request for Council Action

Originator Public Works	Item 2.3 PETA Compassionate City Award
Agenda Section INTRODUCTORY	Date September 8, 2025

Requested Action:

No formal action required; for informational purposes only.

Item created by: Julie Long, Public Works

Item presented by: Bryan Gruidl, Water Resources Manager
Rena Weis, Civil Engineer
Jack Distel, Water Resources Specialist

Description:

Bloomington staff will present the PETA Compassionate City Award for the culvert under East Bush Lake Road affectionately nicknamed the turtle tunnel.

Attachments:

[PETA letter.pdf](#)



PEOPLE FOR
THE ETHICAL
TREATMENT
OF ANIMALS

August 18, 2025

The Honorable Tim Busse
Mayor of Bloomington
1800 W. Old Shakopee Rd.
Bloomington, MN 55431

Dear Mayor Busse,

I'm writing on behalf of People for the Ethical Treatment of Animals—PETA entities have more than 10.4 million members and supporters globally, including more than 75,000 across Minnesota—to thank the city of Bloomington for installing a new and improved storm drain under a busy street to serve as a passageway for turtles and other animals in order to prevent them from being hit by cars. Members of your community have shown extraordinary resolve, initiative, and compassion in taking action to protect animals.

In recognition of this action, we've enclosed a framed certificate and delicious vegan chocolates. We hope your efforts will inspire others to come to the aid of animals in need. We're extremely grateful to the lovely people of Bloomington for their kindness.

Very truly yours,

Ingrid Newkirk
Founder

[Washington](#)

1536 16th St. N.W.
Washington, DC 20036
202-483-PETA

[Los Angeles](#)

2624 W. Sunset Blvd.
Los Angeles, CA 90026
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[Entities](#)

- PETA Asia
- PETA India
- PETA France
- PETA Australia
- PETA Germany
- PETA Switzerland
- PETA Netherlands
- PETA Foundation (U.K.)



Request for Council Action

Originator Community Outreach and Engagement	Item 2.4 Appointment of Young Adult Member to the Human Rights Commission
Agenda Section INTRODUCTORY	Date September 8, 2025

Requested Action:

Motion by _____, seconded by _____ to appoint Amari Musignac as a young adult member to the Human Rights Commission to a term from 9/1/25 to 8/31/26.

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

Item presented by: Jackie Doncavage, Community Outreach & Volunteer Coordinator

Description:

The recent appointee to this opening has moved out of Bloomington and is no longer eligible. The application was reopened and 1 eligible application received.

The Human Rights Commission advises the City Council on matters regarding human rights and other affairs which affect the well-being of the community. The Human Rights Commission consists of 9 members: 2 young adults serving one-year terms and 7 adults serving three-year terms. Young adult members must be age 16 to 23.

The City Council will be asked to appoint a member to the following term:

- Number of openings: 1
- Expired term/vacancy: 1 (9/1/25 – 8/31/26)



Request for Council Action

Originator Human Rights Commission	Item 2.5 Port Authority Commission Appointment
Agenda Section INTRODUCTORY	Date September 8, 2025

Requested Action:

Motion by _____, seconded by _____ to approve the Mayor's appointment of Cecilio Santana to a term from the date of appointment to December 31, 2026.

Item created by: Kayla Dvorak Feld, Human Rights Commission

Item presented by: Emily Larson, Community Outreach & Engagement Coordinator

Description:

A vacancy has occurred on the Port Authority Commission following the resignation of Commissioner Tim Keller. Recommended candidates from the most recent applicant pool were considered to fill the seat.

The Bloomington Port Authority was created to deliver orderly real estate redevelopment and economic development throughout the City. The Port Authority's efforts currently are concentrated in the South Loop District, which is the area of Bloomington east of TH 77 and includes the Mall of America. In 2022 and 2023 the Port Authority expanded its redevelopment and creative placemaking services Citywide and added small business assistance services to its economic development capabilities.



Request for Council Action

Originator Finance	Item 3.1 Resolution to Accept Donations
Agenda Section CONSENT BUSINESS	Date September 8, 2025

Requested Action:

Motion by _____, seconded by _____ to adopt Resolution No. 2025-_____ to accept donations as listed.

Item created by: Briana Eicheldinger, Finance

Item presented by: Lori Economy-Scholler, CFO

Description:

The City Council is asked to accept the attached donations made to various City activities and to amend the revenue and expenditure budgets as noted to facilitate the appropriate use of these funds.

Upon approval, the appropriate staff will send a thank you to the donors listed.

Attachments:

[Resolution with Exhibits](#)

RESOLUTION NO. 2025-

**RESOLUTION ACCEPTING DONATIONS AND APPROVING RELATED
ADJUSTMENTS TO THE APPROVED BUDGET**

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

WHEREAS, the City is generally authorized to accept donations of real and personal property pursuant to Minnesota Statutes §§ 465.03 and 471.17 for the benefit of its citizens and as authorized by law; and

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

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

WHEREAS, persons and entities have contributed to the City as set forth in the list attached and incorporated hereto as Exhibits A-E (“Donations”); and

WHEREAS, no goods or services were provided by the City in exchange for the Donations; and

WHEREAS, the City Council finds that it is lawful and appropriate to accept these Donations and to make the necessary related budget adjustments to the approved budget.

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

1. The Donations are hereby accepted by the City for public purposes and the lawful express conditions of the donor(s).
2. The Chief Financial Officer or its designee is hereby authorized and directed to issue a receipt to each donor acknowledging the City’s receipt.
3. The Mayor, City Manager, Chief Financial Officer, and City Attorney are hereby authorized and directed to take all necessary and expedient measures in furtherance of the intent of this Resolution including but not limited to any necessary related adjustments to the approved budget.

Passed and adopted this 8th day of September, 2025.

Mayor

ATTEST:

Secretary to the Council

REQUEST FOR COUNCIL APPROVAL TO ACCEPT DONATIONS

Any department receiving a donation, whether cash, merchandise or in-kind, should complete this form and forward to Emily McClain in the Finance Department for inclusion in the City Council agenda. The City Council must approve acceptance of all donations. To avoid sending multiple requests to the Council, the Finance Department prepares a monthly agenda item listing all donations received.

[illegible]

Exhibit B

REQUEST FOR COUNCIL APPROVAL TO ACCEPT DONATIONS

Any department receiving a donation, whether cash, merchandise or in-kind, should complete this form and forward to the Finance Department for inclusion in the City Council agenda. The City Council must approve acceptance of all donations. Finance prepares a monthly or quarterly consent agenda item listing all donations received.

Date of Request	Donation Received From	Donation to	Donation Amount or Description	Budget Adjustments, if Required	
				Revenue Code	Expenditure Code
6/18/2025	Blue Cross Blue Shield	OREIB - Juneteenth	\$7,500	120205-46401	120205-56990

Exhibit C

REQUEST FOR COUNCIL APPROVAL TO ACCEPT DONATIONS

Any department receiving a donation, whether cash, merchandise or in-kind, should complete this form and forward to the Finance Department for inclusion in the City Council agenda. The City Council must approve acceptance of all donations. Finance prepares a monthly or quarterly consent agenda item listing all donations received.

Date of Request	Donation Received From	Donation to	Donation Amount or Description	Budget Adjustments, if Required	
				Revenue Code	Expenditure Code
7/8/2025	Mariar Gannon in Memory of Pat Gannon	Parks and Recreation	\$5,000 for memorial stair railing at Girard Lake Park	161901-46401	161901-56990-MEMDN

Exhibit D

REQUEST FOR COUNCIL APPROVAL TO ACCEPT DONATIONS

Any department receiving a donation, whether cash, merchandise or in-kind, should complete this form and forward to the Finance Department for inclusion in the City Council agenda. The City Council must approve acceptance of all donations. Finance prepares a monthly or quarterly consent agenda listing all donations received.

Date of Request	Donation Received From	Donation to	Donation Amount or Description	Budget Adjustments, if Required	
				Revenue Code	Expenditure Code
8/2025	Walmart	BPD's Joint Community Police Partnership Uniforms United Program	\$3500	245460-46401-JCPP	245460-56990-JCPP
8/2025	Jill Olmstead	BPD Wellness Program	\$350	245460-46401-WELNS	245460-56990-WELNS

Exhibit E

REQUEST FOR COUNCIL APPROVAL TO ACCEPT DONATIONS

Any department receiving a donation, whether cash, merchandise or in-kind, should complete this form and forward to the Finance Department for inclusion in the City Council agenda. The City Council must approve acceptance of all donations. Finance prepares a monthly or quarterly consent agenda item listing all donations received.

Date of Request	Donation Received From	Donation to	Donation Amount or Description	Budget Adjustments, if Required	
				Revenue Code	Expenditure Code
June 2025	Creekside Boutique	CS - Public Health	9 small quilts	N/A	N/A
June 2025	WIC Participant	CS - Public Health	1 bag - Toys	N/A	N/A
June 2025	BPH Staff Member	CS - Public Health	Books	N/A	N/A
June 2025	WIC Participant	CS - Public Health	Miscellaneous Larger Toys	N/A	N/A
June 2025	United Way	CS - Public Health	Electronic donation payment - \$55.17	160202-46401	N/A
March 2025	United Way	CS - Public Health	Electronic donation payment - \$442.57	160202-46401	N/A
August 2025	Bundles of Love	CS - Public Health	6 newborn "bundles"	N/A	N/A



Request for Council Action

Originator Engineering	Item 3.2 2025-101 Special Assessment Adjustments
Agenda Section CONSENT BUSINESS	Date September 8, 2025

Requested Action:

Motion by _____, seconded by _____ to approve special assessment adjustments as follows:

- 8105 Bloomington Freeway E adjusted to \$1,000 for street surfacing.
- 8301 Park Avenue adjusted to \$750 for street surfacing.
- 8053 Bloomington Freeway E #1 adjusted to \$6,084.48 for street surfacing.
- 8053 Bloomington Freeway E #2 adjusted to \$5,514.06 for street surfacing.
- 8053 Bloomington Freeway E #3 adjusted to \$3,612.66 for street surfacing.
- 8053 Bloomington Freeway E #4 adjusted to \$1,584.50 for street surfacing.
- 8053 Bloomington Freeway E #5 adjusted to \$2,725.34 for street surfacing.
- 8053 Bloomington Freeway E #6 adjusted to \$5,704.20 for street surfacing.
- 8053 Bloomington Freeway E #7 adjusted to \$6,845.04 for street surfacing.
- 8053 Bloomington Freeway E #8 adjusted to \$2,978.86 for street surfacing.
- 8053 Bloomington Freeway E #9 adjusted to \$2,598.58 for street surfacing.
- 8053 Bloomington Freeway E #10 adjusted to \$2,598.58 for street surfacing.

Item created by: Brian Hansen, Engineering

Item presented by: Julie Long, City Engineer

Description:

The public hearing for Assessment Roll 2025-1 (2025-101 Pavement Management Program (PMP)) is scheduled for October 13, 2025. The hearing will be advertised for two weeks prior in the Bloomington Sun Current and all affected property owners will be mailed their proposed special assessment amount. Those mailings are scheduled to be sent on or around September 11, 2025.

The City entered into a professional services agreement with Patchin Messner Valuation Counselors to produce a Special Benefit Consultation Report which provides the special benefit range for identified properties within the 2025-101 PMP project area.

Staff has calculated all special assessments using the City of Bloomington Special Assessment Policy and compared the calculated special assessments to the special benefit range listed in the 2025 Special Benefit Consultation Report. All assessments are at or below the maximum special benefit amount except for the following properties:

- 8105 Bloomington Freeway E is a City owned parcel used for stormwater management with a City policy calculated assessment for street surfacing of \$8,830.35, the calculated maximum special benefit is \$1,000.

- 8053 Bloomington Freeway E is an office condominium with a combined City policy calculated assessment for street surfacing of \$41,535.35, the calculated maximum special benefit is \$40,250.

All other properties within Assessment Roll 2025-1 are proposed to have special assessments less than the maximum special benefit listed in the report, which is available for review through the City Engineer.



Request for Council Action

Originator Maintenance	Item 3.3 Approval of Amendment to Janitorial Services Contract 2025-0642
Agenda Section CONSENT BUSINESS	Date September 8, 2025

Requested Action:

Motion by _____, seconded by _____ to amend the janitorial services contract with Perfection Plus, Inc.

Item created by: David Melin, Maintenance

Item presented by: Tim Behrendt, Maintenance Superintendent

Description:

Council is requested to amend the two-year contract for janitorial services with Perfection Plus, Inc. for the cleaning of City-owned buildings at various locations throughout Bloomington. The amendment will add the Police offices at the Mall of America which were requested to be included after the original contract was signed.

The original contract amount was for \$35,907.70 monthly over a 24-month period with a 24 month not-to-exceed value of \$885,784.96. The amended contract will increase the total amount of work authorized, including reimbursable expenses, by \$12,800.00 for an updated total contract not to exceed value of \$898,854.96.

Funding for the original agreement and the amendment will be budgeted annually in the General Fund, the Facilities Replacement & Maintenance Fund, the Recreation Facilities Funds, and the Water Utility Operating Fund.



Request for Council Action

Originator Parks and Recreation	Item 3.4 Diseased Tree Removal in Districts 1, 2, 3, and 4 - Approve Bid Award
Agenda Section CONSENT BUSINESS	Date September 8, 2025

Requested Action:

Motion by _____, seconded by _____ to approve bid award to North Star Tree Care, Inc. for diseased tree removal as follows: District 1 in the amount of \$173,355.00; District 2 in the amount of \$247,585.00; District 3 in the amount of \$282,940.00 and District 4 in the amount of \$234,380.00 for a total contract value of \$938,260.00 and to authorize the Mayor and City Manager to enter into the related agreements.

Item created by: David Melin, Parks and Recreation

Item presented by: David Hanson, Assistant Director of Parks and Natural Resources

Description:

Council is requested to accept the bid and award the contract for removal of diseased trees from both public and private property as part of the 2025-2026 Diseased Tree Removal Program to North Star Tree Care, Inc..

In 2024, due to the level of EAB infestation on private property and our inability to equitably survey the entire City, staff paused EAB surveillance and forced removal of private trees on residential property. While City staff is not actively looking for diseased or infested trees on privately owned property or responding to requests to inspect other's property, this agreement will include private tree pricing so that property owners can request to have their trees marked for removal and use the city's contract and special assessment process for payment, as in the past. The topic of diseased tree management and forcing removal of private trees for any reasons will be addressed in the work done in the Urban Forest Master Plan.

On July 1, 2025 a request for bids was published with an estimated quantity of public and private trees in each diameter range for each of the four tree removal districts. These estimates were based on prior year history and weather patterns. Bidders were requested to submit bids for one or more districts based on specified diameter ranges.

On July 31, 2025, the bidding period closed. A total of four responsive bids were received in the amounts of \$938,260.00 (North Star Tree Care, Inc.), \$1,067,148.05 (Hugo's Tree Care, Inc.), \$2,215,290.16 (Pro-Tree Outdoor Services), and \$2,393,877.40 (Davey Tree Expert Company).

Based on these submissions, Council is requested to approve the bid and award the contract to North Star Tree Care for Districts #1, #2, #3 and #4 for a total contract value of \$938,260.00. The term of the contract would be for one (1) year with the possibility of an additional one (1) year extension if both parties are in agreement.

The value of this contract represents a 5.51% increase over the previous 1st year agreement of \$889,270.00.

Funding for this contract is available from the Parks and Recreation Forestry Budget Account 261555-53310.



Request for Council Action

Originator Parks and Recreation	Item 3.5 Approve Ice Rental Agreement for 2025-2026 Year with the Bloomington Jefferson Hockey Booster Club (JHBC)
Agenda Section CONSENT BUSINESS	Date September 8, 2025

Requested Action:

Motion by _____, seconded by _____ to approve an ice rental agreement with the Bloomington Jefferson Hockey Booster Club (JHBC) in the amount of \$583,606.00.

Item created by: Linda Batterson, Parks and Recreation

Item presented by: Lenny Schmitz, Ice Garden Manager

Description:

The City Council is requested to approve the following agreement with the Bloomington Jefferson Hockey Booster Club (JHBC) for the rental of ice time at the Bloomington Ice Garden from October 1, 2025 to August 31, 2026. This is an agreement the City Council approves annually based on the dollar amount of the agreement.

Due to the large number of organizations that request usage at the Bloomington Ice Garden, it is necessary to define and classify users by type of activities and establish a reservation priority to ensure that City facilities are made available to best meet community needs. As a result, the Bloomington Ice Garden is scheduled in accordance with a scheduling priority policy. Rental fees are established and approved annually by the City Council. The objective of the Ice Rental Policy is to provide adequate ice time to support the following Bloomington Ice Garden users:

- Bloomington ISD 271 High School Hockey Programs.
- City run programs and tournaments.
- Bloomington Jefferson Hockey Booster Club.
- Figure Skating Club of Bloomington.
- To meet the needs of the Bloomington Community.
- Non-resident hockey associations.

The Bloomington Ice Garden has two seasons in which the ice time is scheduled. September 1st thru May 31st (winter), and June 1st thru August 31st (summer). The Council approved fee from September 1, 2025 to May 31, 2026 is \$265/per hour from June 1, 2026-August 31, 2026 is \$237.50/per hour. JHBC has scheduled approximately 2,250 hours of ice in the amount of \$583,606.00, but some ice is returned by November 1st annually once final teams are known for the season. This agreement also includes Tournaments – Winter Classic, Winter Warm up,

Peewee Showdown, Squirt Shootout, Cupid Classic and the Mite Jamboree. The agreement and reserved ice time is roughly 580 more hours than what was utilized during the 2024-2025 season, which was impacted by the BIG modernization project. The final amount of ice utilized in 24-25 was 1660 hours at a cost of \$416,365.00. The prime rental rate for 24-25 was \$258/per hour September – March and the facility was closed March – September 2025. There are no other changes to the agreement for ice rental. The Legal Department reviewed and approved the agreement.



Request for Council Action

Originator Parks and Recreation	Item 3.6 Approve Assignment and Assumption Agreement to Transfer Telephone Services at Bush Lake Beach from the City of Bloomington to Three Rivers Park District
Agenda Section CONSENT BUSINESS	Date September 8, 2025

Requested Action:

Motion by _____, seconded by _____ to authorize the Mayor and City Manager to execute an assignment and assumption agreement, together with any modifications or amendments thereto, with Lumen (formerly CenturyLink) and Three Rivers Park District to transfer telephone services at Bush Lake Beach from the City of Bloomington to Three Rivers Park District.

Item created by: Kalea Fischer, Parks and Recreation

Item presented by: Dave Hanson, Assistant Director of Parks & Natural Resources

Description:

The purpose of this Agreement between Bloomington, Three Rivers Park District and Lumen Technologies (formerly Century Link) is to facilitate the transfer of phone lines to Three Rivers Park District as part of the Cooperative Management and Operations Agreement for Regional Parks that was implemented in 2025. These land lines service the Bush Lake Beach building and necessary to operate the alarm systems. There is no exchange of funds associated with this agreement.



Request for Council Action

Originator Maintenance	Item 3.7 Approve First Amendments – Electrical Systems and Selective Demolition for the Bloomington Ice Garden
Agenda Section CONSENT BUSINESS	Date September 8, 2025

Requested Action:

Motion by _____, seconded by _____ to authorize First Amendments to the agreement with Retrofit Electric and Ebert Inc. for the Bloomington Ice Garden Modernization Project and authorize the Mayor and City Manager to enter into the related agreements.

Item created by: Kalea Fischer, Maintenance

Item presented by: Tim Behrendt, Maintenance Superintendent

Description:

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

BC#2A.2 – Selective Demolition

Council is requested to authorize a First Amendment with Ebert Inc. for 2A.2 selective demolition for the Bloomington Ice Garden modernization project. The amendment will increase the contract amount by \$110,581.50 for a new contract not-to-exceed amount of \$853,881.50. This amendment includes additional demolition to correct deficiencies in the original structure not identified in the original plans. Code changes required extra correction work to provide for new loads on existing doorways and walls.

BC#26A.2 – Electrical Systems

Council is requested to authorize a First Amendment with Retrofit Electric for 26A.2 electrical systems for the Bloomington Ice Garden modernization project. The amendment will increase the contract amount by \$402,433 for a new contract not-to-exceed amount of \$1,974,466. This amendment includes additional power to scoreboard, relocation of an existing transformer required by Xcel Energy, and multiple major electrical plan changes.

Funding is through account 4450-57030-MNDD1.



Request for Council Action

Originator Port Authority	Item 3.8 Resolution Acknowledging Receipt of Preliminary Budget and Approving a Preliminary Levy for Year 2026 for the Port Authority of the City of Bloomington.
Agenda Section CONSENT BUSINESS	Date September 8, 2025

Requested Action:

Motion by _____, seconded by _____ to acknowledge the receipt of the 2026 Port Authority preliminary budget.

Motion by _____, seconded by _____ to approve Resolution No. 2025 - _____ approving a preliminary levy for year 2026 pursuant to Minnesota Statutes, Section 469.053, Subdivision 4 for the Port Authority of the City of Bloomington.

Item created by: Holly Masek, Port Authority

Item presented by: Holly Masek, Port Authority Administrator

Description:

The City Council is asked to consider and approve a resolution acknowledging receipt of the 2026 preliminary Port Authority budget and adopting a Preliminary 2026 Port Authority Tax Levy, which the Port Authority Board of Commissioners adopted on August 19, 2025. The attached memo provides further background information.

Attachments:

[Resolution](#)
[Preliminary 2026 Port Budget and Levy Memo](#)

RESOLUTION NO. 2025-_____

**A RESOLUTION APPROVING A LEVY FOR YEAR 2026 PURSUANT TO
MINNESOTA STATUTES, SECTION 469.053, SUBDIVISION 4 BY THE
PORT AUTHORITY OF THE CITY OF BLOOMINGTON**

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

WHEREAS, the Port Authority of the City of Bloomington (the “Port Authority”) is an established body politic and corporate pursuant to Minnesota Statutes, Section 469.071, as amended, with the powers of a port authority pursuant to Minnesota Statutes, Sections 469.048 through 469.068, as amended (the “Port Authority Act”); and

WHEREAS, Section 469.053, subdivision 4 of the Port Authority Act permits the Port Authority to levy and collect a tax of up to 0.01813% of the estimated market value of taxable property within the City, levied upon all taxable real property within the City; and

WHEREAS, the tax levy authorized by Section 469.053, subdivision 4 of the Port Authority Act is separate and distinct from the City’s levy and is not subject to levy limits; and

WHEREAS, the Port Authority desires to levy a tax in the amount of \$2,900,000, which is less than 0.01813% of the estimated market value of taxable property within the City; and

WHEREAS, on August 19, 2025, the Board of Commissioners of the Port Authority adopted a resolution approving the tax levy in the amount of \$2,900,000, which is less than 0.01813% of the estimated market value of taxable property within City, contingent upon approval by the Council; and

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

1. The Council hereby approves the levy by the Port Authority of a tax pursuant to Section 469.053, subdivision 4 of the Port Authority Act in the amount equal to the lesser of a levy

at a rate of 0.01813% of the estimated market value of taxable property within City or \$2,900,000 with respect to taxes payable in calendar year 2026.

2. Notwithstanding the Council's approval of the Port Authority's levy, the Council may determine to decrease the Port Authority's levy when finalizing the City's levy for 2026.

3. Staff of the Port Authority are hereby authorized and directed to execute any and all other documents deemed necessary to carry out the intent of this Resolution.

Passed and adopted this ____th day of September, 2025.

Mayor

ATTEST:

Secretary to the Council



DATE: September 8, 2025

TO: Bloomington City Council

CC: Port Authority Board of Commissioners; Kathy Hedin, Interim City Manager; Elizabeth Tolzman, Interim City Manager; Lori Economy-Scholler, City of Bloomington Chief Financial Officer; Kim Berggren, Community Development Director

FROM: Holly Masek, Port Authority Administrator

RE: **2026 Preliminary Budget and Levy for Port Authority**

City of Bloomington Mission:

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

Bloomington Port Authority Mission:

The Port Authority cultivates community prosperity and quality development. Through bold vision and responsible public investments, we contribute to the growth and success of Bloomington's inclusive and resilient economy.

Port Authority (General and South Loop Funds) 2026 Budget Request

	2024 Actual	2025 Budget	2026 Budget	\$ from 2025	% from 2025
Revenues					
Property Taxes	\$ 1,488,697	\$ 2,500,000	\$ 2,900,000	\$ 400,000	16.00%
Investment Earnings	188,585	-	10,000	10,000	0.00%
Other Revenues	9,045,000	894,000	560,000	(334,000)	-37.36%
Total Revenues	10,722,282	3,394,000	3,470,000	76,000	2.24%
Expenditures					
Salaries and Benefits	1,100,313	1,073,997	1,303,970	229,973	21.41%
Materials, Supplies, & Services	986,728	1,421,401	1,609,496	188,095	13.23%
Internal Charges	190,296	217,941	240,021	22,080	10.13%
Capital Outlay	8,239,820	-	-	-	0.00%
Transfer to Other Funds	19,000	-	-	-	0.00%
Total Expenditures	\$ 10,536,156	\$ 2,713,339	\$ 3,153,488	\$ 440,148	16.22%
Less Expenses Charged to Other Funds					
Net Total Expenditures	\$ 10,536,156	\$ 2,713,339	\$ 3,153,488	\$ 440,148	16.22%
Revenues less Expenditures	\$ 186,126	\$ 680,661	\$ 316,512	\$ (364,148)	-53.50%

Port Authority - General Fund 2026 Budget Request

	2024 Actual	2025 Budget	2026 Budget	\$ from 2025	% from 2025
Revenues					
Property Taxes	\$ 1,488,697	\$ 2,500,000	\$ 2,900,000	\$ 400,000	16.00%
Investment Earnings	4,566	-	10,000	10,000	0.00%
Other Revenues	45,000	-	-	-	0.00%
Total Revenues	1,538,263	2,500,000	2,910,000	410,000	16.40%
Expenditures					
Salaries and Benefits	640,542	546,376	872,729	326,354	59.73%
Materials, Supplies, & Services	891,391	1,149,222	1,576,660	427,438	37.19%
Internal Charges	95,324	128,190	153,390	25,200	19.66%
Total Expenditures	\$ 1,627,256	\$ 1,823,788	\$ 2,602,780	\$ 778,992	42.71%
Less Expenses Charged to Other Funds					
Net Total Expenditures	\$ 1,627,256	\$ 1,823,788	\$ 2,602,780	\$ 778,992	42.71%
Revenues less Expenditures	\$ (88,993)	\$ 676,212	\$ 307,220	\$ (368,992)	-54.57%

Port Authority - South Loop Fund 2026 Budget Request

	2024 Actual	2025 Budget	2026 Budget	\$ from 2025	% from 2025
Revenues					
Investment Earnings	\$ 184,019	\$ -	\$ -	\$ -	0.00%
Other Revenues	9,000,000	894,000	560,000	(334,000)	-37.36%
Total Revenues	9,184,019	894,000	560,000	(334,000)	-37.36%
Expenditures					
Salaries and Benefits	459,771	527,622	431,241	(96,381)	-18.27%
Materials, Supplies, & Services	95,337	272,179	32,836	(239,343)	-87.94%
Internal Charges	94,973	89,751	86,631	(3,120)	-3.48%
Capital Outlay	8,239,820	-	-	-	0.00%
Transfer to Other Funds	19,000	-	-	-	0.00%
Total Expenditures	\$ 8,908,900	\$ 889,552	\$ 550,708	\$ (338,844)	-38.09%
Less Expenses Charged to Other Funds					
Net Total Expenditures	\$ 8,908,900	\$ 889,552	\$ 550,708	\$ (338,844)	-38.09%
Revenues less Expenditures	\$ 275,119	\$ 4,448	\$ 9,292	\$ 4,844	108.90%

Port Authority Budget and Levy Background

Budget

Annually, the Port Authority Board of Commissioners sets an operating budget to allocate resources for the Port Authority to complete its work. The budget is then reviewed by City Council as part of the City's larger budgeting process and formally adopted by the Port Authority and accepted by the City Council at the end of the fiscal year.

Levy

The Port Levy is annually approved by both the Port Authority and the City Council in a two-step process: First a preliminary "ceiling" levy amount is approved in August/September, then the final levy is approved before the end of the fiscal year.

The Port's levy is still relatively new. In 2022 it was identified as a critical tool needed to help the Port expand its geography Citywide and add new services such as small business assistance. In 2023, the desired funds were furnished by a transfer from the HRA levy in the amount of \$1,400,000. In 2024, the Port Authority imposed its levy for the first time in the amount of \$1,500,000. In 2025, the levy increased to \$2,500,000 to begin funding the future goals of the Port. The increased levy was needed to build operating reserves, expand staff resources and services, and begin building a strategic acquisitions fund for future investments.

2026 Preliminary Budget

The Port Authority's 2026 budgeted revenue request is \$3,470,000. The budgeted expenditures are \$3,153,488. The difference, \$316,512, is intended to continue building a strategic acquisitions fund. The budget will be funded by transfers from the South Loop Development Fund to the South Loop Special Revenue Fund (\$560,000) and the Port Authority's levy (\$2,900,000).

2026 Preliminary Levy Request

Per Hennepin County, the Port Authority's taxing authority, the Port Authority may levy 0.01813% or up to \$3,232,495 in 2026.

The Port Authority will not seek the full levy in 2026. The Port Authority is seeking a \$2,900,000 levy, which is commensurate with the planned services in 2026 and allows the Port to launch a fund for direct assistance to small businesses and prepare for future strategic investments. This will result in a levy of \$4.26 per month to the owner of a median value home.

2026 Services

The Port Authority's 2026 levy will allow staff to continue, expand, or add the following economic development services:

- *Continue/Expand:*

- Offer commercial and mixed-use development/redevelopment assistance citywide, including TIF applications and grant assistance.
 - Facilitate the application of Bloomington’s Opportunity Housing Ordinance with financial support to affordable housing projects.
 - Offer business assistance and retention services to small businesses, early-stage entrepreneurs, and large employers.
 - Offer Creative Placemaking citywide and support the implementation of the Citywide Creative Placemaking Plan.
 - Offer direct financial assistance to small businesses through the Façade Improvement Grant Program, SAC Program, and Business Retention Program.
 - Participate in regional collaborations such as the CHIPS Coalition.
 - Promote the City’s business environment through events such as the Broker Breakfast, CEO Summit, and Business Forum.
 - Allocate development grant funding to assist development projects or studies citywide.
 - Dedicate funds to promote the City of Bloomington through marketing, strategic communications, trade shows, etc.
 - Build a strategic acquisitions fund for future land purchases.
 - Continue to implement other recommendations of the 5-Year Economic Development Plan.
 - Pledge support for 2026 Hatch Bloomington, with the intention of seeking sponsors to defray costs.
 - Dedicate financial support of Bloom in Bloomington, workforce development relationship building, and associated staffing needs
- *Add:*
 - Add new business outreach programs with targeted partners
 - Build additional programs supported by dedicated funds for direct support to businesses, including microloan or microgrant programs

2026 Staffing Changes

The Port Authority is staffed by 11 City-employed staff who are under contract with the Port. The Port gets its legal and financial services from the City and also relies on consulting services for some legal and financial analysis. In 2026, the Port Authority proposes making the Bloom Program Facilitator permanent and fully funding it with the Port Authority’s levy. Previously, this position was partially filled by staff in Community Development Administration and OREIB, and partially funded by these groups and Port. Having a dedicated staff person has allowed the Port to double placements within a season, secure future grant funds, and expand relationships with external employers. The permanent position will allow the Port to continue improving the quality of the program and support Objective 6 of the Economic Development Strategic Plan – Talent Attraction and Retention.

Leveraging Partners

As the Port's work continues to expand, the team has employed a strategy of leveraging partners for technical assistance, collaboration, and project funding. This strategy allows the Port Authority to amplify its impact and efficacy.

- Collaborative Partners
 - Hennepin County and Elevate Hennepin
 - NextStage
 - GreaterMSP
 - Minnesota Department of Employment and Economic Development
 - US Small Business Administration
 - Bloomington Minnesota Travel and Tourism
- Funding Partners
 - Hennepin County
 - Bloomington Minnesota Travel and Tourism
 - Stearns Bank
 - Minnesota Department of Employment and Economic Development
 - Metropolitan Council

Additional Notes for 2026 Budget

- The Port Authority's work continues to shift from South Loop to Citywide. As such, a greater portion of the budget is now being paid for by the Port's levy, which can be used Citywide for broad economic development work. Transfers from the Port's South Loop Special Revenue Fund (SDSRF – formerly "General Fund") are in turn anticipated to reduce over time. In 2025 Port budgeted \$894,000 to be transferred from South Loop Development Fund - 4300 to the Port's budget. In 2026, the Port will be requesting \$560,000. The Port uses Tax Increment Financing (TIF) districts as an economic development tool to assist development projects and staff oversee multiple existing TIF districts. In 2025 staff has been working with the Port's financial advisors to create a TIF Summary Plan, which will be available soon. TIF funds cover some development related administrative expenses.

2026 Naming Convention and Fund Changes

In 2025 the Port Authority's staff and Finance team identified a need to update Port fund naming conventions to better represent the sources and uses of funds and more closely align with accounting conventions. After conferring with the City's auditors, the following changes were identified and will be implemented with the 2026 fiscal year:

Old Name - Account Number	New Name - Account Number	Source	Use	Geography
Port Development Fund – P210	General Fund – P110	Port Levy	General Port operations Citywide, including all types of economic development work and direct business assistance	Citywide
General Fund – P101	South Loop Special Revenue Fund – P201	Interest earned on South Loop Development Fund 4300	General Port operations in South Loop area in support of real estate development and redevelopment work	South Loop
N/A	Business Payment – 53550	Transfer from Port Levy, remaining small business center funds, partner grants	Direct grant or loan assistance programs such as Façade Improvement Grant, microloans, Hatch Bloomington	Citywide



Request for Council Action

Originator Housing and Redevelopment Authority	Item 3.9 Resolution Acknowledging Receipt of Preliminary Budget and Approving a Preliminary Levy for Year 2026 for Housing and Redevelopment Authority in and for the City of Bloomington
Agenda Section CONSENT BUSINESS	Date September 8, 2025

Requested Action:

Motion by _____, seconded by _____ to approve Resolution No. 2025 - _____ acknowledging receipt of the 2026 preliminary budget and approving a preliminary levy for year 2026 pursuant to Minnesota Statutes, Section 469.033, Subdivision 6 by the Housing and Redevelopment Authority in and for the City of Bloomington.

Item created by: Sarah Abe, Housing and Redevelopment Authority

Item presented by: Sarah Abe, HRA Administrator

Description:

The City Council is asked to consider and approve a resolution adopting a Preliminary 2026 Tax Levy which the HRA Board adopted on August 26, 2025. City Council is also asked to acknowledge receipt of the preliminary 2026 budget. The attached memo provides further background information.

Attachments:

[Resolution
2026 Budget memo - preliminary Council.pdf](#)

RESOLUTION NO. 2025-_____

**ACKNOWLEDGING RECIEPT OF THE 2026 PRELIMINARY BUDGET
AND APPROVING A PRELIMINARY SPECIAL BENEFIT TAX LEVY
FOR YEAR 2026 PURSUANT TO MINNESOTA STATUTES, SECTION
469.033, SUBDIVISION 6 BY THE HOUSING AND REDEVELOPMENT
AUTHORITY IN AND FOR THE CITY OF BLOOMINGTON**

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

WHEREAS, the Housing and Redevelopment Authority in and for the City of Bloomington (the “Authority”) is a housing and redevelopment authority under Minnesota Statutes, Sections 469.001 through 469.047, as amended (the “HRA Act”); and

WHEREAS, Section 469.033, subdivision 6 of the HRA Act provides that all of the territory included within the area of operation of a housing and redevelopment agency (the entire City) shall be a taxing district for the purpose of collecting special benefit taxes; and

WHEREAS, Section 469.033, subdivision 6 of the HRA Act permits the Authority to levy and collect a special benefit tax of up to 0.0185% of estimated market value of taxable property within the City, levied upon all taxable real property within the City; and

WHEREAS, the special benefit tax levy authorized by Section 469.033, subdivision 6 of the HRA Act is separate and distinct from the City’s levy and is not subject to levy limits; and

WHEREAS, the Authority desires to levy a special benefit tax in the amount of \$3,298,465.00, which is less than 0.0185% of the estimated market value of taxable property within the City; and

WHEREAS, on August 26, 2025, the Board of Commissioners of the Authority adopted a resolution (the “Authority Resolution”) approving the preliminary levy a special benefit tax in the amount of \$3,298,465.00; and

WHEREAS, pursuant to the Authority Resolution, the Authority has adopted a preliminary budget for fiscal year 2026 that provides for levy of the special benefit tax in an amount of \$3,298,465.00 to be used for the Authority's housing and redevelopment activities; and

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

1. The Council hereby acknowledges receipt of the preliminary budget submitted by the Authority for fiscal year 2026.
2. The Council hereby approves the preliminary levy by the Authority of a special benefit tax pursuant to Section 469.033, subdivision 6 of the HRA Act in the amount equal to the lesser of a levy at a rate of 0.0185% of the estimated market value of taxable property within City or \$3,298,465.00 with respect to taxes payable in calendar year 2026.
3. Notwithstanding the City's approval of the Authority's levy, the Council may determine to decrease the Authority's levy when finalizing the City's levy for 2026.
4. Staff of the City and Authority are hereby authorized and directed to take all necessary and expedient steps to accomplish the intent of this consistent with the intent of this Resolution and as required by law.

Passed and adopted this 8th day of September, 2025.

Mayor

ATTEST:

Secretary to the Council



DATE: September 2, 2025

TO: Bloomington City Council

CC: Housing and Redevelopment Authority Commissioners; Kathy Hedin and Elizabeth Tolzman, City Managers; Lori Economy-Scholler, Chief Financial Officer; Kim Berggren, Community Development Director

FROM: Sarah Abe, HRA Administrator

RE: **2026 Preliminary Budget and Levy for the Housing and Redevelopment Authority**

This memo has been updated to reflect the conversation at the Housing and Redevelopment Authority Board meeting on August 26, 2025.

City of Bloomington Mission:

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

Housing and Redevelopment Authority (HRA) Mission:

Create a stable and inclusive community through safe and dignified housing choices.

Budget Request Summary:

Figure 1: High level budget request

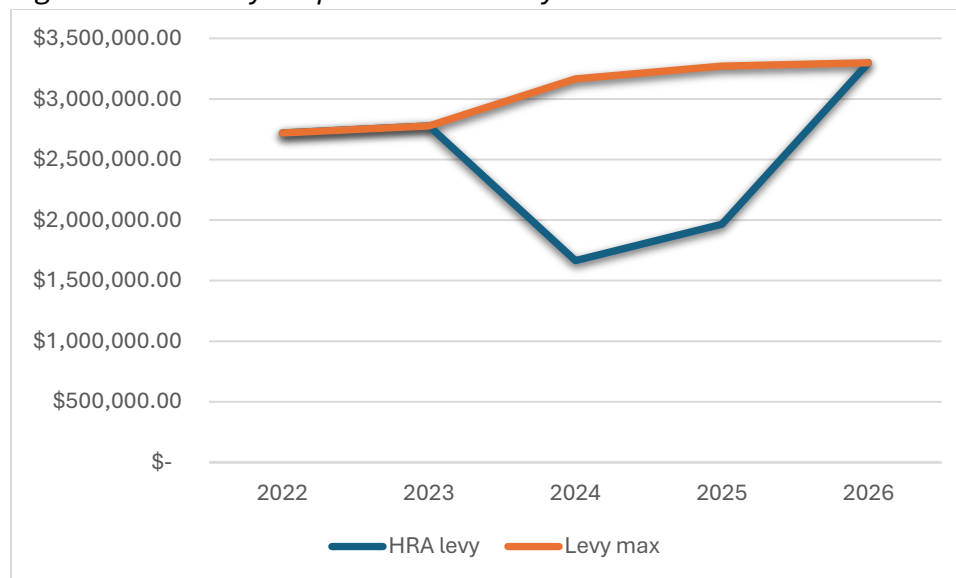
	2024 Actual	2025 Budget	2026 Budget	\$ from 2025	% from 2025
Revenues					
Property Taxes	\$ 1,696,533	\$ 1,965,356	\$ 3,298,465	\$ 1,333,109	67.83%
Permits and Licenses				-	0.00%
Intergovernmental	7,513,684	7,192,058	7,244,273	52,215	0.73%
Other Revenues	3,417,954	1,181,927	1,374,705	192,778	16.31%
Debt Service	(323,652)	-	-	-	0.00%
Transfers from Other Funds	1,951,150	-	-	-	0.00%
Total Revenues	14,255,669	10,339,341	11,917,443	1,578,102	15.26%
Expenditures					
Salaries and Benefits	1,523,786	1,975,207	1,996,720	21,513	1.09%
Materials, Supplies, & Services	9,288,532	7,438,769	8,743,179	1,304,410	17.54%
Internal Charges	272,443	372,112	391,864	19,752	5.31%
Capital Outlay	1,078,112	53,253	50,000	(3,253)	-6.11%
Transfer to Other Funds	1,913,209	500,000	500,000	-	0.00%
Total Expenditures	\$ 14,076,082	\$ 10,339,341	\$ 11,681,763	\$ 1,342,422	12.98%
Less Expenses Charged to Other Funds				-	0.00%
Net Total Expenditures	\$ 14,076,082	\$ 10,339,341	\$ 11,681,763	\$ 1,342,422	12.98%
Revenues less Expenditures	\$ 179,587	\$ -	\$ 235,679	\$ 235,679	0.00%

Staff is proposing the 2026 preliminary operating budget of \$11,917,443, an increase of \$1,578,102 or 15.26% from the 2025 budget. The 2026 budget is structured to continue to invest in housing programs that support a variety of housing services for Bloomington residents.

Per State Statute, the HRA levy can be up to 0.0185% of market value. The proposed HRA levy for 2026 is \$3,298,465, which is the 2026 levy maximum. This is a \$1,333,109 increase, or 68%, from the 2025 HRA levy of \$1,965,356. The proposed levy results in an estimated median-valued home tax of \$4.95 per month for Pay 2026, up from \$2.84 per month in Pay 2025. The HRA previously levied the maximum amount, but the levy was reduced in 2023, 2024, and 2025 to make space to add a new Port Authority levy for the purpose of city-wide economic development. The proposed levy would restore the HRA funding.

A key factor in the HRA's decision to maximize the preliminary levy was uncertainty with federal funding, which make up a substantial portion of the HRA budget. The Board discussed various strategies and determined that maximizing the levy at the preliminary stage would offer the most flexibility before finalizing the budget and levy in November.

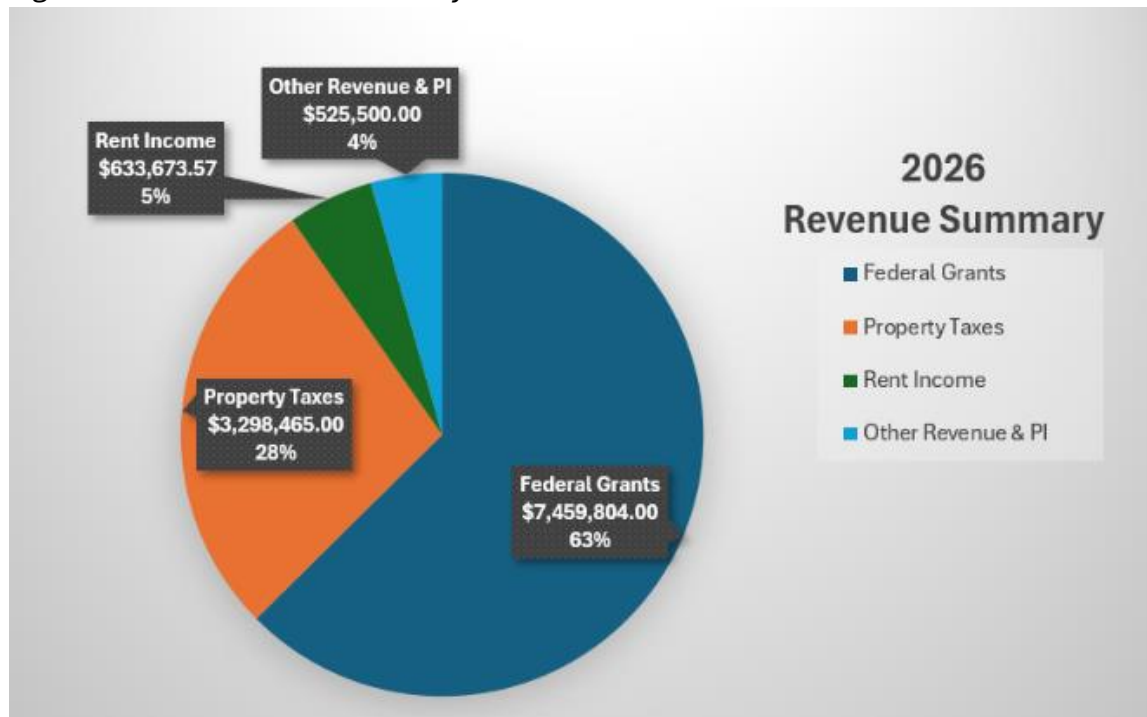
Figure 2: HRA Levy Request vs Actual by Year



Revenue Sources:

HRA revenue comes from a mix of sources which primarily include federal grants, local levy, rental income, and grants. Approximately 65% of the HRA's annual budget is federal grants from Housing Choice Voucher (HCV) and Community Development Block Grant (CDBG) program administration. In 2026, significant changes in priorities and policies at the federal level have the potential to dramatically impact the HRA budget. The HRA also receives regular loan repayments and grants from other State and Regional sources.

Figure 3: 2026 Revenue Summary



HRA Major Programming:

The HRA provides coordination, services, and program administration along the housing continuum in alignment with the Bloomington. Tomorrow. Together. strategic plan. In 2025, the HRA will continue to implement various strategic projects as well as core programming. Several key strategic initiatives in 2026 as well as ongoing programs are identified below.

Strategic Initiatives

- Loan management software implementation
- Bring It Home State Rental Assistance program launch
- American Rescue Plan Act (ARPA) funded partnerships
- Down Payment Assistance Program
- Capital Improvement Planning
- Local Affordable Housing Aid implementation
- Bloomington Affordable Homeownership

Ongoing core programs

- Housing Choice Voucher program (federally funded)
- Community Development Block Grant (federally funded)
- Partnership agreements
- Homelessness services coordination
- Home buyer counseling & education
- Rental Homes for Future Homebuyers
- HRA-owned property maintenance
- Affordable Housing Trust Fund
- Opportunity Housing Ordinance
- Various development projects

The HRA aims to provide various services from homelessness to homeownership that support attainable housing through all life stages and phases. The image below captures the spectrum of services and programs that the HRA offers.

Figure 4: Housing Continuum



Strategic Alignment:

Mission alignment: The City of Bloomington’s mission is to cultivate an enduring and remarkable community where people want to be. The HRA’s mission supports this through:

- Creating a sense of home and space
- Promoting housing stability and choice
- Building opportunities for homeownership

Bloomington. Tomorrow. Together priority alignment:

- Connected, Welcoming Community: Invests in housing options and programs that ensure all residents feel welcomed and have the opportunity to thrive.
- A Healthy Community: Expands access to quality housing that supports the health, safety, and well-being of community members.
- A Community with Equitable Economic Growth: Develops and promotes attainable housing opportunities for families across all income levels.

Cost Reductions and Efficiencies

Over the past year, staff have worked to manage programming and capital costs in order to manage growing expenses. Cost saving and performance improvement measures include:

- Bringing property management in house, which has also resulted in a much higher level of service from residents of HRA-owned homes.
- Screening recommended repairs to HRA-owned properties to ensure that they are necessary and approved by staff.
- Planning a capital improvement strategy to invest in major repairs over a longer period of time.
- Pausing on processing Rehabilitation Loans when requests exceeded the budget.
- With uncertain federal funding, holding a position vacant.

Staff have also worked to utilize other sources for funds to supplement the HRA budget. Only 24% of the proposed 2026 HRA budget is from the levy, demonstrating the effectiveness of utilizing other sources. Examples of leveraging other dollars include:

- Local Affordable Housing Aid dollars, delegated by the City Council to the HRA to administer (\$1,478,986.21 in 2025)
- Livable Communities Development Account grants from the Met Council (\$500,000 over 3 grants awarded in 2025)
- Bring It Home dollars (\$2.6M awarded in 2025 over the next 2 years)
- CDBG COVID funding directed to HRA-owned home deferred maintenance (\$230,447)
- Seeking additional funds for property maintenance from the State's Publicly Owned Housing Program and the Federal Home Loan Bank

Proposed Levy Increases:

There are several key areas that are contributing to the proposed levy increase this year.

1. Property maintenance (\$344,945).

- o The HRA owns 42 homes, most of which were built in the 1960's and 1970's.
- o In 2024, the HRA invested \$1.2M in property improvements and shifted from a contracted property management team to an in-house model to better manage the needs of the aging housing stock.
- o Deferred maintenance, increased attention to preventative maintenance, capital improvement planning, and other factors have led to an increase in property expenditures.

2. Affordable Housing Investments (\$300,000)

- o The Affordable Housing Trust Fund seeded in 2019 is now fully expended.
- o Staff continue to seek creative opportunities and alternative funding streams for this purpose.
- o Funding in this category goes to large development or redevelopment projects and to debt service for existing loans.

3. Strategic Partnerships (\$137,000).

- o The HRA maintains a variety of local partnerships with agencies that provide housing services for Bloomington residents. These partnerships support the HRA's mission and goals by diversifying the services available to residents.
- o The levy increase corrects the budget deficit in 2025 for these programs and anticipates a greater need for partnerships to respond to housing needs.

4. Development Fund balance (\$239,030)

- o Historically, funds from the HRA levy have not gone toward increasing the balance of the Development Fund. Staff proposed increasing the levy to build the balance of the fund for future housing initiatives, including the likelihood of programming to respond to federal funding reductions.

5. Bring it Home administration (\$100,000).

- The HRA is anticipating an award of \$2.6M from Minnesota Housing for a State voucher program. These funds are proposed to support start-up and administrative costs in 2026.

The below levy increases were removed at the request of the HRA Board.

Opportunity Costs:

Reducing the funding available for long-term strategic projects impacts the HRA budget in these major categories:

- Funding for development projects and Naturally Occurring Affordable Housing (NOAH) preservation.
- Potential long term debt service payments.
- The HRA's ability to respond to federal cuts or reductions. If there are federal cuts to either the Housing Choice Voucher program or CDBG, the HRA would have limited funds available to continue programming or to fill service gaps from those dollars.

Fund Summary:

The HRA Budget is broken out into various funds, representing the programs and services administered by the HRA. A summary of each fund and the proposed distribution of levy dollars is outlined below. Year to year, the HRA has relied on fund balances to carry out specific strategic initiatives of the HRA, including funding new construction and preservation initiatives through the Development Fund. Levy contributions typically represent funds necessary to maintain ongoing programs of the HRA and do not result in significant contributions to maintaining or replenishing existing fund balances; this year, staff are recommending an increase to the Development Fund balance in order to be able to respond to likely federal funding reductions.

H180010 – General Administration

This fund is for the general operations of the HRA, including administrative functions and engagement. Funding for professional services related to renter and homebuyer education, as well as population-specific services and support, is included in this fund. In 2025, this fund was supported by a levy contribution of \$495,599. For 2026, it is recommended that the levy support increase to \$676,193.

H280020 – Development

This fund consists of redevelopment activities led by the HRA. These levy and fund balance dollars will be spent on activities for single and two-family and missing middle redevelopment, development projects, NOAH preservation projects, and acquisition and disposition activities. In 2025, the levy contribution was \$607,053. For 2026, it is recommended that levy support increase to \$1,205,083.

H280030 – Vouchers

This fund is for the Housing Choice Voucher (Section 8) Program. The HRA earns an administrative fee for each month a voucher is in the lease. HUD typically notifies the HRA of budget allocation in April of the budget year. Estimated housing assistance payments are included in the “Maintenance/Rent/Premiums” budget line item. Levy dollars are included for memberships, professional development, supplies, and contract services. This year, HUD is requiring a new NSPIRE inspections framework and some levy funds will go towards inspection services. In 2025, the levy contribution was \$46,715. For 2026, it is recommended that the levy support increase to \$140,223.

H280040 – CDBG Rehab

The Community Development Block Grant (CDBG) Program includes federal grant allocation and program income from previous home improvement loans. This program is offered city-wide to households at or below 80% AMI. Estimated amounts for new loans are included in the “Maintenance/Rent/Premiums” budget line item. In 2025, no levy funds were allocated to this fund, and no levy allocation is recommended again in 2026.

H280041 – Neighborhood

This fund includes the Neighborhood Rehabilitation Loan Program, Housing and Environmental Loan Program (HELP), A Brush with Kindness (ABWK), Center for Energy and Environment (CEE) Home Energy Squad air sealing and insulation programs, and funding for the biennial home fair. An estimated number of repayments of previous home improvement loans are included in revenue. Estimated amounts for new loans are included in the ‘Maintenance/Rent/Premiums’ budget line item. In 2025, the levy contribution was \$195,790. For 2026, it is recommended that levy support increase to \$485,706.

H680120 – Assisted Rental (formerly Public Housing)

This fund reflects the revenues and expenditures for the operation of the 20 HRA scattered site rental housing units that the HRA converted from Public Housing to project-based Housing Choice Vouchers (HCV) in 2012. Project-based HCV rental income sustains the activities of the program. In 2025, no levy funds were allocated to this fund, and no levy allocation is recommended again in 2026.

H680130– Rental Homes

This fund reflects the revenues and expenditures for the operation of the 21 HRA scattered site rental housing units under the Rental Housing for Future Home Buyers Program. This program provides the household the opportunity to escrow a portion of the rent to be applied to the purchase of a home of their choice in the future; the escrow funds are not included in the budget. The budget anticipates that rents will primarily support the management and maintenance of the units subsidized by levy funds for capital improvements and insurance-related costs. In 2025, the levy contribution was \$120,199. For 2026, it is recommended that levy support increase to \$291,259.

H200 – Opportunity Housing

This fund includes funding for the Affordable Housing Trust Fund (AHTF). The AHTF revolving loan fund is a financial incentive option of the Opportunity Housing Ordinance that assists in the creation and/or preservation of affordable units of housing. In 2025, the levy contribution to this fund was \$500,000. It is recommended that the levy support remain at \$500,000 in 2026.

H411 – Bloomington Affordable Homeownership Program

New in 2026, this fund will be used to track expenses and revenue relating to the development of 27 one or two-family dwelling units.

Bring It Home

Also new in 2026, this fund will capture expenses and grant funds from MN Housing to administer the new State housing voucher program. The HRA was informed by the State it would receive \$2.6M over the next two years.

Fund	(Multiple Items)
Segment 3	All
Segment 2	All
Projection Number	2026

Housing and Redevelopment Authority

Row Labels	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2026 Budget Request	\$ Change from 2025	% Change from 2025
Revenue							
4A - PROPERTY TAXES							
41101 - Property Taxes - Current	-2,686,457.54	-2,687,895.84	-1,696,533.06	-1,965,356.00	-3,298,465.00	-1,333,109.00	68%
41102 - Property Taxes - Delinquent	0.00	882.85	0.00	0.00	0.00	0.00	0%
41104 - Property Taxes - Tax Increment	0.00	0.00	0.00	0.00	0.00	0.00	0%
4A - PROPERTY TAXES Total	-2,686,457.54	-2,687,012.99	-1,696,533.06	-1,965,356.00	-3,298,465.00	-1,333,109.00	68%
4G - FEDERAL GRANTS							
43101 - Federal Grants	-306,885.98	-1,447,529.08	-1,065,340.46	-610,118.00	-578,256.00	31,862.00	-5%
43102 - Federal Grants-CDBG Lead Paint	-3,000.00	-17,700.00	-24,645.00	-25,000.00	-25,000.00	0.00	0%
43103 - Federal Grants - Vouchers	-5,229,783.00	-5,540,101.00	-5,740,701.00	-5,960,855.00	-5,951,017.00	9,838.00	0%
43105 - Section 8 Vouchers Admin Rev	-619,585.00	-686,607.00	-662,095.00	-596,085.00	-690,000.00	-93,915.00	16%
4G - FEDERAL GRANTS Total	-6,159,253.98	-7,691,937.08	-7,492,781.46	-7,192,058.00	-7,244,273.00	-52,215.00	1%
4H - STATE GRANTS							
43401 - State Grants	0.00	0.00	-20,900.00	0.00	0.00	0.00	0%
4H - STATE GRANTS Total	0.00	0.00	-20,900.00	0.00	0.00	0.00	0%
4I - STATE AIDS							
43503 - HACA/Mkt Val Cr	-5.72	-5.58	-3.01	0.00	0.00	0.00	0%
4I - STATE AIDS Total	-5.72	-5.58	-3.01	0.00	0.00	0.00	0%
4J - LOCAL GRANTS							
43701 - Local Grants - Intergov Other	-67,779.84	-82,233.91	0.00	0.00	0.00	0.00	0%
4J - LOCAL GRANTS Total	-67,779.84	-82,233.91	0.00	0.00	0.00	0.00	0%
4L - PROGRAM INCOME							
44008 - Neighborhood Program	0.00	0.00	0.00	0.00	0.00	0.00	0%
4L - PROGRAM INCOME Total	0.00	0.00	0.00	0.00	0.00	0.00	0%
4U - INVESTMENT INCOME							
46101 - Interest	-734,343.12	-1,370,430.13	-980,879.83	-20,000.00	-20,000.00	0.00	0%
46102 - Mkt Value Adjustment Interest	0.00	0.00	0.00	0.00	0.00	0.00	0%
4U - INVESTMENT INCOME Total	-734,343.12	-1,370,430.13	-980,879.83	-20,000.00	-20,000.00	0.00	0%
4V - DONATIONS/DEDICATION							
46401 - Donations	0.00	0.00	0.00	0.00	0.00	0.00	0%
4V - DONATIONS/DEDICATION Total	0.00	0.00	0.00	0.00	0.00	0.00	0%
4W - INTERFUND TRANSFERS							
49101 - Interfund Transfers In	-523,000.00	-5,803,418.86	-1,951,150.03	0.00	0.00	0.00	0%
4W - INTERFUND TRANSFERS Total	-523,000.00	-5,803,418.86	-1,951,150.03	0.00	0.00	0.00	0%
4X - PROCEEDS OF CAPITAL							
49201 - Sale Real Prop	0.00	0.00	0.00	0.00	0.00	0.00	0%
49202 - Sale Of Other Property	0.00	0.00	-1,225,000.00	0.00	0.00	0.00	0%
4X - PROCEEDS OF CAPITAL Total	0.00	0.00	-1,225,000.00	0.00	0.00	0.00	0%

Fund	(Multiple Items)
Segment 3	All
Segment 2	All
Projection Number	2026

Housing and Redevelopment Authority

Row Labels	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2026 Budget Request	\$ Change from 2025	% Change from 2025
Revenue							
4Y - PROCEEDS OF LT LIAB							
49304 - Loan Proceeds	-5,551,460.00	0.00	0.00	0.00	0.00	0.00	0%
4Y - PROCEEDS OF LT LIAB Total	-5,551,460.00	0.00	0.00	0.00	0.00	0.00	0%
4Z - OTHER REVENUE							
49904 - Loan Svs Fees	0.00	0.00	0.00	0.00	0.00	0.00	0%
49905 - Rents	-370,245.46	-365,180.73	-403,291.08	-487,461.00	-630,673.57	-143,212.57	29%
49906 - Fraud Recovery Rev	-3,334.33	-1,940.50	-5,866.76	-3,000.00	-3,000.00	0.00	0%
49907 - Insurance Proceeds	0.00	0.00	0.00	0.00	0.00	0.00	0%
49909 - Subsidized Rent Inc	-198,764.12	-186,314.00	-198,847.00	-209,253.00	-215,531.00	-6,278.00	3%
49997 - Forgivable Loan Revenue	0.00	-1,399,719.77	0.00	-500.00	-500.00	0.00	0%
49999 - Other Revenue	-674,416.71	-892,427.82	-604,068.93	-461,713.00	-505,000.00	-43,287.00	9%
4Z - OTHER REVENUE Total	-1,246,760.62	-2,845,582.82	-1,212,073.77	-1,161,927.00	-1,354,704.57	-192,777.57	17%
Revenue Total	-16,969,060.82	-20,480,621.37	-14,579,321.16	-10,339,341.00	-11,917,442.57	-1,578,101.57	15%
Expense							
5A - SALARIES & WAGES							
5001P - FT/Regular Pay	800,001.52	759,204.95	1,064,295.21	1,417,352.00	1,466,004.45	48,652.45	3%
5002P - Pay Adjustmts	4,050.00	0.00	6,580.00	0.00	0.00	0.00	0%
5003P - Addtl Pay	0.00	250.00	3,023.07	0.00	0.00	0.00	0%
50040 - Overtime Pay	4,678.71	4,692.60	5,425.75	21,580.00	0.00	-21,580.00	-100%
50050 - PT/Temp/Seasonal Pay	56,425.19	24,544.00	50,227.38	10,000.00	15,000.00	5,000.00	50%
50080 - Holiday Pay Overtime	0.00	0.00	240.00	0.00	0.00	0.00	0%
5A - SALARIES & WAGES Total	865,155.42	788,691.55	1,129,791.41	1,448,932.00	1,481,004.45	32,072.45	2%
5B - BENEFITS							
5105P - Workers Comp	8,863.30	9,032.88	12,118.88	12,630.00	14,320.76	1,690.76	13%
5106P - FICA/Medicare	64,462.07	58,959.24	84,620.38	107,673.00	111,455.66	3,782.66	4%
5107P - PERA	63,818.73	57,895.05	79,998.25	106,306.00	109,950.88	3,644.88	3%
5108P - City Paid Leave	37,466.04	31,267.08	35,977.92	49,651.00	50,488.17	837.17	2%
51100 - Unemployment Insurance	0.00	9,252.84	0.00	0.00	0.00	0.00	0%
5195P - Employee Benefits	204,867.00	155,833.08	181,279.08	249,340.00	229,500.00	-19,840.00	-8%
51990 - Other Benefits	0.00	0.00	0.00	675.00	0.00	-675.00	-100%
5B - BENEFITS Total	379,477.14	322,240.17	393,994.51	526,275.00	515,715.47	-10,559.53	-2%
5C - PROFESSIONAL SVCS							
5201P - Audit	25,756.70	24,600.00	20,800.00	30,400.00	31,700.00	1,300.00	4%
52030 - Legal	80,597.00	32,547.71	14,257.34	46,000.00	72,500.00	26,500.00	58%
52070 - Computer Software & Design	0.00	0.00	11,939.00	10,000.00	0.00	-10,000.00	-100%
52080 - Temporary Help	20,559.00	0.00	0.00	0.00	0.00	0.00	0%
52100 - Lead Paint Testing	3,000.00	17,700.00	24,645.00	27,000.00	25,000.00	-2,000.00	-7%

Fund	(Multiple Items)
Segment 3	All
Segment 2	All
Projection Number	2026

Housing and Redevelopment Authority

Row Labels	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2026 Budget Request	\$ Change from 2025	% Change from 2025
Revenue							
52990 - Professional Services-Other	128,002.34	58,619.12	65,226.62	131,511.00	189,991.00	58,480.00	44%
5C - PROFESSIONAL SVCS Total	257,915.04	133,466.83	136,867.96	244,911.00	319,191.00	74,280.00	30%
5D - MAINT/RENT/PREMIUMS							
53010 - Utility Services-Electric	0.00	2,355.49	3,449.58	1,500.00	1,500.00	0.00	0%
53020 - Utility Services-Water	54,789.46	57,742.93	61,568.67	2,000.00	2,000.00	0.00	0%
53030 - Utility Services-Gas	0.00	1,431.71	3,547.07	1,000.00	1,000.00	0.00	0%
53040 - Utility Services-Refuse Disp	0.00	1,275.00	3,050.00	1,000.00	1,000.00	0.00	0%
53140 - Contract Svs-Other	7,143.75	1,504,370.28	206,351.79	96,679.00	734,000.00	637,321.00	659%
53210 - Maint&Repairs-Other	0.00	0.00	0.00	0.00	0.00	0.00	0%
53400 - Prop Mgmt	709,816.25	1,038,417.88	471,116.20	180,000.00	200,000.00	20,000.00	11%
53420 - Prop Mgmt Labor	0.00	0.00	0.00	0.00	0.00	0.00	0%
53430 - Prop License Fees	5,166.00	5,330.00	5,330.00	10,400.00	10,400.00	0.00	0%
53440 - Property Taxes	34,494.40	39,467.44	65,292.54	67,000.00	40,000.00	-27,000.00	-40%
53500 - Home Improvement	477,253.45	1,358,378.59	1,498,378.34	902,130.00	1,292,000.00	389,870.00	43%
53510 - Housing Assistance	5,246,149.88	5,469,521.96	5,854,470.09	5,817,777.00	5,991,017.00	173,240.00	3%
53520 - Port In Not Absorbed	0.00	0.00	0.00	0.00	0.00	0.00	0%
53530 - Port Out Admin	54,954.54	62,018.49	80,424.22	60,000.00	60,000.00	0.00	0%
53600 - Small Claims Payments	0.00	0.00	0.00	0.00	0.00	0.00	0%
53610 - Small Claims Expense	0.00	0.00	0.00	0.00	0.00	0.00	0%
5D - MAINT/RENT/PREMIUMS Total	6,589,767.73	9,540,309.77	8,252,978.50	7,139,486.00	8,332,917.00	1,193,431.00	17%
5E - OTHER SERVICES							
54020 - Courier Services	198.67	112.43	0.00	700.00	500.00	-200.00	-29%
54030 - Fed Ex / UPS	0.00	0.00	0.00	0.00	0.00	0.00	0%
54120 - Mobile Device Service	4,130.72	9,326.82	6,463.55	6,300.00	6,420.00	120.00	2%
54200 - Copier Service	0.00	0.00	0.00	0.00	0.00	0.00	0%
54320 - Advertising-Other	743.75	1,946.90	5,314.10	1,700.00	11,500.00	9,800.00	576%
54510 - Permits	1,000.00	160.00	2,067.04	0.00	0.00	0.00	0%
54520 - Membership Dues	-500.00	6,462.97	4,982.36	4,500.00	4,500.00	0.00	0%
54530 - Subscriptions	132.50	2,620.00	35,917.98	500.00	10,500.00	10,000.00	2000%
54600 - Mileage	121.75	696.85	186.26	1,000.00	0.00	-1,000.00	-100%
54610 - Train&Ed-Local Mtgs	0.00	0.00	0.00	500.00	0.00	-500.00	-100%
54620 - Train&Ed-Lodging	3,236.95	20,863.29	15,212.57	10,800.00	15,000.00	4,200.00	39%
54630 - Train&Ed-Meals&Travel	1,195.37	1,436.27	12,512.50	9,250.00	15,000.00	5,750.00	62%
54640 - Train&Ed-Registration	12,919.00	40,778.27	27,656.24	12,000.00	10,000.00	-2,000.00	-17%
54650 - Train&Ed-Other	0.00	6,000.00	273.79	0.00	0.00	0.00	0%
54660 - Parking	0.00	0.00	51.36	0.00	0.00	0.00	0%
54990 - Other Services	5,635,058.08	1,015,175.15	685,547.80	0.00	0.00	0.00	0%

Fund	(Multiple Items)
Segment 3	All
Segment 2	All
Projection Number	2026

Housing and Redevelopment Authority

Row Labels	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2026 Budget Request	\$ Change from 2025	% Change from 2025
Revenue							
5E - OTHER SERVICES Total	5,658,236.79	1,105,578.95	796,185.55	47,250.00	73,420.00	26,170.00	55%
5F - INTERNAL CHARGES							
5501P - General Fund Services	49,897.08	57,136.08	58,850.04	78,761.00	85,461.00	6,700.00	9%
5505P - Fleet Equip Maint & Repairs	2,791.93	4,562.04	6,891.00	8,269.00	8,332.00	63.00	1%
5510P - Fleet Vehicle Replacement	3,500.75	4,582.08	2,230.08	2,788.00	3,206.20	418.20	15%
5522P - Digital Communications	3,560.04	3,666.96	3,777.00	3,890.00	0.00	-3,890.00	-100%
5523P - IT Technology Charge	107,055.00	98,286.96	108,830.04	163,030.00	172,800.00	9,770.00	6%
5524P - Records and Data Management	0.00	0.00	0.00	9,590.00	9,990.00	400.00	4%
5530P - Space & Occ - City Hall	30,653.04	30,315.96	31,224.96	33,469.00	35,142.00	1,673.00	5%
5550P - Mailroom	15,487.08	15,795.96	16,113.12	16,596.00	17,094.00	498.00	3%
5555P - Language Services	0.00	0.00	0.00	1,250.00	1,288.00	38.00	3%
5560P - Info Desk/IT Phones	7,652.16	7,804.92	7,960.92	8,200.00	8,445.00	245.00	3%
5570P - Insurance	32,504.04	32,829.00	33,156.96	40,733.00	42,770.00	2,037.00	5%
55800 - Internal Print Shop Charges	5,583.53	3,280.82	1,459.05	2,535.97	4,335.97	1,800.00	71%
55900 - Internal Graphics Charge	1,755.00	2,697.50	1,950.00	3,000.00	3,000.00	0.00	0%
5F - INTERNAL CHARGES Total	260,439.65	260,958.28	272,443.17	372,111.97	391,864.17	19,752.20	5%
5G - SUPPLIES & MATERIALS							
56010 - Office Supplies	3,451.79	2,782.83	2,114.23	4,822.03	4,951.00	128.97	3%
56050 - Meals & Refreshments	370.27	3,835.84	289.83	200.00	0.00	-200.00	-100%
56840 - Mobile Device Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0%
56990 - Supplies - Other	31,267.35	67,811.50	100,096.34	2,100.00	12,700.00	10,600.00	505%
5G - SUPPLIES & MATERIALS Total	35,089.41	74,430.17	102,500.40	7,122.03	17,651.00	10,528.97	148%
5H - CAPITAL OUTLAY							
57010 - Capital Outlay - Land	0.00	427,109.97	1,243.26	53,253.00	50,000.00	-3,253.00	-6%
57020 - Capital Outlay - Bldg & Struct	0.00	113,415.00	0.00	0.00	0.00	0.00	0%
57030 - Capital Outlay - Improvements	0.00	0.00	1,076,868.62	0.00	0.00	0.00	0%
57070 - Capital Outlay - Other	0.00	0.00	0.00	0.00	0.00	0.00	0%
5H - CAPITAL OUTLAY Total	0.00	540,524.97	1,078,111.88	53,253.00	50,000.00	-3,253.00	-6%
5I - DEBT SERVICE							
58010 - Principal Retirement	0.00	0.00	0.00	0.00	0.00	0.00	0%
58020 - Interest Paid	213,114.24	273,028.50	323,651.98	0.00	0.00	0.00	0%
5I - DEBT SERVICE Total	213,114.24	273,028.50	323,651.98	0.00	0.00	0.00	0%
5K - TRANSFERS OUT							
59020 - Interfund Transfers Out	643,190.00	3,589,220.77	1,913,209.08	500,000.00	500,000.00	0.00	0%
5K - TRANSFERS OUT Total	643,190.00	3,589,220.77	1,913,209.08	500,000.00	500,000.00	0.00	0%
Expense Total	14,902,385.42	16,628,449.96	14,399,734.44	10,339,341.00	11,681,763.09	1,342,422.09	13%
Grand Total	-2,066,675.40	-3,852,171.41	-179,586.72	0.00	-235,679.48	-235,679.48	0%



Request for Council Action

Originator Human Resources	Item 3.10 Resolution: Amendment to the Full-Time Non-Union Compensation Plan
Agenda Section CONSENT BUSINESS	Date September 8, 2025

Requested Action:

Motion by _____, seconded by _____ to adopt Resolution No. 2025-_____ amending the Full-Time Non-Union Compensation Plan.

Item created by: Steven Barrett, Human Resources

Item presented by: Steven Barrett, Human Resources Manager

Description:

The City is proposing the following amendment to the Full-Time Non-Union Compensation Plan: Creating the classification of 911 Shift Supervisor, Grade 7.

Attachments:

[2025-09-08 City Council resolution - full-time comp plan.pdf](#)

[2025 Compensation Plan for Full-Time Unrepresented Employees - Effective 09.08.2025.pdf](#)

RESOLUTION NO. 2025 - _____

**A RESOLUTION TO AMEND THE COMPENSATION PLAN FOR
FULL-TIME, NON-UNION EMPLOYEES, AND PART-TIME, TEMPORARY AND SEASONAL EMPLOYEES FOR
THE CITY OF BLOOMINGTON**

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

WHEREAS, Chapter 2, Section 2.64 of the Bloomington City Code states that the City Council shall establish a Compensation Plan for all City employees; and Section 2.65 establishes that the City Council may modify the Compensation Plan by resolution; and

WHEREAS, from time to time it is necessary and appropriate for the City Council to amend the Compensation Plans for full-time non-union employees; and temporary, part-time, and seasonal employees; and

WHEREAS, a modification to the Compensation Plan for Full-Time, Non-Union Employees is needed to reflect the new classification of 911 Shift Supervisor, Grade 7

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MINNESOTA that the attached Compensation Plan for Full-Time, Non-Union Employees of the City of Bloomington are hereby amended.

Passed and adopted in regular session this 8th day of September, 2025.

Mayor

ATTEST:

Secretary to the Council



**2025 COMPENSATION PLAN FOR FULL-TIME, NON-UNION
EMPLOYEES OF THE CITY OF BLOOMINGTON, MN**
Effective August 25th, 2025

INTRODUCTION

Full-time, non-union employees of the City of Bloomington shall be paid in accordance with the following schedules, effective December 21, 2024. In each of the established Pay Grades of Grade A through 17, the starting pay is 75% of the maximum pay. For positions in Grade 1-13, six pay steps have been defined, each reflecting a 3% increase over the previous step.

ADMINISTRATION

For positions in Grades 1-13, the general practice of the City shall be to place newly hired or promoted employees at Step 1 of the pay grade to which their position is assigned unless market conditions or the qualifications of the candidate warrant a higher starting pay. A starting pay higher than Step 6 of the pay grade for those positions in Grades 1-13 shall be awarded only in limited circumstances and with the approval of the City Manager. Employees shall generally advance to the next step of the Pay Grade annually on the anniversary of their hire or promotion to the position, so long as the employee is found to be exhibiting acceptable job performance. A scheduled step increase may be withheld when the Department Head and Human Resources Manager are in concurrence that an employee has not exhibited acceptable job performance over the course of the past year. In limited circumstances, the City Manager may authorize advancement to the next step of the Pay Grade sooner than one year, when he or she finds it to be in the best interests of the City to do so. At the beginning of each fiscal year, employees who have reached Step 6 of the Pay Grade to which their position has been assigned, and who have

been compensated at that rate for at least six months, may be considered for a performance-based increase. Performance-based increases shall be awarded based on the recommendation of the employee's supervisor, concurrence of the Department Head and final approval of the City Manager. No employee shall be entitled to a performance-based increase. No employee shall be awarded a performance-based increase that would place them above the maximum wage or salary established for the grade or position. For positions in Grades 14-17, the general practice of the City shall be to hire or promote employees at a starting salary that is between the minimum and midpoint of the assigned salary range. However, in limited circumstances and with the approval of the City Manager, an employee may be hired at or promoted to a starting salary that is above the midpoint of the range. Employees in positions assigned to Grades 14-17 may be considered for a salary adjustment annually, on the anniversary date of their hire or promotion to the position, until reaching the midpoint of the range. Upon reaching or exceeding the midpoint of the range, employees may be considered for a performance-based pay increase annually, corresponding with the City's fiscal year. Performance-based increases shall be awarded based on the recommendation of the employee's supervisor, concurrence of the Department Head and final approval of the City Manager. No employee shall be entitled to a performance-based increase. No employee shall be paid a base salary that exceeds the maximum of the established salary range for his or her position.

LANGUAGE PREMIUM PAY

Full-time employees will be compensated \$500 in two increments (July and December) if the criteria outlined in the Language Premium Pay Policy is met and the employee has passed the language proficiency assessment during the pilot program.

CITY OF BLOOMINGTON, MN
2025 COMPENSATION PLAN
 FOR FULL-TIME, NON-UNION EMPLOYEES

	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	MAX
GRADE 1	\$26.51	\$27.31	\$28.12	\$28.97	\$29.85	\$30.74	\$35.35
Office Assistant (Human Resources)	\$55,149	\$56,801	\$58,499	\$60,267	\$62,080	\$63,939	\$73,529
GRADE 2	\$28.50	\$29.36	\$30.24	\$31.15	\$32.07	\$33.05	\$38.00
Community Health Worker	\$59,280	\$61,070	\$62,906	\$64,788	\$66,716	\$68,735	\$79,045
Facilities Attendant							
Maintenance Worker							
GRADE 3	\$30.51	\$31.42	\$32.36	\$33.33	\$34.34	\$35.36	\$40.67
Accounting Assistant	\$63,457	\$65,361	\$67,312	\$69,332	\$71,420	\$73,554	\$84,588
Creative Placemaking Specialist							
Engineering Aide							
Golf Course Equipment Manager							
Public Health Data Technician							
Purchasing Specialist							
GRADE 5	\$34.35	\$35.37	\$36.43	\$37.53	\$38.65	\$39.81	\$45.78
Administrative Assistant	\$71,443	\$73,578	\$75,781	\$78,053	\$80,393	\$82,803	\$95,224
Engineering Technician							
HR Technician							
Public Health Billing Specialist							
Utility Billing Specialist							
Utility Operator							
GRADE 6	\$35.38	\$36.46	\$37.55	\$38.67	\$39.83	\$41.02	\$47.18
Community Development Project Facilitator	\$73,600	\$75,827	\$78,099	\$80,440	\$82,849	\$85,328	\$98,127
Crime Victim Liaison							
Desktop Support Specialist							
Equity and Inclusion Coordinator							
Executive Assistant							
GIS Specialist I							
HR Analyst							
Ice Garden Arena Specialist							
Laboratory Technician							
License Examiner							
Paralegal							
Payroll Coordinator							
Senior Utility Operator							
Utility Service Specialist							

	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	MAX
GRADE 7	\$37.16	\$38.28	\$39.42	\$40.60	\$41.83	\$43.09	\$49.55
[911 Shift Supervisor]	\$77,296	\$79,613	\$82,000	\$84,456	\$87,003	\$89,620	\$103,062
*Assistant Golf Maintenance Superintendent							
Communications Specialist							
Data Governance Coordinator							
Graphics Production Specialist							
Laboratory Analyst							
*Public Works Project Coordinator							
Senior Production Specialist							
Senior Utility Service Specialist							
Sustainability Specialist							
Video Production Specialist							
GRADE 8	\$39.39	\$40.57	\$41.78	\$43.04	\$44.33	\$45.67	\$52.52
*Auditor	\$81,931	\$84,387	\$86,911	\$89,528	\$92,213	\$94,990	\$109,238
Community Outreach & Engagement Coordinator							
Community Outreach & Engagement Coordinator - Police							
Community Outreach & Volunteer Coordinator							
Contracts Coordinator							
Desktop Administrator							
*Digital Communications Coordinator							
Dispatch Supervisor							
Equity and Inclusion Program Manager							
*GIS Specialist II							
Media and Video Production Coordinator							
*Office Supervisor							
*Police Records Supervisor							
*Production Supervisor							
Recreation Coordinator							
Senior Engineering Technician							
*Small Business Procurement Program Coordinator							
Water Resources Specialist							

	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	MAX
GRADE 9	\$40.75	\$41.96	\$43.22	\$44.52	\$45.86	\$47.23	\$54.32
*Accountant	\$84,754	\$87,279	\$89,895	\$92,603	\$95,380	\$98,249	\$112,986
Applications Administrator I (IT)							
*Assistant Capital Project Manager							
*Assistant Golf Course Manager							
*Assistant Ice Garden Manager							
*Center for the Arts Assistant Manager							
*Golf Course Maintenance Superintendent							
Development Coordinator							
*Dietitian							
*Ice Garden Maintenance Superintendent							
IT Systems Administrator I							
*Maintenance and Production Superintendent							
*Nutritionist							
*Public Health Nurse							
*Public Health Specialist							
*Recreation Supervisor							
*Special Projects Coordinator							
*Special Projects Coordinator/Executive Assistant							
*Strategic Communications Coordinator							
Utility Controls & Instrumentation Technician							

** Positions in Grades 1-9 that are preceded by an asterisk (*), as well as all positions in Grades 10-17, are exempt from the overtime provisions of the federal Fair Labor Standards Act (FLSA).*

GRADE 10	\$91,245	\$93,982	\$96,801	\$99,705	\$102,697	\$105,777	\$121,644
Applications Administrator II (IT)							
Benefits and Wellness Coordinator							
Business Analyst (IT)							
Center for the Arts Manager							
Communications Supervisor							
Community Health Supervisor							
Crime Analyst Supervisor							
Database Administrator (IT)							
Deputy City Clerk, Elections							
Deputy City Clerk, Licensing							
Disease Prevention & Control Supervisor							
Facilities Maintenance Supervisor							
Fleet Maintenance Supervisor							
Human Resources Representative							
Infrastructure Systems Analyst							
IT Systems Administrator II							
Network Administrator (IT)							
Operations Manager							
Park Maintenance Supervisor							
Public Health Nurse Supervisor							
Public Health Program Supervisor							
Solid Waste Program Coordinator							
Street Maintenance Supervisor							
Sustainability Coordinator							
Utilities Supervisor							
Water Quality Supervisor							
WIC Supervisor							

	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	MAX
GRADE 11	\$97,585	\$100,512	\$103,527	\$106,633	\$109,832	\$113,128	\$130,097
Civil Engineer Facility & Project Supervisor IT Project Coordinator IT Systems Engineer Network Engineer Professional Land Surveyor							
GRADE 12	\$101,103	\$104,136	\$107,260	\$110,479	\$113,792	\$117,206	\$134,787
Assistant Traffic Engineer Data Governance Officer Director of Creative Placemaking Environmental Health Supervisor GIS Coordinator Golf Course Manager Ice Garden Manager Planning Supervisor Public Health Program Manager Purchasing Manager Recreation Manager Residential Appraisal Supervisor Special Projects & Initiatives Manager Strategy, Research, and Project Manager Treasury Manager Utility Billing Manager							
GRADE 13	\$107,168	\$110,384	\$113,695	\$117,105	\$120,620	\$124,237	\$142,873
Assistant Building Official Assistant Maintenance Superintendent Assistant HRA Administrator Assistant Port Authority Administrator Assistant Public Health Administrator Assistant Utilities Superintendent Capital Project Manager City Clerk Facilities Manager Finance Manager Fleet Manager HR Business Partner Strategy, Policy, & Performance Manager							

The steps in Pay Grades 14-17 are "shadow steps" to be used as benchmark steps for those whose current pay is below Step 6 on their anniversary date.

	PAY RANGE: \$113,599 - \$151,446						
	MIN						MAX
	\$113,599	\$117,007	\$120,517	\$124,132	\$127,856	\$131,692	\$151,446
GRADE 14	Midpoint - \$139,635						
Analytics & Strategy Manager (P&R)							
Assistant Fire Chief							
Commercial Appraisal Supervisor							
Communications Administrator							
Community Health & Wellness Center Manager							
Community Outreach & Engagement Manager							
Compliance Manager							
Risk & Litigation Manager							
Senior Civil Engineer							
Support Services Bureau Manager							
Traffic & Transportation Engineer							
Water Resources Manager							
	PAY RANGE: \$124,936 - \$166,560						
	MIN						MAX
	\$124,936	\$128,684	\$132,544	\$136,521	\$140,616	\$144,835	\$166,560
GRADE 15	Midpoint - \$145,748						
Assistant Director of Parks & Natural Resources							
Building & Inspection Manager							
Chief Equity & Inclusion Officer							
City Assessor							
Deputy Director of Parks & Recreation							
Deputy Director of Public Works							
Deputy Finance Officer							
Environmental Health Manager							
HRA Administrator							
Human Resources Manager							
Information Technology Manager							
Maintenance Superintendent							
Planning Manager							
Port Authority Administrator							
Public Health Administrator							
Utilities Superintendent							

	PAY RANGE: \$137,563 - \$183,394						
	MIN						MAX
	\$137,563	\$141,690	\$145,940	\$150,319	\$154,828	\$159,473	\$183,394
GRADE 16	Midpoint - \$160,478.29						
City Engineer							
Deputy City Attorney							
Deputy Fire Chief							
Deputy Police Chief							
	PAY RANGE: \$164,166 - \$218,860						
	MIN						MAX
	\$164,166	\$169,091	\$174,164	\$179,388	\$184,770	\$190,313	\$218,860
GRADE 17	Midpoint - \$191,513.06						
Chief Financial Officer							
Chief Information Officer							
Chief of Police							
City Attorney							
Director of Community Development							
Director of Parks & Recreation							
Fire Chief							
	PAY RANGE: \$196,999 - \$262,632						
	MIN						MAX
	\$196,999	\$202,909	\$208,996	\$215,266	\$221,724	\$228,376	\$262,632
GRADE 18	Midpoint - \$229,815						
Assistant City Manager							

**Section 2: 2025 COMPENSATION PLAN FOR FULL-TIME, NON-UNION EMPLOYEES
OF THE CITY OF BLOOMINGTON, MN PUBLIC WORKS MAINTENANCE DIVISION**

Range	Starting Wage	1 Year	3 Years	5 Years	Performance-Based		
	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7
GRADE S800	\$30.04	\$32.15	\$34.40	\$36.81	\$37.91	\$39.05	\$40.22
Equipment Operator	\$62,493	\$66,876	\$71,558	\$76,561	\$78,856	\$81,220	\$83,652
Parkkeeper							
Service Technician							
Traffic Technician							
GRADE S850	\$34.57	\$37.00	\$39.58	\$42.35	\$43.63	\$44.93	\$46.28
Fleet Technician	\$71,902	\$76,951	\$82,321	\$88,082	\$90,744	\$93,452	\$96,252
Park Maintenance Crew Leader							
GRADE S900	\$39.84	\$42.63	\$45.61	\$48.81	\$50.28	\$51.78	\$53.34
City Forester	\$82,872	\$88,679	\$94,875	\$101,531	\$104,583	\$107,704	\$110,940
Natural Resources Specialist							
Signal / Instrumentation Technician							

“Step 6”

Current employees of the Public Works Maintenance Division at "Step 7" who are off step due to being grandfathered in under a different compensation structure in 2017 shall have a pay rate that is 5% above the current Step 7 pay rate.

**Section 3: 2025 COMPENSATION PLAN FOR FULL-TIME, BATTALION CHIEFS
OF THE CITY OF BLOOMINGTON, MN**

Range	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	MAX
GRADE BC100 (primary schedule/rate 56 hours per week or 2912 per year)	\$36.80	\$37.91	\$39.04	\$40.21	\$41.42	\$42.66	\$49.06
Battalion Chief	\$107,168	\$110,384	\$113,695	\$117,105	\$120,620	\$124,237	\$142,873
GRADE BC101 (primary schedule/rate 40 hours per week or 2080 per year)	\$51.52	\$53.07	\$54.66	\$56.30	\$57.99	\$59.73	\$68.69
Battalion Chief	\$107,168	\$110,384	\$113,695	\$117,105	\$120,620	\$124,237	\$142,873

Overtime eligible after working 212 hours in a 28-day period

Section 4 EXTRA DUTY PAY

The City Manager is authorized to award up to \$3,000 per month in additional compensation for any employee who is performing assigned duties and responsibilities which are in addition to the regular duties of the employee's position. The additional compensation shall continue for such length of time as the City Manager shall determine.

Section 5 LUMP SUM PAYMENTS

The City may also reward non-union employees who demonstrate excellent work performance by granting lump sum payments. A lump sum payment is a one-time payment of not more than 5% of the employee's annual base wage or salary. A lump sum incentive payment is not a base salary adjustment to be considered for future increases. Lump sum awards shall be dependent on the availability of funds, the recommendation of the Department Head, and the discretion and approval of the City Manager.

Section 6 EXCEPTIONAL SERVICE PAY

Section 6.1 Policy

The City of Bloomington encourages its employees to excel in the performance of their job duties and to enhance the City's quality of service. Individual or group efforts that improve customer service, promote efficiency, and minimize costs are to be commended.

The City may grant additional pay for demonstrated exceptional service. Regular employees who are not represented by a bargaining unit and have completed their initial probationary period may be eligible to receive exceptional service pay. Certain performance criteria are a requisite as well as recommendations of the employee's supervisors and the Department Head and approval of the City Manager.

Section 6.2 Performance Criteria

- A. Effort--The effort of work exceed expectations. The work produced a positive, significant effect for the City. The product or service provided clearly demonstrates an extra effort put forth by the employee.
- B. Consistency--The effort required is of sufficient duration and the exceptional service is consistently applied to customers, residents and/or employees.
- C. Quality--The product or service produced is of the highest quality.
- D. Quantity--The amount of work produced clearly exceeds expectations.
- E. Originality--The product or service is creative or innovative.
- F. Cost saving/revenue generating--The product or service will create a substantial cost saving or revenue generating effect for the City.
- G. Efficiency--Efficiency of City operations is measurably enhanced by the employee's work.

To qualify for Exceptional Service Pay the employee(s) must meet each of the criteria A, B and C plus one of the additional criteria: D, E, F or G.

Section 6.3 Approval Procedure

Requests for exceptional service pay may be made by the employee, another City employee, or supervisor. The written request should detail the achievement of the performance criteria, and then be sent to the employee's supervisor. The employee's supervisor will comment in writing on the merits of the request and forward it to the respective Department Head. The Department Head will comment on the request and notify the employee(s).

The Department Head may forward the report to a committee of all City Department Heads. If sent to the committee, the request will be reviewed and reported to the City Manager with or without recommendations. The City Manager has the sole authority to grant exceptional service pay. The Manager may accept the recommendation, and approve the request, deny the request, or take action on the request, modifying it to serve the best interests of the City. The Manager's decision shall be in writing. The employee's Department Head will notify the employee of the Manager's decision.

Section 6.4 Payment

Exceptional service pay is a one-time payment in an amount not to exceed \$2,000. No employee shall receive more than \$4,000 in exceptional service pay per calendar year.

Section 6.5 Report

The City Manager shall file with the City Council each year before the time set for the adoption of the annual budget a report of his or her action in exercising authority for Exceptional Service Pay.



Request for Council Action

Originator Maintenance	Item 3.11 Approve Purchase - Regular and Treated Road Salt
Agenda Section CONSENT BUSINESS	Date September 8, 2025

Requested Action:

Motion by _____, seconded by _____ to approve the purchase of up to 800 tons of regular road salt at a cost of \$105.25 per ton (delivered) under State of Minnesota Contract #230567 from Compass Minerals America Inc. and up to 2,000 tons of treated road salt at a cost of \$111.67 per ton (delivered) under State of Minnesota Contract #274372 from Skyline Salt Solutions.

Item created by: Kalea Fischer, Maintenance

Item presented by: Tim Behrendt, Maintenance Superintendent

Description:

City Council is requested to approve the purchase of regular and treated road salt for de-icing roads during the 2025/2026 winter season.

Regular road salt is available under State of Minnesota Contract #230567 from Compass Minerals America Inc. at a contract price of \$105.25 per ton, a 5% increase. The 2024/2025 contract price was \$100.24 per ton. It should be noted that the price of road salt is driven by supply and demand.

Treated road salt is available under the State of Minnesota Contract #274372 from Skyline Salt Solutions at a contract price of \$111.67 per ton, a 1% increase. The 2024/2025 contract price was \$110.37 per ton.

Prior to bidding these contracts, the State of Minnesota requested participating cooperative purchasing (CPV) members to submit their quantity requirements for the upcoming contract season. Bloomington's requirements for 2025/2026 are 800 tons of regular and 2,000 tons of treated salt. The provisions of these contracts require the CPV members to purchase a minimum percentage (80%) of their submitted quantities. Contract vendors in turn must guarantee to supply a maximum (120%) additional percentage of the submitted quantities at the awarded contract price. Based on the contract provision and the unit price, the maximum expenditure for both regular and treated salt under this contract would be approximately \$369,048.00.

Note: Actual quantities for 2022/2023 were 845 tons of regular salt and 3,714 tons of treated salt for a total expenditure of \$459,231.63; actual quantities for 2023/2024 were 799 tons of regular road salt and 2,409 tons of treated road salt for a total expenditure of \$342,790.51; actual quantities for 2024/2025 were 797 tons of regular road salt and 1,797 tons of treated road salt for a total expenditure of \$286,085.46.

Funding for this expenditure is budgeted in the 2025 Street Maintenance Budget, Activity 165405-56160.



Request for Council Action

Originator Parks and Recreation	Item 3.12 Authorize Execution of an Interconnection Application and Interconnection Agreement with Xcel Energy – Bryant Park Building
Agenda Section CONSENT BUSINESS	Date September 8, 2025

Requested Action:

Motion by _____, seconded by _____ to authorize the Mayor and City Manager to execute an interconnection application and interconnection agreement with Xcel Energy to connect the solar array on the Bryant Park building to the Xcel power grid.

Item created by: Linda Batterson, Parks and Recreation

Item presented by: David Benson, Project and Facility Supervisor

Description:

The three documents for approval establish the regulatory and contractual framework for the City of Bloomington's solar PV project at Bryant Park and the redesigned Park Building. First, the Interconnection Application is the starting point with Xcel Energy, requesting approval to connect the City's 34.6 kW solar system to the grid and triggering their engineering review. Second, the Minnesota Distributed Energy Resource Interconnection Agreement (MNDIA) sets the technical and financial terms for that connection, confirming that no upgrades are required and outlining operating responsibilities between the City and Xcel. Finally, the Uniform Statewide Contract provides the legal framework under state rules, formalizing the utility's obligation to interconnect and purchase excess electricity generated by the City. Together, these agreements ensure the solar system can be energized, interconnected, and begin producing renewable energy for City facilities while selling surplus power back to Xcel.

Attachments:

[Staff Report Application-Agreement Interconnection Xcel Bryant Park Building](#)

STAFF REPORT

DATE: September 8, 2025

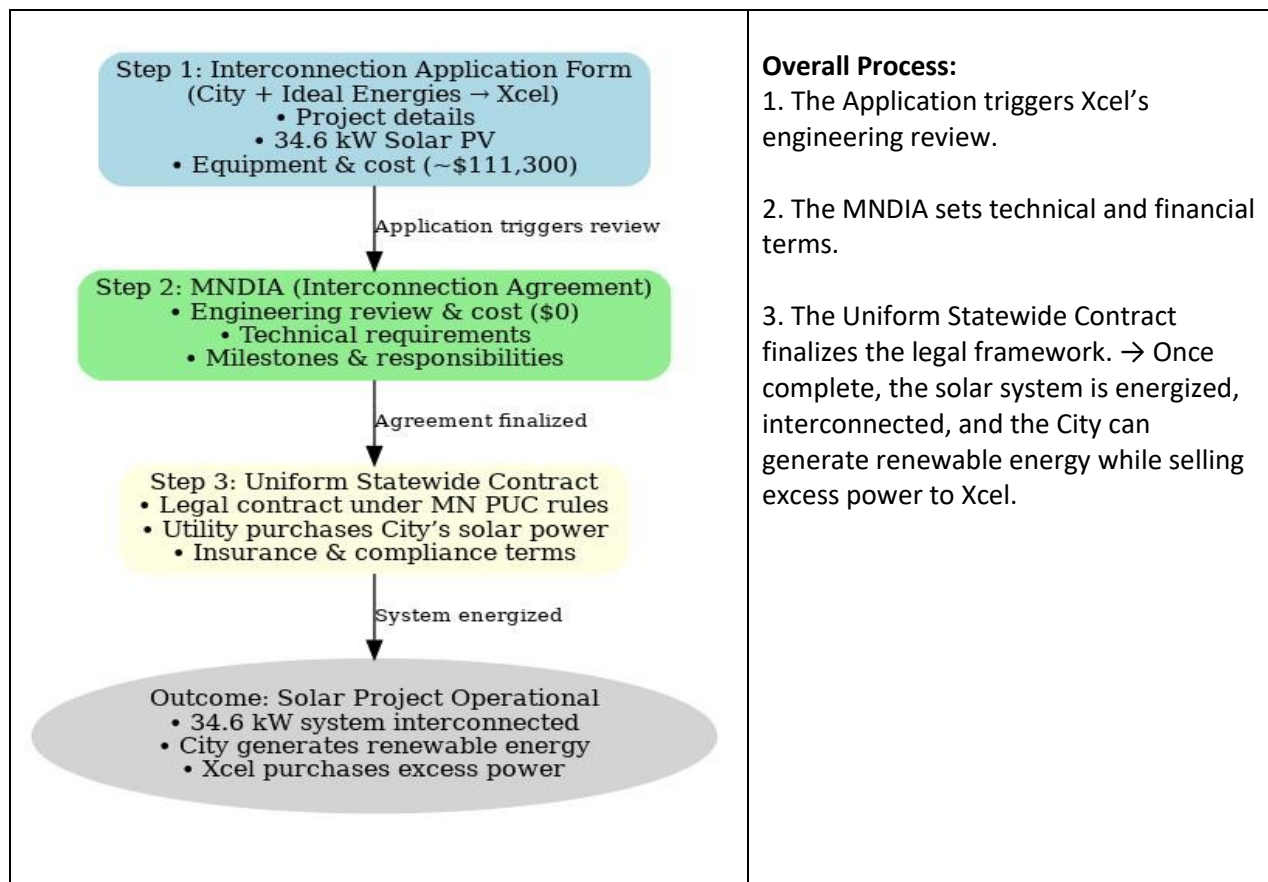
TO: Mayor and City Council

FROM: David Benson, Project and Facility Supervisor

SUBJECT: Authorize Execution of an Interconnection Application and Interconnection Agreement with Xcel Energy – Bryant Park

DETAILED DESCRIPTION:

The three included documents for approval form the regulatory and contractual framework for the City of Bloomington's solar photovoltaic (PV) project at Bryant Park and the redesigned Park Building. Approval of these documents will begin the process to harness power from the installed panels on the Bryant Park building. The interconnection application starts the process to energize and connect with Xcel Energy, the MNDIA sets technical and financial interconnection terms, and the Uniform Statewide Contract provides the legal framework for selling power back to the utility under state rules.



1. Interconnection Application Form – City of Bloomington

- **What it is:** The initial application submitted by the City (with Ideal Energies, LLC as installer) to Xcel Energy for interconnection.
- **Content:**
 - Lists project location (Bryant Park), installer details, and project costs (~\$111,300).
 - Specifies solar equipment (SolarEdge SE17.3KUS inverters).
 - Confirms system size (34.6 kW) and certifications (UL1741, IEEE1547).
- **Purpose:** To request approval from Xcel to connect the City's solar PV system to the grid. This is the starting point that leads to the engineering study (MN DIP process) and then to the formal interconnection agreement.

2. MNDIA (Minnesota Distributed Energy Resource Interconnection Agreement) for City of Bloomington

- **What it is:** An interconnection agreement specific to the City's distributed solar project at 1001 W 85th St, Bloomington.
- **Content:**
 - Provides engineering review results and cost estimates (in this case, \$0 due to no required upgrades).
 - Establishes technical conditions for interconnecting a 34.6 kW solar PV system.
 - Defines responsibilities of both parties (City and Xcel), including milestone schedules, contact information, insurance, and operating requirements.
- **Purpose:** To detail how the City's solar PV system will safely interconnect to Xcel's distribution system under Minnesota's Distributed Energy Resource process.

3. Uniform Statewide Contract for City of Bloomington

- **What it is:** A standardized contract between the City of Bloomington (as a qualifying facility, or "QF") and Northern States Power Company/Xcel Energy.
- **Content:**
 - Outlines the interconnection of a small power production facility (like solar generation) with the utility grid.
 - Specifies the kind of electrical service, parallel operation requirements, insurance coverage, and payment adjustments.
 - Formalizes the obligation of the utility to buy electricity from the City and to interconnect under Minnesota Public Utilities Commission (PUC) rules.
- **Purpose:** To legally bind the City and the utility in a power purchase and interconnection relationship for small-scale energy generation.



Request for Council Action

Originator Engineering	Item 3.13 Resolution Authorizing Signing of Memorandums of Agreement and Accepting Easements for Normandale Blvd PMP Trail and Sidewalk Improvement Project (City Project 2024-110)
Agenda Section CONSENT BUSINESS	Date September 8, 2025

Requested Action:

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

Item created by: Steve Jorschumb, Engineering

Item presented by: Julie Long, City Engineer

Description:

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

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

Attachments:

[Parcel 26 MOA Easement.pdf](#)
[Parcel 31 - Adm Settle Memo.pdf](#)
[Resolution 090825 2025-1082.pdf](#)
[Parcel 4 MOA Easement.pdf](#)



MEMORANDUM OF AGREEMENT

CITY OF BLOOMINGTON
NORMANDALE BLVD PMP TRAIL & SIDEWALK IMPROVEMENT PROJECT

Parcel No: 26

Fee Owners: Luis Villada Ramos and Marisel Perez Roldan

On this 3 day of June, 20__, Luis Villada Ramos and Marisel Perez Roldan, husband and wife, as joint tenants, Owners of the above-described parcel of property located in County of Hennepin, State of Minnesota, did execute and deliver a conveyance to the aforesaid real estate to the City of Bloomington.

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

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

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

Owner(s)

Luis Villada Ramos

Marisel Perez Roldan

City of Bloomington

By: _____

Its: _____

EASEMENT

On this 3 day of June, 2025,

FOR VALUABLE CONSIDERATION, Luis Villada Ramos and Marisel Perez Roldan, husband and wife, as joint tenants, Grantor, hereby conveys to the City of Bloomington, a municipal corporation under the laws of the State of Minnesota, Grantee, easements over, under, and across real property in Hennepin County, Minnesota, described as follows:

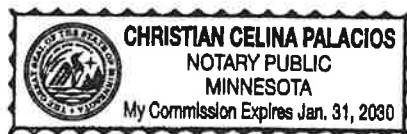
(Legal Description on attached Exhibit A and Depicted on Exhibit B)



Luis Villada Ramos


Marisel Perez Roldan

STATE OF Minnesota)
COUNTY OF Hennepin) SS.

The foregoing instrument was acknowledged before me this 3 day of June, 2025, by Luis Villada Ramos and Marisel Perez Roldan, husband and wife, as joint tenants, Grantor.




Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

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

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

Exhibit A

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

PARCEL 26

OWNER: LUIS VILLADA RAMOS & MARISEL PEREZ ROLDAN
10545 NORMANDALE BOULEVARD
P.I.N. 19-027-24-23-0004

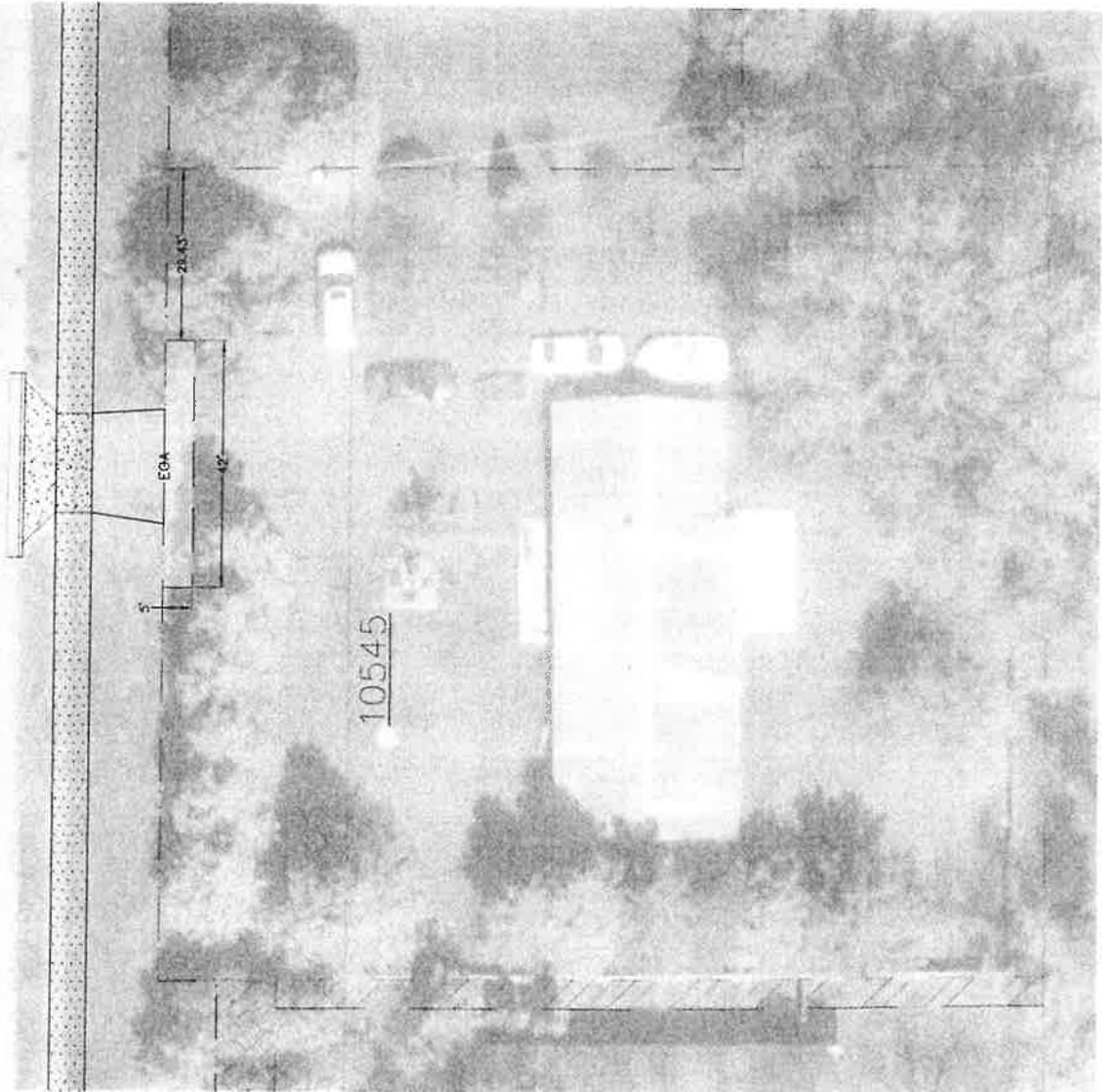
A temporary easement for construction purposes over, under, across and through the southerly 42.00 feet of the northerly 71.43 feet of the west 5.00 feet of the following described Parcel:

The south 115 feet of the west 200 feet of the southwest quarter of the northwest quarter and the north 23 $\frac{6}{10}$ feet of the west 200 feet of the northwest quarter of the southwest quarter, Section 19, Township 027 N, Range 24 W of 4th Principal Meridian except road.

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

Exhibit B

NORMANDALE BOULEVARD (CSAH 34)

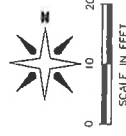


PARCEL 26

10545 NORMANDALE BLVD.
 PID # 19-027-24-23-0004
 OWNER: LUIS VILLADA RAMOS & MARISEL PEREZ ROLDAN
 LEGAL DESC.: S 115 FT OF W 200 FT OF SW 1/4 OF NW 1/4
 AND N 23 5/10 FT OF W 200 FT OF NW 1/4 OF SW 1/4 EX ROAD

AREAS
 ENTIRE 10545 NORMANDALE BLVD = 20,800 SF
 PROPOSED EASEMENTS
 TEMP EASE. (TEMP.) = 210 SF

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



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

REVISIONS

DATE	DESCRIPTION

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

DRAWN: MBO
 CHECKED:
 APPROVED:
 SHEET
 1 OF 1

10545 NORMANDALE BOULEVARD
 PARCEL 26

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



SRF No. 16562.0290

ADMINISTRATIVE SETTLEMENT MEMORANDUM

Date: August 21, 2025

To: Mr. Steve Jorschumb
Land Surveyor, Engineering Division

From: Cindy Wiste, Senior Project Manager

SUBJECT: NORMANDALE BLVD PMP TRAIL & SIDEWALK IMPROVEMENT PROJECT
PROPERTY ADDRESS: 9805 NORMANDALE BOULEVARD, BLOOMINGTON, MN
55347
PARCEL NO.: 31

The certified offer was made on May 20, 2025 in the amount of \$23,300.00. The acquisition consists of 36 square feet of temporary construction easement, and 3,601 square feet of Permanent Sidewalk/Bikeway easement. The owner requested the square footage of the permanent and temporary easements be valued at the same square footage value as their other parcel that they own, parcel 30 A&B. This would be an increase of \$7,200.00 from his original offer of \$23,300.00.

In lieu of additional costs foreseeable in condemnation, we are recommending settlement in the amount of \$30,500.00

	Certified value:	\$23,300.00
Description of administrative adjustments:		
Adjusted value of Square Footage to match parcel 30		7,200.00
	Total Adjustments:	\$30,500.00
		<hr/>
	SETTLEMENT TOTAL:	\$30,500.00

CITY OF BLOOMINGTON

By _____
Its Mayor

By _____
Its Interim City Manager

Reviewed and Approved

City Attorney

RESOLUTION NO. 2025 -

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

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

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

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

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

WHEREAS, City staff has negotiated a Memorandum of Agreement and an Administrative Settlement Memorandum (“Memorandums”) with the properties described in Exhibit A hereto; and

WHEREAS, the City Council approves the Memorandums.

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

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

Passed and adopted this 8th day of September, 2025.

Mayor

ATTEST:

Secretary to the Council

EXHIBIT A
2024-110 MEMORANDUMS

Memorandums of Agreement

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>JUST COMPENSATION</u>	<u>SETTLEMENT</u>	<u>LEGAL #</u>
26	105045 Normandale Boulevard	\$600	\$600	2025-1081
4	10626 Normandale Boulevard	\$5,900	\$5,900	2025-

Administrative Settlement Memorandums

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>JUST COMPENSATION</u>	<u>SETTLEMENT</u>	<u>LEGAL #</u>
31	9805 Normandale Boulevard	\$23,300	\$30,500	2025-1091



MEMORANDUM OF AGREEMENT

CITY OF BLOOMINGTON
NORMANDALE BLVD PMP TRAIL & SIDEWALK IMPROVEMENT PROJECT

Parcel No:4

Fee Owner: Jason A. Snyder

On this 25th day of August, 2025, Jason A. Snyder, an unmarried person, Owners of the above-described parcel of property located in County of Hennepin, State of Minnesota, did execute and deliver a conveyance to the aforesaid real estate to the City of Bloomington.

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

1. The Owners have been furnished with the approved estimate of just compensation for the property acquired and a summary statement of the basis for the estimate. The Owners understand that the acquired property is for use in connection with the construction of the Normandale Blvd PMP Trail & Sidewalk Improvement Project.
2. The Owners understand and acknowledge that City of Bloomington has no direct, indirect, present or contemplated future personal interest in the property or in any benefits from the acquisition of the property.
3. That in full compensation for the conveyance of said property, City of Bloomington shall pay the Owners the sum of \$ 5,900.00 for land and damages. Owners understand that payment by the City of Bloomington must await approval of title and processing of a voucher.
4. Additionally:

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

Owner:

City of Bloomington


Jason A. Snyder

By: _____

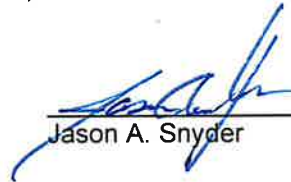
Its: _____

EASEMENT

On this 25th day of August, 2025,

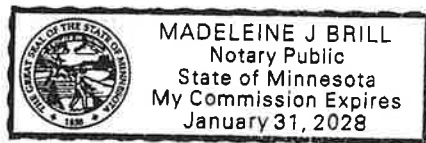
FOR VALUABLE CONSIDERATION, Jason A. Snyder, an unmarried person, Grantor, hereby conveys to the City of Bloomington, a municipal corporation under the laws of the State of Minnesota, Grantee, easements over, under, and across real property in Hennepin County, Minnesota, described as follows:

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


Jason A. Snyder

STATE OF Minnesota)
COUNTY OF Hennepin) SS.

The foregoing instrument was acknowledged before me this 25 day of August, 2025, by Jason A. Snyder,
an unmarried person, , Grantor.




Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

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

STATE DEED TAX DUE HEREON: \$ -0-

EXHIBIT A

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

PARCEL 4

OWNER: JASON A. SNYDER
10626 NORMANDALE BOULEVARD
P.I.N. 33-116-21-31-0002

A permanent easement for retaining wall purposes over, under, across and through that part of the following described parcel:

The north 208 7/10 feet of the south 1060 1/10 feet of the east 258 7/10 feet of Government Lot 3, Section 33, Township 116 N, Range 21 W of 5th Principal Meridian except road.

Lying easterly of a line described as beginning at a point on the east line of said Parcel distant 23.20 feet southerly of the northeast corner of said Parcel; thence westerly perpendicular to the east line of said Parcel a distance of 19.50 feet; thence southerly along a line parallel with the east line of said Parcel a distance of 10.00 feet; thence easterly perpendicular to the east line of said Parcel a distance of 15.30 feet; thence southerly along a line parallel with the east line of said Parcel a distance of 110.91 feet; thence westerly perpendicular to the east line of said Parcel a distance of 7.00 feet; thence southerly along a line parallel with the east line of said Parcel a distance of 64.70 feet to the south line of said Parcel, and there terminating.

Together with a temporary easement for construction purposes over, under, across that part of said Parcel lying easterly of a line described as beginning at a point on the north line of said Parcel distant 19.50 feet westerly of the northeast corner of said Parcel; thence southerly along a line parallel with the east line of said Parcel a distance of 38.20 feet; thence easterly perpendicular to the east line of said Parcel a distance of 10.30 feet; thence southerly along a line parallel with the east line of said Parcel a distance of 100.91 feet; thence westerly perpendicular to the east line of said Parcel a distance of 5.00 feet; thence southerly along a line parallel with the east line of said Parcel a distance of 69.70 feet to the south line of said Parcel, and there terminating. Except the area of the above-described permanent easement.

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

Exhibit B



PARCEL 4

10626 NORMANDALE BOULEVARD

PID # 33-116-21-31-0002

OWNER: JASON A SNYDER

LEGAL DESC: N 208 7/10 FT OF S 1060 1/10 FT OF E 258 7/10 FT OF GOVT LOT 3 EX ROAD

AREAS

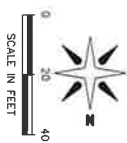
ENTIRE 10626 NORMANDALE BLVD = 43,628 SF

PROPOSED EASEMENTS

PERM. EASE (RET WALL) = 1386 SF

TEMP. EASE (TEMP.) = 1275 SF

DURATION OF TEMP. EASEMENTS
JUNE 1, 2026 TO OCT. 31, 2027



LEGEND

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

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

LIC # DATE

REVISIONS

DATE	DESCRIPTION	BY



ENGINEERING DIVISION
PUBLIC WORKS DEPARTMENT

2024-110 PMP NORMANDALE TRAILS PROJECT

PARCEL 4

10626 NORMANDALE BOULEVARD

DRAWN: KBO
CHECKED: KBO
APPROVED: KBO
SHEET: 1 OF 1



Request for Council Action

Originator Human Resources	Item 3.14 Authorize Amendment to Contract with Mosaic Public Partners for added Services
Agenda Section CONSENT BUSINESS	Date September 8, 2025

Requested Action:

Motion by _____, seconded by _____ to authorize the appropriate officials to execute an amendment to the agreement with with Mosaic Public Partners, LLC.

Item created by: Kris Graves, Human Resources

Item presented by: Steven Barrett, Human Resources Manager

Description:

Mosaic Public Partners, LLC, was chosen to partner with the City of Bloomington on its executive search for a new City Manager. The City Manager is the only employee of the City Council, and as such the agreement was approved by the City Council and signed by the Mayor and Interim City Manager Tolzmann. A decision was made to add an additional service for \$2,000 to the agreement to undertake a time sensitive compensation survey and related analysis. The amendment must be signed by the same signatories as the underlying agreement, so it was added to the consent agenda to obtain this administrative authorization.



Request for Council Action

Originator Community Development	Item 3.15 Planning Commission Rules of Procedure Amendments
Agenda Section CONSENT BUSINESS	Date September 8, 2025

Requested Action:

Planning Commission and staff recommend that the revised Rules be approved as part of the Consent Business agenda. If pulled from the Consent Business motion for discussion, the revised Rules can be approved through the following motion:

Motion by _____, seconded by _____ to adopt the revised Planning Commission Rules of Procedure.

Item created by: Nick Johnson, Community Development

Item presented by: Nick Johnson, Planning Manager

Description:

The Planning Commission Rules of Procedure ("Rules") state: *"In August of each year these rules of procedure shall be read and adopted by the Planning Commission. Each annual review must include discussion by the commission regarding ex parte contacts and conflicts of interest."* (see Section 4.3). The Planning Commission reviewed their Rules at their August 14th and August 28th meetings. Staff presented proposed amendments to the Rules at the August 14th meeting. The Planning Commission supported most of these recommended changes and suggested two additional revisions. The Planning Commission recommended approval of the revised Rules at the August 28th meeting. Per Section 2.76 of the City Code, the City Council must approve any revisions to the Rules. The revised Rules are attached and include the following changes for consideration by the City Council:

- Item 1.2 - Study Items (pg. 1): Clarify that public comment or testimony is not permitted as part of study items unless authorized by the Chair.
- Item 1.9 - Variances (pg. 2): Strike action by the Hearing Examiner, as the Hearing Examiner review process was removed as part of the Streamlining Development Ordinance in 2024.
- Item 1.11 - Adjournment (pg. 2): Strike "Planning" as a clean up for consistency purposes throughout the Rules.
- Item 3.3 - Hearing Procedure (pgs. 3 and 4): Item g) Clarify that the Chair has the authority to establish a time limit for public testimony at the beginning of a public hearing. Item h) Clarify that persons providing testimony may not cede their time to another person providing testimony.
- Item 4.1 - Suspension of Rules (pg. 4): Establish that the suspension of rules may occur through a two-thirds vote of the Planning Commission, as opposed to unanimous vote. This procedural change is intended

to align with *Roberts Rules of Order*.

- Item 4.2 - Amendments (pg. 4): Clarify that amendments to the Rules must be submitted to the City Council for final approval.

Staff will be available if there are any questions about these recommended amendments.

Attachments:

[Revised Planning Commission Rules of Procedure](#)

CITY OF BLOOMINGTON, MINNESOTA PLANNING COMMISSION

RULES OF PROCEDURE – DRAFT AMENDMENTS 09/08/2025

Staff recommended amendments to the adopted rules of procedure are shown below by deleting those words that are contained in brackets [] with ~~striketrough~~ and adding those words that are underlined.

Last Amended November 16, 2023

Amendments Recommended for Approval by Planning Commission on August 28, 2025

The following rules of procedure are adopted by the City of Bloomington, Minnesota Planning Commission (the “Commission”) to facilitate the performance of its duties and the exercising of its functions as a commission created by the City Council pursuant to Section 2.02 of the Home Rule Charter of the City of Bloomington, Minnesota (1960) and Chapter 2, Article V, Division G of the Bloomington City Code, as they may be amended from time to time.

Section 1. MEETINGS

- 1.1 Time and Day.** All meetings of the Commission shall be held Thursdays at 6:00 p.m. unless otherwise established by majority vote of the Commission. Meetings shall be scheduled to coincide with the meeting schedule of the City Council so that development business considered by the Council is not unduly delayed solely due to the meeting schedule of the Commission.

When the meeting day falls on a legal holiday established by State law or a holiday established by City policy, or any other time when public business is prohibited by State law, there shall be no Commission meeting.

- 1.2 Study Items.** Study items shall be considered at regular meetings or special meetings. Unless permitted by the Chair, no public comment or testimony is allowed during a study item.

- 1.3 Special Meetings.** Special meetings may be called by the Chair or four Commissioners. Special meetings may be called only when such meetings comply with the advance notice requirements of State law.

- 1.4 Place.** Unless circumstances dictate otherwise, meetings shall be held in the Council Chambers. Special meetings may be held at such places as shall be convenient to the matters under consideration at the meeting.

- 1.5 Public.** All meetings and hearings shall be open to the public unless closed pursuant to the exceptions in State law. All records and minutes shall be open to the public.

- 1.6 Quorum.** Except for the approval of minutes, a quorum for the transaction of business consists of a majority of Commissioners appointed to the Commission at a given time. For example, when there are six or seven appointed Commissioners, a quorum consists of four or more Commissioners. When there are four or five appointed Commissioners, a quorum consists of three or more Commissioners. When there are two or three appointed Commissioners, a quorum consists of two or more Commissioners. Minutes may be acted upon by a majority of the Commissioners present at a given meeting.

- a. Whenever a quorum is not present, the Commissioners present may adjourn the meeting or hold the meeting for the purpose of hearing interested parties on such matters as are on the agenda.
- b. Except for the approval of minutes, no final or official action shall be taken at a meeting where a quorum is not present. However, the facts and information gathered at such a meeting may be taken as a basis for action at a subsequent meeting at which a quorum is present.

- c. When Commission inaction would result in the automatic approval of an application due to the deadline for agency action established by State law, and a quorum is not present, the application will be forwarded to the City Council without a recommendation from the Commission.
- 1.7 **Vote.** Except as otherwise specified in these rules, voting shall be by voice and shall be recorded in the minutes.
- 1.8 **Recommendations.** When the Commission is unable to form a majority to recommend an action to the City Council, staff will forward the application to the City Council without a Commission recommendation. In such cases, the Commission shall clearly identify what it considers to be important issues for City Council consideration, to be reflected in the minutes or synopsis of the meeting for the benefit of the Council.
- 1.9 **Variances.** In those cases which must appear before the Commission and in which variances are found to be required, the following procedure shall be followed in each case:
 - a. For items that require variances, the Commission [~~or Hearing Examiner~~] must act on the required variance before acting on the land use or development item, except in cases where the Commission recommends denial.
 - b. Where, during the course of Commission hearings, or as a result of complying with Commission recommendations, variances are found to be required, the case shall be continued until the appropriate hearings are advertised as required by law and hearings are held by the Commission (provided there is time to do so under the agency action deadline established by State law), or the Commission shall recommend denial of the application.
- 1.10 **Consideration of Development Plans.** The Commission may consider a development plan (e.g., Final Site and Building Plans, Preliminary Development Plan or Final Development Plan) for a particular property at the same meeting where an antecedent approval (e.g., comprehensive plan amendment, ordinance amendment, rezoning, conditional use permit) is required prior to approval of the subsequent development plan.

The Commission must vote on the antecedent request separate from and prior to any vote for other requested actions. Should the Commission recommend approval of the antecedent request, the Commission may then consider and vote on any other requests related to development of the subject property. However, should the Commission fail to recommend approval of the required antecedent request, the Commission shall also recommend denial of related requests.
- 1.11 **Adjournment.** Each regular meeting must adjourn at or before 11:00 p.m. unless a vote to extend the meeting is adopted by a majority of those members of the [~~Planning~~] Commission present at that meeting.

Section 2. ORGANIZATION

- 2.1 **Election of Officers.** In August of each year, the Commission shall hold an organizational meeting. At the organizational meeting, the Commission shall elect from its membership a Chair and Vice-Chair. At the meeting prior to the meeting at which the election of officers occurs, Commissioners will have the opportunity to discuss their interest, or lack thereof, in becoming an officer. Elections shall be completed by secret ballot. Each Commissioner shall cast a ballot for the Commissioner they wish to be Chair. If no one receives a majority, balloting shall continue until one Commissioner receives majority support. The Vice-Chair shall be elected from the remaining Commissioners by the same procedure.
 - a. If the Chair retires from the Commission before the next regular organizational meeting, the Vice-Chair shall be Chair and a new Vice-Chair shall be elected within 90 days of the first meeting that the Vice-Chair became Chair. If both Chair and Vice-Chair retire, new

officers shall be elected within 30 days of the first meeting that the Chair and Vice-Chair are absent.

- b. If both the Chair and Vice-Chair are absent from a meeting or notify the Commission they will be absent from a future meeting, the most senior Commissioner present shall have the option to serve as temporary Chair. If the most senior Commissioner declines to serve as temporary Chair, next most senior Commissioner present shall have the option to serve as temporary Chair. If the next most senior Commissioner declines to serve as temporary Chair, this process continues based on Commissioner seniority until the Commission selects a temporary Chair.
- c. The Chair will appoint a secretary subject to approval by voice vote of the Commission. The secretary does not have to be a Commissioner.

2.2 Tenure. The Chair and Vice-Chair shall take office immediately following their election and shall hold office until their successors are elected and assume office.

2.3 Duties. The Chair, or in the Chair's absence the Vice-Chair or temporary Chair, as applicable, shall preside at meetings, appoint committees and perform such other duties as may be ordered by the Commission.

- a. The Chair shall conduct the meeting so as to keep it moving as efficiently as possible and shall remind Commissioners, witnesses, and petitioners to stick to the subject at hand.

2.4 Secretary. The secretary shall be responsible for recording the minutes, keeping the records of Commission actions and providing clerical service to the Commission.

Section 3. PROCEDURE

3.1 Parliamentary procedure. Parliamentary procedure governed by *Roberts Rules of Order* shall be followed at meetings where hearings are held. At special meetings and when obviously useful the Commission will hold group discussions not following any set parliamentary procedure except when motions are before the Commission.

3.2 Purpose of hearings. The purpose of a hearing is to collect information and facts in order for the Commission to develop a planning recommendation for the City Council.

3.3 Hearing Procedure. At hearings the following procedure shall be followed on each case:

- a. Chair shall state the case to be heard.
- b. Chair shall call upon the staff representative to present the staff report. Required reports from each appropriate City department shall be submitted to the Commission before each case is heard.
- c. Chair shall ask the applicant to present the applicant's case.
- d. Chair will open the public hearing.
- e. Interested persons may address the Commission, giving information regarding the particular proposal.
- f. Applicants and the public are to address the Chair only, not staff or other Commissioners.
- g. Prior to the beginning of the hearing, the Chair may establish a time limit for public testimony. Unless further time is granted by the Chair or vote of the Commission, persons providing public testimony must address the Commission in no more than the time limit established by the Chair. The applicable time limit for public testimony must be uniformly

enforced by the Chair. Persons providing public testimony cannot return a second time to give additional testimony, unless authorized by the Chair.

h. A person providing public testimony cannot cede the balance of their allotted time to another person providing public testimony.

[g]i. Commissioners may ask questions of persons addressing the Commission in order to clarify a fact but any expression of opinion by a Commissioner prior to closure of the public hearing should be avoided and may be ruled out of order.

[h]i. After all acts and information have been brought forth, the hearing may be closed by motion adopted by the Commission.

[i]k. After the hearing is closed, the Chair may recall anyone who testified during the hearing in order to clarify points raised subsequent to the closure of the hearing. If testimony received subsequent to the closure of the hearing brings forward new facts or information of a substantive nature, the hearing may be reopened by motion adopted by the Commission so that all interested parties may be heard again.

Upon completion of the hearing on each case, the Commission shall discuss the item at hand and render a decision of approval, denial, continuance or no recommendation.

[j]l. The Chair shall have the responsibility to inform all the parties of their rights of appeal on any final decision of the Commission.

3.4 Schedule. At meetings where more than one hearing is scheduled, every effort shall be made to begin each case at the time set in the agenda, but in no case may an item be called for hearing prior to the advertised time listed on the agenda.

3.5 Action. No action on any item shall be taken by the Commission unless it has, to its own satisfaction, considered all reasonably available relevant information pertaining to the request.

3.6 Correspondence Items. Matters for discussion which do not appear on the agenda shall be considered and discussed by the Commission only when initiated and presented by the staff or a Commissioner and shall be placed at the end of the regular agenda.

Section 4. MISCELLANEOUS

4.1 Suspension of Rules. The Commission may suspend any of these rules that do not involve State law or City Code requirements by a two-thirds[unanimous] vote of the Commissioners present.

4.2 Amendments. These rules may be amended at any regular or special meeting by a majority of all appointed Commissioners. Amendments to these rules must be submitted to the City Council for final approval.

4.3 Review. In August of each year these rules of procedure shall be reviewed and adopted by the Commission. Each annual review must include discussion by the commission regarding ex parte contacts and conflicts of interest.

4.4 Orientation. All new appointees to the Commission shall have an orientation session with the Planning staff on the objectives of planning, on rules of procedure, ex parte contacts, conflicts of interest, the quasi-judicial function, the Minnesota Open Meeting Law, the agency action deadline established by State law, and other pertinent information, such as actions of the Development Review Committee and other bodies whose approval and review is required. This orientation shall take place before the appointee is sworn in and is seated on the Commission.

A copy of Solnitz' *The Job of the Planning Commissioner* and a summary of *Robert's Rules of Order* are available upon request.

- 4.5 Ex Parte Contacts.** Ex parte contacts are communications from applicants or interested parties or interested members of the public with Commissioners outside of the public record. In the interest of keeping all Commission discussion on an application within the public record and to avoid the perception of undue influence, ex parte contacts on matters before the Commission should be avoided. When ex parte contacts occur, they should be disclosed prior to the Commission's discussion of a given item.
- 4.6 Conflicts of Interest.** Conflicts of interest arise from any actual or potential benefits that a Commissioner, spouse, family member or person living in their household might directly or indirectly obtain from a planning decision. A Commissioner may consult with the Planning Manager or City Attorney to determine whether an actual or potential conflict of interest exists. Commissioners shall disclose any conflicts of interest in a matter before the Commission, shall abstain completely from direct or indirect participation in any matter in which they have a conflict of interest, and shall leave any chamber in which such a matter is under deliberation.
- 4.7 Site Visits.** Visits to development sites prior to consideration of applications are recommended so that Commissioners have first hand knowledge of site conditions and land use relationships.
- 4.8 Mentors.** If desired, new Commissioners may request a mentor. Based on the preference of the Commissioner, staff will seek a requested mentor from among former Commissioners or City staff.
- 4.9 Advocacy on City Issues.** Commissioners, as City advisory board members affiliated with the City, shall consult with the City Attorney or designee prior to any advocacy on City issues.
- 4.10 Speaking on Behalf of the Planning Commission.** Only the Chair or designee of the Chair may speak on behalf of the Commission as a whole whether in print or verbally at City Council or other meetings.

Amendments

Section 3.6 added June 5, 1973.

Section 4.3 amended March 1, 1973.

Sections 1.6, 2.3 and 3.3 amended January 16, 1975; Sections 1.8, 1.9, 2.4 and 4.4 added January 16, 1975.

Sections 1.8 and 1.9 amended April 12, 1979.

Sections 1, 2 and 3 amended March 11, 1993.

Sections 1, 2 and 3 amended February 22, 1996.

Section 3.3g amended September 9, 1999

Section 1, 1.1 amended December 6, 2001

Sections 1.6 (c), 4.5 and 4.6 added and Sections 1.8, 1.9, 1.10, 4.1, and 4.3 amended March 26, 2009

Section 4.6 amended May 7, 2009

Section 1.6 amended October 21, 2010

Section 1.6 amended January 6, 2011

Sections 1.9 (a), 2.1, 2.1 (a), 3.3 (f), 4.3, 4.4 and 4.6 amended and Section 4.7 added on May 17, 2012

Sections 2.1 (b) and 3.3 (h) amended on April 25, 2013

Section 1.6 amended on July 25, 2013

Section 1.6 amended on December 19, 2013

Sections 2.1, 3.3 i, and 4.3 amended on March 20, 2014

Introduction, Sections 1.1, 1.2., 1.3, 1.4, 1.5, 1.6, 1.6 (a), 1.6 (b), 1.6 (c), 1.7, 1.8, 1.9 (a), 1.9 (b), 1.10, 2.1, 2.2 (b), 2.2 (c), 2.3, 2.3 (a), 2.4, 3.2, 3.3 (b), 3.3 (c), 3.3 (f), 3.3 (g), 3.3 (h), 3.3 (i), 4.1, 4.2, 4.3, 4.4., 4.5, 4.6, and 4.7 amended on August 29, 2022.

Sections 4.8, 4.9, and 4.10 added on August 29, 2022.

Section 1.11 added on November 16, 2023, approved by City Council on December 4, 2023



Request for Council Action

Originator City Manager's Office	Item 3.16 Approval of City Council Meeting Minutes
Agenda Section CONSENT BUSINESS	Date September 8, 2025

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:

August 25, 2025 - Listening Session Minutes

August 25, 2025 - Regular Meeting Minutes

Attachments:

[8.25.25 Listening Session.pdf](#)

[8.25.25 Regular Meeting.pdf](#)

**City Council Listening Session Meeting
Monday, August 25, 2025 - 5:45 p.m.
Bloomington Civic Plaza – Haeg Conference Room
1800 W. Old Shakopee Road
Bloomington, MN 55431**

CALL TO ORDER

Mayor Busse called the meeting to order at 5:45 pm and noted attendance.
Present: Mayor Tim Busse and Councilmembers Jenna Carter, Chao Moua, Shawn Nelson and Lona Dallessandro
Absent: Councilmembers Dwayne Lowman and Victor Rivas
Staff present: Interim City Manager Kathy Hedin, Interim City Manager Elizabeth Tolzmann, City Attorney Melissa Manderschied, Council Secretary Priyanka Rai

LISTENING SESSION

John Heutmaker spoke about smoking regulations in the city and how they deter businesses like Kwik Trip from potentially coming in if they can't have tobacco in their stores. He also shared his thoughts on the Community Health and Wellness Center plans.

ADJOURNMENT

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

The listening session adjourned at 5:52 pm.

Speakers Register

ALL SPEAKERS PLEASE SIGN IN

City Council Listening Session

Date: Aug. 25, 2025

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

<u>Name</u>	<u>Address/Email Address</u>
JOHN HEUTMAKER	

**City Council Regular Business Meeting
Monday, August 25, 2025 - 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 and noted attendance.

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

Staff present: Interim City Managers Kathy Hedin and Elizabeth Tolzmann, 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

Mayor Busse proposed moving item 5.1(Nine Mile Creek Corridor Renewal Project Update) on the agenda to the upcoming September 8 meeting.

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

2.0 INTRODUCTORY

**2.1 New Employee
Introductions**

Kim Berggren, Community Development Director, introduced two new Community Development staff:
Building Inspector Brian Latvala, Building and Inspections Division
Planner Dylan Palmer, Planning Division

3. CONSENT BUSINESS

*Councilmember **Dallessandro** had the consent agenda. Seconds by Moua.
Motion carried 7-0*

**3.1 Resolution to Join
Master Cooperative
Agreement and Call
Handling System 1
Consortium**

Motion by Dallessandro, seconded by Moua to approve Resolution No. 2025-92 to join Master Cooperative Agreement for Planning and Coordinating Delivery of Emergency Communication Services and to Join Call Handling System 1 Consortium.

**3.2 Set Meeting Date for
Public Hearing of 2026
General Fund Budget
and Property Tax Levy**

Motion by Dallessandro, seconded by Moua to set Monday, December 8, 2025 as the date for the public hearing on the City's 2026 General Fund Budget and Property Tax Levy.

**3.3 Carbon31 Refinance -
Agreement Changes**

Motion by Dallessandro, seconded by Moua to approve Resolution 2025-93, a resolution approving assignment and assumption of Secondary Development

Agreement, Recapture Agreement, and Tax Increment Financing (TIF) Note on connection with Bloomington Central Station, LLC.

- 3.4 Kelly Park and Playfields Dugout Replacement** Motion by Dallessandro, seconded by Moua to authorize the Mayor and Interim City Manager to execute a services agreement, together with any amendments or modifications thereto, with Northland Recreation to complete dugout replacements at Kelly Park Playfields, in an amount not to exceed \$300,000.00.
- 3.5 Approve Special Appropriation Grant Agreement for Veterans Memorial Project** Motion by Dallessandro, seconded by Moua to authorize the Mayor and Interim City Manager to execute a Special Appropriation Grant Agreement with the Minnesota Department of Employment and Economic Opportunity for the Veterans Memorial Project Grant, together with any amendments or modifications thereto.
- 3.6 Approval of City Council Meeting Minutes** Motion by Dallessandro, seconded by Moua to approve the city council meeting minutes as presented.
- 3.7 Great Lakes Coca-Cola Distribution, L.L.C dba Great Lakes Coca-Cola Bottling - Amendment to Agreement** Motion by Dallessandro, seconded by Moua to authorize the Mayor and Interim City Manager to execute a first amendment with Great Lakes Coca-Cola Distribution, L.L.C dba Great Lakes Coca-Cola Bottling to extend the contract timeline of the original agreement for non-alcoholic beverages services for recreation facilities.
- 3.8 Authorize the School-Based Substance Use Prevention and Education Services: Opioid Remediation Professional Services Agreement with Fraser** Motion by Dallessandro, seconded by Moua to authorize the School-Based Substance Use Prevention and Education Services: Opioid Remediation Professional Services Agreement with Fraser.
- 3.9 Approve Contract Amendment – Civic Plaza Restrooms Project** Motion by Dallessandro, seconded by Moua to approve a contract amendment with Dering Pierson Group, LLC for construction services for the update of Civic Plaza restrooms to increase the contract amount by \$22,739.01 for a final contract not-to-exceed amount of \$1,008,339.01 and to authorize Mayor and City Manager to enter into the related agreements.
- 3.10 Approve purchase of 10 Ford Interceptor SUVs** Motion by Dallessandro, seconded by Moua to approve the purchase of 10 Ford Interceptor SUVs.
- 3.11 Approve Amendment – Construction Management for New Salt Shed and Maintenance Garage** Motion by Dallessandro, seconded by Moua to approve First Amendment with H+U Construction for construction management services for the salt shed and maintenance garage, increasing the contract amount by \$315,017 for a new not-to-exceed amount of \$1,130,905 and to authorize Mayor and City Manager to enter into the related agreements.

- 3.12 Off-Sale Liquor License Application for MGM Wine & Spirits** Motion by Dallessandro, seconded by Moua to approve an Off-Sale Liquor License for BEHRMAV Enterprises LLC doing business as MGM Wine & Spirits located at 629 West 98th Street.
- 3.13 On-Sale Intoxicating Liquor License Application for 13th Floor at Mall of America** Motion by Dallessandro, seconded by Moua to approve the on-sale intoxicating liquor license for 13FEG MINNEAPOLIS LLC, doing business as 13th Floor.
- 3.14 Premises Permit for American Legion Post 550 to Conduct Lawful Gambling at El Loro Mexican Grill** Motion by Dallessandro, seconded by Moua to approve Resolution No. 2025-94, a resolution approving a Minnesota Lawful Gambling Premises Permit Application for American Legion Post 550 to conduct lawful gambling at El Loro Mexican Grill, located at 9332 Ensign Avenue S.
- 3.15 Resolution for Budget Adjustment to Transfer General Fund Positive Budget Variance** Motion by Dallessandro, seconded by Moua to approve the budget transfer resolution, Resolution No. 2025-95 to move \$4,400,000 from the 1001 General Fund to the 4200 Strategic Priorities fund.
- 3.16 Resolution to Approve Local Government Resolution Related to Special Appropriation Application (DEED Grant) for the Public Health Facility (part of the CHWC Project)** Motion by Dallessandro, seconded by Moua to adopt Resolution No. 2025-96 authorizing the special appropriation application to the Minnesota Department of Employment and Economic Opportunity for the Public Health Facility (part of the CHWC Project).
- 3.17 Award Bid and Execute Contract for Sound System Replacement at Bloomington Ice Garden** Motion by Dallessandro, seconded by Moua to award bid and execute contract with Audio Video Electronics for Sound System replacement at the Bloomington Ice Garden in the amount of \$199,701.26 and a 10% contingency (\$19,970.00) and to authorize Mayor and City Manager to enter into the related agreements.
- 3.18 Resolution to Approve Amendments to Multifamily Housing Revenue Refunding Bonds (ML Casa II, L.P. – Devonshire Apartments Project), Series 2004** Motion by Dallessandro, seconded by Moua to adopt Resolution No. 2025-97 approving execution and delivery of documents in connection with amendments to the City of Bloomington’s Multifamily Housing Revenue Refunding Bonds (ML Casa II, L.P. – Devonshire Apartments Project), Series 2004.
- 4. HEARINGS, RESOLUTIONS, AND ORDINANCES**

- 4.1 Public Hearing: Airport Parking Study Ordinance** Mayor Busse opened the public hearing at 7:07 pm. Four people testified.
- Motion by Busse, seconded by Lowman to lay item 4.1 aside until the September 15 meeting and leave the public hearing open, allowing time for council to gain more information from staff and continue this discussion. Motion carried 7-0.
- 4.2 Public Hearing: St. Mark's - 8630 Xerxes Ave S - Comp Plan Amendment** Mayor Busse opened the public hearing at 7:24 pm. Two people testified.
- Motion by Lowman, seconded by Moua to close the public hearing at 7:27 pm. Motion carried 7-0.
- Motion by Dallessandro, seconded by Rivas to adopt Resolution No. 2025-98, a Resolution approving a Comprehensive Plan Amendment to reguide the property at 8630 Xerxes Avenue South from Quasi-Public to Low Density Residential. Motion carried 7-0.
- 4.3 Public Hearing: Bloomington Community Health and Wellness Center** Mayor Busse opened the public hearing at 8:33 pm. Seventeen people testified.
- Motion by Busse, seconded by Rivas to extend the meeting until at least 10 pm. Motion carried 7-0.
- Motion by Lowman, seconded by Moua to close the public hearing at 9:41 pm. Motion carried 7-0.
- Motion by Busse, seconded by Lowman to suspend council rules and extend the meeting until 11 pm. Motion carried 7-0.
- Motion by Lowman, seconded by Carter, to adopt Resolution No. 2025-99, a resolution amending the Comprehensive Plan future land use designation for 9841 Penn Avenue S. and 9900 Newton Avenue S. from High Density Residential to Public. Motion carried 7-0.
- Motion by Lowman, seconded by Carter, to adopt Ordinance No. 2025-17, an ordinance rezoning 9801 Penn Avenue S. from R-1 Single-Family Residential to R-1(PD) Single-Family Residential (Planned Development) and rezoning 9841 Penn Avenue S. and 9900 Newton Avenue S. from RM-24 Multiple-Family Residential to R-1(PD) Single-Family Residential (Planned Development). Motion carried 7-0.
- Motion by Lowman, seconded by Carter, to approve preliminary and final development plans for an approximately 106,000 square foot Community Health and Wellness Center with a future gym expansion, subject to the conditions and Code requirements attached to the staff report. Motion carried 6-1, with Rivas in opposition.
- Motion by Lowman, seconded by Dallessandro, to approve the preliminary plat and adopt Resolution No. 2025-100, a resolution approving the final plat for CREEKSIDE CENTER SECOND ADDITION. Motion carried 7-0.

- 4.4 The Heights Condominium Association Housing Improvement Area Project Development Agreement, Interfund Loan, and Bond Issuance Authorization**
- Motion by Dallessandro, seconded by Rivas, to adopt Resolution No. 2025-101, approving a development agreement with the Housing and Redevelopment Authority in and for the City of Bloomington and the Heights Condominium Association with respect to the Heights Condominium Association housing improvement area. Motion carried 7-0.
- Motion by Dallessandro, seconded by Rivas, to adopt Resolution No. 2025-102, authorizing an interfund loan between the City of Bloomington and the Housing and Redevelopment Authority in and for the City of Bloomington for the Heights Condominium Association housing improvement area project. Motion carried 7-0.
- Motion by Dallessandro, seconded by Rivas, to adopt Resolution No. 2025-103, authorizing the issuance and sale of taxable general obligation housing improvement area bonds in the proposed aggregate principal amount of \$1,100,000.00. Motion carried 7-0.
- 4.5 Public Hearing: 2025-2034 Capital Improvement Plan (CIP) Amendment**
- Mayor Busse opened the public hearing at 10:43 pm.
Motion by Moua, seconded by Dallessandro to close the public hearing at 10:44 pm. Motion carried 7-0.
- Motion by Moua, seconded by Dallessandro to adopt Resolution No. 2025-104 approving an amendment to the City of Bloomington's Capital Improvement Plan, 2025-2034, and providing preliminary approval to the issuance of General Obligation Bonds thereunder. Motion carried 7-0.
- 4.6 Reimbursement Resolution Declaring Intent to Reimburse Certain Expenditures from Proceeds of Bonds to be Issued by the City**
- Motion by Dallessandro, seconded by Rivas to adopt Resolution No. 2025-105, the Reimbursement Resolution declaring intent of the City to reimburse certain expenditures from the proceeds of bonds to be issued by the City. Motion carried 6-0, Moua had stepped away.
- 4.7 Resolution Authorizing the Issuance and Sale of Tax-Exempt General Obligation CIP Bonds**
- Motion by Moua, seconded by Lowman to adopt Resolution No. 2025-106, authorizing the issuance and sale of Tax-exempt General Obligation Capital Improvement Bonds in the proposed aggregate principal amount of \$14,000,000. Motion carried 7-0.
- 4.8 Resolution Authorizing the Issuance and Sale of Taxable General Obligation Capital Improvement Bonds**
- Motion by Moua, seconded by Lowman to adopt Resolution No. 2025-107 authorizing the issuance and sale of Taxable General Obligation Capital Improvement Bonds in the proposed aggregate principal amount of \$3,300,000. Motion carried 7-0.

**5. ORGANIZATIONAL
BUSINESS**

- 5.1 Nine Mile Creek
Corridor Renewal
Project Update** Item moved to the September 8 meeting.

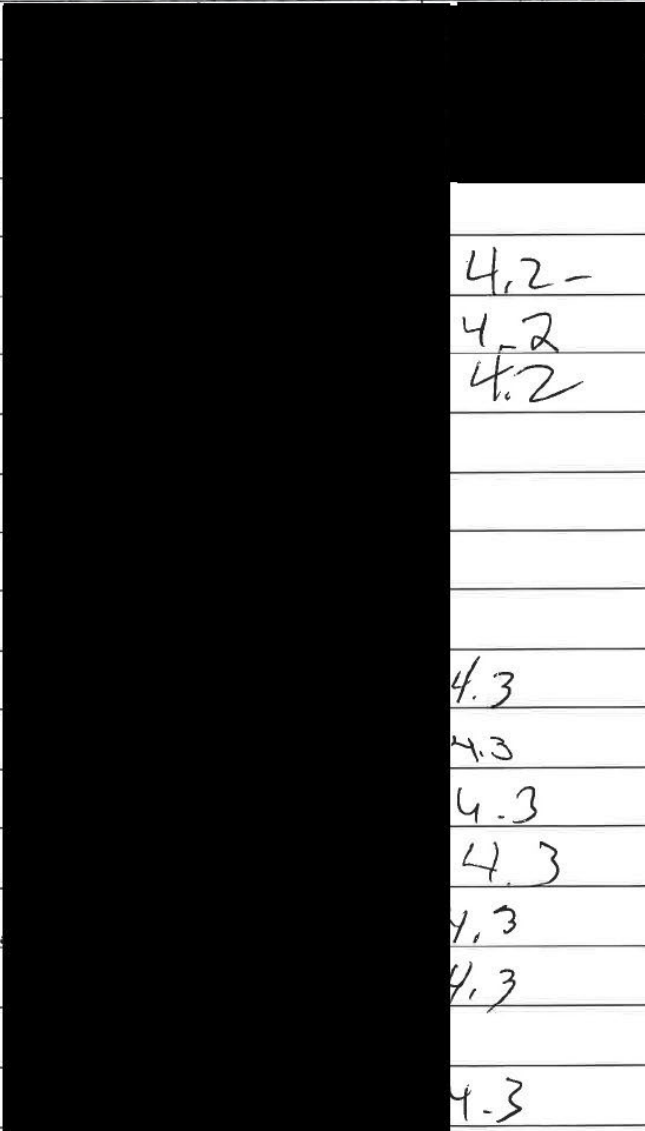
- 5.2 City Council
Policy/Issue Updates** Mayor Busse summarized the City Council Listening Session held at 5:45 pm. Mayor Busse and Interim City Manager Kathy Hedin provided the night's policy and issue update.

- 6. ADJOURNMENT** Motion by Dallessandro, seconded by Lowman to adjourn the meeting at 10:54 pm. Motion carried 7-0.

*Priyanka Rai
Council Secretary*

*Speakers Register***ALL SPEAKERS PLEASE SIGN IN****City Council Meeting**Date: Aug. 25, 2025

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

<u>Name</u>	<u>Address/Email Address</u>	<u>Agenda Item #</u>
David Williamson		
Kristen Mink		
Bill Griffith		4.1
John Heutmaker		
Jennifer Jans		4.2-
Jeff Choquette		4.2
Ann Roth		4.2
BRIAN EMERSON		
Elizabeth Cambronere		
Travis Cambronere		
Mike Vibom		
Bucky Balder		4.3
Colleen Broom		4.3
Pam Cooke		4.3
Jeff Choquette		4.3
Dale Johnson		4.3
JONATHAN Mink		4.3
Matthew Hallett		
Alan Redding		4.3



Request for Council Action

Originator Mayor's Office	Item 3.17 Approve Out-of-State Travel Expenses
Agenda Section CONSENT BUSINESS	Date September 8, 2025

Requested Action:

Motion by _____, seconded by _____ to approve the out-of-state travel expenses listed for CM Lowman for attendance at the National Association of Foreign-Trade Zones(NAFTZ) Annual Conference & Exposition in Kansas City, Missouri.

Item created by: Priyanka Rai, Mayor's Office

Item presented by: Elizabeth Tolzmann, Interim City Manager

Description:

The City Council is requested to review and approve the following estimated out-of-state travel expenses for CM Lowman for attendance at the NAFTZ Annual Conference & Exposition 2025 in Kansas City, MO from September 14-17. The Greater Metropolitan Area Foreign Trade Zone Commission will reimburse the airline, hotel, registration and meals for this trip. Meals will be reimbursed at the city rate.

Registration	\$1499.00
Airfare	\$876.97
Lodging	\$953.68
Taxi/transportation misc.(estimated)	\$200.00
Total (estimated)	\$3529.65

The City's Travel Policy states that the Mayor and Council members attending meetings, workshops, conferences, or training at the expense of the City, which require out-of-state travel, must obtain approval of the travel by the City Council at an open meeting and must include an estimate of the cost of the travel.

In evaluating the out-of-state travel request, the Council will consider the following:

- Whether the elected official will be receiving training on issues relevant to the city or to his or her role as the Mayor or as a council member.
- Whether the elected official will be meeting and networking with other elected officials from around the country to exchange ideas on topics of relevance to the City or on the official roles of local elected officials.
- Whether the elected official will be viewing a city facility or function that is similar in nature to one that is currently operating at, or under consideration by the City and the purpose for the trip is to study the facility or function to bring back ideas for the consideration of the full council.
- Whether the elected official has been specifically assigned by the Council to visit another city for the purpose of establishing a goodwill relationship such as a "sister-city" relationship.
- Whether the elected official has been specifically assigned by the Council to testify on behalf of the City at the United States Congress or to otherwise meet with federal officials on behalf of the City.

- Whether the City has sufficient funding available in the budget to pay the cost of the trip. In some cases, the City may require the elected official to pay for a part of the travel costs as condition of approval.



Request for Council Action

Originator Finance	Item 4.1 Resolution Adopting Preliminary 2026 Tax Levy
Agenda Section HEARINGS, RESOLUTIONS, AND ORDINANCES	Date September 8, 2025

Requested Action:

Motion by _____, seconded by _____ to adopt Resolution No. 2025-____, a resolution preliminarily establishing tax levies for the City of Bloomington for the year 2026.

Item created by: Briana Eicheldinger, Finance

Item presented by: Kari Carlson, Deputy Finance Officer

Description:

Staff presented a 2026 working model budget and preliminary tax levy on August 18th. Considering discussion with the City Council and additional analysis, staff is recommending a maximum preliminary levy that results in an 9.44% increase in 2026. The preliminary levy represents the maximum amount of property taxes that can be collected. The Council may decrease the levy when adopting its final budget and levy in December, but it may not increase it.

The City Council is asked to consider and approve a resolution adopting a Preliminary Levy for 2026. The proposed preliminary General Fund budget aligns with the proposed levy.

Attachments:

[Presentation](#)
[Resolution](#)



2026 Preliminary Tax Levy and General Fund Budget

Kari Carlson, Deputy Finance Officer
September 8, 2025



Agenda



- Budget Update and Overview
- Levers Identified to Reduce the Projected 2026 Tax Levy
- Breakdown of 2026 Preliminary General Fund Budget
- Public Feedback
- Council Discussion Highlights
- Priority Based Budgeting (PBB) Approach
- 2026 Budget Calendar





Budget Update and Overview



Budget update and overview



- Initial 2026 tax levy forecast:
 - \$15.7 million increase that would result in a 17.92% increase
- Funding expiring in 2026:
 - Public Safety State Aid (6 positions)
 - ARP Grant Funds (3 Fire Battalion Chiefs)
 - SAFER Grant (18 Firefighters)
- Revenue Outlook
 - Lodging and Admission Tax - modest growth projected for 2026
 - Permits and licenses expected to remain flat
- Core Budget Team began planning early in January to reduce this number and has continued regular analysis and collaboration throughout the year.





Levers to Reduce the Projected 2026 Tax Levy



Capital Projects & Debt Planning

Reduction of \$2.7 million



- Property Tax Funded Projects:
 - Other Facilities (Fire, PW, Parks):
 - Will require debt funding
 - Council toured key CIP buildings (June 2025)
 - Debt Levy Impact:
 - Reduced from \$4.2M to \$1.5M
 - Achieved through careful planning and CIP timeline adjustments
 - Tax levy impact lowered from 4.86% to 1.75%
- Voter Approved **Local Sales Tax** Funded Projects:
 - Community Health & Wellness Center
 - Bloomington Ice Garden renovations
 - Nine Mile Creek & Moir Park upgrades



Normandale Lake District Tax Levy

Reduction of \$200,000



- Original Forecast:
 - \$450K tax levy for 2026
 - Up to \$900K projected in future years
- Revised Forecast:
 - Reduced to \$250K tax levy for 2026 and beyond
 - Reflects decision to remove high-cost \$5 million pedestrian bridge project from the Normandale Lake District Plan.



Use of 2024 Positive Budget

Reduction of \$2.55 million



- 2024 Year-End Surplus: \$4.4M
- Proposed Use:
 - Transfer to Strategic Priorities Fund
 - Allocate \$2.55M for 2026 levy stabilization
 - Identify one-time capital needs and strategic initiatives for 2026 for remaining funds of \$1.85M
- At the start of 2025, the Strategic Priorities Fund Balance was \$6.0M



Personnel Costs – Reduced COLA

Reduction of \$1.1 million



- Forecasted COLA reduced
- Departments have been asked to limit staffing growth and explore options to meet needs through internal reallocation
- City workforce is key to delivering high-quality services
- Goal is to attract and retain talent while managing cost growth



Health Insurance Savings

Reduction of \$850,000



- The City is a member of the MN Healthcare Consortium
- The Consortium spreads risk and stabilizes premiums
- Most Recent claims-to-premium ratio: 96%
- Result: 0% increase in 2026 premiums



Budget Reduction Lever Recap to bring prelim. tax levy increase to 9.44%



Budget Reduction Lever	Reduction Amount
Capital & Debt Planning	\$2,730,000
Normandale Lake District	\$ 200,000
2024 Positive Budget Variance	\$2,550,000
Personnel	\$1,095,000
Health Insurance	\$ 850,000
Total	\$7,425,000

A reduction of \$7,425,000 would mean an increase of \$8.3m, which would be a 9.44% increase to the property tax levy



Breakdown of 2026 Preliminary General Fund Budget

Revenues and Expenditures

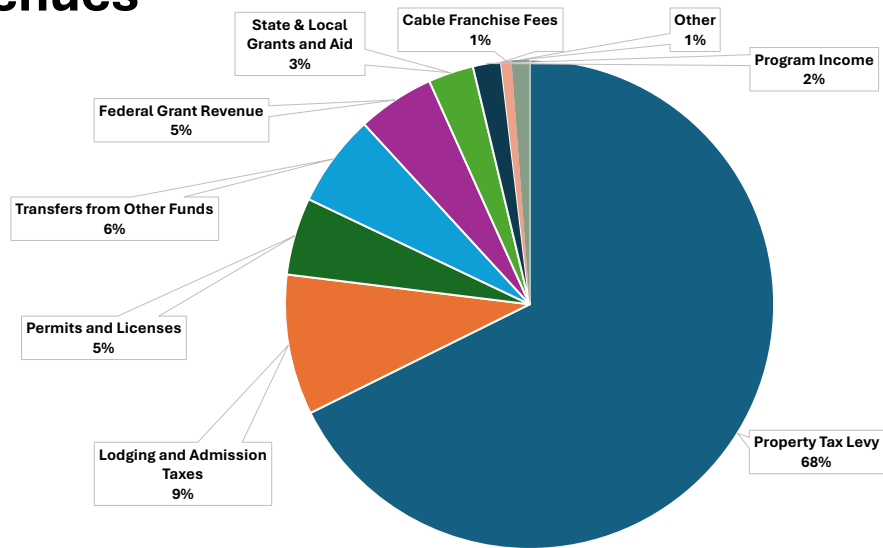


City of Bloomington General Fund 2026 Preliminary Budget

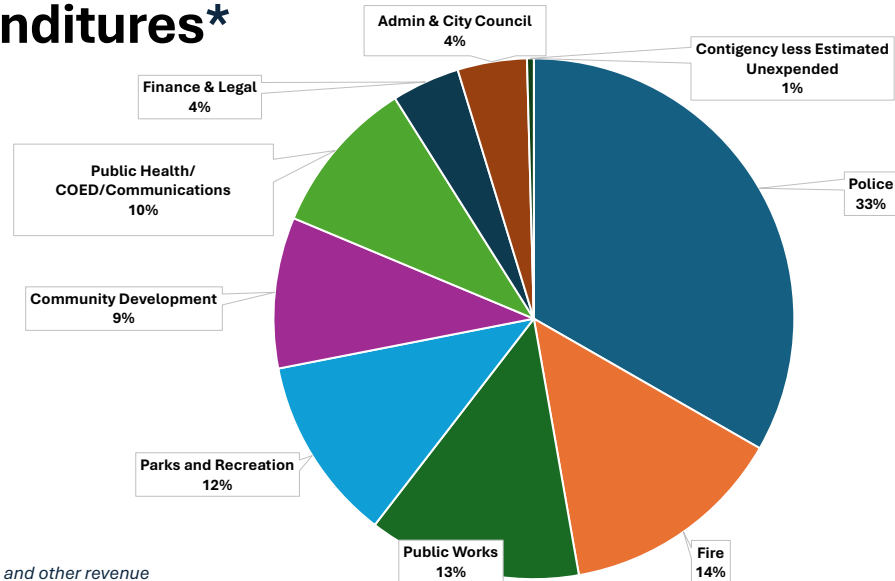
REVENUES:		
Property Tax Levy	83,092,103.00	68%
Lodging and Admission Taxes	11,388,000.00	9%
Permits and Licenses	6,277,200.00	5%
Transfers from Other Funds	7,505,881.00	6%
Federal Grant Revenue	6,262,730.00	5%
State & Local Grants and Aid	3,676,170.00	3%
Program Income	2,265,390.00	2%
Cable Franchise Fees	850,000.00	1%
Other	1,548,277.00	1%
TOTAL REVENUES	122,865,751.00	100%
EXPENDITURES:		
Police	40,872,274.00	33%
Fire	17,106,184.00	14%
Public Works	16,234,548.00	13%
Parks and Recreation	14,093,048.00	11%
Community Development	11,631,685.00	9%
Public Health/ COED/Communications	11,955,490.00	10%
Finance & Legal	5,196,920.00	4%
Admin & City Council	5,256,083.00	4%
Contingency less Estimated Unexpended	519,519.00	0%
TOTAL EXPENDITURES	122,865,751.00	100.00%



2026 Preliminary Budget - General Fund Revenues




2026 Preliminary Budget - General Fund Expenditures*



*funded by tax levy, grants, and other revenue

Comparison of 2025 Final Tax Levy to 2026 Proposed Tax Levy



	Final 2025 Tax Levy	Proposed 2026 Tax Levy	\$ Change	% Change
General Fund	\$76,357,500	\$83,092,103	\$6,734,603	
Fire Pension Obligation	1,050,000	1,050,000		
Forestry/Diseased Trees	185,000	350,000	165,000	
Pool	335,000	335,000		
Center for the Arts	1,500,000	1,500,000		
Ice Garden	200,000	200,000		
Normandale Lake District Tax Abatement Capital Projects	400,000	250,000	-150,000	
Debt Payments	7,848,711	9,390,732	1,542,021	
 Total	\$87,876,211	\$96,167,835	\$8,291,624	9.44%

Breakdown of 9.44% Increase by Dept.



	\$ Change	% Change
Police	2,628,510	2.99
Fire	1,783,169	2.03
Public Works*	1,766,664	2.01
Parks and Recreation	876,884	1.00
Public Health	348,984	0.40
Community Development	175,287	0.20
Finance/Legal/Administration/Communications	712,126	0.81
Total	\$8,291,624	9.44%

* Includes increase for Debt Payments



Breakdown of 9.44% Increase by Categories



	\$ Change	% Change
Salaries and Benefits	\$ 5,118,708	5.83
Debt Payments	1,542,021	1.75
Internal Charges	883,247	1.01
Materials Supplies and Services	755,402	0.86
Capital Outlay	-7,754	-0.01
Total	\$8,291,624	9.44%



Impact on median value home
 $\$365,400 = \$13.82 / \text{month increase}$



9.44% increase to the tax levy
is a 10.87% increase for the
median value home

\$3.19 / week

\$13.82 / month

\$165.81 / year



Public Feedback



2026 Budget Information Tables



Saturday, May 17, 2025

Public Works Open House (125 people)

Police Department Open House (66 people)



Saturday, June 21, 2025

Juneteenth Celebration (44 people)



Sunday, June 22, 2025

Bloomington Pride Festival (52 people)



Saturday, August 2, 2025

Farmer's Market (51 people)



New! Public Comment in August



- Goal: Influence budget decisions early, not just at Truth-in-Taxation in December.
- For the first time, residents were invited to provide public comments at the August City Council study session.
- Key feedback received:
 - Concerns about rising property taxes
 - Need for senior tax relief
 - Desire to protect essential services
- Comments will be collected via the “Let’s Talk Bloomington” page throughout the budget process.



State of Minnesota Property Tax Refund (Form M1PR)



mn DEPARTMENT OF REVENUE
2024 Form M1PR, Homestead Credit Refund

Your First Name and Initial _____ **Last Name** _____ **Your Social Security Number** _____ **Your State of Birth (see instructions)** _____

It's Your Return, Spouse's First Name and Initial _____ **Spouse's Last Name** _____ **Spouse's Social Security Number** _____ **Spouse's State of Birth** _____

Current Home Address _____ **Check if Address is:** ☐ Home ☐ Foreign ☐

City _____ **State** _____ **ZIP Code** _____ **Check if Mobile Home Owner** ☐

Property ID Number _____ **County where property is located** _____

State Election Campaign Fund: To grant 25 to this fund, enter the date for the party of your choice. It will help candidates for state office pay campaign expenses. This will not increase your tax or reduce your refund.
 Federal Party Code Number: Republican _____ 11 Democratic/League of Women Voters _____ 12 Libertarian _____ 13 Green/Independent Candidates _____ 14 League of Women Voters _____ 17
 Your Code _____ Spouse's Code _____ Democratic/League of Women Voters _____ 12 Libertarian _____ 13 Green/Independent Candidates _____ 14 League of Women Voters _____ 17

1. Federal adjusted gross income (from line 1 of Form 1041, see instructions (if you did not file Form 1041)) 1

2. Nonrefundable Social Security and/or Railroad Retirement Board benefits (see instructions) 2

3. Deduction for contributions to a qualified retirement plan on Federal Schedule 1 (see instructions) 3

4. Total government assistance payments (see instructions) 4

5. Co-occupant income (from line 2 of Worksheet 3 - Co-occupant Income (if negative, enter as a negative)) 5

6. Additional Nonrefundable Income. Add the amounts on columns A and B (see instructions) 6

A - Type of income

a1 a2 a3

B - Income Amount

b1 b2 b3

7. Add lines 1 through 6 7

8. Subtraction for 65 or older (from before January 2, 1985) or disabled. If you are over 65 or disabled, enter \$5,000. If you are not over 65 or disabled, enter \$0.00 8

Check the box if you are over 65 or disabled: ☐ a) 65 or Older ☐ b) Disabled

9. Dependent Subtraction. Enter your subtraction for dependents (see worksheet in instructions) 9

Number of dependents: _____

Names and Social Security numbers: _____

10. Retirement Account Subtraction (see instructions) 10

11. Total other subtractions (see instructions) 11

Subtraction type: _____

12. Add lines 7 through 11 12

9995



Minnesota homeowners and renters may qualify for a Property Tax Refund.

For more information-
Minnesota Department of
Revenue:

<https://www.revenue.state.mn.us/property-tax-refund>

651-296-3781 or 1-800-652-9094

State of Minnesota Property Tax Refund (Form M1PR)



Two types available:

1. Regular Property Tax Refund

- Compares property taxes versus your total household income
- Renter income less than \$73,270; Homeowner less than \$139,320

2. Special Property Tax Refund

- Increase in taxes beyond State set level
- Increase of 12% from previous year and at least \$100 increase.

- Due date is August 15 but you may file up to one year after the due date
- You must homestead the property to qualify for refund
- Renters: Beginning with tax year 2024, renters no longer need to file M1PR. The credit will be added to the income tax return.



Senior Deferral Property Tax Program



- Caps property taxes a resident pays each year at 3% of previous year's income.
- Person must be 65 or older, if they are married, their spouse must be 62 or older.
- Household income needs to be less than \$96,000.
- Must have lived in home for the last 5 or more years.
- Must have homesteaded home for the last 5 or more years.
- When home is sold deferral is voluntarily cancelled, loan must be repaid with interest.
 - The interest rate varies but does not exceed 5%.

Additional conditions also apply - The City Assessors office is available to help residents who have questions about this program.



Key Findings from the National Community Survey



Natural Environment- Above-average ratings for:

- Overall quality of the natural environment
- Preservation of natural areas
- Quality of open space
- Recycling services
- Yard waste pick-up



Engagement & Inclusivity - Improved ratings for:

- Sense of community
- Making all residents feel welcome
- Caring for vulnerable residents
- Opportunities to volunteer
- Openness and acceptance of diverse backgrounds



Dedicated City Budget Webpage



Finance Links

[Finance Department](#)
[Capital Improvement Plan \(CIP\)](#)
City budget
[Fee schedules](#)
[Financial reports](#)
[Information for investors](#)
[Local option sales tax](#)
[Liquor, lodging, admission sales tax](#)
[Pay my utility bill](#)
[Purchasing](#)
[Property tax information](#)
[Utility Billing](#)

City budget

On this page

[Community outreach](#)
[City Council presentations and Mayor's Council Minute videos](#)
[Understanding your property taxes and home valuations](#)
[Annual budget books and budget in brief](#)



Let's Talk BLOOMINGTON
 Voice your opinion at Let's Talk Bloomington, the City's website for community conversations.



Council Discussion Highlights



Council Discussion Highlights

August 18, 2025 Study Session



- Balancing current service needs with long-term planning
- Strategic use of the Strategic Priorities Fund
- Exploring grants & sponsorships to reduce levy pressures
- Maintain quality-of-life amenities
- Focus more on core services & budget restraint



Priority Based Budgeting (PBB)



Priority Based Budgeting (PBB)



- Aligns spending with City strategic goals and priorities
- Focuses on programs and services, not just departments
- Evaluates all programs based on purpose, impact, and alignment
- Supports reallocation of resources to higher-priority services
- PBB will be used to refine the budget between the preliminary and final levy by evaluating programs and strategically reallocating resources



PBB Phases



Phase 1: Create Program/Service Inventory (*April*)

Phase 2: Score Programs and Services (*May*)

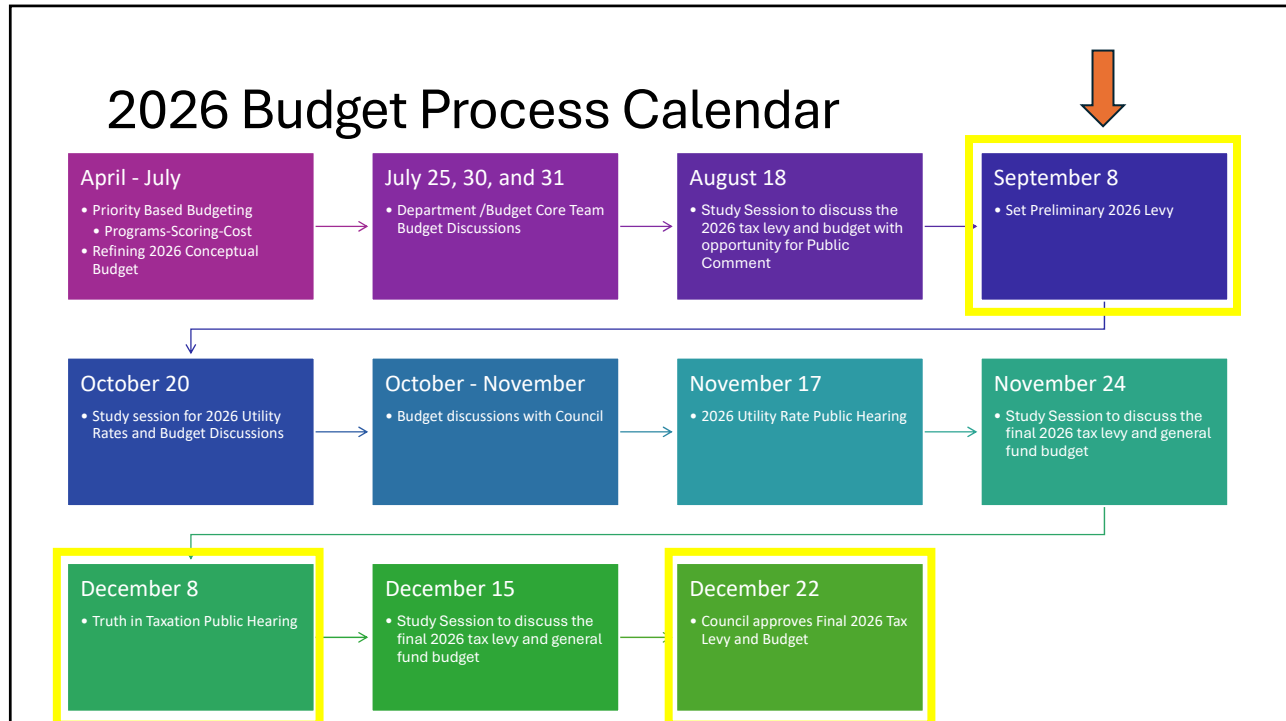
Phase 3: Determine Program Costs (*June - July*)

Phase 4: Explore Insights and Opportunities (*August – October*)

- Use program data to guide strategic conversations
- Identify potential areas for improvement and alignment



2026 Budget Process Calendar



Council Discussion

Motions



Item 4.1

Resolution Adopting Preliminary 2026 Tax Levy

Motion by ____, seconded by ____ to adopt Resolution No. 2025-____, a resolution preliminarily establishing tax levies for the City of Bloomington for the year 2026.

Item 4.2

Resolution Adopting Preliminary 2026 General Fund Budget

Motion by ____, seconded by ____ to adopt Resolution No. 2025-____, adopting a Preliminary 2026 General Fund Budget.



Thank you!



RESOLUTION NO. 2025 -

**A RESOLUTION PRELIMINARILY ESTABLISHING TAX LEVIES FOR THE CITY
OF BLOOMINGTON FOR THE YEAR 2026**

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

WHEREAS, Minnesota Statutes, Section 275.065, Subdivision 1, requires cities to certify a maximum proposed levy on or before September 30 of each year.

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

Section 1. That there be, and hereby is, levied for the year 2026 on all taxable property, real, personal and mixed, situated within the corporate limits of the City of Bloomington and not exempted by the Constitution of the State or valid state laws, a tax rate sufficient to produce a total of \$89,739,962 the amount hereinafter set forth:

	Certified Levy
General Revenues	\$ 86,777,103
Debt Service	<u>9,390,732</u>
TOTAL	\$ 96,167,835

Section 2. That the City Clerk is directed to certify said tax levies to the County Auditor of Hennepin County on or before September 30, 2025.

Section 3. That under Minnesota Statutes, Section 275.065, subdivision 1(f) the taxing authority shall announce the time and place of its subsequent regularly scheduled meetings at which the budget and levy will be discussed and at which the public will be allowed to speak. This information will be published in the *Sun Current* and included on the Property Tax (TNT) Statement scheduled to be delivered after November 10 and on or before November 24 each year. Monday, December 8, 2025 is hereby established for the public meeting on the proposed 2026 budget and tax levy to be held at the Council Chambers beginning at 6:30 p.m.

Passed and adopted this 8th day of September, 2025.

Mayor

Attest:

Secretary to the Council



Request for Council Action

Originator Finance	Item 4.2 Resolution Adopting Preliminary 2026 General Fund Budget
Agenda Section HEARINGS, RESOLUTIONS, AND ORDINANCES	Date September 8, 2025

Requested Action:

Motion by _____, seconded by _____ to adopt Resolution No. 2025-____ adopting a Preliminary 2026 General Fund Budget.

Item created by: Briana Eicheldinger, Finance

Item presented by: Kari Carlson, Deputy Finance Officer

Description:

The City Council is asked to consider and approve a resolution adopting a Preliminary 2026 General Fund Budget. The proposed preliminary budget aligns with the proposed preliminary levy.

Attachments:

[Resolution](#)

RESOLUTION NO. 2025 -

**A RESOLUTION ADOPTING A PRELIMINARY 2026 GENERAL FUND
BUDGET**

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

WHEREAS, the City Manager has presented a proposed preliminary General Fund Budget for the fiscal year commencing January 1, 2026.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MINNESOTA, that a preliminary 2026 operating budget for the General Fund is hereby approved as follows:

REVENUES

Property Tax Levy	\$83,092,103
Less Est. Delinquencies and Abatements	(917,751)
Lodging and Admissions Tax	11,388,000
Business Licenses	2,314,000
Building Permits & Fees	3,963,200
Cable Franchise Fees	850,000
Fines	505,000
Program Income	2,265,390
Intergovernmental Revenue	9,938,900
Interest Earnings	475,000
Transfers from Other Funds	7,505,881
Other	<u>1,486,028</u>
 TOTAL REVENUES	 <u>\$122,865,751</u>

APPROPRIATIONS

City Council	\$ 684,219
Administration	4,571,864
Legal	3,365,439
Finance	1,831,481
Police	40,872,274
Fire	17,106,184
Community Development	11,631,685
Public Health/Communications/COED	11,955,490

Parks and Recreation	14,093,048
Public Works	16,234,548
Contingency	2,996,725
Estimated Unexpended	<u>(2,477,206)</u>
TOTAL APPROPRIATIONS	<u>\$122,865,751</u>

BE IT FURTHER RESOLVED, (i) that this proposed operating budget resolution, and the related proposed tax levies (contained in Resolution No. 2025-____) are being submitted by the City in accordance with Minnesota Statutes in effect on this date (“Resolutions”); (ii) that the Resolutions represent a good faith effort by the City to substantially comply with applicable law and the guidance supplied by the Commissioner of Revenue; and (iii) that the City Council declares its intent to take all necessary actions legally permissible to conform with the laws, rulings, and regulations now or hereafter applicable to the submission and approval of the City's budget and tax levies, both proposed and final.

Passed and adopted this 8th day of September, 2025.

Mayor

Attest:

Secretary to the Council



Request for Council Action

Originator Finance	Item 4.3 Public Hearing: Public Nuisance Abatement Assessment
Agenda Section HEARINGS, RESOLUTIONS, AND ORDINANCES	Date September 8, 2025

Requested Action:

Motion by _____, seconded by _____ to adopt Resolution 2025-_____, a Resolution Adopting the Assessment Roll for Public Nuisance Abatements.

Item created by: Briana Eicheldinger, Finance

Item presented by: Lori Economy-Scholler, CFO

Description:

A publicly advertised and noticed hearing on the matter of assessment of Public Nuisance Abatements has been scheduled for this date and time. A listing of the properties being assessed is included with the agenda material.

An Administrative Hearing on the proposed assessment was held Wednesday, August 27, 2025. The Owner of one property with abatement fees requested an administrative hearing regarding the proposed assessments against their property and one property owner appeared at the August 27, 2025, administrative hearing. The Hearing Officer heard the party and issued findings recommending that the City Council assess the property the full amount of outstanding abatement fees and penalties applicable to the property. A report of that hearing is enclosed with the agenda material.

The attached presentation and memo provides an overview of today's agenda items 4.3-4.7.

Attachments:

[Presentation](#)

[MEMO](#)

[Affidavit of Publication - NOH Assessment of Abatement or Removal of Public Nuisance.tif](#)

[Resolution - Public Nuisance Abatement Assessment](#)



Special Assessments

Agenda items 4.3 - 4.7

September 8, 2025

Lori Economy-Scholler, CFO



AGENDA

1. Overview of Special Assessments

- Definitions of Assessment Types
- Timeline

2. Public Hearings

- Public Nuisance Abatement
- Tree Removal
- Weeds and Brush
- Delinquent Utilities (Water, Sewer, Storm Water Drainage, Garbage, Recycling and Organics)
- Civil Fines





Overview

Definitions of Assessment Types
Timeline



Definitions



Public Nuisance Abatements

- Property conditions declared to be nuisances affecting public peace, welfare and safety

Tree Removal

- Removal of dead or diseased trees

Weeds & Brush Removals

- Mowing, weeds and/or brush removal

Delinquent Utilities

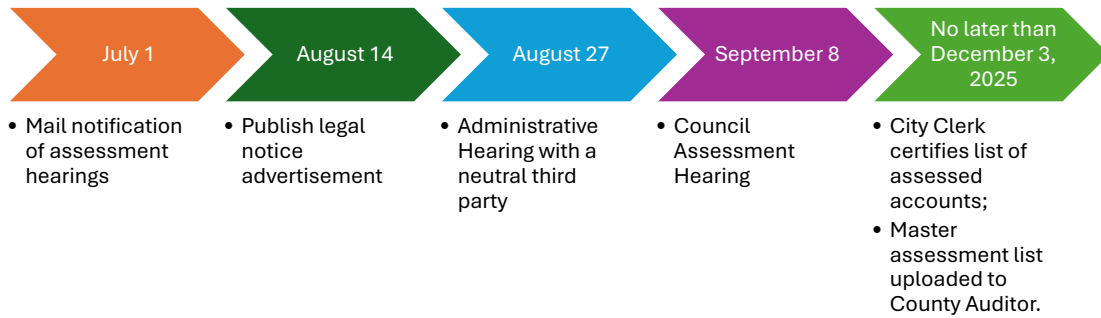
- Water, Sewer, Storm Drain, Garbage, Recycling and Organics

Civil Fines

- Nuisance service calls & admin. penalty orders



2025 Timeline



Public Hearings

Public Nuisance Abatement
 Tree Removal
 Weeds and Brush
 Delinquent Utilities (Water, Sewer, Storm Water Drainage, Garbage, Recycling and Organics)
 Civil Fines



Item 4.3 Public Nuisance Abatement



Public Hearing

Motion by _____, seconded by _____ to adopt Resolution 2025-____, a Resolution Adopting the Assessment Roll for Public Nuisance Abatements.



Item 4.4 Tree Removal



Public Hearing

Motion by _____, seconded by _____ to adopt Resolution 2025-____, a Resolution Adopting the Assessment Roll for Delinquent Tree Removal Costs (three-year levy).

Motion by _____, seconded by _____ to adopt Resolution 2025-____, a Resolution Adopting the Assessment Roll for Delinquent Tree Removal Costs (five-year levy)

Motion by _____, seconded by _____ to adopt Resolution 2025-____, a Resolution Adopting the Assessment Roll for Delinquent Tree Removal Costs (ten-year levy)



Item 4.5 Weed/Brush Removal



Type	Total # Properties	# of Repeat	2022	2023	2024
Public Nuisance Abatement	66	1	-	1	1
Tree Removal	33	-	-	-	-
Weeds & Brush Removal	114	12	3	7	8



Item 4.5 Weed/Brush Removal

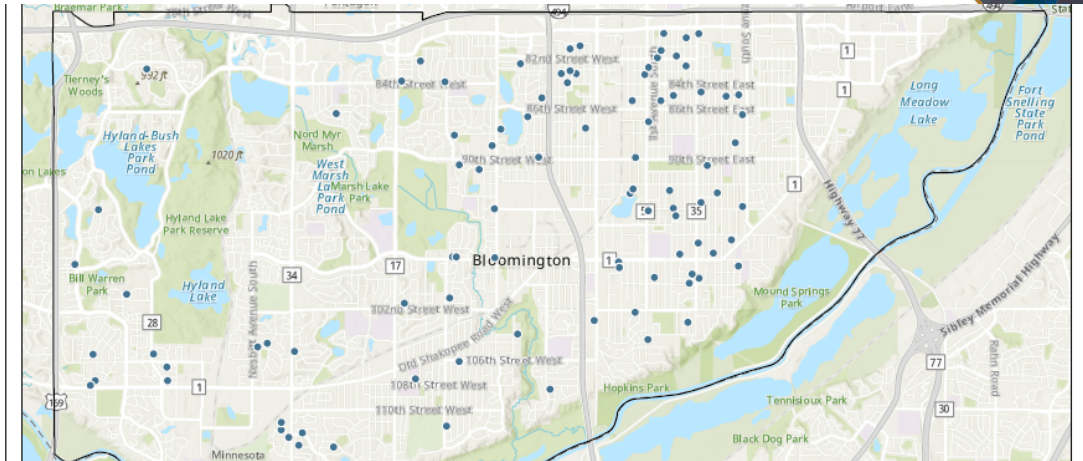


Public Hearing

Motion by _____, seconded by _____ to adopt Resolution 2025-____, a Resolution Adopting the Assessment Roll for Weed and Brush Removal Costs.



Item 4.6 Delinquent Utilities



Item 4.6 Delinquent Utilities



Water, Sewer, Storm Water Drainage, Garbage, Recycling and Organics

Public Hearing

Motion by _____, seconded by _____ to adopt Resolution 2025-____, a Resolution Adopting the Assessment Roll for Delinquent Water, Sewer, Storm Water Drainage, Garbage, Recycling and Organics Utility Charges.



Item 4.7

Civil Fines for Property-Related Violation



Public Hearing

Motion by _____, seconded by _____ to adopt Resolution 2025-____,
a Resolution Adopting the Assessment Roll for Unpaid Civil Penalties
and Fines.



Thank you





DATE: August 29th, 2025

TO: Lori Economy-Scholler, Chief Financial Officer

CC: Melissa Manderschied, Kari Carlson, Amy Sevig, Dave Hanson, Lynn Moore, Kris Graves, Brenda Greenwaldt, Courtney Fradenburgh, Briana Eicheldinger

FROM: Sue LeGrand, Office Support Specialist Finance

RE: August 27th, 2025, Administrative Hearing for Special Assessments

An administrative hearing was held on Wednesday, August 27th, 2025 at 9:00 a.m. with the Administrative Hearing Officer **Mary G. Dobbins, Esq.** presiding. Items open for the hearing were: Civil Fines for Property-Related Violation Assessments, Delinquent Tree Removal Assessments, Public Nuisance Abatement Assessments, Delinquent Weed/Brush Removal Assessments, and Delinquent Water, Sewer, Storm Sewer, Garbage, Recycling and Organics Assessments.

Five of the six scheduled property owners attended the hearing.

- Four property owners attended the hearing for their Civil fines for property-related violations.
- One property owner attended the hearing for their delinquent Public Nuisance Abatement charges.
- One property owner attended the hearing for their delinquent Weed/Brush Removal charges.

**Note: One of the property owners appeared for two (2) types of fines/fees (public nuisance abatement & civil fine).*

CIVIL FINES FOR PROPERTY-RELATED VIOLATIONS

As of August 27th, 2025, 116 properties owe \$162,690.00

DELINQUENT TREE REMOVAL

As of August 27th, 2025, 6 customers owe \$27,768.66

PUBLIC NUISANCE ABATEMENT

As of August 27th, 2025, 14 customers owe \$5,891.24

DELINQUENT WEED/BRUSH REMOVAL

As of August 27th, 2025, 49 customers owe \$20,212.04

UTILITIES

As of August 27th, 2025, 876 customers owe \$1,078,811.43

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF HENNEPIN

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

SC Bloomington Richfield

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

HENNEPIN

with additional circulation in the counties of:
HENNEPIN

and has full knowledge of the facts stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §131A.02.

(B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 08/14/2025 and the last insertion being on 08/14/2025.

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

By:  Designated Agent

Subscribed and sworn to or affirmed before me on 08/14/2025


Notary Public



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

Ad ID 1485661

135

RESOLUTION NO. 2025-_____

**A RESOLUTION ADOPTING THE ASSESSMENT ROLL FOR
PUBLIC NUISANCE ABATEMENTS**

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

WHEREAS, the City Council has the authority to assess public nuisance abatement or removal costs pursuant to Minnesota Statutes § 429.101, and Bloomington City Code Chapter 1 and § 12.06; and

WHEREAS, notice of an administrative hearing on a proposed assessment roll for public nuisance abatements on the properties identified on Exhibit A, which is attached hereto and incorporated herein, was published in the official newspaper of the City. Written notice was mailed to all persons listed on the official records of Hennepin County as owners of the affected parcels or lots; and

WHEREAS, properties for which payment has been made since the date of the newspaper publication are not listed on Exhibit A; and

WHEREAS, an administrative hearing, as noticed and described in Bloomington City Code Chapter 1, was held August 27, 2025, where all interested parties were given an opportunity to be heard or otherwise comment on the proposed assessment roll; and

WHEREAS, the owner of one property (8622 Aldrich Avenue South) requested an administrative hearing regarding the proposed assessments against their property and appeared at the August 27, 2025, administrative hearing. The Hearing Officer heard both parties and issued findings recommending that the City Council assess the property the full amount of outstanding public nuisance abatements costs applicable to this property; and

WHEREAS, no other persons appeared for the August 27, 2025 administrative hearing, relative to unpaid public nuisance abatement costs; and

WHEREAS, a public hearing before the City Council, as noticed, was held on September 8, 2025, where all interested persons were given an opportunity to be heard or otherwise comment on the proposed assessment; and

WHEREAS, the City Council finds that the various parcels listed on Exhibit A received public nuisance abatement or removal services, or both, but did not pay the City for said services.

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

1. The foregoing recitals are true and correct and incorporated herein by this reference.
2. The assessment roll, a copy of which is on file in the office of the City Clerk, is hereby adopted and shall constitute the special assessments against the lands named therein.
3. The assessment for each parcel shall be payable in one (1) annual installment, the first and only installment to be payable on or before the first Monday of January 2027, and shall bear interest

at the rate of eight percent (8%) per annum from October 1, 2025, through December 31, 2026, plus a \$50 administrative fee added to their assessment.

4. The owner of any property so assessed may, at any time prior to certification of the assessment to the County Auditor on November 26, 2025, pay the whole assessment on such property with no interest accrual.
5. The Clerk, or designee, is hereby authorized and directed to transmit a certified copy of the assessment roll to the County Auditor to be extended on the property tax lists of the County, and such assessments shall be collected and paid in the same manner as other municipal taxes.

Passed and adopted this 8th day of September, 2025.

Mayor

Attest:

Secretary of the Council

EXHIBIT A

ASSESSMENT ROLL FOR ABATEMENT PUBLIC NUISANCE

Property Address	Property ID No.	Amount Due on or Before 9/08/25	Amount Due Beginning 9/09/25
8237 1ST Ave S	03 027 24 42 0096	\$536.56	\$586.56
900 83rd St	02 027 24 31 0077	\$498.20	\$548.20
2510 W 88th St	08 027 24 11 0074	\$219.93	\$269.93
401 100th St E	15 027 24 44 0007	\$525.20	\$575.20
8622 Aldrich Ave S	09 027 24 11 0036	\$236.28	\$286.28
8127 Emerson Ave S	04 027 24 13 0024	\$545.31	\$595.31
8815 Emerson Ave S	09 027 24 13 0029	\$181.77	\$231.77
8531 Haeg Dr	04 027 24 33 0056	\$362.59	\$412.59
10640 Lyndale Ave S	21 027 24 41 0028	\$459.78	\$509.78
10700 Lyndale Ave S	21 027 24 41 0004	\$1,019.57	\$1,069.57
8751 Nicollet Ave S	10 027 24 12 0071	\$301.70	\$351.70
1820 Old Shakopee Rd E	11 027 24 44 0099	\$337.89	\$387.89
3500 Old Shakopee Rd W	20 027 24 32 0020	\$192.67	\$242.67
10601 Oregon Ave S	32 116 21 32 0146	\$473.79	\$523.79



Request for Council Action

Originator Finance	Item 4.4 Public Hearing: Tree Removal Assessments
Agenda Section HEARINGS, RESOLUTIONS, AND ORDINANCES	Date September 8, 2025

Requested Action:

Motion by _____, seconded by _____ to adopt Resolution 2025-____, a Resolution Adopting the Assessment Roll for Delinquent Tree Removal Costs (three-year levy).

AND

Motion by _____, seconded by _____ to adopt Resolution 2025-____, a Resolution Adopting the Assessment Roll for Delinquent Tree Removal Costs (five-year levy).

AND

Motion by _____, seconded by _____ to adopt Resolution 2025-____, a Resolution Adopting the Assessment Roll for Delinquent Tree Removal Costs (ten-year levy).

Item created by: Briana Eicheldinger, Finance

Item presented by: Lori Economy-Scholler, CFO

Description:

On April 3, 2023, Council discussed "Tree Assessment Ordinance and Payment Plans," where Staff presented a draft ordinance to amend City Code section 18.05(e) and City Code Appendix A to change the maximum one-year assessment to a maximum ten-year assessment, based on dollar amount, to remove hazardous, diseased, and/or public safety trees on non-city owned land. This was in response to significant increases in the cost of tree removal. At the time, City Code only provided for special assessments of one year for tree removal. Council discussed the amendment which would allow for special assessments of up to ten years, based on the cost of tree removal.

On May 1, 2023, after a public hearing, Council approved an amendment to Chapter 18 and Appendix A of the Bloomington City Code related to trimming, treatment, or removal of trees and administrative assessments and establishing a fee schedule ([Appendix A](#)):

CODE SECTION 18.05(e)	TREE REMOVAL COST	LEVY PERIOD	INTEREST RATE
	below \$2,999	3 year	6.5%

	\$3,000 - \$5,999	5 year	6.5%
	above \$6,000	10 year	6.5%

A publicly advertised and noticed hearing on the matter of assessments of delinquent tree removal bills has been scheduled for this date and time. A listing of the properties being assessed is included with the agenda material.

An Administrative Hearing on the proposed assessments was held Wednesday, August 27, 2025. The presentation and memo related to this topic is included in today's agenda item 4.3.

Attachments:

[Resolution Tree Removal 3 Year Assessment 2025 CC.pdf](#)
[Resolution Tree Removal 5 Year Assessment 2025 CC.pdf](#)
[Resolution Tree Removal 10 Year Assessment 2025 CC.pdf](#)
[Affidavit of Publication - NOH Assessment for Tree Removal Costs.pdf](#)

RESOLUTION NO. 2025-_____

**A RESOLUTION ADOPTING THE ASSESSMENT ROLL FOR
TREE REMOVAL COSTS**

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

WHEREAS, the City Council has the authority to assess tree removal costs pursuant to Minnesota Statutes § 429.101, and Bloomington City Code Chapter 1 and § 18.05; and

WHEREAS, notice of an administrative hearing on a proposed assessment roll for tree removal costs on the properties identified on **Exhibit A**, which is attached hereto and incorporated herein, was published in the official newspaper of the City, and notice was mailed to all persons listed on the official records of Hennepin County as owners of the affected parcels or lots; and

WHEREAS, properties for which payment has been made since the date of the newspaper publication are not listed on **Exhibit A**; and

WHEREAS, an administrative hearing, as noticed and described in Bloomington City Code Chapter 1, was held August 27, 2025, where all interested parties were given an opportunity to be heard or otherwise comment on the proposed assessment roll; and

WHEREAS, no owners appeared for the August 27, 2025, administrative hearing; and

WHEREAS, a public hearing before the City Council, as noticed, was held on September 8, 2025, where all interested persons were given an opportunity to be heard or otherwise comment on the proposed assessment; and

WHEREAS, the City Council finds that the various parcels listed on **Exhibit A** received tree removal services but did not pay the City for said services.

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

1. The foregoing recitals are true and correct and incorporated herein by this reference.
2. The assessment roll, a copy of which is on file in the office of the City Clerk, is hereby adopted and shall constitute the special assessments against the lands named therein.
3. The assessment for each parcel shall be payable in three (3) annual installments. The first installment to be payable on or before the first Monday of January 2027, and shall bear interest at the rate of six and one-half percent (6.5%) per annum from October 1, 2025 through December 31, 2026. The second and third annual installments to be payable on or before the first Monday of January of the subsequent years, 2028 and 2029, and shall bear interest at the rate of six and one-half percent (6.5%) per annum from January 1st through December 31st, plus a \$50 administrative fee added to the assessment.

4. The owner of any property so assessed may, at any time prior to certification of the assessment to the County Auditor on November 26, 2025, pay the whole assessment on such property with no interest accrual.
5. Partial payment of certified assessment shall not be permitted. During the three (3) year levy period, payment in full may be made on or before the close of City business on November 15th of the years following the certification of the assessment; 2026 or 2027. If November 15th falls on a weekend, the payoff must be made by the last regular business day before November 15th. All special assessment payoffs must be paid to the City of Bloomington Assessor's Office.
6. The City Clerk, or designee, is hereby authorized and directed to transmit a certified copy of the assessment roll to the County Auditor to be extended on the property tax lists of the County, and such assessments shall be collected and paid in the same manner as other municipal taxes.

Passed and adopted this 8th day of September, 2025.

Mayor

Attest:

Secretary of the Council

EXHIBIT A

3 YR ASSESSMENT ROLL FOR TREE REMOVAL COSTS

Property Address	Property ID No.	Amount Due on or Before 9/08/25	Amount Due Beginning 9/09/25
8212 Oakmere Rd	19 116 21 21 0011	\$689.58	\$739.58
8023 Aldrich Ave S	04 027 24 14 0016	\$1,621.75	\$1,671.75

RESOLUTION NO. 2025-_____

**A RESOLUTION ADOPTING THE ASSESSMENT ROLL FOR
TREE REMOVAL COSTS**

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

WHEREAS, the City Council has the authority to assess tree removal costs pursuant to Minnesota Statutes § 429.101, and Bloomington City Code Chapter 1 and § 18.05; and

WHEREAS, notice of an administrative hearing on a proposed assessment roll for tree removal costs on the properties identified on **Exhibit A**, which is attached hereto and incorporated herein, was published in the official newspaper of the City, and notice was mailed to all persons listed on the official records of Hennepin County as owners of the affected parcels or lots; and

WHEREAS, properties for which payment has been made since the date of the newspaper publication are not listed on **Exhibit A**; and

WHEREAS, an administrative hearing, as noticed and described in Bloomington City Code Chapter 1, was held August 27, 2025, where all interested parties were given an opportunity to be heard or otherwise comment on the proposed assessment roll; and

WHEREAS, no owners appeared for the August 27, 2025, administrative hearing; and

WHEREAS, a public hearing before the City Council, as noticed, was held on September 8, 2025, where all interested persons were given an opportunity to be heard or otherwise comment on the proposed assessment; and

WHEREAS, the City Council finds that the various parcels listed on **Exhibit A** received tree removal services but did not pay the City for said services.

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

1. The foregoing recitals are true and correct and incorporated herein by this reference.
2. The assessment roll, a copy of which is on file in the office of the City Clerk, is hereby adopted and shall constitute the special assessments against the lands named therein.
3. The assessment for each parcel shall be payable in five (5) annual installments. The first installment to be payable on or before the first Monday of January 2027, and shall bear interest at the rate of six and one-half percent (6.5%) per annum from October 1, 2025 through December 31, 2026. The second, third, fourth and fifth annual installments to be payable on or before the first Monday of January of the subsequent years, 2028, 2029, 2030 and 2031 and shall bear interest at the rate of six and one-half percent (6.5%) per annum from January 1st through December 31st, plus a \$50 administrative fee added to the assessment.

4. The owner of any property so assessed may, at any time prior to certification of the assessment to the County Auditor on November 26, 2025, pay the whole assessment on such property with no interest accrual.
5. Partial payment of certified assessment shall not be permitted. During the five (5) year levy period, payment in full may be made on or before the close of City business on November 15th of the years following the certification of the assessment; 2026, 2027, 2028 and 2029. If November 15th falls on a weekend, the payoff must be made by the last regular business day before November 15th. All special assessment payoffs must be paid to the City of Bloomington Assessor's Office.
6. The City Clerk, or designee, is hereby authorized and directed to transmit a certified copy of the assessment roll to the County Auditor to be extended on the property tax lists of the County, and such assessments shall be collected and paid in the same manner as other municipal taxes.

Passed and adopted this 8th day of September, 2025.

Mayor

Attest:

Secretary of the Council

EXHIBIT A

5 YR ASSESSMENT ROLL FOR TREE REMOVAL COSTS

Property Address	Property ID No.	Amount Due on or Before 9/08/25	Amount Due Beginning 9/09/25
2909 W 97th St	17 027 24 13 0018	\$5,941.86	\$5,991.86
3107 W 88th St	08 027 24 24 0005	\$5,374.93	\$5,424.93
8309 Colfax Ave S	04 027 24 41 0021	\$5,374.93	\$5,424.93

RESOLUTION NO. 2025-_____

**A RESOLUTION ADOPTING THE ASSESSMENT ROLL FOR
TREE REMOVAL COSTS**

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

WHEREAS, the City Council has the authority to assess tree removal costs pursuant to Minnesota Statutes § 429.101, and Bloomington City Code Chapter 1 and § 18.05; and

WHEREAS, notice of an administrative hearing on a proposed assessment roll for tree removal costs on the properties identified on **Exhibit A**, which is attached hereto and incorporated herein, was published in the official newspaper of the City, and notice was mailed to all persons listed on the official records of Hennepin County as owners of the affected parcels or lots; and

WHEREAS, properties for which payment has been made since the date of the newspaper publication are not listed on **Exhibit A**; and

WHEREAS, an administrative hearing, as noticed and described in Bloomington City Code Chapter 1, was held August 27, 2025, where all interested parties were given an opportunity to be heard or otherwise comment on the proposed assessment roll; and

WHEREAS, no owners appeared for the August 27, 2025, administrative hearing; and

WHEREAS, a public hearing before the City Council, as noticed, was held on September 8, 2025, where all interested persons were given an opportunity to be heard or otherwise comment on the proposed assessment; and

WHEREAS, the City Council finds that the various parcels listed on **Exhibit A** received tree removal services but did not pay the City for said services.

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

1. The foregoing recitals are true and correct and incorporated herein by this reference.
2. The assessment roll, a copy of which is on file in the office of the City Clerk, is hereby adopted and shall constitute the special assessments against the lands named therein.
3. The assessment for each parcel shall be payable in ten (10) annual installments. The first installment to be payable on or before the first Monday of January 2027, and shall bear interest at the rate of six and one-half percent (6.5%) per annum from October 1, 2025 through December 31, 2026. The second, third, fourth, fifth, six, seventh, eighth, ninth and tenth annual installments to be payable on or before the first Monday of January of the subsequent years, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035 and 2036 and shall bear interest at the rate of six and one-half percent (6.5%) per annum from January 1st through December 31st, plus a \$50 administrative fee added to the assessment.

4. The owner of any property so assessed may, at any time prior to certification of the assessment to the County Auditor on November 26, 2025, pay the whole assessment on such property with no interest accrual.
5. Partial payment of certified assessment shall not be permitted. During the ten (10) year levy period, payment in full may be made on or before the close of City business on November 15th of the years following the certification of the assessment; 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033 and 2034. If November 15th falls on a weekend, the payoff must be made by the last regular business day before November 15th. All special assessment payoffs must be paid to the City of Bloomington Assessor's Office.
6. The City Clerk, or designee, is hereby authorized and directed to transmit a certified copy of the assessment roll to the County Auditor to be extended on the property tax lists of the County, and such assessments shall be collected and paid in the same manner as other municipal taxes.

Passed and adopted this 8th day of September, 2025.

Mayor

Attest:

Secretary of the Council

EXHIBIT A

10 YR ASSESSMENT ROLL FOR TREE REMOVAL COSTS

Property Address	Property ID No.	Amount Due on or Before 9/08/25	Amount Due Beginning 9/09/25
8800 Aldrich Ave S	09 027 24 14 0083 - 09 027 24 14 0096	\$8,765.61	\$8,815.61

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF HENNEPIN

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

SC Bloomington Richfield

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

HENNEPIN

with additional circulation in the counties of:


HENNEPIN

and has full knowledge of the facts stated below:

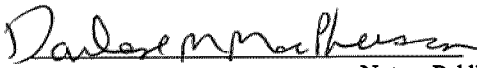
- (A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.
- (B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 08/14/2025 and the last insertion being on 08/14/2025.

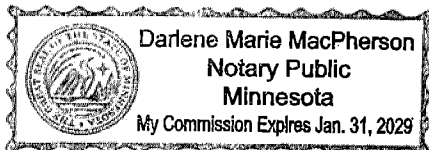
MORTGAGE FORECLOSURE NOTICES

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

By: 
Designated Agent

Subscribed and sworn to or affirmed before me on 08/14/2025


Notary Public



Rate Information:

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

Ad ID 1485607

**CITY OF BLOOMINGTON
NOTICE OF HEARING
ASSESSMENT FOR TREE REMOVAL COSTS**

NOTICE is hereby given that the Bloomington City Council will hold a public hearing on September 8, 2025, at 6:30 p.m. in the Council Chambers at Bloomington Civic Plaza, located at 1800 West Old Shakopee Road, Bloomington, Minnesota 55431, or by electronic means as provided by state law, to consider a Resolution approving the proposed assessment roll for charges assessed against the property upon which a condition was remedied by the trimming, treatment, or removal of trees. The assessment is levied pursuant to the provisions of Chapter 18 of the City Code, as authorized by Minn. Stat. § 429.101, subds. 1(a)(5) and (6).

The Property Identification Numbers and Addresses of the parcels benefited and proposed to be assessed are as follows:

SITE ADDRESS	PROPERTY I.D. NO.	AMOUNT DUE ON OR BEFORE 09/08/25		AMOUNT DUE BEGINNING 09/09/25	
2909 W 97th St	17 027 24 13 0018	\$	5,941.86	\$	5,991.86
3107 W 88th St	08 027 24 24 0005	\$	5,374.93	\$	5,424.93
8212 Oakmere Rd	19 116 21 21 0011	\$	689.58	\$	739.58
8800 Aldrich Ave S	09 027 24 14 0083 - 09 027 24 14 0096	\$	8,765.61	\$	8,815.61
8309 Colfax Ave S	04 027 24 41 0021	\$	5,374.93	\$	5,424.93
8023 Aldrich Ave S	04 027 24 14 0016	\$	1,621.75	\$	1,671.75

The City's assessment roll is open to public inspection and on file with the Bloomington City Clerk at Bloomington Civic Plaza. To avoid having the above fines and fees added to property taxes, present payment to the Bloomington Finance Department at Bloomington Civic Plaza. Prior to placing these unpaid fines and fees on your property taxes, the City Council will hold a public Assessment Hearing in the City Council Chambers at Bloomington Civic Plaza at 6:30 p.m. on Monday, September 8, 2025, or by electronic means as provided by state law. The City Council will hear written and oral objections at this Assessment Hearing.

No appeal may be taken as to the amount of any assessment unless written objection signed by the affected property owner is filed with the City Clerk prior to the Assessment Hearing or presented to the Mayor at the Assessment Hearing.

An owner may appeal an assessment to district court pursuant to Minnesota Statutes § 429.081, by serving notice of the appeal upon the Mayor or Clerk of the municipality within 30 days after the adoption of the assessment and filing such notice with the district court within ten days after service upon the Mayor or Clerk. Bloomington City Code allows for partial prepayments of the total amount proposed to be assessed. Application may be made for a deferment of special assessments for property owned by a person 65 years of age or older, a person retired by virtue of a permanent and total disability, or a member of the Minnesota National Guard or other military reserves who is ordered into active military service, if the payment of the assessment would cause a hardship to such person, and that the assessment would be upon a parcel homesteaded by the applicant and valued at less than the current average value of a single-family home in the City of Bloomington (Resol. 94-163 as amended by Resol. 2018-48 and Resol. 2021-125). Further information on those rights or any other matter relevant to the proposed assessment may be obtained from the Accounts Receivable Division, Finance Department (952-563-4527).

/s/ Jarny Hanson
City Clerk

Published in the Sun Current
August 14, 2025
1485607



Request for Council Action

Originator Finance	Item 4.5 Public Hearing: Weed/Brush Removal Assessments
Agenda Section HEARINGS, RESOLUTIONS, AND ORDINANCES	Date September 8, 2025

Requested Action:

Motion by _____, seconded by _____ to adopt Resolution 2025-_____, a resolution adopting the Assessment Roll for Weed and Brush Removal Costs.

Item created by: Briana Eicheldinger, Finance

Item presented by: Lori Economy-Scholler, CFO

Description:

A publicly advertised and noticed hearing on the matter of assessments of delinquent weed/brush removal bills has been scheduled for this date and time. A listing of the properties being assessed is included with the agenda material.

An Administrative Hearing on the proposed assessment was held Wednesday, August 27, 2025. The Owner of one property with weeds/brush fees requested an administrative hearing regarding the proposed assessment against their property and the property Owner appeared at the August 27, 2025, administrative hearing. The Hearing Officer heard the Owner and issued findings recommending that the City Council not assess the property any amount and that the property be removed from the final assessment roll.

The resolution directs staff to remove the property mentioned from the assessment roll, per the recommendation.

The presentation and memo related to this topic is included in today's agenda item 4.3.

Attachments:

[Resolution - Weeds Brush Removal Assessment](#)

[Affidavit of Publication Notice of Hearing on Assessment for Weeds_Brush Removal Costs.tif](#)

RESOLUTION NO. 2025-_____

**A RESOLUTION ADOPTING THE ASSESSMENT ROLL FOR
WEEDS AND BRUSH REMOVAL COSTS**

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

WHEREAS, the City Council has the authority to assess unpaid weed and brush removal costs pursuant to Minnesota Statutes § 429.101, and Bloomington City Code Chapter 1 and § 10.40; and

WHEREAS, notice of administrative hearing on a proposed assessment roll for weed and brush removal costs on the properties identified on Exhibit A, which is attached hereto and incorporated herein, was published in the official newspaper of the City and notice was mailed to all persons listed on the official records of Hennepin County as owners of the affected parcels or lots; and

WHEREAS, properties for which payment has been made since the date of the newspaper publication are not listed on Exhibit A; and

WHEREAS, an administrative hearing, as noticed and described in Bloomington City Code Chapter 1, was held August 27, 2025, where all interested parties were given an opportunity to be heard or otherwise comment on the proposed assessment roll; and

WHEREAS, the owner of one property (8301 Emerson Avenue South) requested an administrative hearing regarding the proposed assessments against their property and appeared at the August 27, 2025, administrative hearing. The Hearing Officer heard both parties and issued findings recommending that the City Council not assess the property any amount for the unpaid weed and brush removal costs applicable to this property, and that the property be removed accordingly from the assessment roll; and

WHEREAS, no other persons appeared for the August 27, 2025 administrative hearing, relative to unpaid weed and brush removal costs; and

WHEREAS, a public hearing before the City Council, as noticed, was held on September 8, 2025, where all interested persons were given an opportunity to be heard or otherwise comment on the proposed assessment; and

WHEREAS, the City Council finds that the various parcels listed on Exhibit A received weed and brush removal services but did not pay the City for said services.

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

1. The foregoing recitals are true and correct and incorporated herein by this reference.
2. The assessment roll, a copy of which is on file in the office of the City Clerk, is hereby adopted and shall constitute special assessments against the lands named therein, with the exception of the entry for 8301 Emerson Avenue South, which the City Clerk is directed to remove from the final assessment roll. The owner of 8301 Emerson Avenue South shall have no further financial

obligation to the City of Bloomington for unpaid weed and brush removal costs applicable to this matter.

3. The assessment for each parcel shall be payable in one (1) annual installment, the first and only installment to be payable on or before the first Monday of January 2027, and shall bear interest at the rate of eight percent (8%) per annum from October 1, 2025, through December 31, 2026, plus a \$50 administrative fee added to their assessment.
4. The owner of any property so assessed may, at any time prior to certification of the assessment to the County Auditor on November 26, 2025, pay the whole assessment on such property with no interest accrual.
5. The City Clerk, or designee, is hereby authorized and directed to transmit a certified copy of the assessment roll to the County Auditor to be extended on the property tax lists of the County, and such assessments shall be collected and paid in the same manner as other municipal taxes.

Passed and adopted this 8th day of September, 2025.

Mayor

Attest:

Secretary of the Council

EXHIBIT A

ASSESSMENT ROLL FOR WEED AND BRUSH REMOVAL

Property Address	Property ID No.	Amount Due on or Before 9/08/25	Amount Due Beginning 9/09/25
8237 1st Ave S	03 027 24 42 0096	296.25	346.25
8212 4th Ave S	03 027 24 41 0014	198.12	248.12
8621 11th Ave S	11 027 24 21 0028	723.32	773.32
8444 12th Ave S	02 027 24 34 0011	263.54	313.54
8436 16th Ave S	02 027 24 44 0053	65.42	115.42
9030 16th Ave S	11 027 24 41 0036	192.67	242.67
160 84th St W	03 027 24 31 0116	198.12	248.12
3800 84th St W	05 027 24 32 0149	296.25	346.25
1201 86th St W	09 027 24 12 0054	241.73	291.73
1603 86th St E	11 027 24 11 0007	\$674.26	\$724.26
201 87th St W	10 027 24 21 0005	\$192.67	\$242.67
3107 88th St W	08 027 24 24 0005	\$165.42	\$215.42
1301 96th St W	16 027 24 13 0032	\$459.78	\$509.78
8100 96th St W	30 116 21 24 0065	\$165.42	\$215.42
350 98th St E	15 027 24 14 0051	\$378.01	\$428.01
3501 103rd St W	20 027 24 22 0045	\$1,084.99	\$1,134.99
8321 Blaisdell Ave S	03 027 24 31 0149	\$932.36	\$982.36
9792 Cavell Cir	30 116 21 32 0119	\$659.78	\$709.78
9799 Cavell Cir	30 116 21 32 0103	\$285.34	\$335.34
8521 Chicago Ave S	02 027 24 34 0124	\$230.83	\$280.83
8618 Chicago Ave S	11 027 24 22 0003	\$428.95	\$478.95
8624 Colfax Ave S	09 027 24 11 0052	\$230.83	\$280.83
10229 Colorado Rd	32 116 21 11 0046	\$165.42	\$215.42
8127 Emerson Ave S	04 027 24 13 0024	\$363.54	\$413.54
8301 Emerson Ave S	04 027 24 42 0014	\$192.67	\$242.67
8048 Ensign Rd	18 116 21 23 0029	\$410.72	\$460.72
10541 France Ave S	20 027 24 23 0089	\$198.12	\$248.12
10817 Harrison Ave S	19 027 24 44 0035	\$296.25	\$346.25
1717 Irving Cur	04 027 24 34 0015	\$296.25	\$346.25
9200 Lyndale Ave S	09 027 24 44 0058	\$230.83	\$280.83
10113 Lyndale Ave S	15 027 24 33 0076	\$198.12	\$248.12
10525 Lyndale Ave S	22 027 24 23 0082	\$203.57	\$253.57
10640 Lyndale Ave S	21 027 24 41 0028	\$1,413.95	\$1,463.95
10700 Lyndale Ave S	21 027 24 41 0004	\$1,741.02	\$1,791.02
150 Mission Rd	22 027 24 24 0071	\$608.85	\$658.85
8101 Nicollet Ave S	03 027 24 13 0116	\$361.66	\$411.66
9501 Nicollet Ave S	15 027 24 12 0014	\$198.12	\$248.12
9913 Nicollet Ave S	15 027 24 42 0072	\$230.83	\$280.83

EXHIBIT A

ASSESSMENT ROLL FOR WEED AND BRUSH REMOVAL

Property Address	Property ID No.	Amount Due on or Before 9/08/25	Amount Due Beginning 9/09/25
10940 Nord Ave S	19 027 24 34 0008	\$198.12	\$248.12
1820 Old Shakopee Rd E	11 027 24 44 0099	\$488.92	\$538.92
3500 Old Shakopee Rd	20 027 24 32 0020	\$456.21	\$506.21
5422 Old Shakopee Cir W	33 116 21 31 0053	\$296.25	\$346.25
7311 Old Shakopee Rd	31 116 21 44 0004	\$296.25	\$346.25
10601 Oregon Ave S	32 116 21 32 0146	\$766.93	\$816.93
8535 Portland Ave S	02 027 24 33 0074	\$656.03	\$706.03
8725 Queen Ave S	08 027 24 11 0008	\$198.12	\$248.12
9137 Russell Ave S	08 027 24 41 0022	\$886.86	\$936.86
10809 Sheridan Ave S	20 027 24 44 0023	\$296.25	\$346.25
8137 Wentworth Ave S	03 027 24 24 0038	\$198.12	\$248.12

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF HENNEPIN

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

SC Bloomington Richfield

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

HENNEPIN

with additional circulation in the counties of:
HENNEPIN

and has full knowledge of the facts stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §31A.02;

(B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 06/14/2025 and the last insertion being on 06/14/2025.

MORTGAGE FORECLOSURE NOTICES

Pursuant to Minnesota Stat. §580.013 relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.013, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

By: 

Designated Agent

Subscribed and sworn to or affirmed before me on 06/14/2025


Notary Public



Rate Information:

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

\$999.99 per column inch

Ad ID 1485611

157



Request for Council Action

Originator Finance	Item 4.6 Public Hearing: Delinquent Water, Sewer, Storm Water Drainage, Garbage, Recycling and Organics Assessments
Agenda Section HEARINGS, RESOLUTIONS, AND ORDINANCES	Date September 8, 2025

Requested Action:

Motion by _____, seconded by _____ to adopt Resolution 2025-_____, a Resolution Adopting the Assessment Roll for Delinquent Water, Sewer, Storm Water Drainage, Garbage, Recycling and Organics Utility Charges.

Item created by: Briana Eicheldinger, Finance

Item presented by: Lori Economy-Scholler, CFO

Description:

A publicly advertised and noticed hearing on the matter of the assessment of delinquent water, sewer, storm water drainage, garbage, recycling and organics has been scheduled for this date and time. A listing of the properties being assessed is included with the agenda material.

An Administrative Hearing on the proposed assessment was held Wednesday, August 27, 2025. The presentation and memo related to this topic is included in today's agenda item 4.3.

Attachments:

[Resolution Utility Bill Assessments](#)

[Affidavit of Publication Delinquent Water Sewer Storm Drain Garbage Recycling and Organics Charges.pdf](#)
[2025 ASMT TOTALS UB](#)

RESOLUTION NO. 2025-

**A RESOLUTION ADOPTING THE ASSESSMENT ROLL FOR
DELINQUENT WATER, SEWER, STORMWATER DRAINAGE,
GARBAGE, RECYCLING AND ORGANICS UTILITY CHARGES**

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

WHEREAS, the City Council has the authority to assess certain unpaid utility charges pursuant to Minnesota Statutes § 444.075, subd 3e, 443.015, and Bloomington City Code § 10.17, 11.07(f) 11.30; and

WHEREAS, a notice of administrative hearing on a proposed assessment roll for unpaid utility charges on the properties identified on Exhibit A, which is attached hereto and incorporated herein, was published in the official newspaper of the City and notice was mailed to all persons listed on the official records of Hennepin County as owners of the affected parcels or lots where accounts are delinquent; and

WHEREAS, an administrative hearing, as noticed and described in Bloomington City Code Chapter 1, was held on August 27, 2025, where all interested persons were given an opportunity to object or otherwise comment on the proposed assessment roll; and

WHEREAS, no one appeared at the August 27, 2025 administrative hearing; and

WHEREAS, a public hearing before the City Council, as noticed, was held on September 8, 2025, where all interested persons were given an opportunity to be heard or otherwise comment on the proposed assessment; and

WHEREAS, the City Council finds that the various parcels listed on Exhibit A were served with water, sewer, storm water drainage, garbage, recycling or organics services, or all services, or that such service(s) was available as appears on Exhibit A; and

WHEREAS, the City Council finds that the various parcels listed on the assessment roll, a copy of which is on file in the office of the City Clerk, did not pay the utility charges owing on the properties.

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

1. The foregoing recitals are true and correct and incorporated herein by this reference.
2. The assessment roll, a copy of which is on file in the office of the City Clerk, is hereby adopted and shall constitute the special assessments against the lands named therein.
3. The assessment for each parcel shall be payable in an annual installment, the first and only installment to be payable on or before the first Monday of January 2027, and shall bear

interest at the rate of six percent (6%) per annum from October 1, 2025, through December 31, 2026, plus a \$50 administrative fee added to the assessment.

4. The owner of any property so assessed may, at any time prior to certification of the assessment to the County Auditor on November 26, 2025, pay the whole assessment on such property with no interest accrual.
5. The clerk, or her designee, is hereby authorized and directed to transmit a certified copy of the assessment roll to the County Auditor to be extended on the property tax lists of the County, and such assessments shall be collected and paid in the same manner as other municipal taxes.

Passed and adopted this 8th day of September, 2025.

Mayor

Attest:

Secretary to the Council

EXHIBIT A

CITY OF BLOOMINGTON

NOTICE OF HEARING ASSESSMENT OF DELINQUENT
WATER, SEWER, STORM DRAIN, GARBAGE,
RECYCLING AND ORGANICS CHARGES

NOTICE is hereby given that the Bloomington City Council will hold a public hearing on Monday, September 8, 2025 at 6:30 p.m. in the Council Chambers at Bloomington Civic Plaza, 1800 West Old Shakopee Road, Bloomington, Minnesota 55431, or by electronic means as permitted by state law, to consider a Resolution approving the proposed assessment roll for properties benefited by the furnishing by the City of Water Service, Sewer Service, Storm Water Drainage Service or Garbage, Recycling and Organics charges for which have become delinquent. The assessment is levied pursuant to the provisions of Chapters 10 and 11 of the City Code and is authorized for assessment against the property, as permitted by Minnesota Statutes §§ 444.075 subd.3e and 443.015.

The Property Identification Numbers and Addresses of the parcels benefited and proposed to be assessed are as follows:

PROPERTY I.D. NO.	ADDRESS	AMOUNT
0302724110038	7831 5TH AVE S	\$82.79
0302724120034	50 AMERICAN BLVD E	\$714.96
0302724120035	100 AMERICAN BLVD E	\$7,288.56
0302724110030	431 AMERICAN BLVD E	\$285.93
0302724210026	815 E 78TH ST	\$207.05
1102724440091	1710 E OLD SHAKOPEE RD	\$134,961.93
1102724440098	1810 E OLD SHAKOPEE RD	\$3,875.11
1102724440105	1840 E OLD SHAKOPEE RD	\$3,587.19
2002724320064	10603 FRANCE AVE S	\$3,330.80
1602724130016	9635 HUMBOLDT AVE S	\$126.95
0102724340060	2101 KILLEBREW DR	\$848.25
2102724410028	10640 LYNDALE AVE S	\$6,750.04
2102724410004	10700 LYNDALE AVE S	\$11,032.57
0302724240080	7940 NICOLLET AVE S	\$3,363.54
1611621310014	8300 NORMAN CENTER DR	\$7,186.44
1102724410114	9000 OLD CEDAR AVE S	\$771.71
0902724330001	9301 PENN AVE S	\$314.79
0902724330001	9311 PENN AVE S	\$46.03
1702724440025	10108 PENN AVE S	\$7,978.33
3111621440046	7400 W 109TH ST	\$875.51
1611621320007	5600 W 84TH ST	\$29,843.42
1002724320019	521 W 90TH ST	\$3,816.93
2002724320064	3800 W OLD SHAKOPEE RD	\$1,180.83
2002724320064	3806 W OLD SHAKOPEE RD	\$1,692.12
0202724310054	8333 10TH AVE S	\$376.98
0202724310053	8339 10TH AVE S	\$167.54
0202724340071	8401 10TH AVE S	\$210.98
1102724210052	8601 10TH AVE S	\$1,161.44
1102724210069	8630 10TH AVE S	\$2,446.58
1102724240100	8801 10TH AVE S	\$680.01
1102724240096	8837 10TH AVE S	\$2,024.00
1102724240088	8933 10TH AVE S	\$3,334.73
1102724310060	9007 10TH AVE S	\$790.09
1102724310050	9119 10TH AVE S	\$721.95
1102724310063	9137 10TH AVE S	\$14.53
1102724340037	9236 10TH AVE S	\$1,078.94
1102724340079	9325 10TH AVE S	\$1,805.99
1402724210029	9516 10TH AVE S	\$450.38
1402724210008	9523 10TH AVE S	\$486.44
1402724340061	10040 10TH AVE S	\$192.86
1402724340029	10120 10TH AVE S	\$527.22
0202724310031	8221 11TH AVE S	\$423.89
0202724310041	8238 11TH AVE S	\$266.24
0202724340034	8421 11TH AVE S	\$1,404.07
0202724340033	8427 11TH AVE S	\$578.00
0202724340045	8444 11TH AVE S	\$1,852.37
0202724340046	8450 11TH AVE S	\$1,501.71
0202724340029	8451 11TH AVE S	\$146.84
1102724210028	8621 11TH AVE S	\$1,431.57
1102724210023	8711 11TH AVE S	\$88.91
1102724210040	8730 11TH AVE S	\$1,281.31
1102724210041	8740 11TH AVE S	\$211.10
1102724310042	9100 11TH AVE S	\$101.88
1102724340108	9331 11TH AVE S	\$1,370.68
1102724340107	9337 11TH AVE S	\$1,880.19
1402724310011	9818 11TH AVE S	\$1,326.01
1402724310077	9836 11TH AVE S	\$290.68
0202724130007	8117 12TH AVE S	\$130.29
0202724420011	8227 12TH AVE S	\$427.45
0202724310007	8238 12TH AVE S	\$1,020.26
0202724340010	8438 12TH AVE S	\$1,254.70
0202724340013	8500 12TH AVE S	\$194.09
0202724430099	8515 12TH AVE S	\$1,496.43
1102724120061	8601 12TH AVE S	\$291.52
1102724210004	8618 12TH AVE S	\$2,682.99
1102724210014	8640 12TH AVE S	\$327.40
1102724240060	8920 12TH AVE S	\$351.73
1102724240061	8930 12TH AVE S	\$100.00
1102724310003	9006 12TH AVE S	\$1,427.87
1102724340091	9200 12TH AVE S	\$1,159.40
0202724130029	8045 13TH AVE S	\$1,383.00
0202724130036	8135 13TH AVE S	\$1,366.04
0202724130011	8140 13TH AVE S	\$135.02
0202724420104	8215 13TH AVE S	\$1,225.30
0202724420109	8216 13TH AVE S	\$2,138.41
0202724420024	8338 13TH AVE S	\$204.37
0202724420019	8339 13TH AVE S	\$925.01
0202724430076	8401 13TH AVE S	\$2,017.34
0202724430073	8421 13TH AVE S	\$1,813.84
0202724430084	8444 13TH AVE S	\$30.63
1102724420103	9013 13TH AVE S	\$481.40
1102724420120	9136 13TH AVE S	\$20.84
1402724130051	9640 13TH AVE S	\$1,016.67
0202724420077	8218 14TH AVE S	\$524.87
0202724420078	8224 14TH AVE S	\$1,394.00
0202724420080	8236 14TH AVE S	\$240.48
0202724420041	8314 14TH AVE S	\$1,055.16
0202724420037	8315 14TH AVE S	\$1,342.66
0202724420042	8324 14TH AVE S	\$1,437.80
0202724430046	8420 14TH AVE S	\$191.67
0202724430013	8543 14TH AVE S	\$1,243.78
1102724420077	9006 14TH AVE S	\$1,188.83
1102724420070	9031 14TH AVE S	\$518.41
1102724420062	9131 14TH AVE S	\$1,504.08
1402724130019	9728 14TH AVE S	\$21.24
0202724420091	8201 15TH AVE S	\$1,317.47

PROPERTY I.D. NO.

ADDRESS

AMOUNT

0202724420015	8242 15TH AVE S	\$350.02
0202724430032	8519 15TH AVE S	\$2,428.28
1102724130039	8850 15TH AVE S	\$304.42
1102724130040	8910 15TH AVE S	\$410.73
1102724130041	8920 15TH AVE S	\$195.04
1102724420054	9100 15TH AVE S	\$233.72
1102724430058	9207 15TH AVE S	\$1,624.80
1102724430046	9230 15TH AVE S	\$356.79
0202724410098	8220 16TH AVE S	\$150.14
0202724440053	8436 16TH AVE S	\$1,381.09
1102724410040	9106 16TH AVE S	\$2,263.30
1102724440026	9218 16TH AVE S	\$355.67
0202724140009	8143 17TH AVE S	\$4,717.77
0202724410030	8218 17TH AVE S	\$1,174.03
0202724410026	8242 17TH AVE S	\$1,237.40
0202724410046	8313 17TH AVE S	\$273.04
0202724440045	8520 17TH AVE S	\$256.60
1102724440011	9200 17TH AVE S	\$1,794.71
0202724410013	8224 18TH AVE S	\$780.47
0202724410053	8348 18TH AVE S	\$2,481.32
1102724140064	8818 18TH AVE S	\$144.84
1102724410061	9000 18TH AVE S	\$750.61
1102724410067	9036 18TH AVE S	\$1,902.64
0302724130054	8023 1ST AVE S	\$1,594.91
0302724420001	8200 1ST AVE S	\$266.91
0302724430038	8430 1ST AVE S	\$1,220.86
0302724430106	8507 1ST AVE S	\$169.36
1002724120059	8611 1ST AVE S	\$425.30
1002724120055	8701 1ST AVE S	\$3,218.42
1002724120054	8715 1ST AVE S	\$297.60
1002724130092	8800 1ST AVE S	\$2,864.94
1002724130084	8838 1ST AVE S	\$552.73
1002724130067	8935 1ST AVE S	\$1,193.74
1002724420039	9114 1ST AVE S	\$1,074.02
1502724420055	9901 1ST AVE S	\$1,361.18
1502724420053	9909 1ST AVE S	\$1,274.02
1502724430043	10005 1ST AVE S	\$135.02
2202724120014	10317 1ST AVE S	\$2,427.00
1202724220057	8712 20TH AVE S	\$2,080.35
1202724220050	8725 20TH AVE S	\$1,604.00
1202724220047	8712 21ST AVE S	\$1,534.70
1202724240026	8731 21ST AVE S	\$5,080.34
1002724210009	8617 22ND AVE S	\$1,622.45
0302724120016	7914 2ND AVE S	\$3,385.68
0302724130030	8023 2ND AVE S	\$442.78
0302724130037	8028 2ND AVE S	\$147.06
0302724130087	8034 2ND AVE S	\$519.96
0302724420055	8120 2ND AVE S	\$434.16
0302724420055	8224 2ND AVE S	\$2,260.71
0302724430006	8543 2ND AVE S	\$589.28
1002724120014	8635 2ND AVE S	\$1,354.19
1002724130096	8900 2ND AVE S	\$2,232.03
1002724130021	8923 2ND AVE S	\$151.68
1002724130094	8940 2ND AVE S	\$351.78
1002724430008	9237 2ND AVE S	\$100.00
1502724420018	9809 2ND AVE S	\$474.45
1502724420026	9900 2ND AVE S	\$1,408.72
1502724420029	9912 2ND AVE S	\$1,263.10
1502724430054	10116 2ND AVE S	\$690.31
0302724140109	8017 3RD AVE S	\$1,771.80
0302724130023	8022 3RD AVE S	\$1,277.06
0302724410115	8027 3RD AVE S	\$1,327.38
0302724420009	8224 3RD AVE S	\$332.93
0302724410111	8231 3RD AVE S	\$224.25
0302724410037	8319 3RD AVE S	\$1,917.08
0302724440093	8443 3RD AVE S	\$2,415.97
1002724120003	8620 3RD AVE S	\$659.15
1002724130007	8816 3RD AVE S	\$1,858.46
1002724130023	8934 3RD AVE S	\$142.64
1002724420005	9124 3RD AVE S	\$1,410.07
1002724430078	9218 3RD AVE S	\$1,426.23
1002724430082	9242 3RD AVE S	\$317.22
1002724430085	9312 3RD AVE S	\$1,429.42
1002724440020	9337 3RD AVE S	\$1,906.26
1502724110059	9401 3RD AVE S	\$1,834.04
1502724120026	9500 3RD AVE S	\$64.16
1502724110101	9501 3RD AVE S	\$113.07
1502724110096	9541 3RD AVE S	\$911.24
0302724140007	7920 4TH AVE S	\$22.32
0302724140009	8008 4TH AVE S	\$521.38
0302724140093	8009 4TH AVE S	\$1,638.73
0302724140064	8127 4TH AVE S	\$1,969.07
0302724410008	8225 4TH AVE S	\$1,433.63
0302724410041	8312 4TH AVE S	\$359.13
0302724410043	8324 4TH AVE S	\$804.56
1002724110020	8645 4TH AVE S	\$1,445.04
1002724110070	8700 4TH AVE S	\$930.57
1002724410015	9117 4TH AVE S	\$1,287.03
1002724410018	9141 4TH AVE S	\$350.64
1502724110031	9401 4TH AVE S	\$1,156.29
1502724410061	9842 4TH AVE S	\$2,278.92
1502724410062	9800 4TH AVE S	\$905.53
2202724110023	10208 4TH AVE S	\$766.31
2202724110011	10225 4TH AVE S	\$46.55
2202724110012	10233 4TH AVE S	\$1,412.92
0302724410074	8232 5TH AVE S	\$1,773.56
0302724440006	8400 5TH AVE S	\$329.16
1002724440073	8551 5TH AVE S	\$248.96
1002724440079	9300 5TH AVE S	\$1,800.77
1502724110066	9336 5TH AVE S	\$1,599.82
2202724110071	9548 5TH AVE S	\$1,163.32
2202724110082	10300 5TH AVE S	\$1,733.55
2202724110086	10301 5TH AVE S	\$911.69
2202724110006	10348 5TH AVE S	\$367.56
0802724240071	8825 ABBOTT AVE S	\$1,800.89
1702724310005	9836 ABBOTT AVE S	\$73.99
1702724340003	10020 ABBOTT AVE S	\$854.25
2002724240083	10500 ABBOTT AVE S	\$272.41
2002724240075	10501 ABBOTT AVE S	\$1,076.61
2002724240011	10519 ABBOTT AVE S	\$1,498.53
0402724440036	8509 ALDRICH AVE S	\$695.97
3111621310046	8524 ALDRICH AVE S	\$1,757.54
0611521140045	10719 AQUILA AVE S	\$554.42
0411521330030	7536 AUTO CLUB CIR	\$646.69
	5611 AUTO CLUB RD	\$1,916.79

PROPERTY I.D. NO.

ADDRESS

AMOUNT

0511521340010	6801 AUTO CLUB RD	\$161.28
0611521140055	7333 AUTO CLUB RD	\$178.36
1811621410036	7301 AUTUMN CHASE DR	\$2,024.06
2002724120061	2801 BAILLIF PL	\$1,404.40
2002724240024	3416 BAILLIF PL	\$153.02
0802724240095	8924 BEARD AVE S	\$690.02
2002724240096	10501 BEARD AVE S	\$2,331.79
0302724310038	8224 BLAISDELL AVE S	\$691.12
0302724310009	8312 BLAISDELL AVE S	\$1,476.39
0302724310149	8321 BLAISDELL AVE S	\$1,317.38
0302724310148	8327 BLAISDELL AVE S	\$918.49
0302724310129	8352 BLAISDELL AVE S	\$535.90
1002724310040	9032 BLAISDELL AVE S	\$1,372.59
1002724310008	9053 BLAISDELL AVE S	\$422.96
1002724310010	9059 BLAISDELL AVE S	\$339.31
1502724310105	9810 BLAISDELL AVE S	\$1,504.18
1502724310090	9822 BLAISDELL AVE S	\$1,193.48
1502724310099	9844 BLAISDELL AVE S	\$1,085.13
1502724310014	9902 BLAISDELL AVE S	\$214.73
2202724210014	10213 BLAISDELL AVE S	\$659.01
2202724210044	10318 BLAISDELL AVE S	\$135.02
0202724140058	8137 BLOOMINGTON AVE S	\$2,194.15
0202724420095	8220 BLOOMINGTON AVE S	\$679.69
0202724410079	8345 BLOOMINGTON AVE S	\$70.78
0202724440011	8425 BLOOMINGTON AVE S	\$125.17
0202724440001	8501 BLOOMINGTON AVE S	\$269.94
1102724110030	8719 BLOOMINGTON AVE S	\$127.63
1102724110032	8739 BLOOMINGTON AVE S	\$167.02
3011621330035	10176 BOONE CIR	\$1,085.94
2811621210025	9533 BRIAR RD	\$1,469.75
3111621240054	10541 BRIAR RD	\$797.51
1702724430094	10030 BROOKSIDE AVE S	\$135.02
1702724430040	10108 BROOKSIDE AVE S	\$890.70
3211621140011	10401 BRUNSWICK CIR	\$362.47
3211621140053	10433 BRUNSWICK CIR	\$173.44
3211621410016	10749 BRUNSWICK CIR	\$955.93
0402724410083	8231 BRYANT AVE S	\$5.44
0402724440015	8446 BRYANT AVE S	\$1,494.37
0902724110072	8627 BRYANT AVE S	\$173.98
0902724110043	8654 BRYANT AVE S	\$476.71
0902724110005	8717 BRYANT AVE S	\$1,381.07
0902724410004	9149 BRYANT AVE S	\$87.07
0902724440016	9211 BRYANT AVE S	\$144.84
3011621420042	7671 BUSH LAKE DR	\$2,661.68
3211621320043	10729 BUSH LAKE DR CIR	\$332.08
3011621320059	9902 CAVELL AVE S	\$83.85
3011621320067	9916 CAVELL AVE S	\$475.23
3011621330047	9956 CAVELL AVE S	\$88.04
3111621230028	10448 CAVELL AVE S	\$2,449.97
3111621230029	10456 CAVELL AVE S	\$135.02
3011621320015	9775 CAVELL CIR	\$909.43
3011621320100	9783 CAVELL CIR	\$1,345.39
3011621320119	9792 CAVELL CIR	\$1,439.61
3011621320094	9866 CAVELL CIR	\$225.41
3011621320052	9913 CAVELL CIR	\$631.41
3111621220015	10223 CAVELL CIR	\$119.70
3111621220010	10233 CAVELL CIR	\$374.47
3111621320025	10734 CAVELL RD	\$84.82
3111621320021	10742 CAVELL RD	\$273.74
3111621310073	10750 CAVELL RD	\$214.08
3111621310065	10766 CAVELL RD	\$2,206.61
0202724320083	8300 CHICAGO AVE S	\$226.45
0202724320084	8308 CHICAGO AVE S	\$577.84
0202724330102	8412 CHICAGO AVE S	\$1,037.70
0202724340134	8415 CHICAGO AVE S	\$732.01
0202724330112	8504 CHICAGO AVE S	\$262.94
0202724340122	8533 CHICAGO AVE S	\$680.47
1102724210007	8625 CHICAGO AVE S	\$741.64
1102724240045	8849 CHICAGO AVE S	\$1,917.01
1102724340025	9231 CHICAGO AVE S	\$38.77
1102724330070	9324 CHICAGO AVE S	\$583.00
1402724230022	9730 CHICAGO AVE S	\$1,102.72
1402724330021	10112 CHICAGO AVE S	\$1,439.77
2302724210029	10233 CHICAGO CIR	\$120.74
2002724320044	10600 CHOWEN AVE S	\$63.73
2002724320013	10733 CHOWEN AVE S	\$2,082.79
0302724140035	8140 CLINTON AVE S	\$1,902.76
0302724140045	8145 CLINTON AVE S	\$632.20
1002724110028	8625 CLINTON AVE S	\$3,328.76
1002724110026	8645 CLINTON AVE S	\$264.88
1002724110039	8710 CLINTON AVE S	\$1,100.00
1002724440015	9312 CLINTON AVE S	\$865.35
1002724440054	9313 CLINTON AVE S	\$620.37
1502724110049	9424 CLINTON AVE S	\$1,409.03
1502724110046	9448 CLINTON AVE S	\$75.07
1502724110039	9449 CLINTON AVE S	\$1,403.66
1502724140062	9624 CLINTON AVE S	\$808.29
1502724140026	9707 CLINTON AVE S	\$1,822.46
0402724140069	8043 COLFAX AVE S	\$1,263.24
0402724140080	8100 COLFAX AVE S	\$361.09
0402724410021	8309 COLFAX AVE S	\$135.02
0402724410025	8314 COLFAX AVE S	\$1,922.66
0402724410052	8332 COLFAX AVE S	\$269.17
0402724440055	8438 COLFAX AVE S	\$14,706.99
0902724110052	8624 COLFAX AVE S	\$1,271.31
0902724110055	8660 COLFAX AVE S	\$638.42
0902724140039	8807 COLFAX AVE S	\$3,907.22
0902724410049	9000 COLFAX AVE S	\$1,264.42
0902724410040	9129 COLFAX AVE S	\$1,407.73
1602724440036	10130 COLFAX AVE S	\$1,780.54
2011621440036	9313 COLORADO CIR	\$160.44
3211621130017	10466 COLORADO CIR	\$296.92
3211621130018	10470 COLORADO CIR	\$537.58
2011621440087	9332 COLORADO RD	\$1,027.98
0202724320058	8316 COLUMBUS AVE S	\$468.04
0202724330098	8407 COLUMBUS AVE S	\$5,405.78
1102724220047	8616 COLUMBUS AVE S	\$151.34
1102724220049	8632 COLUMBUS AVE S	\$226.66
1102724220052	8710 COLUMBUS AVE S	\$923.48
1102724220010	8720 COLUMBUS AVE S	\$1,659.35
1102724230065	8901 COLUMBUS AVE S	\$132.41
1102724320021	9021 COLUMBUS AVE S	\$144.84
1102724320014	9121 COLUMBUS AVE S	\$1,075.82
1102724330048	9231 COLUMBUS AVE S	\$1,317.38

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PROPERTY ID	NO	ADDRESS	AMOUNT
027242220034		9400 COLUMBUS AVES	\$190.44
027242220042		9500 COLUMBUS AVE S	\$2,415.14
027242300050		9718 COLUMBUS AVE S	\$1,728.51
027242300050		9819 COLUMBUS AVE S	\$1,035.27
027242302028		9906 COLUMBUS AVE S	\$1,110.27
0272724140024		10449 COLUMBUS RD	\$473.68
02724120045		8608 CRE ST RD	\$89.67
02724120050		8628 CREST RD	\$678.01
11621120018		9464 DAKOTA RD	\$1,476.99
11621120018		9466 DAKOTA RD	\$1,70.49
11621110009		9533 DAKOTA RD	\$584.02
11621220081		10408 DECATUR AVE S	\$1,127.38
11621230117		10450 DECATUR AVE S	\$53.74
11621230130		10512 DECATUR AVE S	\$118.78
02724320030		1901 DIXON DR	\$2,053.06
02724320014		2100 DIXON DR	\$1,032.54
02724330009		10141 DREW AVE S	\$2,380.89
02724222023		11124 DREW AVE S	\$354.76
027242130009		8108 DUPONT AVE S	\$1,467.98
02724410114		8213 DUPONT AVE S	\$403.38
02724420003		8300 DUPONT AVE S	\$1,453.63
02724410030		8301 DUPONT AVE S	\$2,147.19
02724120053		8640 DUPONT AVE S	\$2,345.54
02724110080		8721 DUPONT AVE S	\$229.30
02724110078		8727 DUPONT AVE S	\$194.84
02724410065		9101 DUPONT AVE S	\$573.01
02724430002		10112 DUPONT AVE S	\$2,192.48
02724410042		500 E 100TH ST	\$1,309.91
02724330010		659 E 100TH ST	\$1,559.18
02724440056		415 E 101ST ST	\$1,514.91
02724440080		500 E 101ST ST	\$1,386.57
02724110076		501 E 102ND ST	\$2,333.12
02724120023		24 E 104TH ST	\$241.45
02724130070		231 E 105TH ST CIR	\$184.87
02724320052		650 E 84TH ST	\$497.58
02724330085		651 E 84TH ST	\$145.86
02724330093		715 E 84TH ST	\$1,170.46
02724320067		750 E 84TH ST	\$1,726.38
02724340136		801 E 84TH ST	\$1,285.43
02724220043		1880 E 86TH 1/2 ST	\$135.02
02724220041		1906 E 86TH 1/2 ST	\$183.49
02724430038		156 E 86TH ST	\$230.12
02724110006		1605 E 86TH ST	\$95.97
02724210061		2213 E 86TH ST	\$325.20
02724210006		2231 E 86TH ST	\$2,042.29
02724110019		1578 E 87TH ST	\$308.81
02724110047		1607 E 87TH ST	\$1,381.22
02724110045		1613 E 87TH ST	\$2,025.36
02724120076		1212 E 88TH ST	\$1,009.47
02724130061		1305 E 88TH ST	\$135.02
02724230004		1901 E 88TH ST	\$1,847.19
02724140055		1606 E 89TH ST	\$919.68
02724140017		1613 E 89TH ST	\$1,398.04
02724130071		110 E 90TH ST	\$168.67
02724130045		1400 E 90TH ST	\$560.42
02724430106		1306 E 92 ND 1/2 ST	\$228.04
02724130089		1201 E 96TH ST	\$573.49
02724140049		357 E 97 1/2 ST	\$2,416.32
02724130058		1201 E 97TH ST	\$1,205.07
02724140051		305 E 98TH ST	\$1,273.55
02724310002		809 E 98TH ST	\$466.25
02724240022		908 E 98TH ST	\$1,456.18
02724410073		519 E 99TH ST	\$1,585.67
02724120029		1210 E OLD SHAKOPEE RD	\$1,429.72
02724120003		1400 E OLD SHAKOPEE RD	\$695.65
02724440047		1514 E OLD SHAKOPEE RD	\$727.43
02724440015		1614 E OLD SHAKOPEE RD	\$1,588.92
02724110021		1621 E OLD SHAKOPEE RD	\$1,241.94
02724440066		1651 E OLD SHAKOPEE RD	\$55.53
02724210023		2250 E OLD SHAKOPEE RD	\$1,952.91
11621140012		9617 EDGEWOOD RD	\$473.04
02724310094		8309 ELLIOT AVE S	\$82.78
02724340104		8408 ELLIOT AVE S	\$1,511.90
02724340111		8450 ELLIOT AVE S	\$1,240.91
02724340090		8521 ELLIOT AVE S	\$2,040.21
02724340089		8527 ELLIOT AVE S	\$2,049.35
02724340088		8533 ELLIOT AVE S	\$550.28
02724210088		8601 ELLIOT AVE S	\$534.47
02724210085		8631 ELLIOT AVE S	\$182.04
02724210082			

PROPERTY I.D. NO	ADDRESS	AMOUNT
0302724910015	8312 NICOLLET AVE S	\$1,548.00
0302724340006	8400 NICOLLET AVE S	\$135.02
0302724430048	8409 NICOLLET AVE S	\$2,240.74
0302724340009	8436 NICOLLET AVE S	\$35.81
0302724430044	8441 NICOLLET AVE S	\$1,496.57
0302724430114	8501 NICOLLET AVE S	\$805.67
1002724120076	8705 NICOLLET AVE S	\$2,157.16
1002724210010	8720 NICOLLET AVE S	\$3,351.69
1002724130074	8925 NICOLLET AVE S	\$2,406.29
1502724120078	9401 NICOLLET AVE S	\$851.33
1502724210027	9416 NICOLLET AVE S	\$865.89
1502724120014	9501 NICOLLET AVE S	\$1,591.61
1502724210041	9514 NICOLLET AVE S	\$160.32
1502724120018	9533 NICOLLET AVE S	\$953.55
2202724210099	10312 NICOLLET AVE S	\$438.76
1502724340096	10128 NICOLLET CIR	\$1,694.40
2202724130036	10407 NICOLLET CIR	\$3,109.25
2202724130039	10413 NICOLLET CIR	\$1,583.65
0702724130003	4640 NINE MILE CRK PKY	\$190.77
1902724340008	10940 NORD AVE S	\$226.65
1902724420060	4624 NORD DR	\$806.55
1902724310045	4708 NORD DR	\$1,670.48
1802724340071	9933 NORD RD	\$1,033.14
1802724340072	9937 NORD RD	\$1,151.09
1611621230010	8205 NORMAN CREEK TRAIL	\$467.88
2111621320042	66 NORMAN RIDGE DR	\$605.96
1802724430016	4401 NORMANDALE HGLDS DR	\$2,316.36
0202724320017	8215 OAKLAND AVE S	\$1,064.76
0202724320026	8238 OAKLAND AVE S	\$80.00
0202724330059	8435 OAKLAND AVE S	\$174.01
0202724330070	8516 OAKLAND AVE S	\$1,034.91
1102724320068	9100 OAKLAND AVE S	\$148.42
1102724330032	9221 OAKLAND AVE S	\$1,164.91
1102724330019	9240 OAKLAND AVE S	\$352.67
1102724330065	9318 OAKLAND AVE S	\$1,777.83
1402724220003	9400 OAKLAND AVE S	\$1,371.12
1402724220092	9457 OAKLAND AVE S	\$1,330.75
1402724230084	9600 OAKLAND AVE S	\$223.90
1402724330082	9607 OAKLAND AVE S	\$135.02
1402724230088	9624 OAKLAND AVE S	\$1,807.38
1402724320071	9725 OAKLAND AVE S	\$1,540.45
1402724320080	9849 OAKLAND AVE S	\$1,795.21
1402724320091	9923 OAKLAND AVE S	\$180.01
1402724330046	10149 OAKLAND RD	\$322.02
1911621210015	8300 OAKMERE RD	\$151.34
0902724320043	9101 OLIVER AVE S	\$1,648.62
0902724320080	9140 OLIVER AVE S	\$1,305.18
3211621320146	10601 OREGON AVE S	\$1,704.43
3211621230091	10524 OREGON CIR	\$2,039.50
2102724330009	2132 OVERLOOK DR	\$1,758.39
3002724410025	4009 OVERLOOK DR	\$1,084.87
3002724220110	5242 OVERLOOK DR	\$1,893.43
0602724310077	8300 OXBOROUGH AVE S	\$203.83
0702724210001	8601 OXBOROUGH AVE S	\$1,159.46
1902724340090	10840 OXBOROUGH AVE S	\$135.02
1902724340049	10916 OXBOROUGH AVE S	\$135.02
3002724120089	4608 OXBOROUGH LN	\$1,786.30
1802724310050	9924 OXBOROUGH RD	\$136.01
1902724340019	10809 PALMER AVE S	\$421.19
3002724310058	11531 PALMER CIR	\$1,429.16
0702724340026	9317 PALMER RD	\$97.31
3002724310049	11649 PALMER RD	\$856.21
0202724320007	8108 PARK AVE S	\$950.76
0202724320008	8114 PARK AVE S	\$92.23
0202724320011	8132 PARK AVE S	\$219.18
0202724320011	8220 PARK AVE S	\$1,870.60
0202724320012	8226 PARK AVE S	\$1,356.63
0202724320013	8232 PARK AVE S	\$622.49
0202724330044	8500 PARK AVE S	\$2,079.72
0202724330046	8510 PARK AVE S	\$536.33
1102724220025	8706 PARK AVE S	\$1,928.53
1102724320003	8832 PARK AVE S	\$1,672.35
1102724320038	9020 PARK AVE S	\$1,516.22
1102724320041	9044 PARK AVE S	\$1,368.45
1102724320046	9130 PARK AVE S	\$463.93
1102724330092	9348 PARK AVE S	\$1,851.20
1402724330042	10130 PARK AVE S	\$1,882.65
1102724130056	1337 PARK RD	\$86.79
1102724140046	1601 PARK RD	\$29.92
1102724140041	1707 PARK RD	\$2,259.41
1102724110062	1712 PARK RD	\$2,222.68
0402724330010	8413 PENN AVE S	\$2,436.18
0502724440029	8500 PENN AVE S	\$1,169.73
0802724110019	8660 PENN AVE S	\$774.00
0902724220008	8727 PENN AVE S	\$5,339.32
0802724140007	8840 PENN AVE S	\$201.23
0802724410061	9140 PENN AVE S	\$1,501.35
0802724440076	9350 PENN AVE S	\$613.46
1702724110001	9402 PENN AVE S	\$131.64
1702724140026	9750 PENN AVE S	\$1,836.92
1702724140028	9772 PENN AVE S	\$734.66
1702724140028	9774 PENN AVE S	\$535.94
1702724410017	9832 PENN AVE S	\$1,353.36
1702724440002	10038 PENN AVE S	\$187.24
0902724320065	8833 PENN LAKE CIR	\$442.92
1711621230034	8143 PENNSYLVANIA CIR	\$403.88
1811621140032	8068 PENNSYLVANIA RD	\$795.53
0302724310068	8205 PILLSBURY AVE S	\$724.57
1502724310058	9901 PILLSBURY AVE S	\$421.19
1502724310086	9926 PILLSBURY AVE S	\$248.65
1502724310051	9951 PILLSBURY AVE S	\$483.42
1502724340031	10100 PILLSBURY AVE S	\$2,915.68
0302724310081	8231 PLEASANT AVE S	\$534.29
1502724230006	9620 PLEASANT AVE S	\$1,000.39
1502724320012	9828 PLEASANT AVE S	\$6,032.34
1502724310079	9833 PLEASANT AVE S	\$146.79
1502724320019	9924 PLEASANT AVE S	\$1,819.76
2202724210007	10215 PLEASANT AVE S	\$1,979.50
2202724240008	10349 PLEASANT AVE S	\$2,654.54
0702724120031	8626 POPLAR BRIDGE CURVE	\$791.27
0702724110027	4001 POPLAR BRIDGE RD	\$62.27
0602724430063	4408 POPLAR BRIDGE RD	\$148.34
0702724120042	8617 POPLAR BRIDGE RD	\$1,003.63
0702724120083	8709 POPLAR BRIDGE RD	\$421.19

AMOUNT

CONTI 164 ..

**(CONTINUED....) CITY OF BLOOMINGTON
NOTICE OF HEARING ASSESSMENT OF DELINQUENT
WATER, SEWER, STORM DRAIN, GARBAGE,
RECYCLING AND ORGANICS CHARGES**

PROPERTY I.D. NO	ADDRESS	AMOUNT
1911621340012	9340 XYLON CIR	\$1,690.89
3111621240081	10408 XYLON RD	\$169.36
3111621240089	10508 XYLON RD	\$2,062.07
3111621240072	10573 XYLON RD	\$2,053.64
2002724210052	10307 YORK LN	\$4,124.84
2002724220039	10400 YORK LN	\$617.04
0502724340091	8416 YORK RD	\$166.52
0802724240060	8936 YORK RD	\$2,263.24
3311621230026	10607 YOSEMITE RD	\$442.22
3311621320064	10630 YOSEMITE RD	\$143.49
1911621340050	9337 YUKON AVE S	\$3,167.11
3011621210035	9541 YUKON AVE S	\$174.80
3111621210069	10332 YUKON AVE S	\$1,157.72
3111621310138	10706 YUKON AVE S	\$586.46
0611521210019	11030 YUKON CIR	\$4,481.50
3111621310110	10608 YUKON RD	\$2,650.48
2002724240061	10417 ZENITH AVE S	\$832.90
2002724240064	10432 ZENITH AVE S	\$345.81
2002724340063	10832 ZENITH AVE S	\$484.36
2002724340023	10847 ZENITH AVE S	\$55.97
0802724210073	8617 ZENITH RD	\$732.60
0802724240049	8826 ZENITH RD	\$263.49
3111621240058	10449 ZINRAN AVE S	\$354.24
3111621210065	10357 ZINRAN CIR	\$1,507.26
3111621310125	10720 ZINRAN CIR	\$853.01
3311621230034	10416 ZION AVE S	\$1,753.57
0411521320010	11521 ZION RD	\$1,984.33
3111621340075	11035 BOONE CIR	\$165.05

The City's assessment roll is open to public inspection and on-file with the Bloomington City Clerk at Bloomington Civic Plaza. To avoid having the above fees added to property taxes, present payment to the Bloomington Finance Department at Bloomington Civic Plaza. Prior to placing these unpaid fees on your property taxes, the City Council will hold a public Assessment Hearing in the City Council Chambers at Bloomington Civic Plaza at 6:30 p.m. on Monday, September 8, 2025, or by electronic means as permitted by state law. The City Council will hear written and oral objections at this Assessment Hearing. **Bloomington Civic Plaza is located at 1800 West Old Shakopee Road, Bloomington Minnesota 56431.**

No appeal may be taken as to the amount of any assessment unless a written objection signed by the affected property owner is filed with the City Clerk prior to the Assessment Hearing or presented to the Mayor or at the Assessment Hearing.

An owner may appeal an assessment to district court pursuant to Minnesota Statutes § 429.081 by serving notice of the appeal upon the Mayor or Clerk of the municipality within 30 days after the adoption of the assessment and filing such notice with the district court within ten days after service upon the Mayor or Clerk. Bloomington City Code allows for partial prepayments of the total amount proposed to be assessed, however it does not allow for any deferment procedures. Further information on those rights or any other matter relevant to the proposed assessment may be obtained from Utility Billing at (952-563-8726).

/s/ Jamy L. Hanson, City Clerk

Published in the
Sun Current
August 14, 2025
1485241, 1485244, 1485246, 1485250

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF HENNEPIN

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

SC Bloomington Richfield

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

HENNEPIN

with additional circulation in the counties of:

HENNEPIN

and has full knowledge of the facts stated below:

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

(B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 08/14/2025 and the last insertion being on 08/14/2025.

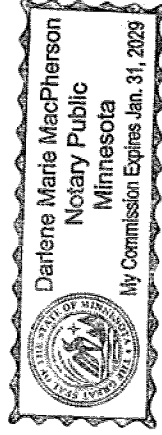
MORTGAGE FORECLOSURE NOTICES

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

By: *[Signature]* Designated Agent

Subscribed and sworn to or affirmed before me on 08/14/2025

Darlene MacPherson
Notary Public

**Rate Information:**

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

Ad ID 1485241

2024 NOTICE OF HEARING ASSESSMENT OF DELINQUENT WATER, SEWER, STORM DRAIN, GARBAGE, RECYCLING AND ORGANICS CHARGES

NOTICE is hereby given that the Bloomington City Council will hold a public hearing on Monday, September 8, 2025 at 6:30 p.m. in the Council Chambers at Bloomington Civic Plaza, 1800 West Old Shakopee Road, Bloomington, Minnesota 55431, or by electronic means as permitted by state law, to consider a Resolution approving the proposed assessment roll for properties benefited by the furnishing by the City of Water Service, Sewer Service, Storm Water Drainage Service or Garbage, Recycling and Organics charges for which have become delinquent. The assessment is levied pursuant to the provisions of Chapters 10 and 11 of the City Code and is authorized for assessment against the property, as permitted by Minnesota Statutes §§ 444.075 subd.3e and 443.015.

The Property Identification Numbers and Addresses of the parcels benefited and proposed to be assessed are as follows:

PROPERTY I.D. NO.	ADDRESS	AMOUNT
0302724110036	7831 5TH AVE S	\$92.79
0302724120034	50 AMERICAN BLVD E	\$714.96
0302724120035	100 AMERICAN BLVD E	\$7,286.56
0302724120036	431 AMERICAN BLVD E	\$285.83
0302724210026	815 E 78TH ST	\$207.05
0302724210028	1710 E OLD SHAKOPEE RD	\$14,961.93
1102724440098	1810 E OLD SHAKOPEE RD	\$3,875.11
1102724440099	1840 E OLD SHAKOPEE RD	\$3,587.19
1102724440105	10603 FRANCE AVE S	\$3,330.80
2002724320064	9635 HUMBOLDT AVE S	\$126.95
1602724130016	2101 KILLBREW DR	\$848.25
0102724340080	10540 LYNDALE AVE S	\$6,750.04
2102724410028	10700 LYNDALE AVE S	\$11,032.57
2102724410004	7940 NICOLLET AVE S	\$3,363.54
0202724240080	8300 NORMAN CENTER DR	\$7,186.44
16116221310014	9000 OLD CEDAR AVE S	\$771.71
0902724330001	9301 PENN AVE S	\$314.79
0902724330001	9301 PENN AVE S	\$46.03
1702724440025	10108 PENN AVE S	\$7,978.33
3111621440046	7400 W 109TH ST	\$875.51
1611621320019	5600 W 84TH ST	\$29,643.42
1002724320019	3800 W OLD SHAKOPEE RD	\$3,816.93
2002724320064	3806 W OLD SHAKOPEE RD	\$1,180.83
0202724310054	8333 10TH AVE S	\$1,692.12
0202724310055	8339 10TH AVE S	\$376.88
0202724340077	8401 10TH AVE S	\$167.54
1102724210069	8601 10TH AVE S	\$210.99
1102724210069	8630 10TH AVE S	\$1,161.44
1102724240100	8801 10TH AVE S	\$2,446.58
1102724240096	8837 10TH AVE S	\$680.01
1102724240098	8933 10TH AVE S	\$2,024.00
1102724240098	8933 10TH AVE S	\$3,334.73
1102724310060	9007 10TH AVE S	\$790.09
1102724310060	9119 10TH AVE S	\$172.95
1102724310060	9137 10TH AVE S	\$141.53
1102724340037	9236 10TH AVE S	\$1,078.84
1102724340037	9325 10TH AVE S	\$1,805.99
1102724340037	9516 10TH AVE S	\$450.38
1402724210028	9523 10TH AVE S	\$486.44
1402724340061	10040 10TH AVE S	\$192.86
1402724340029	10120 10TH AVE S	\$527.22
0202724310031	8221 11TH AVE S	\$423.89
0202724310034	8421 11TH AVE S	\$1,404.07
0202724340033	8427 11TH AVE S	\$578.00
0202724340046	8444 11TH AVE S	\$1,370.66
0202724340046	8450 11TH AVE S	\$1,880.19
0202724340046	8451 11TH AVE S	\$1,326.01
1102724210028	8621 11TH AVE S	\$1,501.71
1102724210023	8711 11TH AVE S	\$1,451.57
1102724210040	8730 11TH AVE S	\$88.31
1102724210041	8740 11TH AVE S	\$211.10
1102724310042	9100 11TH AVE S	\$101.98
1102724340107	9331 11TH AVE S	\$1,370.66
1102724340107	9337 11TH AVE S	\$1,880.19
1402724310011	9818 11TH AVE S	\$1,326.01
1402724310077	9936 11TH AVE S	\$290.68
0202724420011	8227 12TH AVE S	\$130.29
0202724420011	8238 12TH AVE S	\$427.45
0202724340010	8438 12TH AVE S	\$1,020.26
0202724340010	8500 12TH AVE S	\$1,254.70
0202724340099	8515 12TH AVE S	\$1,496.43
1102724120061	8601 12TH AVE S	\$2,582.99
1102724120061	8618 12TH AVE S	\$327.40
1102724120061	8640 12TH AVE S	\$351.73
1102724240060	8820 12TH AVE S	\$1,030.00
1102724240060	9006 12TH AVE S	\$1,427.87
1102724340091	9200 12TH AVE S	\$1,159.40
0202724340029	8045 13TH AVE S	\$1,383.00
0202724340036	8135 13TH AVE S	\$1,386.04
0202724130011	8140 13TH AVE S	\$1,355.02
0202724420104	8215 13TH AVE S	\$1,225.30
0202724420077	8238 13TH AVE S	\$2,138.41
0202724420024	8338 13TH AVE S	\$204.37
0202724420019	8339 13TH AVE S	\$925.01
0202724430073	8401 13TH AVE S	\$2,017.84
0202724430073	8421 13TH AVE S	\$1,813.34
1102724420103	8444 13TH AVE S	\$30.63
1102724420103	9013 13TH AVE S	\$481.40
1402724130051	9136 13TH AVE S	\$20.84
0202724420077	9240 13TH AVE S	\$524.87
0202724420080	8236 14TH AVE S	\$1,394.00
0202724420041	8314 14TH AVE S	\$1,055.16
0202724420037	8315 14TH AVE S	\$1,342.66
0202724420042	8324 14TH AVE S	\$1,437.80
0202724430046	8420 14TH AVE S	\$1,243.78
1102724430013	8543 14TH AVE S	\$1,186.83
1102724420070	9006 14TH AVE S	\$318.41
1102724420062	9031 14TH AVE S	\$1,504.08
1402724130019	9278 14TH AVE S	\$21.24
0202724420091	8201 15TH AVE S	\$1,317.47

PROPERTY I.D. NO.	ADDRESS	AMOUNT
0511521340010	6801 AUTO CLUB RD	\$161.28
7333 15TH AVE S		\$176.36
0811621410055	7301 AUTUMN CHASE DR	\$2,024.06
1811621410036	2801 BAULIF PL	\$1,404.40
2002724120061	3416 BAULIF PL	\$153.02
2002724240024	8924 BEARD AVE S	\$690.02
0802724240096	10501 BEARD AVE S	\$2,331.79
0302724310038	8224 BLAISDELL AVE S	\$691.12
0302724310039	8312 BLAISDELL AVE S	\$1,476.39
0302724310149	8321 BLAISDELL AVE S	\$1,317.38
0302724310149	8327 BLAISDELL AVE S	\$918.48
0302724310149	8352 BLAISDELL AVE S	\$335.80
0302724310149	8352 BLAISDELL AVE S	\$1,372.59
0302724310149	8352 BLAISDELL AVE S	\$422.96
1002724310040	9053 BLAISDELL AVE S	\$339.31
1002724310040	9059 BLAISDELL AVE S	\$1,504.18
1002724310105	9810 BLAISDELL AVE S	\$1,193.48
1002724310105	9822 BLAISDELL AVE S	\$1,085.13
1502724310090	9844 BLAISDELL AVE S	\$214.73
1502724310089	9844 BLAISDELL AVE S	\$639.01
1502724310014	10213 BLAISDELL AVE S	\$135.02
1502724310014	10318 BLAISDELL AVE S	\$2,184.15
2202724210044	8137 BLOOMINGTON AVE S	\$679.69
0202724420098	8220 BLOOMINGTON AVE S	\$705.17
0202724420098	8345 BLOOMINGTON AVE S	\$125.88
0202724420098	8425 BLOOMINGTON AVE S	\$269.84
0202724420098	8519 BLOOMINGTON AVE S	\$127.63
0202724420098	8701 BLOOMINGTON AVE S	\$167.02
1102724110030	8739 BLOOMINGTON AVE S	\$1,085.94
3011621330035	10176 BOONE CIR	\$1,469.75
2811621210025	9533 BRIAR RD	\$797.51
3311621240034	10541 BRIAR RD	\$135.02
10030 BROOKSIDE AVE S		\$890.70
10401 BRUNSWICK CIR		\$362.47
10401 BRUNSWICK CIR		\$173.44
10433 BRUNSWICK CIR		\$955.93
10749 BRUNSWICK CIR		\$5.44
8231 BRYANT AVE S		\$1,494.37
0402724440015	8446 BRYANT AVE S	\$173.98
0902724110072	8627 BRYANT AVE S	\$476.71
0902724110043	8717 BRYANT AVE S	\$1,381.07
0902724110005	9149 BRYANT AVE S	\$87.07
0902724440016	9211 BRYANT AVE S	\$144.84
0902724440016	7671 BUSH LAKE DR	\$2,661.68
3011621320043	10729 BUSH LAKE DR CIR	\$332.06
3011621320059	9902 CAVELL AVE S	\$83.85
3011621320059	9916 CAVELL AVE S	\$475.23
3011621320047	9956 CAVELL AVE S	\$68.04
3111621230028	10448 CAVELL AVE S	\$2,449.97
3011621230015	10456 CAVELL AVE S	\$135.02
3011621230015	9775 CAVELL CIR	\$909.43
3011621230019	9783 CAVELL CIR	\$1,345.38
3011621230019	9782 CAVELL CIR	\$1,439.61
3011621230094	9866 CAVELL CIR	\$225.41
3011621230052	9913 CAVELL CIR	\$631.41
3111621220010	10233 CAVELL CIR	\$119.70
3111621230025	10233 CAVELL CIR	\$374.47
3111621230021	10734 CAVELL RD	\$84.82
3111621230073	10742 CAVELL RD	\$273.74
3111621230065	10766 CAVELL RD	\$226.61
0202724320083	8300 CHICAGO AVE S	\$206.45
0202724320084	8308 CHICAGO AVE S	\$1,577.84
0202724340102	8412 CHICAGO AVE S	\$1,037.70
0202724340134	8415 CHICAGO AVE S	\$732.01
0202724330012	8504 CHICAGO AVE S	\$262.94
0202724340122	8533 CHICAGO AVE S	\$680.47
1102724210007	8825 CHICAGO AVE S	\$1,917.04
1102724240045	8849 CHICAGO AVE S	\$38.77
1102724340025	9231 CHICAGO AVE S	\$583.00
1102724330070	9324 CHICAGO AVE S	\$1,102.72
1402724330021	9730 CHICAGO AVE S	\$1,439.77
1402724330021	10112 CHICAGO AVE S	\$190.74
2302724210029	10233 CHICAGO CIR	\$63.73
2002724320044	10600 CHOWEN AVE S	\$2,082.79
0302724140035	8140 CLINTON AVE S	\$1,902.76
0302724140045	8145 CLINTON AVE S	\$692.20
1002724110026	8625 CLINTON AVE S	\$3,328.76
1002724110026	8625 CLINTON AVE S	\$284.68
1002724110039	8710 CLINTON AVE S	\$1,100.00
1002724440015	9312 CLINTON AVE S	\$885.35
1002724440054	9313 CLINTON AVE S	\$1,409.03
1502724110046	9424 CLINTON AVE S	\$210.37
1502724110046	8448 CLINTON AVE S	\$75.07
1502724110039	8448 CLINTON AVE S	\$1,403.86
1502724110039	9824 CLINTON AVE S	\$806.29
1502724110039	9824 CLINTON AVE S	\$1,822.46
1502724140026	9707 CLINTON AVE S	\$1,263.24
0402724140069	8043 COLFAX AVE S	\$361.09
0402724140069	8109 COLFAX AVE S	\$135.02
0402724140069	8309 COLFAX AVE S	\$1,822.66
0402724140069	8314 COLFAX AVE S	\$269.17
0402724140069	8332 COLFAX AVE S	\$1,705.99
0402724140069	8438 COLFAX AVE S	\$1,271.31
0402724140069	8624 COLFAX AVE S	\$938.42
0402724140069	8660 COLFAX AVE S	\$3,907.22
0402724140069	9000 COLFAX AVE S	\$1,284.42
0402724140069	9129 COLFAX AVE S	\$1,407.73
0402724140069	10130 COLFAX AVE S	\$1,780.54
0402724140069	10466 COLORADO CIR	\$296.92
3211621130017	10470 COLORADO CIR	\$537.58
3211621130017	9332 COLORADO CIR	\$1,027.98
2011621400087	8316 COLUMBUS AVE S	\$468.04
0202724320058	8407 COLUMBUS AVE S	\$5,405.78
0202724320058	8616 COLUMBUS AVE S	\$151.34
1102724220047	8632 COLUMBUS AVE S	\$226.56
1102724220047	8710 COLUMBUS AVE S	\$233.48
1102724220052	8720 COLUMBUS AVE S	\$1,659.35
1102724220052	8901 COLUMBUS AVE S	\$132.41
1102724220052	9021 COLUMBUS AVE S	\$142.84
1102724220052	9121 COLUMBUS AVE S	\$1,322.90
1102724220052	9231 COLUMBUS AVE S	

CONTINUED....

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF HENNEPIN

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

SC Bloomington Richfield

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

HENNEPIN

with additional circulation in the counties of:

HENNEPIN

and has full knowledge of the facts stated below:

- (A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.
- (B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 08/14/2025 and the last insertion being on 08/14/2025.

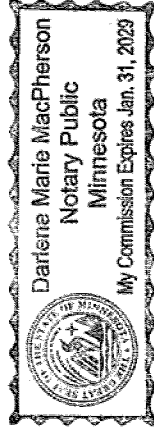
MORTGAGE FORECLOSURE NOTICES

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

By: *Darlene MacPherson* Designated Agent

Subscribed and sworn to or affirmed before me on 08/14/2025

Darlene MacPherson
Notary Public

**Rate Information:**

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

Ad ID 1485244

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF HENNEPIN

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

SC Bloomington Richfield

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

HENNEPIN

with additional circulation in the counties of:

HENNEPIN

and has full knowledge of the facts stated below:

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

(B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 08/14/2025 and the last insertion being on 08/14/2025.

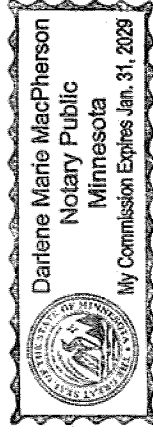
MORTGAGE FORECLOSURE NOTICES

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

By: *[Signature]* Designated Agent

Subscribed and sworn to or affirmed before me on 08/14/2025

[Signature]
Notary Public

**Rate Information:**

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

Ad ID 1485246

(CONTINUED FROM PAGE 1) CITY OF BLOOMINGTON
OFFICE OF HEARING ASSESSMENT OF DELINQUENT
WATER, SEWER, STORM DRAIN, GARBAGE,
RECYCLING AND ORGANICS CHARGES

(CONTINUED...) CITY OF BLOOMINGTON

OFFICE OF HEARING ASSESSMENT OF DELINQUENT WATER, SEWER, STORM DRAIN, GARBAGE, RECYCLING AND ORGANICS CHARGES

PROPERTY ID, NO.	ADDRESS	AMOUNT	PROPERTY ID, NO.	ADDRESS	AMOUNT
0702724310002	9021 POPULAR BRIDGE RD	\$397.15	1502724330013	10800 TOLEDO AVE S	\$180.85
0702724310004	9109 POPULAR BRIDGE RD	\$1,147.46	1502724330016	10200 TOLEDO CIR	\$126.92
030272421400012	7945 PORTLAND AVE S	\$11,702.60	1502724330017	10306 TOLEDO CIR	\$1,490.96
030272421400012	8010 PORTLAND AVE S	\$2,021.15	0502724330062	8036 UPTON AVE S	\$966.49
03027244100078	8318 PORTLAND AVE S	\$961.62	0502724420052	8200 UPTON AVE S	\$1,398.16
03027244300040	8325 PORTLAND AVE S	\$842.89	0502724420013	8207 UPTON AVE S	\$490.73
02027243300076	8517 PORTLAND AVE S	\$1,306.13	2002724130035	10408 UPTON AVE S	\$2,796.59
02027243300076	8523 PORTLAND AVE S	\$965.77	2002724130032	10409 UPTON AVE S	\$2,796.59
03027244400002	8635 PORTLAND AVE S	\$356.79	2002724420058	10617 UPTON AVE S	\$1,716.68
02027244330074	9124 PORTLAND AVE S	\$276.78	2002724420040	10737 UPTON AVE S	\$1,617.10
11027244100055	9201 PORTLAND AVE S	\$1,147.92	1702724410063	9601 UPTON CIR	\$1,637.10
140272424301003	9601 PORTLAND AVE S	\$27.80	1702724140084	9636 UPTON RD	\$146.00
14027242430096	9707 PORTLAND AVE S	\$832.73	1702724140079	9668 UPTON RD	\$104.78
14027243302013	9941 PORTLAND AVE S	\$1,919.22	0702724320059	11217 UTICA AVE S	\$212.66
14027243300089	10119 PORTLAND AVE S	\$31,163.64	30027242430013	9602 UTICA RD	\$709.31
2302724220021	10313 PORTLAND AVE S	\$199.90	1802724230103	9634 UTICA RD	\$201.31
15027244100117	306 PORTLAND PL	\$244.87	1802724230101	9729 UTICA RD	\$658.73
15027244100118	412 PORTLAND PL	\$496.68	1802724230055	10647 UTICA RD	\$979.99
3011621440003	10041 QUEBEC AVE S	\$2,517.72	1902724320027	10650 UTICA RD	\$1,512.88
3111621110064	10213 QUEBEC AVE S	\$209.88	0411521210035	11104 VESSEY AVE S	\$1,512.88
3111621110064	10213 QUEBEC CIR	\$560.84	0411521210068	11205 VESSEY AVE S	\$974.36
0611521110161	11029 QUEBEC CIR	\$16.26	0411521240094	11250 VESSEY AVE S	\$302.36
3111621110013	10508 QUEBEC RD	\$536.00	0411521240081	11300 VESSEY AVE S	\$1,398.04
0802724110015	8641 QUEEN AVE S	\$752.33	0411521210121	11223 VESSEY CIR	\$748.75
0802724110015	8643 QUEEN AVE S	\$1,371.51	0411521210125	11131 VESSEY CIR	\$99.66
0802724140021	9243 QUEEN AVE S	\$1,383.26	0411521240011	11245 VESSEY CIR	\$1,228.90
2002724410036	10708 QUEEN AVE S	\$4,726.46	0411521240011	11315 VESSEY CIR	\$699.94
1602724140048	10614 QUEEN AVE S	\$1,699.00	3311621230013	10425 VESSEY RD	\$75.89
0702724330039	8501 QUINN AVE S	\$402.32	3311621310009	10637 VESSEY RD	\$1,867.14
0611521101114	11133 RHODE ISLAND AVE S	\$1,146.10	3311621320026	10679 VESSEY RD	\$131.87
1811621140048	8133 RHODE ISLAND CIR	\$1,672.98	0502724130079	8106 VINCENT AVE S	\$408.58
1802724240034	11311 RICH CIR	\$1,544.30	0802724240060	9024 VINCENT AVE S	\$521.19
1802724240035	9729 RICH CURVE	\$635.49	0802724240070	9172 VINCENT AVE S	\$452.38
0411521310024	5500 RIVER BLUFF CURVE	\$739.02	1702724130046	9649 VINCENT AVE S	\$3,709.75
5500 RIVER BLUFF DR		\$1,861.58	2002724130045	10409 VINCENT AVE S	\$231.16
8849 RIVER RIDGE CIR		\$1,327.84	2002724240077	10829 VINCENT AVE S	\$1,173.59
8857 RIVER RIDGE CIR		\$1,817.47	2002724240084	11100 VINCENT AVE S	\$1,280.50
8905 RIVER RIDGE RD		\$797.75	2002724240084	9701 VIRGINIA AVE S	\$2,624.58
1001 W 106TH ST		\$2,629.89	2002724240084	9554 VIRGINIA AVE S	\$2,240.74
1025 RIVER TERRACE DR		\$258.96	1911621230018	8508 VIRGINIA AVE S	\$135.02
1035 RIVER TERRACE DR		\$258.96	3011621430002	1400 W 100TH ST	\$1,054.31
8306 RUSSELL AVE S		\$515.02	3011621430008	7651 W 100TH ST	\$1,102.83
8651 RUSSELL AVE S		\$331.56	3011621330008	8 W 102ND ST	
9101 RUSSELL AVE S		\$191.08	2002724430002	163 W 102ND ST	
9137 RUSSELL AVE S		\$1,374.31	2002724210054	211 W 102ND ST	
9340 RUSSELL AVE S		\$1,639.18	2002724210054	421 W 102ND ST	
9556 RUSSELL AVE S		\$1,244.29	2002724220035	625 W 102ND ST	
9756 RUSSELL AVE S		\$721.14	2002724220064	2616 W 102ND ST	
11041 RUSSELL AVE S		\$1,134.72	1702724430007	2816 W 102ND ST	
9385 RUSSELL AVE S		\$1,663.91	2002724430002	2816 W 102ND ST	
3625 SHEPHERD HILLS DR		\$976.41	2002724430002	2816 W 102ND ST	
10909 SKYLINE DR		\$1,433.53	2002724430002	2816 W 102ND ST	
2440 SKYLINE DR		\$263.56	2002724430002	2816 W 102ND ST	
7660 SOUTH BAY DR		\$2,205.60	2002724430002	2816 W 102ND ST	
7683 SOUTH BAY DR		\$1,803.81	2002724430002	2816 W 102ND ST	
2917 SOUTH-BROOK DR		\$2,273.54	2002724430002	2816 W 102ND ST	
3009 SOUTH-BROOK DR		\$1,134.02	2002724430002	2816 W 102ND ST	
4508 SOUTH-MORE DR		\$406.13	2002724430002	2816 W 102ND ST	
4600 SOUTH-MORE DR		\$1,134.02	2002724430002	2816 W 102ND ST	
115 SPANLEY VALLEY CIR		\$1,715.28	2002724430002	2816 W 102ND ST	
11040 STARKLEY DR		\$3,124.95	2002724430002	2816 W 102ND ST	
8041 STEVENS AVE S		\$2,103.28	2002724430002	2816 W 102ND ST	
8104 STEVENS AVE S		\$1,398.87	2002724430002	2816 W 102ND ST	
8148 STEVENS AVE S		\$1,348.33	2002724430002	2816 W 102ND ST	
8322 STEVENS AVE S		\$1,281.56	2002724430002	2816 W 102ND ST	
8400 STEVENS AVE S		\$1,589.82	2002724430002	2816 W 102ND ST	
8415 STEVENS AVE S		\$478.69	2002724430002	2816 W 102ND ST	
8506 STEVENS AVE S		\$1,723.86	2002724430002	2816 W 102ND ST	
8515 STEVENS AVE S		\$76.52	2002724430002	2816 W 102ND ST	
8701 STEVENS AVE S		\$1,077.42	2002724430002	2816 W 102ND ST	
8735 STEVENS AVE S		\$2,783.85	2002724430002	2816 W 102ND ST	
8744 STEVENS AVE S		\$1,389.74	2002724430002	2816 W 102ND ST	
8815 STEVENS AVE S		\$1,462.85	2002724430002	2816 W 102ND ST	
8836 STEVENS AVE S		\$1,683.45	2002724430002	2816 W 102ND ST	
8901 STEVENS AVE S		\$417.97	2002724430002	2816 W 102ND ST	
8931 STEVENS AVE S		\$415.92	2002724430002	2816 W 102ND ST	
9301 STEVENS AVE S		\$1,190.26	2002724430002	2816 W 102ND ST	
10001 STEVENS AVE S		\$977.62	2002724430002	2816 W 102ND ST	
10101 STEVENS AVE S		\$125.21	2002724430002	2816 W 102ND ST	
7900 TELEGRAPH RD		\$3,336.49	2002724430002	2816 W 102ND ST	
4601 TERRACEWOOD DR		\$1,993.04	2002724430002	2816 W 102ND ST	
8025 THOMAS AVE S		\$1,077.42	2002724430002	2816 W 102ND ST	
8037 THOMAS AVE S		\$2,783.85	2002724430002	2816 W 102ND ST	
8100 THOMAS AVE S		\$1,389.74	2002724430002	2816 W 102ND ST	
8230 THOMAS AVE S		\$521.38	2002724430002	2816 W 102ND ST	
8325 THOMAS AVE S		\$135.02	2002724430002	2816 W 102ND ST	
8557 THOMAS AVE S		\$136.01	2002724430002	2816 W 102ND ST	
8606 THOMAS AVE S		\$239.53	2002724430002	2816 W 102ND ST	
8736 THOMAS AVE S		\$1,193.58	2002724430002	2816 W 102ND ST	
10340 THOMAS AVE S		\$1,191.81	2002724430002	2816 W 102ND ST	
10501 THOMAS AVE S		\$296.92	2002724430002	2816 W 102ND ST	
11030 THOMAS AVE S		\$1,684.33	2002724430002	2816 W 102ND ST	
8033 THOMAS LN		\$392.21	2002724430002	2816 W 102ND ST	
7908 TIERNEY'S WOODS RD		\$184.68	2002724430002	2816 W 102ND ST	
7911 TIERNEY'S WOODS RD		\$241.64	2002724430002	2816 W 102ND ST	

CONTINUED...

CONTINUED....

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF HENNEPIN

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

SC Bloomington Richfield

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

HENNEPIN

with additional circulation in the counties of:

HENNEPIN

and has full knowledge of the facts stated below:

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

(B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 08/14/2025 and the last insertion being on 08/14/2025.

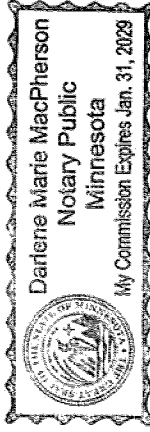
MORTGAGE FORECLOSURE NOTICES

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

By: *[Signature]* Designated Agent

Subscribed and sworn to or affirmed before me on 08/14/2025

Darlene Marie MacPherson
Notary Public

**Rate Information:**

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

Ad ID 1485250

**(CONTINUED....) CITY OF BLOOMINGTON
NOTICE OF HEARING ASSESSMENT OF DELINQUENT
WATER, SEWER, STORM DRAIN, GARBAGE,
RECYCLING AND ORGANICS CHARGES**

PROPERTY I.D. NO	ADDRESS	AMOUNT
1911621340012	9340 XYLON CIR	\$1,690.89
3111621240081	10408 XYLON RD	\$169.36
3111621240089	10508 XYLON RD	\$2,062.07
3111621240072	10573 XYLON RD	\$2,053.64
2002724210052	10307 YORK LN	\$4,124.84
2002724220039	10400 YORK LN	\$617.04
0502724340091	8416 YORK RD	\$166.52
0802724240060	8936 YORK RD	\$2,263.24
3311621230026	10607 YOSEMITE RD	\$442.22
3311621320064	10630 YOSEMITE RD	\$143.49
1911621340050	9337 YUKON AVE S	\$3,167.11
3011621210035	9541 YUKON AVE S	\$174.80
3111621210069	10332 YUKON AVE S	\$1,157.72
3111621310138	10706 YUKON AVE S	\$586.46
0611521210019	11030 YUKON CIR	\$4,481.50
3111621310110	10608 YUKON RD	\$2,650.48
2002724240061	10417 ZENITH AVE S	\$832.90
2002724240064	10432 ZENITH AVE S	\$345.81
2002724340063	10832 ZENITH AVE S	\$484.36
2002724340023	10847 ZENITH AVE S	\$55.97
0802724210073	8617 ZENITH RD	\$732.60
0802724240049	8826 ZENITH RD	\$263.49
3111621240058	10449 ZINRAN AVE S	\$354.24
3111621210065	10357 ZINRAN CIR	\$1,507.26
3111621310125	10720 ZINRAN CIR	\$853.01
3311621230034	10416 ZION AVE S	\$1,753.57
0411521320010	11521 ZION RD	\$1,984.33
3111621340075	11035 BOONE CIR	\$165.05

The City's assessment roll is open to public inspection and on-file with the Bloomington City Clerk at Bloomington Civic Plaza. To avoid having the above fees added to property taxes, present payment to the Bloomington Finance Department at Bloomington Civic Plaza. Prior to placing these unpaid fees on your property taxes, the City Council will hold a public Assessment Hearing in the City Council Chambers at Bloomington Civic Plaza at 6:30 p.m. on Monday, September 8, 2025, or by electronic means as permitted by state law. The City Council will hear written and oral objections at this Assessment Hearing. **Bloomington Civic Plaza is located at 1800 West Old Shakopee Road, Bloomington Minnesota 55431.**

No appeal may be taken as to the amount of any assessment unless a written objection signed by the affected property owner is filed with the City Clerk prior to the Assessment Hearing or presented to the Mayor or at the Assessment Hearing.

An owner may appeal an assessment to district court pursuant to Minnesota Statutes § 429.081 by serving notice of the appeal upon the Mayor or Clerk of the municipality within 30 days after the adoption of the assessment and filing such notice with the district court within ten days after service upon the Mayor or Clerk. Bloomington City Code allows for partial prepayments of the total amount proposed to be assessed, however it does not allow for any deferment procedures. Further information on those rights or any other matter relevant to the proposed assessment may be obtained from Utility Billing at (952-563-8726).

/s/ Jamy L. Hanson, City Clerk

Published in the
Sun Current
August 14, 2025
1485241, 1485244, 1485246, 1485250

UB ASSESSMENT HISTORY

		2025	2025	2026	2026	2027	2027	2028	2028	2029	2029
		# ACCTS	AMOUNT	# ACCTS	AMOUNT	# ACCTS	AMOUNT	# ACCTS	AMOUNT	# ACCTS	AMOUNT
LETTERS	July	2214	\$1,669,051.22								
LIST TO SUN CURRENT	Aug	992	1,154,477.82								
LEGAL NOTICE PUBLISHED	Aug	992	1,154,477.82								
ADMINISTRATIVE HEARING	Aug	869	1,074,867.87								
COUNCIL HEARING	Sept										
FEE ADDED	Sept										
ASSESSED TO COUNTY	Nov										

		2020	2020	2021	2021	2022	2022	2023	2023	2024	2024
		# ACCTS	AMOUNT	# ACCTS	AMOUNT	# ACCTS	AMOUNT	# ACCTS	AMOUNT	# ACCTS	AMOUNT
LETTERS	July	1990	\$1,178,798.06	1771	\$ 901,824.42	1902	\$ 1,016,526.32	2252	\$ 1,560,811.89	2001	\$ 1,448,821.93
LIST TO SUN CURRENT	Aug	822	691,347.66	816	617,607.33	853	726,140.27	880	838,430.80	1037	1,094,569.33
LEGAL NOTICE PUBLISHED	Aug	822	691,347.66	816	617,607.33	853	726,140.27	880	838,430.80	1037	1,094,569.33
ADMINISTRATIVE HEARING	Aug	687	625,614.43	668	535,060.14	686	645,566.70	764	774,301.75	887	987,145.67
COUNCIL HEARING	Sept	641	573,441.50	631	518,997.37	638	616,693.95	657	692,578.09	817	914,421.04
FEE ADDED	Sept	641	573,441.50	631	518,997.37	638	616,693.95	657	692,578.09	817	914,421.04
ASSESSED TO COUNTY	Nov	428	416,692.40	459	417,166.54	486	534,473.87	515	612,763.64	524	693,899.58

		2015	2015	2016	2016	2017	2017	2018	2018	2019	2019
		# ACCTS	AMOUNT	# ACCTS	AMOUNT	# ACCTS	AMOUNT	# ACCTS	AMOUNT	# ACCTS	AMOUNT
LETTERS	July	1604	\$ 399,142.51	1669	\$ 408,604.91	2084	\$ 708,025.25	2017	\$ 894,706.03	1912	\$ 971,535.11
LIST TO SUN CURRENT	Aug	738	280,144.28	754	295,364.11	917	427,517.06	964	618,171.54	981	702,022.03
LEGAL NOTICE PUBLISHED	Aug	738	280,144.28	754	295,364.11	917	427,517.06	964	618,171.54	981	702,022.03
ADMINISTRATIVE HEARING	Sept	593	245,373.56	578	252,386.85	720	370,107.07	763	530,425.44	755	599,244.86
COUNCIL HEARING	Sept	499	211,924.12	511	229,985.96	638	335,356.62	648	462,510.14	660	540,558.05
FEE ADDED	Oct	499	211,924.12	511	229,985.96	638	335,356.62	648	462,510.14	660	540,558.05
ASSESSED TO COUNTY	Nov	377	165,984.13	386	190,871.36	468	266,274.65	490	371,284.10	511	467,770.29

		2010	2010	2011	2011	2012	2012	2013	2013	2014	2014
		# ACCTS	AMOUNT	# ACCTS	AMOUNT	# ACCTS	AMOUNT	# ACCTS	AMOUNT	# ACCTS	AMOUNT
LETTERS	July	1734	\$ 239,456.59	1582	\$ 266,304.77	1824	\$ 274,419.43	1765	\$ 337,894.01	1656	\$ 376,764.59
LIST TO SUN CURRENT	Aug	632	111,912.13	660	132,430.65	737	155,954.44	758	205,745.73	739	236,640.27
LEGAL NOTICE PUBLISHED	Aug	632	111,912.13	660	132,430.65	737	155,954.44	758	205,745.73	739	236,640.27
ADMINISTRATIVE HEARING	Sept	434	79,080.32	477	101,017.19	621	143,620.53	611	173,972.77	617	221,921.96
COUNCIL HEARING	Sept	353	62,218.31	416	89,333.32	494	112,314.51	548	151,408.48	542	198,719.07
FEE ADDED	Oct	209	38,091.88	302	69,906.63	359	85,419.22	350	111,535.40	412	162,134.97
ASSESSED TO COUNTY	Nov	209	38,091.88	283	66,111.60	341	80,692.04	350	111,535.40	412	162,134.97

		2005	2005	2006	2006	2007	2007	2008	2008	2009	2009
		# ACCTS	AMOUNT	# ACCTS	AMOUNT	# ACCTS	AMOUNT	# ACCTS	AMOUNT	# ACCTS	AMOUNT
LETTERS	July	1529	148,671.13	1350	143,199.70	1643	174,317.55	1474	67.00	1227	162,386.00
LIST TO SUN CURRENT	Aug	413	35,872.92	338	34,067.42	426	54,221.07	388	43,780.33	464	63,038.83
LEGAL NOTICE PUBLISHED	Aug	413	35,872.92	338	34,067.42	413	52,600.51	388	43,780.33	464	63,038.83
ADMINISTRATIVE HEARING	Sept	195	17,067.29	130	16,109.21	229	28,129.61	187	24,442.49	307	45,888.91
COUNCIL HEARING	Sept	187	16,516.47	106	14,199.69	168	22,344.73	156	21,770.54	255	39,141.80
TO COUNTY (fee added)	Oct	121	15,034.45	71	13,335.54	62	14,076.88	61	14,708.81	149	26,272.45
ACTUALLY ASSESSED	Nov	86	12,002.55	49	10,788.29	52	12,350.56	54	13,623.13	145	25,373.00



Request for Council Action

Originator Finance	Item 4.7 Public Hearing: Civil Fines for Property-Related Violation Assessments
Agenda Section HEARINGS, RESOLUTIONS, AND ORDINANCES	Date September 8, 2025

Requested Action:

Motion by _____, seconded by _____ to adopt Resolution No. 2025-_____, a resolution adopting the Assessment Roll for Unpaid Civil Penalties and Fines.

Item created by: Briana Eicheldinger, Finance

Item presented by: Lori Economy-Scholler, CFO

Description:

A publicly advertised and noticed hearing on the matter of assessments of unpaid Civil Fines for Property-Related Violations was advertised and scheduled for this date and time. A listing of the properties being assessed is included with the agenda material.

An administrative hearing on the proposed assessment was held on Wednesday, August 27, 2025. Owners of five properties with Civil Fines for Property-Related Violations requested an administrative hearing regarding the proposed assessments against their respective properties and four property owners appeared at the August 27, 2025, administrative hearing. For all five properties, the Hearing Officer heard all parties and issued findings recommending that the City Council assess the properties the full amount of outstanding civil fines and penalties applicable to each property. A report of that hearing is enclosed with the agenda material.

The presentation and memo related to this topic is included in today's agenda item 4.3.

Attachments:

[Resolution Civil Fines for Special Assessment](#)

[Affidavit of Publication - NOH Civil Fines for Property Related Violations.pdf](#)

RESOLUTION NO. 2025-

A RESOLUTION ADOPTING THE ASSESSMENT ROLL FOR
UNPAID CIVIL PENALTIES AND FINES

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

WHEREAS, the City Council has the authority to assess unpaid civil fines pursuant to Minnesota Statutes § 429.101, subd. 1(a)(3), Bloomington City Charter § 12.15, and Bloomington City Code Section 1.19, and Bloomington City Code Chapter 12; and

WHEREAS, notice of an administrative hearing on the proposed assessment roll for unpaid civil penalties and fines on the properties identified on Exhibit A, which is attached hereto and incorporated herein, was published in the official newspaper of the City. Written notice was mailed to all persons listed on the official records of Hennepin County as owners of the affected parcels or lots with unpaid civil fines and penalties; and

WHEREAS, properties for which payment has been made since the date of the newspaper publication are not listed on Exhibit A; and

WHEREAS, an administrative hearing, as noticed and described in Bloomington City Code Chapter 1, was held on August 27, 2025, where all property owners with unpaid civil fines and penalties were given an opportunity to be heard by an independent hearing officer; and

WHEREAS, owners of five properties (8622 Aldrich Avenue South, 8701 Colfax Avenue South, 8444 Emerson Avenue South, 8350 Nicollet Avenue South, 11213 Xavier Road) requested an administrative hearing regarding the proposed assessments against their respective properties. With the exception of the owner of 8701 Colfax Avenue South, those owners appeared at the August 27, 2025 administrative hearing. For the four properties that appeared at the administrative hearing, the Hearing Officer heard both parties and issued findings recommending that the City Council assess the properties the full amount of outstanding civil fines and penalties applicable to each property; and

WHEREAS, no other persons appeared for the August 27, 2025 administrative hearing, relative to unpaid civil fines and penalties; and

WHEREAS, a public hearing before the City Council, as noticed, was held on September 8, 2025, where all interested persons were given an opportunity to be heard or otherwise comment on the proposed assessment; and

WHEREAS, the City Council finds that the various parcels listed on Exhibit A did not pay the civil fines owing on the properties for environmental or building violations, or both.

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

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

2. The assessment roll, a copy of which is on file in the office of the City Clerk, is hereby adopted and shall constitute the special assessments against the lands named therein.
3. The assessment for each parcel shall be payable in an annual installment, the first and only installment to be payable on or before the first Monday of January 2027, and shall bear interest at the rate of eight percent (8%) per annum from October 1, 2025, through December 31, 2026, plus a \$50.00 administrative fee added to the assessment.
4. The owner of any property so assessed may, at any time prior to certification of the assessment to the County Auditor on November 26, 2025, pay the whole assessment on such property with no interest accrual.
5. The City Clerk, or designee, is hereby authorized and directed to transmit a certified copy of the assessment roll to the County Auditor to be extended on the property tax lists of the County, and such assessments shall be collected and paid in the same manner as other municipal taxes.

Passed and adopted this 8th day of September, 2025.

ATTEST:

Mayor

Secretary to the Council

**EXHIBIT A
CIVIL PENALTIES AND FINES**

2025 PENDING ASSESSMENTS				
Address #	Street	PIN	Amount	Comments
8149	102nd St W	30-116-21-34-0030	\$3,300.00	APO
8720	10th Ave S	11-027-24-21-0075	\$1,100.00	APO
8444	11th Ave S	02-027-24-34-0045	\$275.00	APO
8621	11th Ave S	11-027-24-21-0028	\$1,650.00	APO
9936	11th Ave S	14-027-24-31-0077	\$825.00	APO
7837	12th Ave S	02-027-24-12-0028	\$1,650.00	APO
7850	12th Ave S	02-027-24-21-0019	\$660.00	APO
8117	12th Ave S	02-027-24-13-0007	\$1,100.00	APO
8650	1st Ave S	10-027-24-12-0065	\$550.00	APO
9114	1st Ave S	10-027-24-42-0039	\$1,650.00	APO
8400	22nd Ave S	01-027-24-34-0051	\$4,400.00	APO
8416	22nd Ave S	01-027-24-34-0054	\$2,200.00	APO
8417	2nd Ave S	03-027-24-43-0084	\$1,650.00	APO
8536	2nd Ave S	03-027-24-43-0012	\$275.00	APO
8900	2nd Ave S	10-027-24-13-0096	\$550.00	APO
8940	2nd Ave S	10-027-24-13-0094	\$1,100.00	APO
8017	3rd Ave S	03-027-24-14-0109	\$275.00	APO
8207	3rd Ave S	03-027-24-41-0115	\$3,575.00	NSC
9116	3rd Ave S	10-027-24-42-0004	\$1,100.00	APO
9625	3rd Ave S	15-027-24-14-0061	\$2,200.00	APO
5222	78th St W	06-027-24-22-0005	\$2,750.00	APO
651	84th St E	02-027-24-33-0085	\$1,650.00	APO
3201	84th St W	05-027-24-34-0090	\$1,100.00	APO
2925	87th St W	08-027-24-12-0059	\$550.00	APO
140	93rd St W	10-027-24-34-0045	\$550.00	APO
357	97th 1/2 St E	15-027-24-14-0049	\$4,675.00	APO
10143	Abbott Ave S	17-027-24-34-0038	\$275.00	APO
8440	Aldrich Ave S	04-027-24-44-0013	\$1,100.00	APO
8622	Aldrich Ave S	09-027-24-11-0036	\$550.00	APO
100	American Blvd E	03-027-24-12-0035	\$1,760.00	APO
901	American Blvd E	02-027-24-21-0012	\$1,650.00	APO
10601	Beard Ave S	20-027-24-31-0101	\$715.00	APO
10619	Beard Ave S	20-027-24-31-0102	\$715.00	APO
8507	Blaisdell Ave S	03-027-24-34-0067	\$2,200.00	APO
9135	Bryant Ave S	09-027-24-41-0018	\$275.00	APO
9792	Cavell Cir	30-116-21-32-0119	\$550.00	APO
8339	Chicago Ave S	02-027-24-31-0105	\$550.00	APO
8412	Chicago Ave S	02-027-24-33-0102	\$1,650.00	APO
8521	Chicago Ave S	02-027-24-34-0124	\$550.00	APO
8618	Chicago Ave S	11-027-24-22-0003	\$1,100.00	APO
9830	Chicago Ave S	14-027-24-32-0040	\$1,650.00	APO
7921	Clinton Ave S	03-027-24-14-0022	\$275.00	APO
8101	Colfax Ave S	04-027-24-14-0070	\$1,100.00	APO

8114	Colfax Ave S	04-027-24-14-0082	\$1,650.00	APO
8300	Colfax Ave S	04-027-24-41-0023	\$1,100.00	APO
8624	Colfax Ave S	09-027-24-11-0052	\$3,575.00	APO
8701	Colfax Ave S	09-027-24-11-0030	\$3,300.00	APO
9019	Colfax Ave S	09-027-24-41-0046	\$550.00	APO
8407	Columbus Ave S	02-027-24-33-0098	\$2,200.00	APO
8516	Columbus Ave S	02-027-24-33-0036	\$1,100.00	APO
8608	Crest Rd	11-027-24-12-0045	\$2,750.00	APO
8213	Dupont Ave S	04-027-24-41-0114	\$275.00	NSC
9617	Edgewood Rd	29-116-21-14-0012	\$275.00	APO
8450	Elliot Ave S	02-027-24-34-0111	\$1,650.00	APO
8521	Elliot Ave S	02-027-24-34-0090	\$4,400.00	APO
8527	Elliot Ave S	02-027-24-34-0089	\$1,650.00	APO
8355	Emerson Ave S	04-027-24-42-0030	\$1,100.00	APO
8444	Emerson Ave S	04-027-24-43-0067	\$550.00	APO
10541	France Ave S	20-027-24-23-0089	\$825.00	APO
11309	France Ave S	29-027-24-23-0011	\$275.00	APO
10801	Hampshire Ave S	32-116-21-43-0002	\$1,650.00	APO
9330	Harriet Ave S	10-027-24-33-0011	\$550.00	APO
4001	Heritage Hills Dr, #307	19-027-24-14-0070	\$2,200.00	APO
10526	Hopkins Rd	22-027-24-23-0083	\$550.00	APO
8441	Irving Ave S	04-027-24-34-0042	\$3,300.00	APO
1717	Irving Curv	04-027-24-34-0015	\$1,100.00	APO
9041	James Ave S	09-027-24-31-0008	\$1,650.00	APO
6012	Luigi Cir	20-116-21-11-0044	\$550.00	APO
8028	Lyndale Ave S	04-027-24-14-0003	\$2,200.00	APO
9200	Lyndale Ave S	09-027-24-44-0058	\$1,100.00	APO
9432	Lyndale Ave S	16-027-24-11-0009	\$550.00	APO
9624	Lyndale Ave S	16-027-24-14-0013	\$1,100.00	APO
10225	Lyndale Ave S	22-027-24-22-0026	\$3,025.00	APO
10525	Lyndale Ave S	22-027-24-23-0082	\$275.00	APO
8217	Maryland Rd	17-116-21-32-0022	\$1,650.00	APO
4601	Morris Ln	30-027-24-12-0070	\$1,100.00	APO
8224	Nicollet Ave S	03-027-24-31-0021	\$550.00	APO
8350	Nicollet Ave S	03-027-24-31-0138	\$825.00	APO
8705	Nicollet Ave S	10-027-24-12-0076	\$1,100.00	APO
9401	Nicollet Ave S	15-027-24-12-0078	\$550.00	APO
9149	Old Cedar Ave S	12-027-24-32-0026	\$6,600.00	APO
1820	Old Shakopee Rd E	11-027-24-44-0099	\$2,200.00	APO
2250	Old Shakopee Rd E	12-027-24-21-0023	\$6,050.00	APO
3500	Old Shakopee Rd W	20-027-24-32-0020	\$1,100.00	APO
10601	Oregon Ave S	32-116-21-32-0146	\$275.00	APO
3011	Overlook Dr	29-027-24-13-0046	\$275.00	APO
3015	Overlook Dr	29-027-24-13-0047	\$3,465.00	APO & NSC
5242	Overlook Dr	30-027-24-22-0110	\$1,100.00	APO
4724	Oxborough Ln	30-027-24-21-0086	\$275.00	APO
9020	Park Ave S	11-027-24-32-0038	\$1,100.00	APO
9524	Park Ave S	14-027-24-22-0052	\$550.00	APO

1712	Park Rd	11-027-24-11-0062	\$3,025.00	APO
9748	Penn Ave S	17-027-24-14-0026	\$275.00	APO
8831	Penn Lake Cir	09-027-24-23-0064	\$1,650.00	APO
8116	Pillsbury Ave S	03-027-24-24-0082	\$2,200.00	APO
8131	Pillsbury Ave S	03-027-24-24-0057	\$1,650.00	APO
8401	Pillsbury Ave S	03-027-24-34-0049	\$550.00	APO
7810	Portland Ave S	03-027-24-11-0001	\$1,650.00	APO
8409	Portland Ave S	02-027-24-33-0003	\$275.00	APO
8725	Queen Ave S	08-027-24-11-0008	\$1,100.00	APO
10654	Rich Rd	19-027-24-31-0004	\$550.00	APO
8542	Stevens Ave S	03-027-24-43-0021	\$1,650.00	APO
8815	Stevens Ave S	10-027-24-13-0041	\$1,650.00	APO
9124	Stevens Ave S	10-027-24-42-0030	\$1,100.00	APO
10722	Thomas Ave S	20-027-24-42-0049	\$550.00	APO
10349	Upton Ave S	20-027-24-12-0054	\$2,200.00	APO
9180	Utica Ave S	07-027-24-32-0059	\$2,475.00	APO
9634	Utica Ave S	18-027-24-23-0101	\$550.00	APO
8701	Virginia Ave S	19-116-21-12-0008	\$825.00	APO
2352	Wellswood Curv	20-027-24-44-0087	\$275.00	APO
8236	Wentworth Ave S	03-027-24-31-0060	\$550.00	APO
8448	Wentworth Ave S	03-027-24-34-0041	\$550.00	APO
8525	Wentworth Ave S	03-027-24-34-0080	\$825.00	APO
8758	Wentworth Ave S	10-027-24-21-0033	\$550.00	APO
11213	Xavier Rd	04-115-21-24-0047	\$1,650.00	APO
10524	Xerxes Ave S	20-027-24-24-0008	\$550.00	APO

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF HENNEPIN

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

SC Bloomington Richfield

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

HENNEPIN

with additional circulation in the counties of:

HENNEPIN

and has full knowledge of the facts stated below:

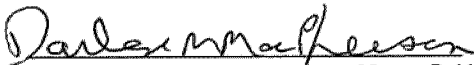
- (A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.
- (B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 08/14/2025 and the last insertion being on 08/14/2025.

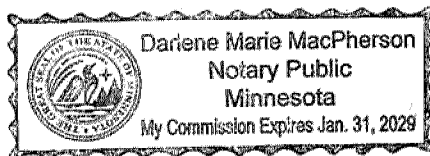
MORTGAGE FORECLOSURE NOTICES

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

By:  _____
Designated Agent

Subscribed and sworn to or affirmed before me on 08/14/2025


Notary Public



Rate Information:

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

Ad ID 1485053

NOTICE is hereby given that the Bloomington City Council will hold a public Assessment Hearing on September 8, 2025, at 6:30 p.m. in the Council Chambers at Bloomington Civic Plaza, 1800 West Old Shawnee Road, Bloomington, Minnesota 55431, or by electronic means permitted by state law, to consider a resolution approving the proposed assessment roll for charges assessed against property for civil as arising from property-related violations. The assessment is levied pursuant to the provisions of Chapter 1, Article II, Section 1.19 of the City Code, as authorized by Minnesota Statutes § 429.101. The City Council will hear written and oral objections at this Assessment Hearing. An appeal may be taken as to the amount of any assessment unless a written objection signed by the affected property owner is filed with the City Clerk prior to the Assessment Hearing or presented to the mayor at the Assessment Hearing.

NOTICE is hereby given that the Bloomington City Council will hold a public Assessment Hearing on September 8, 2025, at 6:30 p.m. in the Council Chambers at Bloomington Civic Plaza, 1800 West Old Shakopee Road, Bloomington, Minnesota 55431, or by electronic means as permitted by state law, to consider a resolution approving the proposed assessment roll for charges assessed against property for civil fines arising from property-related violations. The assessment is levied pursuant to the provisions of Chapter 1, Article II, Section 1.18 of the City Code, as authorized by Minnesota Statutes § 429.101. The City Council will hear written and oral objections at this Assessment Hearing. No appeal may be taken as to the amount of any assessment unless written objection signed by the affected property owner is filed with the city clerk prior to the Assessment Hearing or presented to the mayor at the Assessment Hearing.

An owner may appeal an assessment to district court pursuant to Minnesota Statutes § 429.081, by serving notice of the appeal upon the mayor or clerk of the municipality within 30 days after the adoption of the assessment and filing such notice with the district court within ten days after service upon the mayor or clerk. Bloomington City Code allows for partial prepayments of the total amount proposed to be assessed. These charges are not eligible for deferment. Further information on your rights or any other matter relevant to the proposed assessment may be obtained from the Environmental Health Division (952-563-8934).

The City's assessment roll is open to public inspection and on file with the Bloomington City Clerk at Bloomington Civic Plaza. To avoid having the below fines and fees added to property taxes, present payment to the Bloomington Environmental Health Division at Bloomington Civic Plaza. The Property Identification Numbers and Addresses of the parcels benefited and proposed to be assessed are as follows:

[illegible]

182



Request for Council Action

Originator Engineering	Item 5.1 Nine Mile Creek Corridor Renewal Project Update
Agenda Section ORGANIZATIONAL BUSINESS	Date September 8, 2025

Requested Action:

No formal action required.

Item created by: Bob Simons, Engineering

Item presented by: Renae Clark, Deputy Director of Parks and Recreation
Bob Simons, Senior Civil Engineer
Deric Deuschle, Short Elliot Hendrickson (SEH)

Description:

City and consultant staff will present the following as it relates to the Nine Mile Creek Corridor Renewal Project 60% design update:

- Creek and Upland restoration goals and management strategies
- Trail, access and bridge design update
- Moir Park playground and park shelter design update
- Permitting/Environmental Assessment Worksheet (EAW) update
- Budget
- Schedule and Next Steps

The Schematic Design Process began in December and was presented to the public, commissions and City Council in April 2025. This included the framework for an Ecological Management Plan that explores improvements for habitat, water quality, floodplain connectivity and invasive species management. The Schematic Design also explored more detail for trail and bridge improvements, a consolidated concept for Moir Park, and Veteran's Memorial at Harrison Park. The 60% Design Development update includes more design details, regulatory process, budget and schedule update. Additional information is included in the attached staff report. Comment cards from the engagement event held on August 12 are also attached.

Attachments:

[Staff Report NMC_9.8.25](#)
[Council Presentation_9.8.25](#)
[August 12 Open House - Comment Cards](#)

STAFF REPORT



DATE: September 8, 2025

TO: Mayor and City Council

FROM: Renae Clark, Deputy Director of Parks and Recreation
Bob Simons, Senior Civil Engineer

SUBJECT: Nine Mile Creek Corridor Renewal Project Update

REQUESTED ACTION:

No formal action is requested.

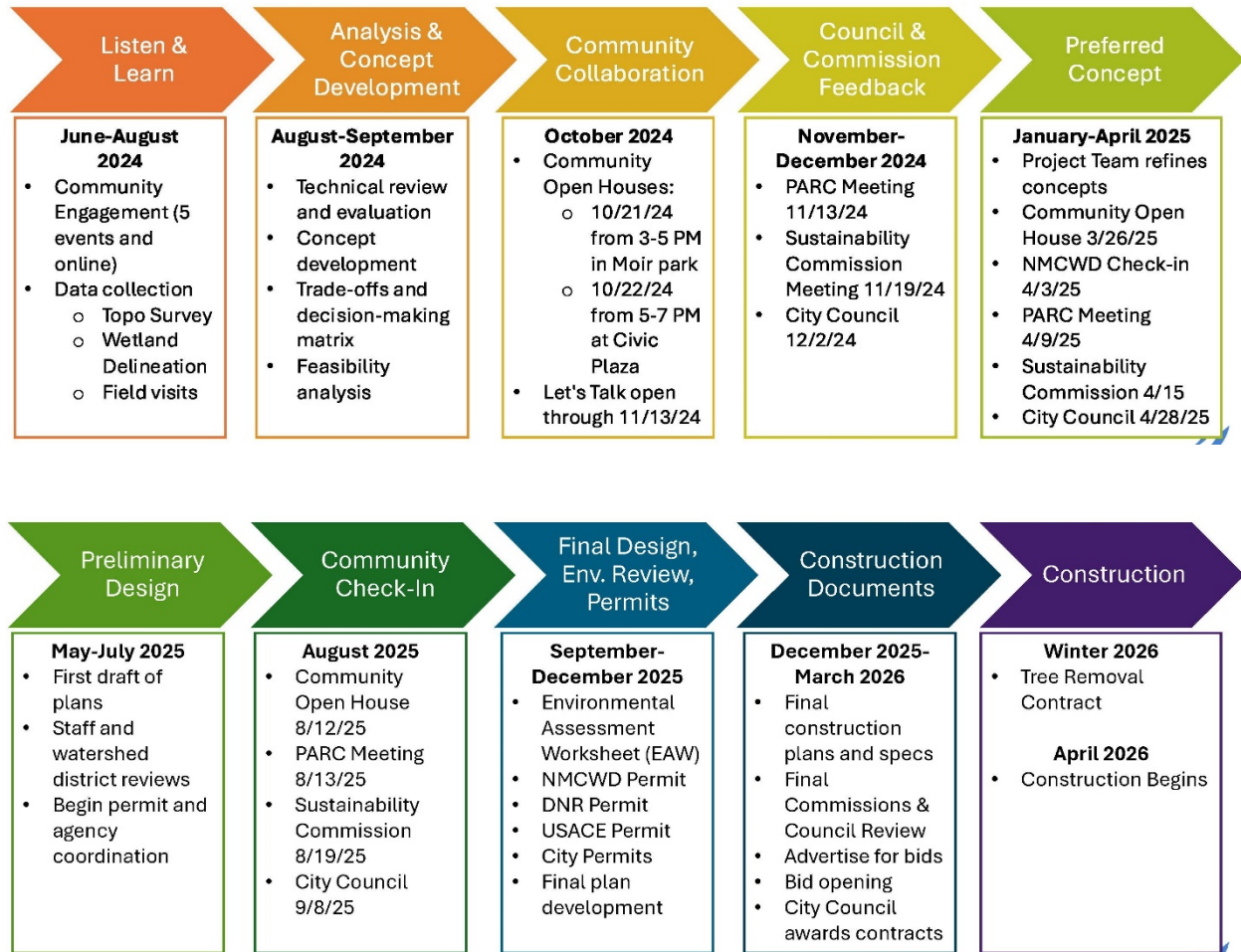
SUMMARY:

City and consultant team members will provide an update on the 60% - Design Development phase of the Nine Mile Creek Corridor Renewal Project.

The project team will present the following:

- Creek and Upland restoration goals and management strategies
- Trail, access and bridge designs
- Moir Park playground and park shelter designs
- Permitting/EAW update
- Budget
- Schedule and Next Steps:
 - **September – December 2025:** Final Design Plan Prep, Env Review, Permits, Co-Op Agreement w/ NMCWD
 - **December – February 2026:** Construction documents complete and bid solicitation
 - **March 2026:** Award Contract
 - **April 2026:** Construction Begins

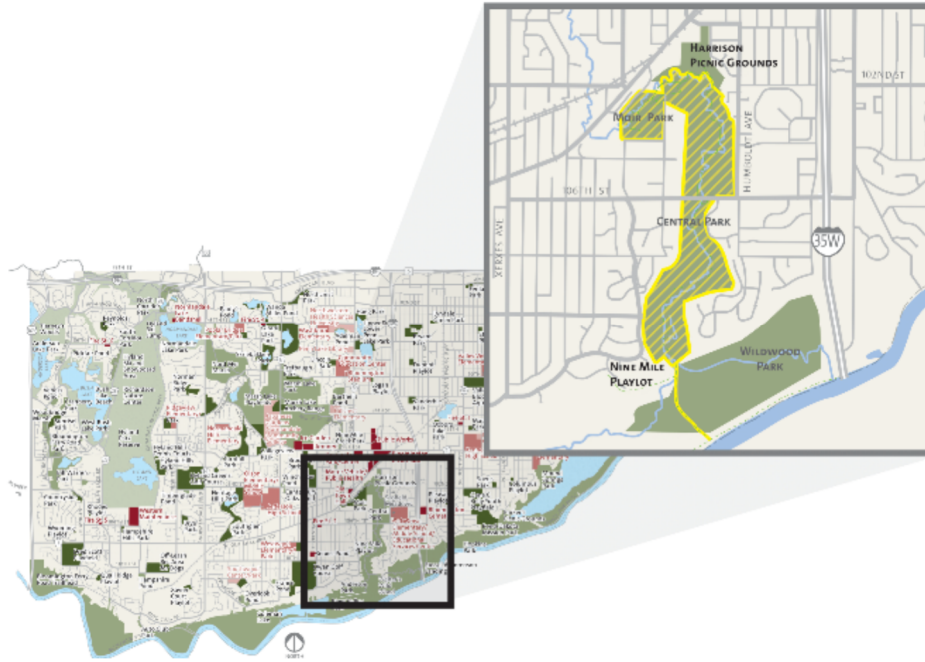
Predesign and Design Process and Schedule



BACKGROUND:

The Nine Mile Creek Corridor Renewal project began in May 2024 with hiring the consultant team from Short Elliot Hendrickson (SEH) and initiating the predesign phase. This included public engagement, understanding existing conditions of the site (topographic survey, ecology of the creek and upland, erosion, access locations and conditions, etc.) and evaluation of trail expansion for bikes which is a critical design consideration to understand for the start of the Schematic Design phase. PARC and City Council provided direction, concurring with staff's recommendation, that a trail design to accommodate bikes in Central Park is not feasible and to keep the park trails pedestrian only.

The Schematic Design Process began in December and was presented to the public, commissions and City Council in April 2025. This included the framework for an Ecological Management Plan that explores improvements for habitat, water quality, floodplain connectivity and invasive species management. The Schematic Design also explored more detail for trail and bridge improvements, a consolidated concept for Moir Park, and Veteran's Memorial at Harrison Park. The August 60% Design Development update includes more design details, regulatory process, budget and schedule update. A link to the project design detail that was shared at the public open house on August 12 and will be presented on September 8 is available at www.bloomingtonforward.org/9mile. Comment cards from the engagement event are included in the agenda materials. The Let's Talk Bloomington page was open for resident feedback through August 31.

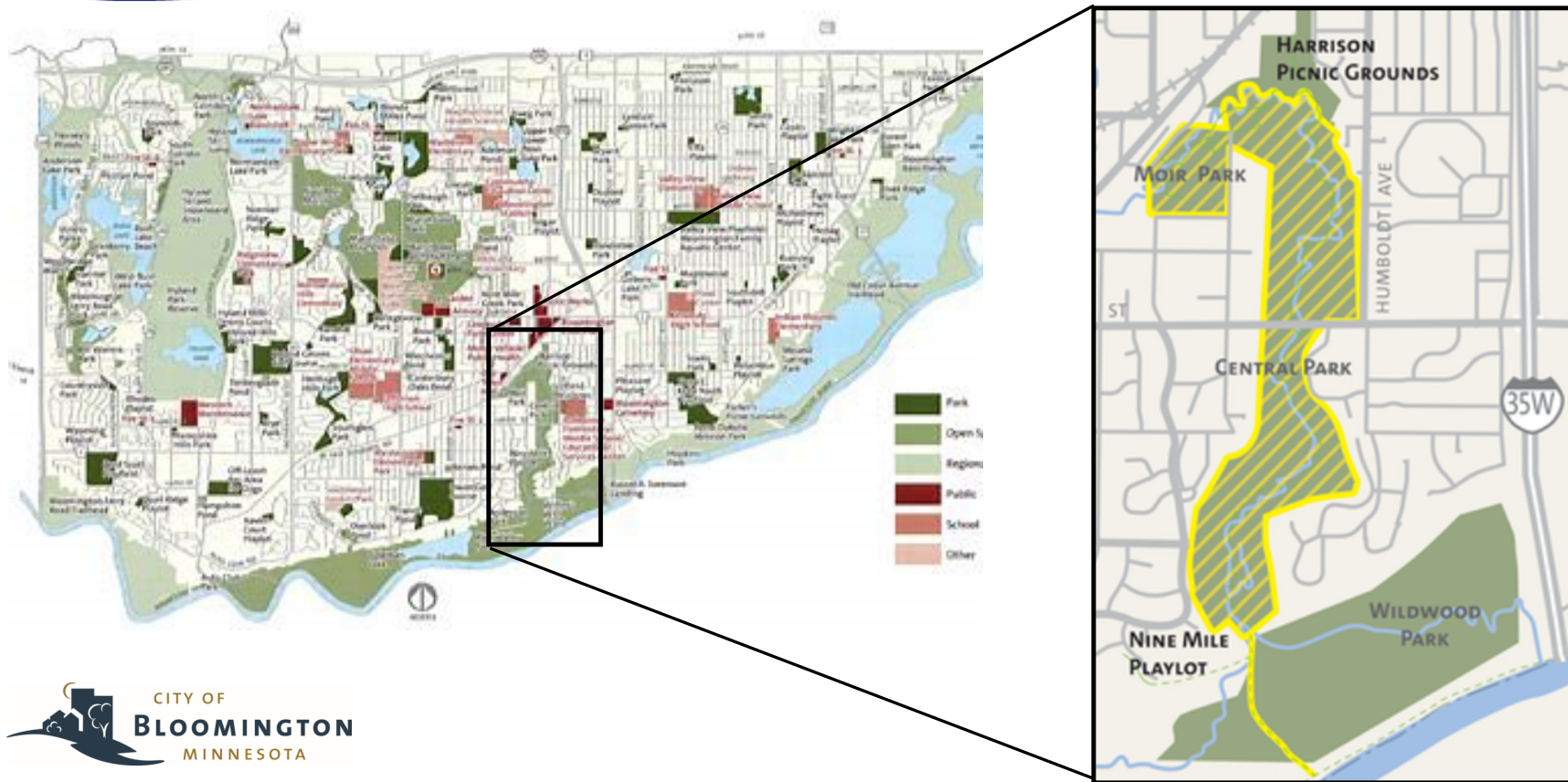
Nine Mile Creek Corridor Renewal – Location

A photograph of a rocky stream with a wooden bridge in the background. The stream flows over large, smooth, grey rocks, creating white water rapids. The background is filled with lush green trees and foliage. A wooden bridge with a lattice railing is visible in the upper left corner.

Nine Mile Creek Corridor Renewal Project

City Council
Monday, September 8, 2025

Nine Mile Creek Corridor Renewal - Location



Background: The Project



- Alignment with community and Council priorities identified in the Park System Master Plan:

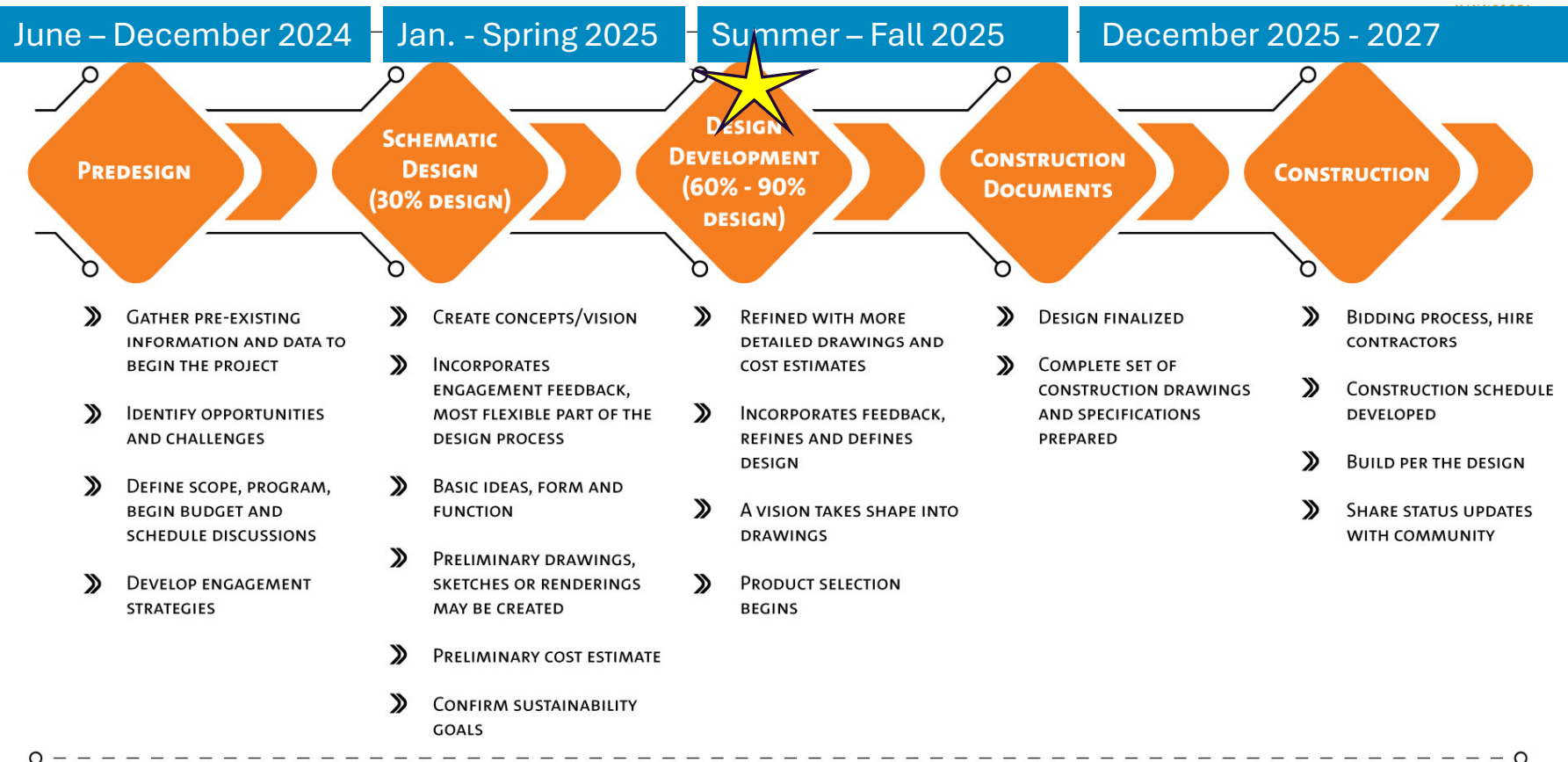
- Natural Resources
- Trails and Mobility
- Park Amenities
- Equity



- Alignment with Natural Resources Prioritization Plan
- History of management and maintenance with Watershed District

Community-Driven Planning Process

PLANNING AND DESIGN PHASES



Predesign & Schematic Design Process



Listen & Learn

June-August 2024

- Community Engagement (5 events and online)
- Data collection
 - Topo Survey
 - Wetland Delineation
 - Field visits

Analysis & Concept Development

August-September 2024

- Technical review and evaluation
- Concept development
- Trade-offs and decision-making matrix
- Feasibility analysis

Community Collaboration

October 2024

- Community Open Houses:
 - 10/21/24 from 3-5 PM in Moir park
 - 10/22/24 from 5-7 PM at Civic Plaza
- Let's Talk open through 11/13/24

Council & Commission Feedback

November-December 2024

- PARC Meeting 11/13/24
- Sustainability Commission Meeting 11/19/24
- City Council 12/2/24

Preferred Concept

January-April 2025

- Project Team refines concepts
- Community Open House 3/26/25
- NMCWD Check-in 4/3/25
- PARC Meeting 4/9/25
- Sustainability Commission 4/15
- City Council 4/28/25



Final Design & Construction Process



Preliminary Design

May-July 2025

- First draft of plans
- Staff and watershed district reviews
- Begin permit and agency coordination

Community Check-In

August 2025

- Community Open House 8/12/25
- PARC Meeting 8/13/25
- Sustainability Commission 8/19/25
- City Council 9/8/25

Final Design, Env. Review, Permits

September-December 2025

- Environmental Assessment Worksheet (EAW)
- NMCWD Permit
- DNR Permit
- USACE Permit
- City Permits
- Final plan development

Construction Documents

December 2025-March 2026

- Final construction plans and specs
- Final Commissions & Council Review
- Advertise for bids
- Bid opening
- City Council awards contracts

Construction

Winter 2026

- Tree Removal Contract

April 2026

- Construction Begins

Public Engagement – Phase 4



- Open House – August 12, 5:00-6:30 PM, Moir Park
 - Approximately 90 Attendees
- Let's Talk Online Feedback – Thru August 31



Proposed Improvements

Natural & Water Resources

- Habitat Improvements & Connectivity
- Streambank & Bluff Stabilization
- Water Quality Improvements
- Floodplain Connectivity
- Infrastructure Protection
- Invasive Species Management

Trails, Access, Bridges, & Walls

- Trail Pavement Replacement
- Unpaved Trail Improvements
- Trail Realignments
- Access Improvements
- Bridge Updates and Replacements
- Retaining Wall Improvements
- Wayfinding

Moir Park

- New Park Shelter
- New Upper Walking Trail Loop
- New Playground
- Relocated Parking Lots
- ADA Access Improvements
- Updated Disc Golf



Ecological Management Vision & Goals



- Create **sustainable ecosystem** within this urban landscape
- Implement **long-lasting, self-sustaining** strategies
- Guide the ecosystem toward vegetation that **reflects natural community**
- Focus on **preserving** habitat, **stabilizing** creek functions, **maintaining** public access
- Incorporate **resilience measures** to address climate change and invasive species



Proposed Upland Restoration

- 200 acres of invasive species management (buckthorn, garlic mustard, etc.)
- 70 acres of tree thinning and dead tree removal
- 60 acres of native species establishment
- 30 acres of bur oak savannah and native prairie restoration



Streambank Stabilization

- 1,300 feet of Streambank Stabilization
 - Approximately 8% of the streambank



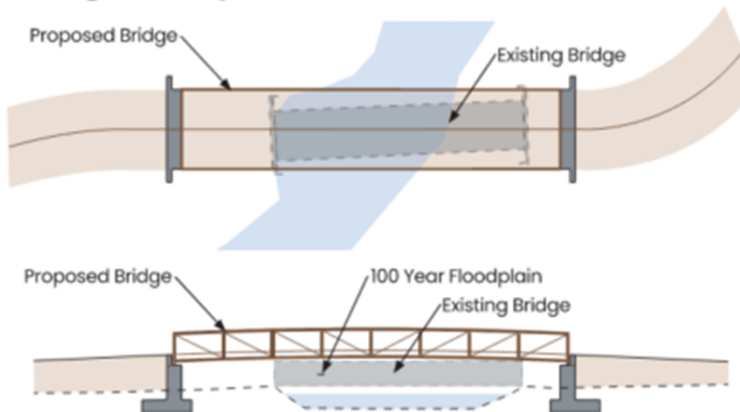
Creek Re-Meander

- Restores historic meander, doubling channel length in this section
- Enhances floodplain and wetland functions
- Provides space for creek to function naturally without impacts to infrastructure
- Replaces bridge and trail with elevated boardwalk
- Provides additional space for habitat restoration

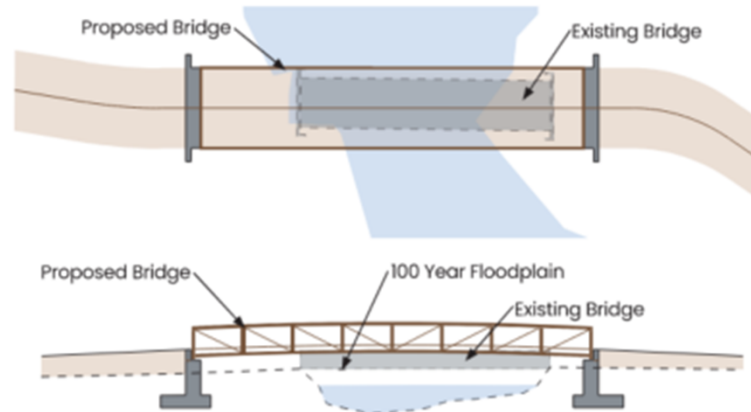


Bridge Replacements

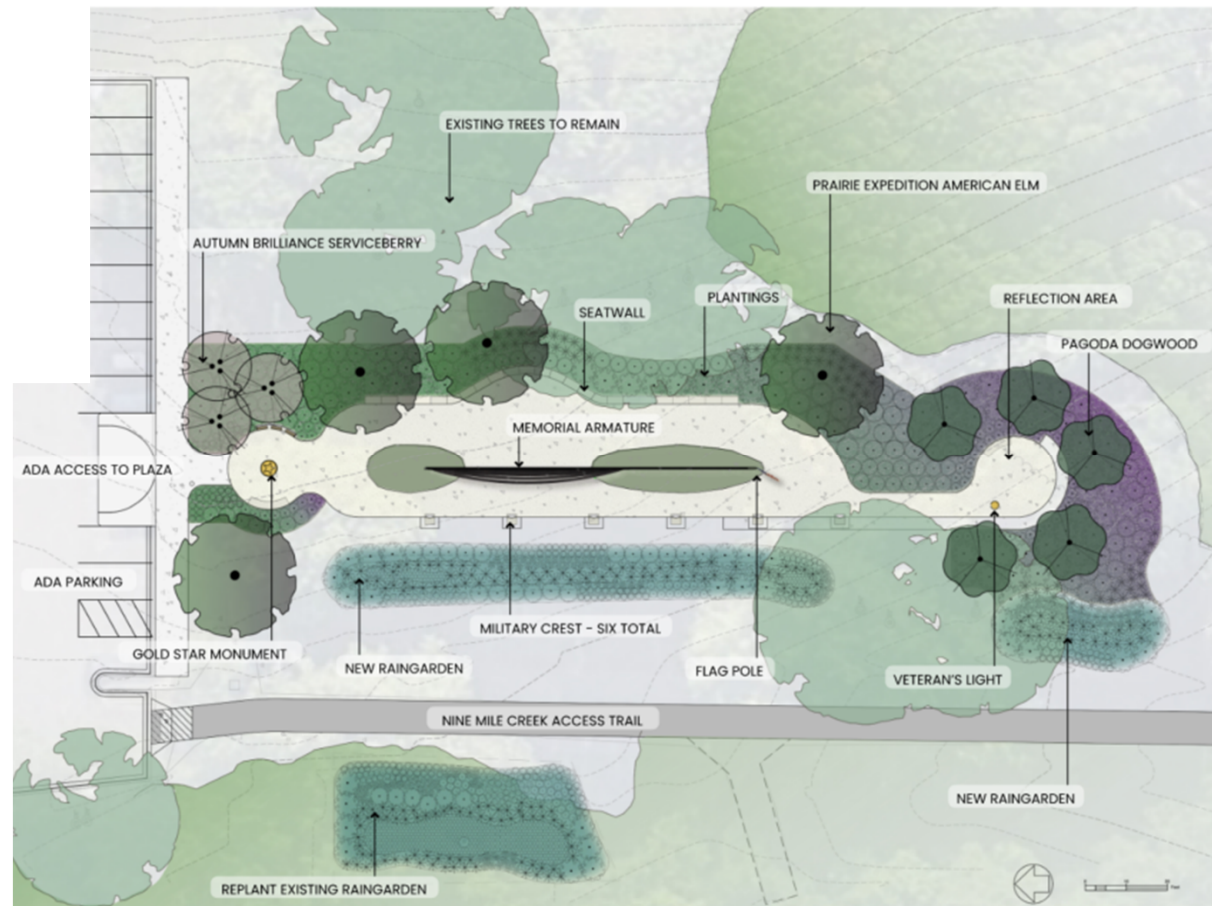
Bridge 5 Replacement



Bridge 8 Replacement



Harrison Park – Veteran's Memorial



Moir Park Overview

- New Picnic Shelter
- New Playground
- Loop Trail
- Disc Golf Updates
- Group Picnic
- Hammock Grove
- Open Lawn
- Promenade



Moir Park – Picnic Shelter



- Custom, pre-manufactured post and beam design by Romtec
- Metal roofing
- Approx. capacity of 100 people
- Two bathroom stalls



Moir Park - Disc Golf Updates



- New 9-hole disc golf course
- Layout to eliminate trail conflicts and accommodate park features
- New concrete tee pads
- Reuse existing baskets



Moir Park – Playground

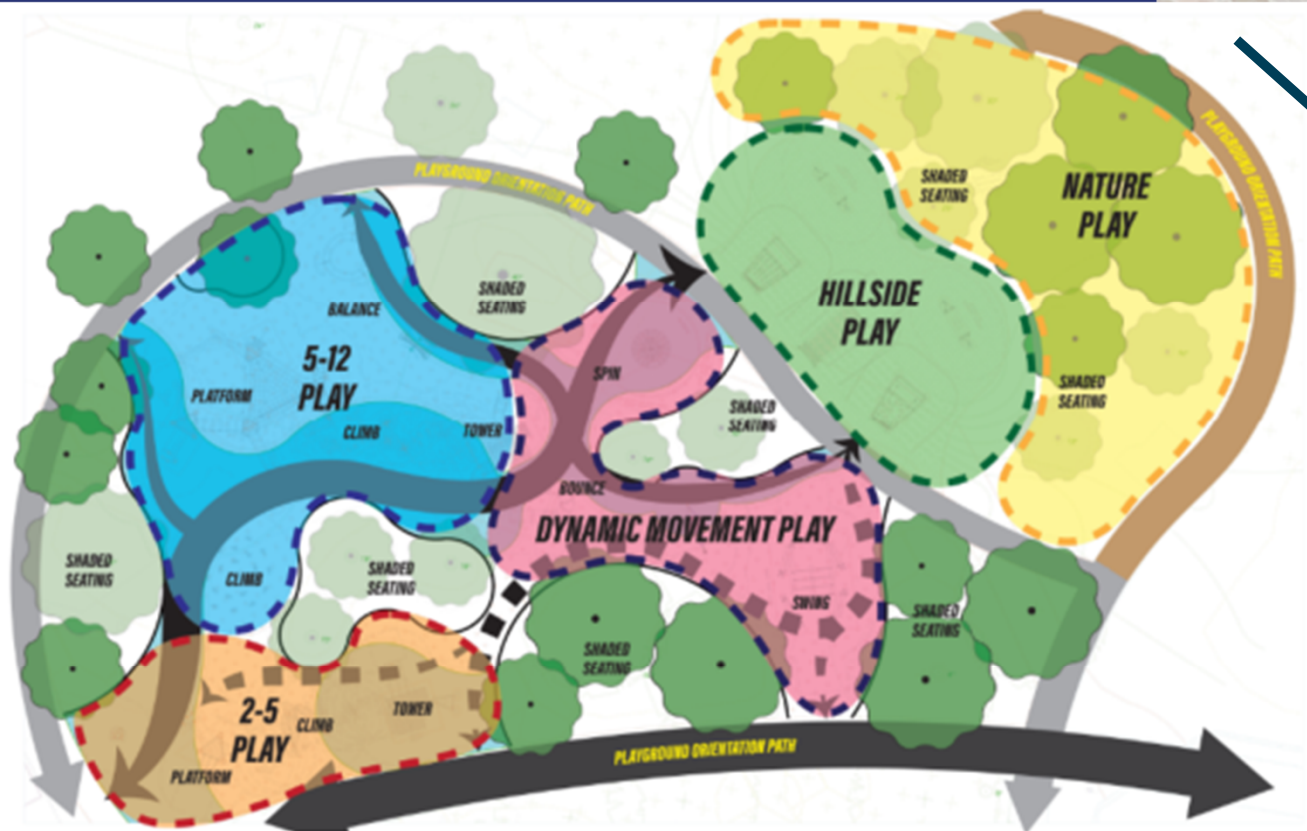
INTEGRATING INCLUSIVITY & ACCESSIBILITY

THESE **INCLUSIVITY & ACCESSIBILITY** BEST PRACTICES FOR EQUIPMENT SELECTION AND DESIGN WILL BE APPLIED TO THE PLAYGROUND IMPROVEMENTS AT MOIR PARK

1. The 'Coolest Thing' should have both elevated and ground level inclusive features.
2. Play elements should encourage and provide opportunities for social play for every.
3. The play environment should provide a range of sensory stimuli.
4. Play features so offer different levels of challenge in each area.
5. Similar play events should be grouped to support joint experience.
6. Access to play will be comfortable, intuitive, and minimize surprise.
7. Unitary surfacing provides access to all key play features for everyone.
8. Containment through landscaping, barriers, and earthwork to prevent elopement.
9. Wayfinding and clear entry points to provide approachable choices to engage in play
10. Quite places for rest and decompression.
11. Communicate the inclusive options, both online and onsite to support trip planning.



Moir Park – Playground



Project Budget and Funding



Natural & Water Resources

\$9.7M

Moir Park

\$6.0M

Trails, Access, Bridges & Walls

\$8.1M

\$23.8 M

Cost estimates are Total Project Costs, including construction, design, and administration

• Funding Sources:

- Local Option Sales Tax - \$20M
- PMP Park Trails funding - \$2.8M
- Nine Mile Creek Watershed District - \$1M
- Stormwater Utility

• Potential Sources:

- Grants



Maintenance



- Natural Resources
 - 3-5 year establishment period, included in project contract
- Park Maintenance
 - Staff will continue to maintain trails, bridges, stairs, park buildings, etc.
- Volunteer Opportunities
 - Adopt-a-park or other opportunities



Approvals & Permitting



- Next Step: Environmental Assessment Worksheet (EAW), Meetings w/ NMCWD Technical Team
- Other permits:
 - Federal:
 - U.S. Army Corps of Engineers (USACE) - wetlands
 - Federal Emergency Management Agency (FEMA) - floodplain
 - State:
 - Minnesota Pollution Control Agency (MPCA) - NPDES, water quality certification
 - Minnesota Department of Natural Resources (DNR) - Public Waters
 - State Historic Preservation Office (SHPO) - Cultural & Archaeological impacts
 - Local:
 - Nine Mile Creek Watershed District – waterbody crossings and structures, appropriation of public surface waters, erosion and sediment control, shoreline and streambank improvement, floodplain and drainage alteration
 - Lower Minnesota River Watershed District – floodplain and drainage alteration
 - City of Bloomington – wetlands, various



Next Steps



- **August 13:** Bloomington PARC Meeting
- **August 19:** Bloomington Sustainability Commission Meeting
- **September 8:** City Council Meeting
- **September-December:** Final Design Plan Prep, Env. Review, Permits, Co-Op Agreement City/NMCWD
- **January/February 2026:** Finalize plans and bid opening
- **March 2026:** Award Contract
- **April 2026:** Notice to Proceed



Discussion



Nine Mile Creek Corridor Renewal – August 12, 2025 Engagement Event – Comment Cards

Love that Frisbee golf is 9 holes! Love the overall designs. Looking good.

Love it – Thank You!

In terms of addressing challenges to streambank integrity, this project is just like the one in 1989. It treats the problem with zero effort to solve the problem – Please, please, please find ways to slow down the water before it gets to the creeks. The most important place to do that is in the area drained to the west of 35W. The two culverts out-letting at Harrison Park contribute 35% of all water in the creek closing runoff events. (The bigger culvert drains 35W and I don't think you're able to do anything about that, but you can do something about the other culvert if you really want to. Runoff causing erosion is one problem; the other problem this plan has no plans for is water quality. One thing the city could easily do is increase the frequency of street sweeping to improve the quality of water that enters the creek during runoff events. Do you want kids to play in clean water or dirty water? Educational displays would be helpful. Explain to people that the reason this project is necessary is that the City historically has done a poor job of addressing stormwater and that the problem persists. Another opportunity for education is to tell the history of the Dakota in this area. Engage the Dakotas historians. Consider hiring Marlena Myles to put on of her virtual reality installations here as she has done at the MN Landscape arboretum. Thank you for all your continuing efforts at public engagement.

Please add a number of simple benches along the trails. Some of us are limited in where we can go in the parks because there is no place to sit & rest occasionally. Also the benches need to be about 18" high. Thank you.

I host an annual picnic at Moir Park. We like having electrical outlets and the table/counter we put crockpots there for the warm food. It is nice to be able to use electricity to serve warm food vs. charcoal grills.

I am encouraged by learning that the park will still be a bicycle free area. Most of the improvements look well thought out.

Why put all the parking on one street to many cars one street.

Please put big rocks in the creek it helps build crayfish a natural habitat and yes there so many of them.

All looks great! Love the native plants. Question – not sure you need a lot of wayfinding signage like you would in Hyland – seems not that big an area. Thanks. Also, where to lock up bikes. Hard to find on signs.

I have been encountering bikes on the trail s. of 106th. Even e-bikes. Many times they don't even care that bikes are not allowed. Why can't the police department have someone patrol on a motorized cart once or twice a week. Perhaps this would deter if bikers knew it would be enforced.

Love boardwalk idea maintenance “free” materials may be more expensive but last longer saving overall. Please keep views of the creek from as much of the hiking trails as possible if grass is front instead of tall shrubs where possible. Options for kids to “play” seem great – how to make safe for

unsupervised kids who arrive on bikes etc without adults. – Place to sit between creek and the Harrison park parking lot. Current bench is by the flat area and hill can be tough without resting for some people. I'm glad slope will be lessened a bit. Eliminate hill of dirt at the trail beneath Moir park - asphalt ends abruptly and no hand rail. Older people like me need safety features in mind to prevent further limits from causing me to stop enjoying the trails.



Request for Council Action

Originator Legal	Item 5.2 Closed Session for litigation management related to 2024-110 Normandale Boulevard PMP Trail and Sidewalk Improvement Project
Agenda Section ORGANIZATIONAL BUSINESS	Date September 8, 2025

Requested Action:

Motion by _____, seconded by _____ to adopt Resolution No. 2025-_____, a resolution directing the closure of a public meeting of the City Council.

Item created by: Steve Jorschumb, Legal

Item presented by: Steve Jorschumb, City Land Surveyor
Levander, Gillen & Miller, P.A. (Outside Counsel)

Description:

The City Council at its regular meeting on September 8, 2025, will meet with City staff and Outside Counsel for the purpose of considering litigation management and strategies related to eminent domain proceedings to obtain easements for the Project for several properties in the City related to the 2024-110 Normandale Boulevard PMP Trail and Sidewalk Improvement Project pursuant to the requirements of Minn Stat. 13D.05 subd. 3(b)(3).

Attachments:

[Resolution](#)

RESOLUTION NO. 2025-

**A RESOLUTION DIRECTING THE CLOSURE OF A
PUBLIC MEETING OF THE CITY COUNCIL**

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

WHEREAS, the Open Meeting Law, Minnesota Statutes section 13D.05, subdivision 3, states in pertinent part: “(b) Meetings may be closed if the closure is expressly authorized by statute or permitted by the attorney-client privilege”; and

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

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

WHEREAS, the City Council at its regular meeting on April 14, 2025, adopted resolution No. 2025-43 in which the Council authorized the filing of an action in eminent domain to acquire necessary easements for the Project; and

WHEREAS, on July 7, 2025, the City entered into a professional services agreement with Levander, Gillen & Miller, P.A. (“Outside Counsel”) to represent the City in eminent domain proceedings related to the Project; and

WHEREAS, the City Council at its regular meeting on September 8, 2025, will meet with City staff and Outside Counsel for the purpose of considering litigation management and strategies related to eminent domain proceedings to obtain easements for the Project for several properties in the City (“Properties”).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MINNESOTA that based on the foregoing recitals that the following grounds for closing the open meeting exist:

1. The City has hired Outside Counsel to obtain easements through eminent domain proceedings for the Project, and must confer with the City Attorney’s Office and Outside

Counsel on matters related to such proceedings that are protected by the attorney-client privilege, specifically, to discuss litigation strategy and management related to the Project and the Properties.

2. The meeting that is closed for this purpose does not need to be separately recorded pursuant to Minnesota Statutes Chapter 13D.
3. The Council finds it beneficial to discuss the case with City Staff, the City Attorney's Office, and Outside Counsel, and that discussion of this matter in a public forum would impair the City's ability to manage the litigation.
4. After discussion in closed session, the regular meeting of the City Council will be re-opened to the public to adjourn the City Council meeting.

Passed and adopted this 8th day of September 2025.

Mayor

Attest:

Secretary to the Council



Request for Council Action

Originator City Manager's Office	Item 5.3 City Council Policy & Issue Update
Agenda Section ORGANIZATIONAL BUSINESS	Date September 8, 2025

Requested Action:

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

Item presented by: City Manager Kathy Hedin

Description:

- Updates to Council by the City Manager
- Council issue identification



Request for Council Action

Originator City Manager's Office	Item Additional Attachments
Agenda Section ATTACHMENTS	Date September 8, 2025

Requested Action:

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

Description:

Additional Attachments for 09.08.25

Attachments:

[Sept 8, 2025.pdf](#)
[Exhibit shared by property owner](#)

From: [Hedin, Kathy](#)
To: [City-Council](#)
Cc: [Abe, Sarah E](#); [Behrendt, Tim](#); [Berggren, Kim](#); [Carlson, Kari](#); [Clark, Renae](#); [Economy-Scholler, Lori](#); [Eicheldinger, Briana](#); [Hanson, Dave](#); [Kattreh, Ann](#); [Long, Julie](#); [Simons, Bob](#); [Warren, Alison](#); [Williams, Deborah K](#); [Larson, Kim](#); [Rai, Priyanka](#); [Hughes, Leah](#); [Manderschied, Melissa](#)
Subject: Council Agenda Q&A Sept 8, 2025
Date: Monday, September 8, 2025 3:45:43 PM
Attachments: [image001.png](#)

Mayor and Council,

Council Member Rivas has the Consent Agenda this evening. Please let me know if you have anything you'd like to hold so we can alert staff.

CONSENT BUSINESS

3.4 Diseased Tree Removal in Districts 1, 2, 3, and 4 – Approve Bid Award

Councilmember Dallessandro: Is this contract part of the urban forestry master plan or is it separate?

Dave Hanson, Assistant Director of Parks and Natural Resources: It is separate from the work being done with the Urban Forestry Master Plan. This contract is for ongoing diseased tree management and covers removal of public trees with EAB, Oak Wilt and Dutch Elm Disease on City property like parks and rights-of-way. It also includes private tree pricing that allows property owners to make a request to have their diseased trees marked for removal using this contract and special assessment process for payment.

3.7 Approve First Amendments – Electrical Systems and Selective Demolition for the Bloomington Ice Garden

Councilmember Dallessandro: A \$400,000 amendment is a large one. Can I get an understanding about how the scoreboard costs were not more accurately defined up front?

Deb Williams, Capital Project Manager: The new scoreboard in rink 3 required all new multiple power supply connections for the scoreboard designed and supplied by City contractor. The product power requirements were not available until after the electrical contract was in place. This was only a smaller portion of the additional charges. The new transformer required by Xcel Energy required rerouting lines underground and new receiving equipment. This is very costly and labor intensive. New code requirements, all new mechanical equipment requirements, tariffs, changes in lighting, errors on previous as-built plans, running additional conduits and power for the new sound system, colored lights, power to additional monitors, extra power needs for concession equipment, and additional exit signs required by Fire add up to the additional charges. There will probably be more additional charges as we are just beginning to work on the exterior lighting and finishing up the power to the new ice plant. Combining three buildings into one building using multiple as-built drawings required the need to change and re-route how to get power from point A to point B given the structural constraints discovered during demolition.

3.9 Resolution Acknowledging Receipt of Preliminary Budget and Approving a Preliminary Levy for Year 2026 for Housing and Redevelopment Authority in and for the City of Bloomington

Councilmember Rivas: Given the substantial proposed levy increase (68%), what long-term vision or policy changes justify this elevated funding level instead of a more gradual ramp-up? How will the HRA measure the effectiveness of the increased levy in offsetting federal funding uncertainty and supporting vulnerable populations? Are there planned mechanisms to revisit or reduce the levy should federal funding stabilize or increase mid-year? Considering that 65% of the HRA's budget relies on federal grants, what contingency plans are in place for a significant decline in these grants beyond the levy increase?

Sarah Abe, HRA Administrator: The HRA continues to seek and use a variety of funding sources for housing programs. The estimated \$2.6M in State Bring It Home funding will be new in 2026, and funds such as Community Development Block Grant (CDBG) and Local Affordable Housing Aid (LAHA, new in 2025) which are delegated to the HRA for administration by the City Council also support housing initiatives. The federal budget for 2026 begins October 1, which is prior to the final levy approval in November, so the HRA determined that it would be most strategic to maximize the preliminary levy and have additional budget conversations once there is additional information on the federal budget. However, significant cuts in federal funding to the HRA would result in cuts or decreases in available programming.

Councilmember Rivas: Which specific program expansions or new initiatives are enabled solely due to this higher levy, and what metrics will determine their success? How will the outcomes of the “Bring It Home” state rental assistance program be evaluated, especially with the significant administrative support designated for 2026? With operating expenses up 15.26% over last year, can the HRA provide more details on cost controls and efficiency improvements to ensure taxpayers are receiving optimal value? In what ways has the shift to in-house property management specifically improved service or yielded cost savings? Are these savings being reinvested or returned to reserves? How does the 2026 budget align with broader City priorities? Are there benchmarks for improved outcomes? Can the HRA offer greater transparency on the projected return on investment for major projects and partnerships listed in the strategic initiatives?

Sarah Abe, HRA Administrator: The metrics that the HRA tracks vary by program. The State Bring It Home program success will be measured by vouchers issued, e.g. number of households accessing stable housing. Other measures used by HRA programs include rental and/or owner-occupied housing units produced at 30%, 60%, or 80% AMI; dollars invested in home repairs and rehabilitation loans that preserve housing affordability; or number of people who have participated in educational programs who have moved from renters to homeowners. Moving property management in house has resulted in a better response time and a higher quality of maintenance work, which support the goal of providing a high level of service on HRA-owned sites. Many of the HRA programs are focused on improving access to affordable housing and keeping people in their homes and aligns closely with goals in Bloomington. Tomorrow. Together.

HEARINGS, RESOLUTIONS, AND ORDINANCES

4.1 Resolution Adopting Preliminary 2026 Tax Levy

Councilmember Lowman: Now that golf is off levy support, are we applying that model to other enterprise funds? What’s the long-term plan for aquatics if performance continues to lag?

Alison Warren, Analytics and Strategy Manager and Kari Carlson, Deputy Finance Officer: We are applying a cost-recovery approach across all Parks & Recreation enterprise funds as recommended in the Park System Master Plan. We’re pursuing revenue enhancements, including grants, sponsorships, naming rights, and increased concessions across all enterprise facilities and within the entirety of the park system. The Center for the Arts is currently undergoing a comprehensive study to maximize utilization and improve cost recovery. For Aquatics, in addition to the previously mentioned revenue enhancements, staff remain vigilant to operational and fee adjustments where needed so it remains an accessible outdoor swimming amenity for the community.

Councilmember Lowman: Can we get a clearer picture of how the internal service fund is structured to absorb future health insurance volatility? Is it sufficient for a multi-year spike?

Kari Carlson, Deputy Finance Officer: At the end of 2024, the Employee Benefits Fund had a reserve balance of \$3.8 million. We are currently working with the Government Finance Officers Association (GFOA) to develop a statistical model that tests different scenarios using input from our health care broker. The model

will help determine the appropriate reserve levels needed to manage potential fluctuations and also accounts for projected cost increases that would likely be shared between departments and employees. A presentation to the City Council on the GFOA reserve analysis is currently planned for October 20.

Councilmember Lowman: If we reduce the levy below 9.44%, what's the projected impact on staffing, infrastructure, and debt service in 2027 and 2028?

Kari Carlson, Deputy Finance Officer: It's too early to determine the projected impact on staffing, infrastructure, and debt service in 2027 and 2028 if we reduce the levy below 9.44%. The outcome depends on which specific decisions are made to lower the dollars in the tax levy. However, the reductions already achieved by scaling back or delaying certain projects have lowered the debt service portion of the tax levy by \$2.7 million.

Councilmember Lowman: Are we modeling any economic downturn scenarios—especially for lodging and admissions taxes—and how would that affect our ability to maintain service levels?

Kari Carlson, Deputy Finance Officer: At the end of 2024, the General Fund balance was \$55.6 million. We are currently working with the GFOA on a robust statistical model that incorporates a variety of potential scenarios, including economic downturns, natural disasters, and other risk factors. This model will help us evaluate the adequacy of our reserves and ensure we are positioned to maintain service levels even in the event of revenue volatility, particularly related to lodging and admissions taxes. A presentation to the City Council on the GFOA reserve analysis is currently planned for October 20.

4.3 Public Hearing: Public Nuisance Abatement Assessment

4.4 Public Hearing: Tree Removal Assessments

4.5 Public Hearing: Weed/Brush Removal Assessments

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

Councilmember Lowman: Are we seeing clustering of assessments in specific corridors? If so, what's driving that—absentee ownership, housing instability, or enforcement gaps?

Lori Economy-Scholler, CFO: There are many different reasons associated with complaints staff receive and end up providing the owner with citations. Both Environmental Health and Legal work with the property owner to educate them and possible tenants on issues to avoid future citations and to work out payment plans. Only the unpaid citations are being assessed tonight.

Councilmember Lowman: For instance, we've got multiple properties along Aldrich, Colfax, and Emerson showing up across different assessment categories—nuisance abatements, weed removal, civil fines.

Lori Economy-Scholler, CFO: It is not unusual that a property would generate more than one type of citation.

Councilmember Lowman: 8622 Aldrich Ave S alone appears in three separate rolls. That's not just coincidence—that's concentration. What's our strategy for understanding and addressing that?

Lynn Moore, Environment Health Manager: 8622 Aldrich Ave S is a duplex where both sides (8622 and 8624) have a City-issued rental license. The property owner since March 2023, Liqiao Tang, owns four other single family house properties in Bloomington and three have a rental license. Environmental Health's (EH) contractor removed refuse and trash accumulated on the property by the tenants on December 18, 2024 (overflowing refuse carts and other loose refuse) and the cleanup are the unpaid public nuisance abatement fees being assessed. The property has been issued two civil fines: one for renting without a rental license (fine paid) and one for storage of inoperable and/or licensed vehicles (to be assessed). In the two and half years this

property owner has owned the duplex, EH has received and worked on resolving eleven separate complaint cases, which is excessive.

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

Councilmember Lowman: With over \$1 million in delinquent accounts, what's our collection strategy? Are we seeing improvement year-over-year?

Lori Economy-Scholler, CFO: If you look at the year over year data within the agenda materials, there are some clear changes. We passed \$100,000 in final assessments in 2013. That number was \$534,000 in 2022 and was about \$700,000 last year. With the introduction of garbage service in 2016 we saw an expected increase in assessments. Our assessment totals went down in 2020 and 2021 likely from COVID/assistance money that was more widely available. I would say our assessment numbers (total dollars) have increased at a rate of about 15% per year since 2017 (we started garbage service in October 2016). However, the number of residents assessed has only gone up 1-2% per year (going from 468 in 2017 to 524 last year, again with dips in the 2020 and 2021 years), so the number of residents has remained somewhat consistent, but the amount per delinquent resident has increased significantly more.

Councilmember Lowman: Do we have a hardship deferment or payment plan option for residents facing temporary financial strain?

Lori Economy-Scholler, CFO: Our "standard" payment plan is to offer the resident three months to pay their account in full. There are also other tools we use to help residents plan out a payment process.

ORGANIZATIONAL BUSINESS

5.1 Nine Mile Creek Corridor Renewal Project Update

Councilmember Lowman: We're looking at a \$23.8 million total cost—how confident are we in the current estimates? Are we building in contingencies for inflation, permitting delays, or material volatility?

Renae Clark, Deputy Director of Parks and Recreation, and Bob Simons, Senior Civil Engineer: The estimate of \$23.8 million is per the 60% plan level and will continue to get refined as we move toward 100% plans. There is a conservative contingency and soft costs (Engineering/Admin/Legal/etc.) that are included with the estimate to account for the items that you mentioned.

Councilmember Lowman: How are we ensuring that all residents—especially seniors, families with limited mobility, and renters—can access and enjoy these improvements? Are ADA features and rest areas being prioritized throughout the corridor?

Renae Clark, Deputy Director of Parks and Recreation, and Bob Simons, Senior Civil Engineer: The access locations along the corridor that are able to be upgraded for ADA accessibility, including the access points from Moir and Harrison Park, include upgrades to be ADA accessible. Bench locations (rest areas) will be reviewed, prioritized, and incorporated into the plans as plan production moves to 90%-100% this fall.

Councilmember Lowman: We've heard concerns about bikes on pedestrian-only trails. What's our enforcement strategy post-construction? Are we designing with visibility and signage that supports compliance?

Renae Clark, Deputy Director of Parks and Recreation, and Bob Simons, Senior Civil Engineer: Wayfinding is a component of the project that will incorporate improved signage and visibility, helping to support compliance and will be part of the more detailed 90-100% plans. We understand that some bikers are currently and may still decide to disregard and use the pedestrian only trails even with barriers in place, but we

are aiming to greatly improve signage at all access locations to help reduce/inhibit that problem.



Kathleen (Kathy) Hedin, Interim City Manager

Email: khedin@bloomingtonmn.gov

Office: 952-563-8836

1800 West Old Shakopee Road, Bloomington, MN 55431

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STATE OF MINNESOTA
INDEPENDENT HEARING OFFICER

FOR THE CITY COUNCIL OF THE
CITY OF BLOOMINGTON, MINNESOTA

In re:

The Delinquent Civil Penalty Fines at:
8444 Emerson Avenue South
Bloomington, Minnesota 55420

**FINDINGS OF FACT, CONCLUSIONS OF
LAW, AND RECOMMENDATION**

The above matter came on for a hearing before Hearing Officer Mary Dobbins, on August 27, 2025, at 10:30 A.M. in the Dakota Conference Room at the Bloomington Civic Plaza, 1800 West Old Shakopee Road, Bloomington, Minnesota.

Kevin Toskey, Assistant City Attorney, 1800 West Old Shakopee Road, Bloomington, Minnesota appeared on behalf of the City of Bloomington. Jeremy Hildeen, 8444 Emerson Avenue South, Bloomington, Minnesota 55420, appeared pro se as the property owner.

STATEMENT OF ISSUE

The Hearing Officer is asked to determine the propriety of the charge to be assessed.

FINDINGS OF FACT

1. The property at issue is located at 8444 Emerson Avenue South, Bloomington, Minnesota 55420 in the City of Bloomington, Hennepin County, State of Minnesota ("Property").
2. Hennepin County assigned the property identification number (PIN) of 04-027-24-43-0067 to the Property.
3. According to Hennepin County property records, the Property is owned by and the taxpayer of record is Jeremy Hildeen ("Owner"). Jeremy Hildeen resides at the Property.
4. The Owner met with Hearing Officer Mary Dobbins and Assistant City Attorney Kevin Toskey on August 27, 2025, at 10:30AM during the City's annual assessment hearing per Section 1.19(c) of the Bloomington City Code ("City Code").
5. Exhibits A-J were offered by the City and admitted by the Hearing Officer during the administrative hearing. Exhibits K-N were offered by Owner and admitted by the Hearing Officer during the administrative hearing.
6. City Code Section 15.01(b)(4) adopts the International Property Maintenance Code ("IPMC"). At the times relevant to this matter, the City enforced the 2021 edition of the IPMC. The City later adopted the 2024 version of the IPMC in City Code. Section 304.2 of the IPMC requires

exterior surfaces to be painted and otherwise maintained in good condition. The IPMC requires property owners to eliminate peeling, flaking, and chipped paint, and repaint affected surfaces.

7. On September 8, 2022, the City mailed a **Notice of Correction of Conditions** for peeling paint on the garage, in violation of City Code section 15.01(b)(4) –2021 International Property Maintenance Code Section 304 – Exterior Maintenance, with a compliance date of November 30, 2022. Exhibit A.
8. On September 12, 2022, the City’s inspector spoke with Owner about the violations. Owner said he plans to tear down and build a new garage next year so violations were left uninspected until 2023.
9. On July 18, 2023, the City mailed a **Notice to Correct Conditions** for damaged/rotten boards and peeling paint on the garage, in violation of City Code section 15.01(b)(4) –2021 International Property Maintenance Code Section 304.2 - Exterior Maintenance: Protective treatment, with a compliance date of September 18, 2023. Exhibit B.
10. On September 19, 2023, the City mailed a **Final Notice to Correct Conditions** for damaged/rotten boards and peeling paint on the garage, in violation of City Code Section 15.01(b)(4) –2021 International Property Maintenance Code Section 304.2 - Exterior Structure: Protective treatment, with a compliance date of November 19, 2023. Exhibit C.
11. On November 20, 2023, the City mailed a **Notice to Correct Condition to Avoid Civil Fines** for damaged/rotten boards and peeling paint on the garage, in violation of City Code Section 15.01(b)(4) –2021 International Property Maintenance Code Section 304.2 - Exterior Structure: Protective treatment, with a compliance date of June 30, 2024. Exhibit D.
12. On July 30, 2024, the City inspector left a voice message for the Owner about the violation and gave Owner a compliance extension to September 2, 2024.
13. On September 6, 2024, the City issued a **First Administrative Citation** for peeling paint on the garage, in violation of City Code Section 15.01(b)(4) –2021 International Property Maintenance Code Section 304.2 - Exterior Structure: Protective Treatment, with a fine of \$500.00. Exhibit E. On September 3, 2024, the City inspector observed peeling paint on the garage at the Property.
14. The Owner requested an administrative conference within 25 days of the issuance of the Administrative Citation dated September 6, 2024, as permitted by City Code Section 1.15. An Administrative Conference was held on October 8, 2024 with Owner and Amir Malik, the City’s Compliance Manager. An Agreement to Suspend Administrative Citation was agreed to and signed on October 8, 2024 with Owner agreeing to replace all rotted wood on the garage before November 1, 2024 and repaint the garage by June 1, 2025. Exhibit F.
15. On November 1, 2024, the City inspector inspected the property and notified the City’s Compliance Manager that the Owner complied with Part 1 of the Agreement to Suspend Administrative Citation, replacing all rotted wood on the garage before November 1, 2024.

16. On June 6, 2025, the City Compliance Manager sent the Owner a letter informing him that he was not in compliance with the terms of Part 2 of the Agreement to Suspend Administrative Citation signed on October 8, 2025. The letter also informed Owner that, based on the terms of the Agreement to Suspend Administrative Citation, the \$500.00 fine issued on September 6, 2024 was immediately due and payable. If the fine for the Administrative Citation issued on September 5, 2024 was not paid by June 23, 2025, a ten percent (10%) late fee would be added. Exhibit G.
17. On June 23, 2025, the City sent the Owner a letter stating the fine for the Administrative Citation issued on September 6, 2025, was overdue with a ten percent (10%) late fee now added for a total of \$550.00. Exhibit H.
18. The unpaid fines were not paid on time and a ten percent (10%) late fee for nonpayment, in the amount of \$50.00, authorized by City Code Section 1.16, was added to the fine, for total unpaid civil fines and fees of \$550.00.
19. On July 1, 2025, the City mailed the Owner a *Notice of Administrative Hearing and Assessment Hearing for Civil Penalty and Administrative Costs* for the unpaid administrative citation fines. Exhibit I.
20. The Owner has outstanding civil fines and fees with the City in the amount of \$550.00.
21. On August 15, 2025, the Owner called the City of Bloomington Legal Department to discuss the overdue fines and fees. City staff told the Owner that the period to contest the fines had expired. He requested to attend the Administrative Hearing on August 27, 2025, at 10:30 a.m.
22. This Property was listed in the *Notice of Hearing Assessment of Civil Fines for Property-Related Violations* in the Bloomington Sun Current, August 14, 2025 edition. Exhibit J.
23. During the August 27, 2025 Administrative Hearing, Owner relayed difficulties with compliance related to his plans to replace the garage, as well as loss of employment. However, the City has never required replacement of the garage, but rather scraping and painting of the affected portions of it. The Hearing Officer finds that the City complied with all substantive and procedural requirements and that assessment of the entire \$550.00 to the Property is appropriate.

CONCLUSIONS OF LAW

1. City Code Section 1.19 sets forth the issues the Hearing Officer is tasked with reviewing.
2. According to Hennepin County property records, the Property is owned by and the taxpayer of record is Jeremy Hildeen. Jeremy Hildeen resides at the Property. The Property and Property Owner are identified correctly.
3. Bloomington City Charter, Section 12.15, subdivision 2, and City Code Section 1.19 give the City the authority to assess unpaid fines and fees against this Property. The violation is a property-related violation of City Code.

4. Bloomington City Code Section 1.11 provides that a violation of City Code Section 15.01(b)(4) – 2021 International Property Maintenance Code Section 304.2 – Exterior Structure: Protective Treatment is an administrative offense subject to the City’s civil hearing process.
5. Pursuant to Bloomington City Code, Section 1.14, and Appendix C to the Bloomington City Code, violations of Bloomington City Code Section 15.01(b)(4) are subject to a fine of \$500.00 for each violation.
6. The Owner requested an Administrative Conference within 25 days of the issuance of the September 6, 2024 Administrative Citation as required by Bloomington City Code Section 1.15. The Owner executed an Agreement to Suspend Administrative Citation with the City on October 8, 2024.
7. The Owner did not comply with the terms of the Agreement to Suspend Administrative Citation signed on October 8, 2024. Exhibit F.
8. A 10% late fee for nonpayment, in the amount of \$50.00, authorized by City Code Section 1.16, was added to the violation, for total civil fines and fees of \$550.00.
9. The Owner has not paid the City the outstanding civil fines and fees of \$550.00, as authorized by City Code sections 1.14, 1.16 and 1.19, and Appendix A.
10. On July 1, 2025, the City sent the Owner a ***Notice of Administrative Hearing and Assessment Hearing for Civil Penalty and Administrative Costs*** for their unpaid fines. Exhibit I.
11. This Property was listed in the ***Notice of Hearing Assessment of Civil Fines for Property-Related Violations*** in the Bloomington Sun Current, August 14, 2025, edition. Exhibit J.
12. The City complied with all substantive and procedural requirements of Chapter 429, Minnesota Statutes, and City Code.

RECOMMENDATION

1. That the outstanding civil fines and fees of \$550.00 to the property located at 8444 Emerson Avenue South, Bloomington, Minnesota 55420, be paid by the Owner.
2. Civil fines and fees of \$550.00 to Jeremy Hildeen, owner and taxpayer of record of 8444 Emerson Avenue South, Bloomington, Minnesota 55420, are proper and can be collected as a special assessment against the real property located at 8444 Emerson Avenue South, Bloomington, Minnesota 55420 (PIN: 04-027-24-43-0067).

Respectfully submitted,

September 2, 2025

Dated: _____, 2025

CITY OF BLOOMINGTON, MINNESOTA

/s/ Mary G. Dobbins

By: _____

Mary Dobbins, Esq.

City-Appointed Hearing Officer

Landrum Dobbins LLC

7400 Metro Boulevard, Suite 100

Edina, MN 55439

CITY CHARTER REFERENCES:

§ 12.15 CIVIL PENALTIES.

Subdivision 1. The council can establish a procedure by ordinance to impose civil penalties not exceeding \$2,000 for each violation of a city ordinance. This procedure must provide an opportunity for the accused to be heard by a neutral party, which can be the council.

Subdivision 2. The council can provide by ordinance that civil penalties the city imposes as a result of property-related violations be assessed against property which was the subject matter, or related to the subject matter, of the penalties, or property which was the location of an activity, proposed use, delivery of city service or other circumstances which resulted in the penalties. The ordinance must provide that the city first attempt to obtain voluntary payment of the penalties. The ordinance must also require the city to give notice and opportunity to be heard to the property owner listed on the official tax records before the assessments are imposed. The assessments must be collected like special assessments.

CITY CODE REFERENCES:

§ 1.14 SCHEDULE OF CIVIL FINES.

The City Council shall adopt by resolution a schedule of civil fines for administrative offenses for which a citation has been issued. City officials shall adhere to this schedule of fines in issuing administrative citations pursuant to this Article II.

(Ord. 99-32, passed 10-4-1999)

§ 1.15 PAYMENT OF CIVIL FINE; REQUEST FOR ADMINISTRATIVE CONFERENCE.

(a) The person responsible for the violation must either pay the scheduled civil fine to the Community Development Department or request a conference with the City Attorney's office within 25 calendar days after issuance of the administrative citation. This administrative conference will be with the City Attorney or an Associate City Attorney who has reviewed the underlying facts of the violation, the history of prior violations, the impact of the violation on adjoining properties and any information provided by the person responsible for the violation. Based upon those facts, the City Attorney or Associate City Attorney will determine if any settlement options may, consistent with the public health, welfare and safety, be offered to the person responsible for the violation as an alternative to the payment of the entire amount of the fine. This conference shall take place within 20 calendar days of the City Attorney's office receiving the request. If a settlement cannot be reached at the administrative conference, the person responsible for the violation may, at the conclusion of the conference, either pay the fine or request a hearing before an independent hearing officer. A request for an administrative conference must be made to the City Attorney's office by mail or telephone. Only the City Attorney or an Associate City Attorney has authority to dismiss the citation or waive the scheduled civil fine or both during the administrative conference. Failure to pay the fine or request an administrative conference within 25 calendar days of the date of the citation shall be deemed an admission of the charges set forth therein.

(b) The person responsible for the violation may not request a hearing before an independent hearing officer without first having timely requested an administrative conference with the City

Attorney's office. Failure to attend the administrative conference as scheduled shall be deemed an admission of the charges set forth in the administrative citation or nuisance service call fee notice.

(c) If the person responsible for the violation requests an administrative conference and the civil fine or nuisance service call fee is for the same violation at the same property, which was the subject of a prior hearing before a hearing officer or administrative law judge within the last 12 months, the person responsible for the violation will only have the option of either paying the fine or scheduling an administrative conference with the City Attorney's office. The person responsible for the violation may not request a hearing before an independent hearing officer.

(Ord. 99-32, passed 10-4-1999; Ord. 2000-1, passed 1-3-2000; Ord. 2007-36, passed 10-22-2007; Ord. 2011-19, passed 8-15-2011; Ord. 2016-24, passed 10-24-2016)

§ 1.16 FEE FOR LATE PAYMENT OF CIVIL FINE.

(a) A late payment fee of 10% of the civil fine amount shall be imposed if the person responsible for the violation fails to pay the civil fine within 25 calendar days after issuance of the administrative citation or fails to timely request a mediation and hearing pursuant to this Article II.

(b) If a civil fine is not paid within the time specified and no request for an administrative conference is timely received, the nonpayment of the civil fine shall constitute a personal obligation of the violator that may be collected by any appropriate legal means. If the fine was imposed for a property-related violation, including excessive nuisance service calls pursuant to § 12.15 of this city code, the city may assess the applicable property pursuant to § 1.19 of this code. However, nothing in this section shall be construed to limit the city's other available legal remedies for any violation of the law, including the prosecution of criminal, civil or injunctive actions against the offender.

(Ord. 99-32, passed 10-4-1999; Ord. 2006-13, passed 4-17-2006; Ord. 2007-36, passed 10-22-2007; Ord. 2011-19, passed 8-15-2011)

§ 1.19 ASSESSMENT OF CIVIL FINES FOR PROPERTY-RELATED VIOLATIONS.

(a) *Civil fines subject to assessment.* In accordance with § 12.15, subd. 2 of the City Charter, unpaid civil fines imposed for property-related violations may be assessed against:

- (1) Property which was the subject matter or related to the subject matter of the civil fines; or
- (2) Property which was the location of an activity, proposed use, delivery of city service or other circumstance which resulted in the civil fine.

(b) *Prior voluntary payment.* Prior to any assessment for unpaid fines, the City Manager or the Manager's designate shall seek voluntary payment of the fines by notifying the owner of the property in writing of the fine imposed.

(c) *Assessment procedure.* On or before October 1 of each year, the unpaid civil fine and late fees, including the administrative charge due under subsection (d) below, together with interest thereon at the maximum lawful rate permitted under M.S. Chapter 429, as it may be amended from time to time, to be charged against said lot or parcel of land, together with a description of the premises and the name of the supposed owner, shall be certified to the County Auditor and shall be collected in the same manner as taxes or special assessments against the premises. The charge shall be a perpetual lien on the premises until paid. Prior to the certification to the County Auditor, the owner shall be given written notice of the proposed assessment and have the right to a hearing before an independent hearing officer to determine the following:

(1) Whether the unpaid civil fine is of the type of unpaid special charge that qualifies for special assessment pursuant to M.S. § 429.101, as it may be amended from time to time, or § 12.15 of the City Charter;

(2) Whether the amount to be assessed is correct;

(3) Whether the property was correctly identified;

(4) Whether the owner of the property was correctly identified; and

(5) Whether the special assessment procedure set forth in M.S. Chapter 429, as it may be amended from time to time, was properly followed by the city.

Thereafter, the independent hearing officer shall make a report that includes recommendations to the City Council as to whether the unpaid civil fine should be collected as a special assessment against the real property. Subsequently the property owner shall be provided an opportunity to be heard before the City Council.

(d) *Administrative assessment charge.* The administrative assessment charge is set forth in City Code Appendix A.

(Ord. 99-32, passed 10-4-1999; Ord. 2007-36, passed 10-22-2007; Ord. 2011-19, passed 8-15-2011; Ord. 2016-24, passed 10-24-2016; Ord. 2019-26, passed 5-22-2019; Ord. 2020-40, passed 11-23-2020)

§ 15.01 ADOPTION OF THE MINNESOTA STATE BUILDING CODE AND INTERNATIONAL BUILDING CODES.

For the purpose of prescribing regulations governing buildings and housing, the city hereby adopts the following: the Minnesota State Building Code (MSBC), established pursuant to M.S. 326B.101 through 326B.194, as they may be amended from time to time, and published in Minnesota Rules Chapters 1300 through 1370, incorporating the Minnesota Plumbing Code and the Minnesota Energy Code, Chapters 4715 and 7670, respectively, of Minnesota Rules, is hereby adopted by reference and shall be administered and enforced as the Building Code of the city.

(a) *Mandatory enforcement provisions.* The following chapters of Minnesota Rules shall be enforced and administered without change by the city as mandatory provisions of the Minnesota State Building Code:

(19) Adoption of the 2024 International Property Maintenance Code.

* The City adopted the 2024 version of the International Property Maintenance Code via ordinance adopted on October 14, 2024. Previous to that, it enforced the 2021 version of the International Property Maintenance Code.

2021 INTERNATIONAL PROPERTY MAINTENANCE CODE

304.2 Protective treatment.

Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking, and chipped paint shall be eliminated and

surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

EXHIBIT A



Notice Correction of Conditions

September 8, 2022

Jeremy Hildeen
8444 Emerson Ave S
Bloomington, MN 55420

Dear Homeowner:

The following is a notification to correct these conditions at **8444 Emerson Ave S.**

City of Bloomington Code Section 15.01(b)(4) – 2021 International Property Maintenance Code Section 304 -- Exterior Maintenance: All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

- **Scrape and repaint all areas on the garage where the paint is peeling or worn off.**

You are expected to comply with this notice by **November 30, 2022**. If you have any questions, please call me at (952) 563-8508. Your cooperation in this matter is appreciated.

Thank you,

Josh Aul
Environmental Health Specialist

EXHIBIT B



SENT VIA FIRST CLASS US MAIL

2nd Notice to Correct Conditions

July 18, 2023

Jeremy Hildeen
8444 Emerson Ave S
Bloomington, MN 55420

Dear Property Owner/Resident:

On July 18, 2023, I conducted an inspection at **8444 Emerson Ave S** and this is a notification to correct the following conditions:

City of Bloomington Code Section 15.01(b)(4) – 2021 International Property Maintenance Code Section 304.2 -- Exterior Structure: Protective treatment. Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors, and skylights, shall be maintained weather resistant and watertight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

- **Scrape and repaint all areas on the garage where the paint is peeling or worn off.**
- **Replace all damaged/rotten boards on the garage.**

You are expected to comply with this notice by **September 18, 2023**. If you have any questions, please call me at (952) 563-8508.

Your cooperation in this matter is appreciated.

Josh Aul
Environmental Health Specialist

EXHIBIT C



SENT VIA FIRST CLASS US MAIL

Final Notice to Correct Corrections

September 19, 2023

Jeremy Hildeen
8444 Emerson Ave S
Bloomington, MN 55420

Dear Property Owner/Resident:

On September 19, 2023, I conducted an inspection at **8444 Emerson Ave S** and this is a notification to correct the following conditions:

City of Bloomington Code Section 15.01(b)(4) – 2021 International Property Maintenance Code Section 304.2 -- Exterior Structure: Protective treatment. Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors, and skylights, shall be maintained weather resistant and watertight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

- **Scrape and repaint all areas on the garage where the paint is peeling or worn off.**
- **Replace all damaged/rotten boards/siding on the garage**

You are expected to comply with this notice by **November 19, 2023**, to avoid further enforcement actions such as civil fines.

If you have any questions, please call me at (952) 563-8508.

Sincerely,

Josh Aul
Environmental Health Specialist

EXHIBIT D



SENT VIA FIRST CLASS US MAIL

Notice to Correct Condition to Avoid Civil Fines

November 20, 2023

Jeremy Hildeen
8444 Emerson Ave S
Bloomington, MN 55420

RE: Ongoing violation at 8444 Emerson Ave S, Bloomington, MN 55420

Dear Property Owner:

On November 20, 2023, I conducted an inspection at **8444 Emerson Ave S** and this is a notification to correct the following conditions:

City of Bloomington Code Section 15.01(b)(4) – 2021 International Property Maintenance Code Section 304.2 -- Exterior Structure: Protective treatment. Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors, and skylights, shall be maintained weather resistant and watertight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

- **Scrape and repaint all areas on the garage and backyard shed where the paint is peeling or worn off or replace buildings.**
- **Replace all damaged/rotten siding/boards on the garage and backyard shed or replace buildings.**

You are expected to comply with this notice by **June 30, 2024**.

Failure to comply with this notice may result in a civil fine for each violation, carrying fines of up to \$1,000, which if unpaid will be assessed against the property in the manner of a tax. Also, a Nuisance Service Call fee of not less than \$250 and up to \$2,000 per verified violation may be charged for repeated Environmental Health, Buildings and Inspections, Police, or other City enforcement responses to the property for nuisance conduct or conditions.

If you have any questions, please call me at (952) 563-8508.

ENVIRONMENTAL HEALTH DIVISION
1800 W. OLD SHAKOPEE ROAD, BLOOMINGTON MN 55431-3071
PH 952-563-8934 FAX 952-563-8949 MN RELAY 711

AN AFFIRMATIVE ACTION/EQUAL
OPPORTUNITIES EMPLOYER

Sincerely,

Josh Aul
Environmental Health Specialist

CC: Lynn Moore, Environmental Health Manager
Shannon Rohr, Environmental Health Program Supervisor
Kevin Toskey, Assistant City Attorney

EXHIBIT E

Administrative Citation

Report number

You are hereby charged with one or more violations of the Bloomington Ordinances. For information, see *below*.

Alleged violator's name: Jeremy Hildeen, owner and taxpayer per Hennepin County record

Street address: 8444 Emerson Avenue South **City:** Bloomington **State:** MN **Zip:** 55420

Is the alleged violator the property owner? ☒ Yes ☐ No

Violation

Date: 9/3/24 **Time:** 9 a.m. **Location:** 8444 Emerson Avenue South

Charge	Ordinance	Fine
1. Paint peeling on the garage.	City of Bloomington Code Section 15.01(b)(4) – 2021 International Property Maintenance Code Section 304.2 -- Exterior Structure: Protective Treatment.	\$500.00

Description

Offense:

On 9/3/24, at 9 a.m., I observed paint peeling on the garage at 8444 Emerson Avenue South in violation of City of Bloomington Code Section 15.01(b)(4) adoption of the 2021 International Property Maintenance Code Section 304.2 Exterior Structure: Protective Treatment. Photograph was taken.

Prior history:

On 9/8/22, I observed paint peeling on the garage and issued a first written notice to correct conditions on the same day.

On 9/12/22, the owner called me and said he has plans to tear down garage and build new one in 2023.

On 7/18/23, I observed paint peeling on the garage and issued a second written notice to correct conditions the same day.

On 9/19/23, I observed paint peeling on the garage and issued a final written notice to correct conditions on the same day.

On 11/20/23, I observed paint peeling on the garage and issued a letter warning of possible civil fines for the ongoing violations on the same day.

On 7/30/24, I left a voice message for the owner asking him to contact me regarding the issue and to repair/paint the garage by 9/2/24.

As of 9/3/24, no contact has been made.

☐ **Continuing violation:**

Dates of prior orders: Legal Letter 11/20/23, Final Notice 9/19/23, Second Notice 7/18/23, First Notice 9/8/22

Officer: Josh Aul, Environmental Health Specialist

Date: 9/6/24

Served ☐ In person ☒ By U.S. First Class Mail

Bloomington City Code Section 1.15 states: "The person responsible for the violation shall either pay the scheduled civil fine to the Community Development Department or request an administrative conference with the City Attorney's Office within 25 calendar days after issuance of the administrative citation."

You may pay the fine with a credit card, cash, check, or money order. A check or money order must be payable to the "City of Bloomington" for the amount of the fine stated on this citation.

You may pay over the telephone with a credit card by calling 952-563-8934, in person at the Community Development counter on the first floor of Civic Plaza or mail one copy of the citation with your payment to:

Environmental Health Division
City of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431

Community Development

Environmental Health
1800 W. Old Shakopee Road
Bloomington MN 55431-3027

PH 952-563-8934
FAX 952-563-8949
MN RELAY 711

Visit the City's website at:

www.BloomingtonMN.gov

You may request an administrative conference by contacting the Bloomington City Attorney's Office at 952-563-8753 or legal@bloomingtonmn.gov. If you fail to appear for the conference, you are admitting the charges against you and the fine will be imposed. If you require an interpreter, please request one when arranging the administrative conference.

If the payment arrives more than 25 days after your citation was issued, you will be required to pay an additional 10 percent late payment fee pursuant to ***Bloomington City Code Section 1.16*** unless within that initial 25-day period you have requested a mediation and a hearing.

If you fail to either pay the citation or request an administrative conference within 25 days of the issuance of the citation, you will be admitting to the violation. The nonpayment of the civil fine shall constitute a personal obligation owed to the City, which may be collected by the City by any appropriate legal means. If the fine was imposed for a property-related violation, the City may assess the applicable property pursuant to *Section 1.19* of the Code.

EXHIBIT F



AGREEMENT TO SUSPEND ADMINISTRATIVE CITATION

Pursuant to an Administrative Conference held on Tuesday, October 8, 2024 the City of Bloomington agrees to suspend the administrative citation issued to Jeremy Hildeen, owner and taxpayer per record, 8444 Emerson Ave South, Bloomington, Minnesota, on September 6, 2024, for:

1. Paint peeling on garage, in violation of City of Bloomington Code Section 15.01(b)(4) – 2021 International Property Maintenance Code Section 304.2 -- Exterior Structure: Protective Treatment.

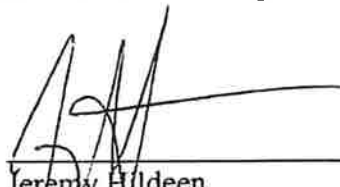
This violation carries a fine of \$500.00.

Compliance Manager Amir Malik met with Mr. Hildeen, regarding this violation. The parties discussed the violation and the need to repaint the garage.

At the conclusion of the administrative conference, the parties agreed to a settlement on the following terms:

1. The City agrees to suspend the \$500.00 fine if the owner replaces all the rotted wood on the garage on or before November 1, 2024, and repaints the garage on or before June 1, 2025.
2. If the City finds the rotted garage wood replaced by November 1, 2024, and the garage painted by June 1, 2025, the \$500.00 fine will be waived.
3. If the City finds rotted wood on the garage after November 1, 2024 or finds the garage unpainted after June 1, 2025, the City will provide notice and the \$500.00 fine will be due and payable immediately.
4. In consideration for this settlement agreement, the Owner waives their right to an administrative hearing per § 1.17 of the Bloomington City Code.

Signed:



Jeremy Hildeen
Owner/Taxpayer

Date:

8-October-2024

ATTORNEY'S OFFICE

1800 WEST OLD SHAKOPEE ROAD, BLOOMINGTON MN 55431-3071
PH 952-563-8753 FAX 952-563-8520 MN RELAY 711

AN AFFIRMATIVE ACTION/EQUAL
OPPORTUNITIES EMPLOYER



Amir Malik

Signed:

Amir Malik
Compliance Manager
City of Bloomington,
Minnesota

Date:

10-8-2024

ATTORNEY'S OFFICE
1800 WEST OLD SHAKOPEE ROAD, BLOOMINGTON MN 55431-3071
PH 952-563-8753 FAX 952-563-8520 MN RELAY 711

AN AFFIRMATIVE ACTION/EQUAL
OPPORTUNITIES EMPLOYER

EXHIBIT G



June 6, 2025

VIA U.S. FIRST CLASS MAIL
VIA EMAIL

Jeremy Hildeen
8444 Emerson Avenue South
Bloomington, MN 55420

Re: Administrative Conference with City of Bloomington
Property: 8444 Emerson Ave S

Dear Mr. Hildeen:

Pursuant to your failure to comply with the Agreement to Suspend Citation with the City, a civil fine in the amount of \$500.00 is now due and payable immediately.

You requested an administrative conference with the City of Bloomington for an Administrative Citation issued to you on September 6, 2024, for "paint peeling on garage", in violation of City of Bloomington Code Section 15.01(b)(4) - 2021 International Property Maintenance Code Section 304.2 -- Exterior Structure: Protective Treatment.

You met with Compliance Manager, Amir Malik on October 8, 2024, to discuss this violation.

At the conclusion of the administrative conference, you agreed to and signed an Agreement to Suspend Administrative Citation, which outlined the corrective actions required and set specific deadlines for completion.

On Monday, June 2, 2025, we were notified that the terms of the agreement were not met. Specifically, the garage had not been properly repaired - the scraping and painting had not been completed. Related documentation and a photograph of the violation are enclosed for your reference.

ATTORNEY'S OFFICE
1800 W. OLD SHAKOPEE ROAD, BLOOMINGTON MN 55431-3027
PH 952-563-8753 FAX 952-563-8520 TTY 952-563-8740

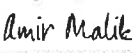
AN AFFIRMATIVE ACTION/EQUAL
OPPORTUNITIES EMPLOYER

Pursuant to your failure to comply as agreed, the suspended citation has been reinstated. Therefore, the civil fine of \$500.00 is now due and payable immediately.

The fine may be paid with cash, check or money order. A check or money order must be payable to the "City of Bloomington" for the amount of the fine stated on the citation. You may either pay in person at the Community Development counter on the first floor of Civic Plaza or mail one copy of the citation with your payment to: Environmental Health Division, 1800 West Old Shakopee Road, Bloomington, MN 55431. If the civil fine of \$500.00 is not paid by June 23, 2025, a 10% late fee will be added.

Thank you for your time and consideration of this issue.

Sincerely,

Signed by:

8F4C3C468C15427...

Amir Malik
Compliance Manager
Bloomington City Attorney's Office

Encl.

cc: Lynn Moore, Environmental Health Manager

ATTORNEY'S OFFICE

1800 W. OLD SHAKOPEE ROAD, BLOOMINGTON MN 55431-3027
PH 952-563-8753 FAX 952-563-8520 TTY 952-563-8740

AN AFFIRMATIVE ACTION/EQUAL
OPPORTUNITIES EMPLOYER

EXHIBIT H



June 23, 2025

Jeremy Hildeen
8444 Emerson Ave S
Bloomington MN 55420

RE: Administrative Citation – 8444 Emerson Ave S

Dear Property Owner:

On September 6, 2024, you were mailed an Administrative Citation due to peeling paint on your garage. The Citation informed you that within 25 days of issuance you must either pay the \$500.00 fine or request an administrative conference.

As of today's date, we have not received payment of the fine nor have we received a request for an administrative conference. Per Section 1.16 of the City Code, the City is adding a ten percent (10%) late payment fee to these fines. The total amount due now is \$550.00.

Since the fine was imposed for a property-related violation, the City may assess the applicable property pursuant to Section 1.19 of the City Code.

Sincerely,

A handwritten signature in black ink, appearing to read "Courtney Fradenburgh", written in a cursive style.

Courtney Fradenburgh
Environmental Health
Office Support Specialist

ENVIRONMENTAL HEALTH DIVISION

1800 W. OLD SHAKOPEE ROAD, BLOOMINGTON MN 55431-3027
PH 952-563-8934 FAX 952-563-8949 TTY 952-563-8740

AN AFFIRMATIVE ACTION/EQUAL
OPPORTUNITIES EMPLOYER

EXHIBIT I



**NOTICE OF ADMINISTRATIVE HEARING
AND ASSESSMENT HEARING FOR
CIVIL PENALTY AND ADMINISTRATIVE COSTS**

Jeremy Hildeen
8444 Emerson Ave S
Bloomington MN 55420

July 1, 2025
VIA U.S. FIRST CLASS MAIL

Dear Property Owner:

IF YOU ARE A RENTER, PROVIDE THIS LETTER TO YOUR PROPERTY OWNER

According to the City of Bloomington records, you have unpaid fines and fees for this address. If you do not pay these charges, the City can collect the money by adding the charges to your property taxes, pursuant to Bloomington City Code Section 1.19, and Minn. Stat. § 429.101 subd.1(a)(3).

City Code: [http://www.blm.mn/cl/city-charter-and-code-ordinances_\(English ONLY\)](http://www.blm.mn/cl/city-charter-and-code-ordinances_(English%20ONLY))
Minn. Statutes: <https://www.revisor.mn.gov/pubs/> (English ONLY)

PROPERTY ID NUMBER	ADDRESS	FINE AMOUNT	LATE FEE	TOTAL CHARGES
04-027-24-43-0067	8444 Emerson Ave S	\$500.00	\$50.00	\$550.00
Total Amount Owed				\$550.00
ATTENTION: A \$50 Administrative Fee will be added to Total Amount Owed if paid after 4:30 pm on September 8, 2025.				

As stated in the notice(s) dated 09/06/2024, by failing to either pay the Administrative Citation/Nuisance Service Call Fees or request an administrative conference within 25 days of their issuance, you admitted the violations and your unpaid fines and fees can be assessed against your property.

Before the City adds the unpaid charges to your property tax assessment, you have two opportunities to be heard: (1) an administrative hearing; and (2) an Assessment Hearing. You are not required to attend these hearings; you may simply request information from the Legal Department (952-563-4893) and settle the account prior to the hearings.

According to City Code Section 1.19, a neutral third party will conduct administrative hearings on **August 27, 2025, from 9:00 a.m. to 12:00 p.m., at Civic Plaza in the Dakota Conference Room, 1800 West Old Shakopee Road, Bloomington MN 55431.** At the administrative hearing, you can ask for more information about the charges or raise any procedural objections. This is not an opportunity to contest the reason for the charges; that appeal period has expired. **If you want an administrative hearing, you must contact Kris Graves at 952-563-4893 (MN Relay 711) by August 18, 2025. Reasonable accommodation provided upon request.**

As stated in City Code, Chapter 12, if you don't pay the charges listed above, then your property and any unpaid amounts will be listed on the City's assessment roll. Prior to placing these unpaid charges on your property taxes, the City Council will hold a public **Assessment Hearing in the City Council Chambers, 1800 West Old Shakopee Road, Bloomington MN 55431 at 6:30 p.m. on Monday, September 8, 2025.** The City Council will hear written and oral objections at this Assessment Hearing.

If you, the Property Owner, want to object to the assessment of the charges against this property, then you must do so **in writing** to the Bloomington City Clerk prior to the Assessment Hearing or present it **in person** at the Assessment Hearing. Failure to object as described in this paragraph will negatively impact your ability to later appeal the assessment to district court under Minn. Stat. §§ 429.061, 429.081. An owner may appeal an assessment to district court pursuant to M.S. § 429.081 by serving notice of the appeal upon the mayor or clerk of the municipality within 30 days after the adoption of the assessment and filing such notice with the district court within ten days after service upon the mayor or clerk.

The City's assessment roll is open to public inspection and on file with the Bloomington City Clerk at 1800 West Old Shakopee Road, Bloomington MN 55431. **To avoid having these charges added to your property taxes,** present your payment to the City of Bloomington, Environmental Health Department, 1800 West Old Shakopee Road, Bloomington, MN 55431. You may make partial payments towards this pending assessment. **All payments must be received on or before 4:30 pm on November 26, 2024.** Only the unpaid amount plus a \$50.00 administrative fee will be added to your property taxes and interest is applied to any balance at 8% per year. You may pay in person at the Environmental Health Department, return your payment in the enclosed envelope, or by phone at 952-563-8934. We accept VISA, MASTERCARD, DISCOVER CARD or AMERICAN EXPRESS.

If you have any questions, please call (952) 563-8934. Thank you for your attention to this matter.

EXHIBIT J

An owner may appeal an assessment to district court pursuant to Minnesota Statutes § 429.081, by serving notice of the appeal upon the mayor or clerk of the municipality within 30 days after the adoption of the assessment and filing such notice with the district court within ten days after service upon the mayor or clerk. Bloomington City Code allows for partial payment of the total amount proposed to be assessed. These charges are not eligible for delinquent. Further information on your rights or any other matter relevant to the proposed assessment may be obtained from the Environmental Health Division (952-563-8934).

The City's assessment roll is open to public inspection and on file with the Bloomington City Clerk at Bloomington Civic Plaza. To avoid having the below fines and fees added to property taxes, present payment to the Bloomington Environmental Health Division at Bloomington Civic Plaza. The Property Identification Numbers and Addresses of the parcels benefited and proposed to be assessed are as follows:

[illegible]

Published in the
Sun Current
August 14, 2025
1485053

EXHIBIT K

BlueWater Builders inc.

22901 Oakdale Drive
Corcoran MN, 55374
Licence# BC573169
Phone# 1-612-599-9294
Fax# 1-763-477-7012

Estimate #241025

Project Replace roofing/misc repairs
on 22ft by 14ft garage
1st onsite inspection 10/15/2024

leebluewater@yahoo.com

Name / Address


Jeremy Hildeen
8444 Emerson Ave So.
Bloomington, MN

Cell 612 385 6814

Quote **cost plus labor/materials**
Date **10/25/2024**

Item	description	Total
Scope	Supply labor and materials to remove existing 450 sq/ft roof shingles, roof funderlays, 60 lin/ft of rotten 1by 10 roof deck boards, 84 lin/ft fascia boards, 40 lin/ft siding corners, 24 lin/ft cedar 1 by 10edar lap siding, install one newe 2ft by 3ft vinyl wiindow, prepare siding for paint, powerwash exterior siding, prime exterior siding, paint exterior siding, soffit, fascia and trim boards 1 solid color. Supply one 15 cu/yd dumpster. Install new Tamco shingles, underlays, roof drip edge around perimeter, provide all materials, labor, supervision and administration for above scope.	
Owener extras	Possible additional rotten framing or support cost replacement not identified in scope listed above.	?
Builder Materials	roofing materials, siding, fascia, caulking, fasteners, paint/ primer etc.	\$2,420.00
Builder Labor	demo, new roof, replace rotten wood, window install, prep for paint, caulking, prime, paint	\$4,260.00
profit/Overhead	Bluewater Builders inc P&O 15%	\$1,002.00
	Total estimate for completion of scope above	\$7,682.00
Payment/terms	Full payment due within 30 days upon completion.	
Total Estimate		\$7,682.00

Builder
Date


10-25/2024

Owener
Date

EXHIBIT L

CHRISCRETE CONCRETE & MASONRY, LLC.

9241 West 123 1/2 Street Savage, MN 55378
952-688-2412 Chriscrete.cw@gmail.com

Jeremy Hilden
jeremyhilden@gmail.com

8444 Emerson Avenue S
612-385-6814

Bloomington, MN 55420
August 12, 2024

PROPOSAL FOR NEW GARAGE

PROJECT DESCRIPTION:

GARAGE DEMO/BUILD*:

- Demo and remove existing garage and concrete slab
 - Install 20' x 26' 4500 psi 5" thick concrete slab with a 12"x 12" thickened perimeter with 2 #4 rebar around perimeter and approximately 3' x 3' rebar grid throughout the slab with smooth trowel finish
 - Install 1 cs of 6" concrete block doveled and grouted to slab with 1/2" x 10" galvanized anchor bolts installed to code
 - Frame, side and roof entire garage with garage build kit supplied by homeowner and on-site. (excludes installation of garage door and opener)
- TOTAL as described above.....\$ 27,800.00

OPTION FOR ADDITIONAL COST:

DRIVEWAY*:

- Demo and remove existing driveway
- Install up to 30' x 20' 4" thick 4500 psi concrete driveway on compacted base with rebar grid approximately 3' on-center both ways with a broom finish

TOTAL OPTIONAL SECTION\$ 6,600.00

* Homeowner is responsible for obtaining all permits and requirements needed and is acting as general contractor on project

TOTAL as described above including optional driveway.....\$ 34,400.00

TERMS AND CONDITIONS:

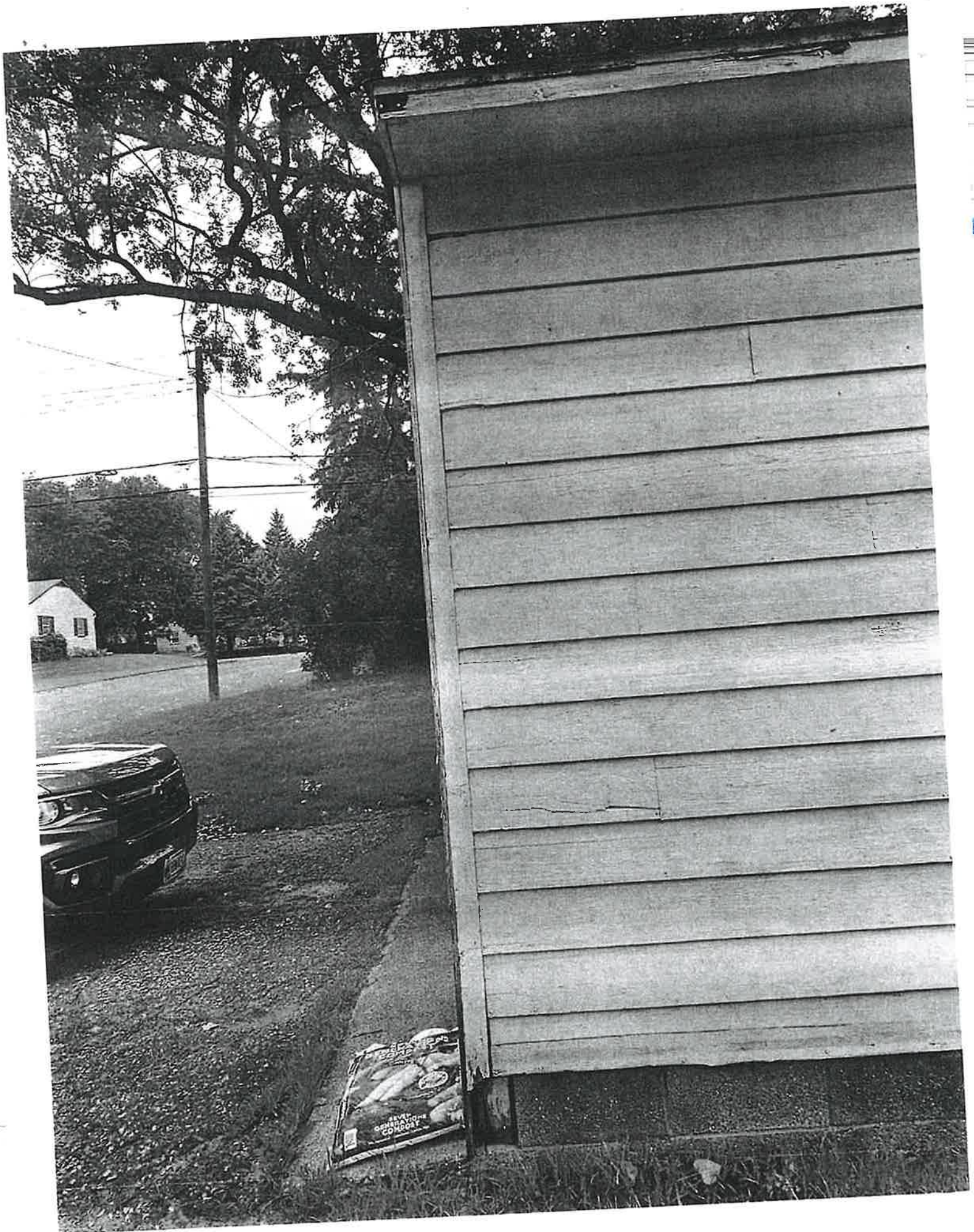
All material is guaranteed to be as specified and the above described work will be performed in accordance with the specifications submitted and completed in a substantial workmanlike manner with the following payment terms: 50% down to start project 50% upon completion

Any alterations from job description above are subject to additional charges. This proposal may be withdrawn by Chriscrete Concrete & Masonry, LLC if not accepted within 30 days.

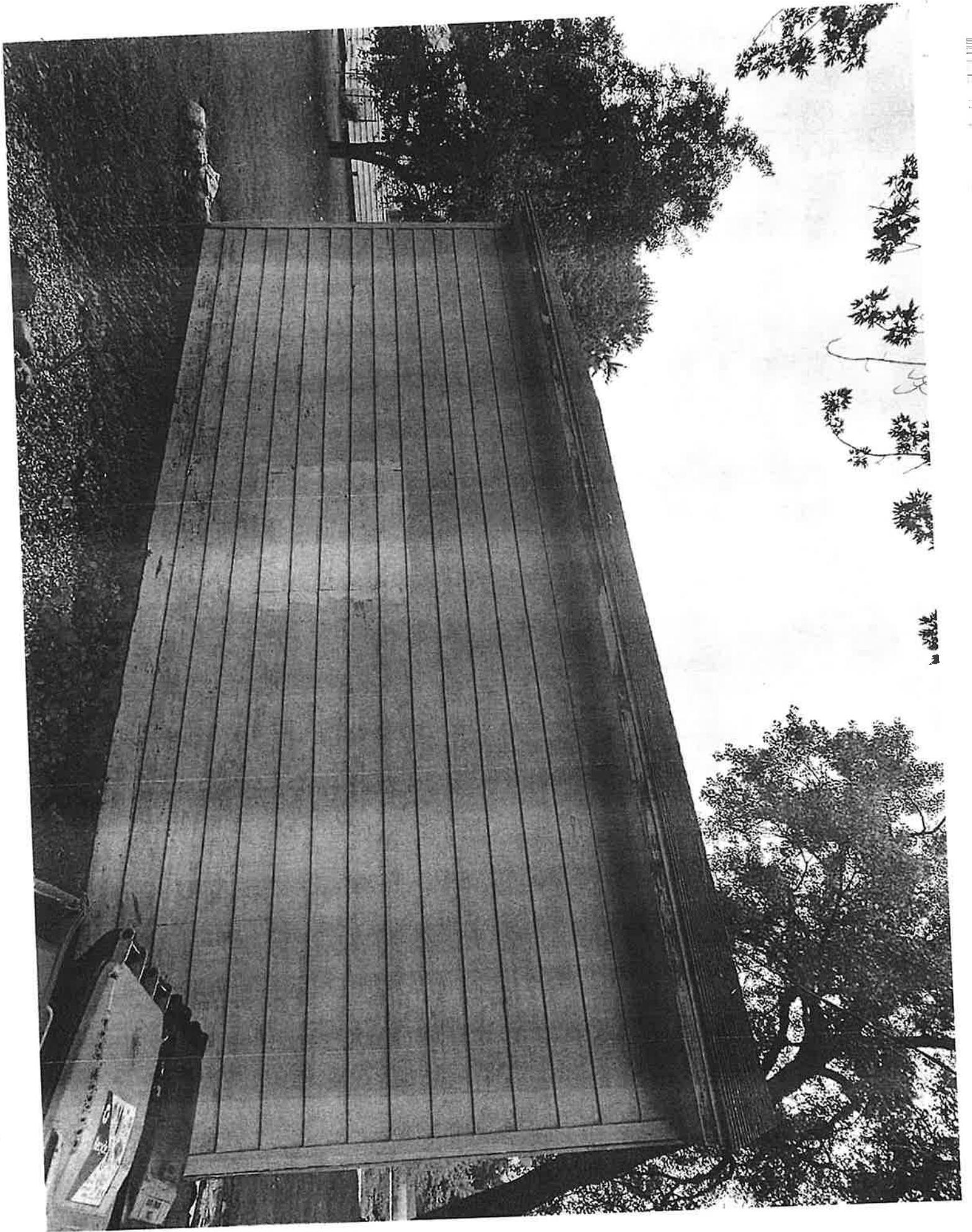
Signature below acknowledges that the above prices, specifications & conditions are satisfactory and are hereby accepted. Chriscrete is authorized to do the above described work and payments will be made as outlined above.

Date of Acceptance _____ SIGNATURE _____

EXHIBIT M









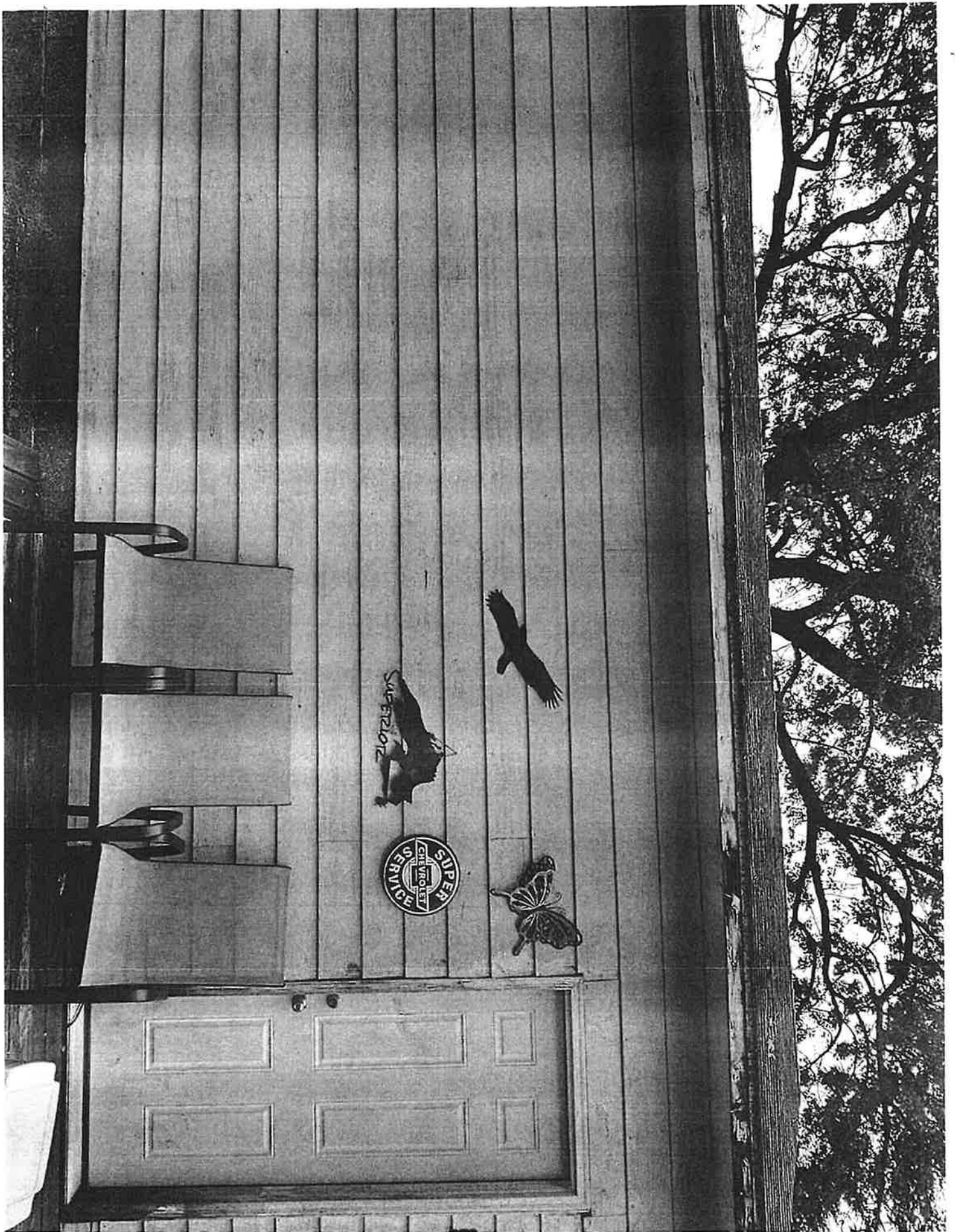


EXHIBIT N

Date: 8/26/2024 - 12:26 AM
Design Name: Jers Garage August 2024
Design ID: 329754562603
Estimated Price: \$11,313.87

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*



How to recall and purchase your design at home:



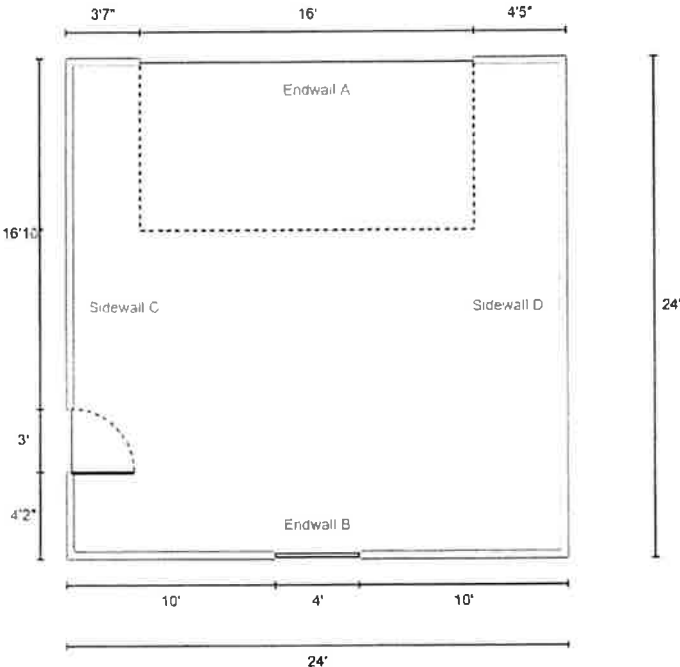
OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 329754562603
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 329754562603 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions

Garage Image



8/26/24, 12:26 AM

Garage

Date: 8/26/2024 - 12:26 AM

Design Name: Jers Garage August 2024

Design ID: 329754562603

Estimated Price: \$11,313.87

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*



Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

Date: 8/26/2024 - 12:26 AM
Design Name: Jers Garage August 2024
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Dimensions

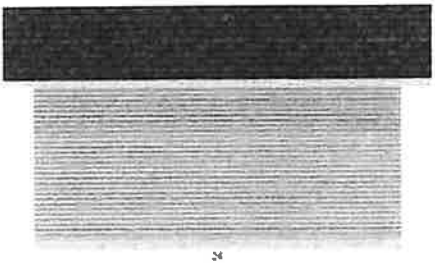
Wall Configurations

*Some items like wainscot, gutter, gable accents, are not displayed if selected.

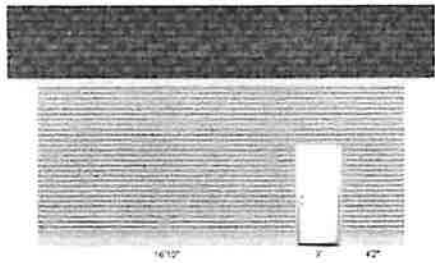


ENDWALL B

48"W x 36"H JELD-WEN® Vinyl Slider

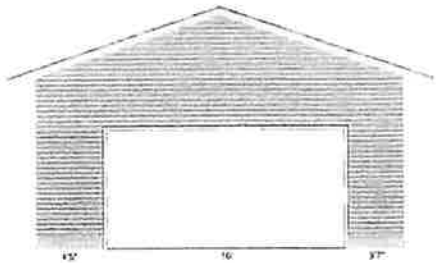


SIDEWALL D



SIDEWALL C

Commander® 36W x 80H Primed Steel 6-Panel



ENDWALL A

16X8 White Raised Panel Plain EZ Set Torsion Spring

Date: 8/26/2024 - 12:26 AM**Design Name: Jers Garage August 2024****Design ID: 329754562603****Estimated Price: \$11,313.87****Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

Materials

Building Type

Building Location Zip Code: 55420
Building Type: Gable

Building Info

Building Width: 24'
Building Length: 24'
Building Height: 10'
Wall Framing Stud: 2 x 4
Roof Framing: Truss Construction
Truss Type: Spread Web Storage (24" on center spacing)
Roof Pitch: 4/12 Pitch
Eave Overhang: 24"
Gable Overhang: 24"
Curb: Poured Curb
Curb Height: 8"
Foundation Type: Poured
Custom Garage Plan: Yes I need a custom building plan
Anchor bolt: Grip Fast® 1/2 x 10 HDG Anchor Bolt w/ Nut & Washer

Wall Info

Siding Material Types: Vinyl
Vinyl Siding: ABTCO® Cedar Creek™ Double 4 Dutchlap, Color: Heritage Gray
Vinyl Corner Trim Color: Heritage Gray
Accent Material Type: None
Wainscot Material Type: None
Wall Sheathing: 7/16 x 4 x 8 OSB(Oriented Strand Board)
House Wrap: Kimberly-Clark BLOCK-IT®9'x75'House Wrap
Gable Vents: Novik® 16" Octagon Gable Vent, Color: White, QTY: 1

Roof Info

Roof Sheathing: 1/2 x 4 x 8 OSB(Oriented Strand Board)
Roofing Material Type: Architectural Shingle
Architectural Roofing: Owens Corning® TruDefinition® Duration® Limited Lifetime Warranty Architectural Shingles (32.8 sq. ft.), Color: Driftwood
Roof Underlayment: #15 Felt Roofing Underlayment 3' x 144' (432 sq. ft.)
Ice and Water Barrier: Owens Corning® WeatherLock® G Granulated Self-Sealing Ice and Water Barrier 3' x 66.7'(200sq.ft)
Fascia Material Type: Textured Aluminum Fascia
Fascia: 6" x 12' Aluminum Rustic Fascia, Color: Heritage Gray
Soffit Material Type: Aluminum Soffit
Soffit: 16" x 12' Aluminum Vented Soffit, Color: White
Gutter Material Type: None
Ridge Vent: Owens Corning® VentSure® 11-1/4" x 20' Shingle Over Ridge Vent
Roof Vents: None

Openings

Service Door: Commander® 36W x 80H Primed Steel 6-Panel

Date: 8/26/2024 - 12:26 AM
Design Name: Jers Garage August 2024
Design ID: 329754562603
Estimated Price: \$11,313.87
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Overhead Door:
Additional Information:
Overhead Door Trim Type:
Vinyl Trim Color:
Windows:

16X8 White Raised Panel Plain EZ Set Torsion Spring
MDP38 EZ Set Torsion Spring
Vinyl
White
48"W x 36"H JELD-WEN® Vinyl Slider

Additional Options

Ceiling Insulation:
Wall Insulation:
Ceiling Finish:
Wall Finish:
Mounting Blocks:
Hydronic Radiant Heat:

None
None
7/16 x 4 x 8 OSB(Oriented Strand Board)
1/2 x 4 x 12 Lightweight Drywall
No
None
Grip Fast® 3 x .120 Paper Bright Smooth Shank Clipped Head
Framing Nail - 2,000 Count
Grip Fast® 2-3/8 x .113 30-34° Paper Bright Ring Shank Clipped
Head Framing Nail - 2,500 Count
Grip Fast® 1-1/4 Electro-Galvanized Coil Roofing Nails - 7,200 Count
FastenMaster® TimberLOK® 5/16 x 6 Hex Drive Black Hex Head
Timber Screw - 50 Count
No

Framing Fasteners:

Sheathing Fasteners:
Roofing/Shingle Fasteners:

Truss Fastener:
Overhead Opening Hardware:

Date: 8/26/2024 - 12:26 AM**Design Name:** Jers Garage August 2024**Design ID:** 329754562603**Estimated Price:** \$11,313.87**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

Helpful Hints for Garage Construction

- Studs are estimated 16 inches on center with single treated bottom plate and double top plate.
- For 10- and 12-foot-tall buildings studs should be cut for an approximate 10- or 12-foot plate height.
- If steel is estimated (Pro-Rib or Pro-Snap), the steel lengths should be verified based off the actual framing. Plate height (stud length), truss heel and other framing should be confirmed. Steel is estimated to the inch, make sure the lengths are accurate based on final overall building design.
- Trusses included are estimated at 2 feet on center spacing. The design is based on the zip code provided, design and loading should be verified.
- Trusses should not be cut or modified with the exception of trimming the truss tails to the correct overhang.
- **Spread Web Trusses** are engineered to allow storage of up to 25 pounds per square foot. The storage area is not meant for occupancy, and will be triangular in shape, and centered in the truss.
- Dropped end trusses are estimated with 18 inch and 24 inch gable overhangs.



Menards Building Checklist Planning

- Get a permit. Check restrictions, building codes or local zoning to make sure your design complies with all requirements.
- Contact local utilities to ensure construction will not disturb any electrical, cable or plumbing.
- If necessary, hire a professional to help with planning and construction.
- Consider site conditions including soil type, grade, and runoff before finalizing your design.
- Material estimates provided can be changed to meet your needs.
- Menards offers professional delivery of materials. Delivery is extra based on the distance from your local Menards store to your building site.
- Practice good safety habits, use PPE including eye protection & dust masks during construction.
- Make sure to follow good building practice and all manufacturer's instructions. Use all the hardware and fasteners recommended.

Date: 8/26/2024 - 12:26 AM

Design Name: Jers Garage August 2024

Design ID: 329754562603

Estimated Price: \$11,313.87

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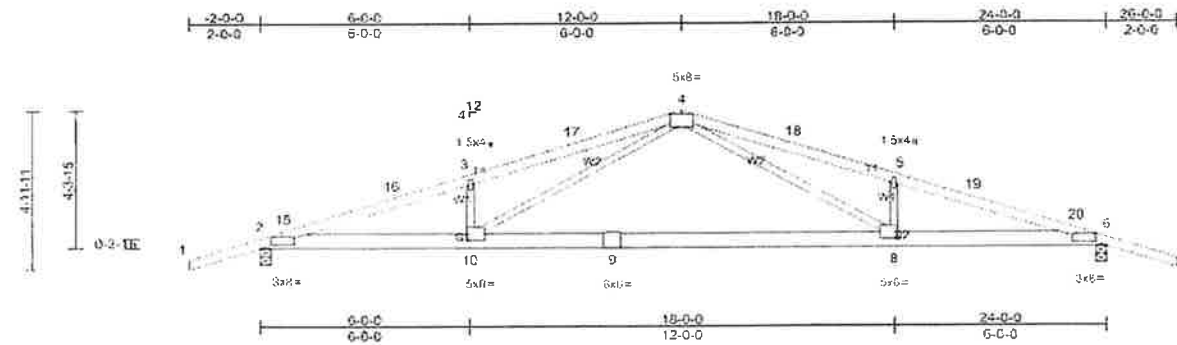
MEYARDS

Design & Buy™

GARAGE

Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
QTREC0837676	SW1	COMMON	11	1	

Midwest Manufacturing, Eau Claire, WI

Rev: 8.12.23 Sep 6 2023 Part: 3,720 3 Sep 6 2023 M-Tek Industries, Inc. Mon Mon 18 17 12:23 Page: 1
ID: VJ: trQSSpC3Q70JmAAyVzZp32-8nPMWhOT4qxID: FEOQ11VDC1aRjnkRcCRSBzZnZs

Scale = 1/8" = 1'-0"

Plate Offsets (X, Y): [2'-0"-11'-8", 0'-1'-4"], [6'-0"-11'-8", 0'-1'-4"], [8'-0"-2'-8", 0'-2'-8"], [10'-0"-2'-8", 0'-2'-8"]

Loading	(psf)	Spacing	2'-0"-4"	CSI	DEFL	in	(in)	Defl	Lid	PLATES	GRIP
TCLL (roof)	35.0	Plate Gnp DOL	1.15	TC	0.98	0.44	8'-10"	>639	240	MT20	19"/144
Snow (Ps/Pg)	34.7/50.0	Lumber DOL	1.15	SC	0.42	0.64	8'-10"	>445	180		
TCOL	7.0	Rep Stress Incr	YES	WC	0.71	0.05	6'	n/a	n/a		
BCLL	25.0*	Code	IRC2018/TPI2014	Matrix-MS							
BCOL	10.0										

Weight: 104 lb FT = 15%

LUMBER

TOP CHORD 2x4 SPF 1650F 1 SE

BOT CHORD 2x8 SP 2400F 2 SE

WEBS 2x3 SPF Stud 'Excell' W2 2x3 SPF No 2

BRACING

TOP CHORD

BOT CHORD

Structural wood sheathing directly applied.

Roof ceiling directly applied or 10'-0" on bracing

M-Tek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer installation guide.

REACTIONS (lb/size) 2=1403/0-3-8 (min 0-1-8), 6=1403/0-3-8 (min 0-1-8)

Max Horiz 2=35 (LC 15)

Max Uplift 2=135 (LC 10), 6=135 (LC 11)

Max Grav 2=1669 (LC 5), 6=1669 (LC 6)

FORCES

(lb) - Max Comp./Max Ten. - All forces 250 (lb) or less except when shown.

TOP CHORD 2-15=2317/0, 2-16=2204/2, 2-17=4027/169, 3-16=3972/170, 3-17=4056/226, 4-17=3993/234, 4-18=3993/236

5-18=4056/227, 5-19=3972/176, 6-19=4027/189, 6-20=2294/3, 6-20=2317/0

BOT CHORD 2-10=96/3769, 9-10=92/2198, 8-9=92/2198, 6-8=96/3769

WEBS 3-10=708/146, 5-8=798/146, 4-10=42/2064, 4-8=42/2064

NOTES

- Unbalanced roof live loads have been considered for this design.
- Wind ASCE 7-16: Vult=115mph (3-second gust); Vast=91mph; TCOL=4.2psf, BCOL=6.0psf; h=25ft; Cat II; Exp B, Enclosed, MWFRS (one-roof) exterior zone and C-C Exterior (2E) 2'-0" to 0'-9"-12, Interior (1I) 0'-9"-12 to 9'-0"-0, Exterior (2R) 9'-0" to 15'-0"-0, Interior (1I) 15'-0" to 23'-0"-0, Exterior (2E) 23'-0" to 26'-0"-0 zone; cantilever: left and right exposed, and vertical left and right exposed C-C for members and forces & MWFRS for reactions shown. Lumber DOL=1.60 plate and DOL=1.60
- TCLL ASCE 7-16; Ps=35.0 psf (roof LL, Lum DOL=1.15 Plate DOL=1.15); Pg=50.0 psf; Ps=34.6 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0 Rough Cat B; Fully Exp. C=0.9; Cs=1.00; Q=1.10
- Roof design snow load has been reduced to account for slope.
- Unbalanced snow loads have been considered for this design.
- This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 34.6 psf on overhangs non-concurrent with other live loads
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads
- This truss has been designed for a live load of 20.0 psf on the bottom chord in all areas where a rectangle 3'-0"-0" tall by 2'-0"-0" wide will fit between the bottom chord and any other members, with BCOL = 10.0psf.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 135 lb uplift at joint 2 and 135 lb uplift at joint 8.
- This truss is designed in accordance with the 2018 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1

LOAD CASE(S) Standard

Date: 8/26/2024 - 12:26 AM

Design Name: Jers Garage August 2024

Design ID: 329754562603

Estimated Price: \$11,313.87

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MENARDS

Design & Buy™
GARAGE

