St. Louis Park
MINNESOTA
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AGENDA
MAY 18, 2026

5:15 p.m. Special study session – Council Chambers

Discussion item

1.	Prevailing wage policy panel discussion

Written reports

2.	Climate Leadership and Natural Spaces system kick-off
3.	Solid waste program update
4.	Construction & demolition waste reduction
5.	Update on the Climate Action Plan amendment
6.	Climate action annual report
7.	Connected infrastructure system wrap-up
8.	Wooddale Station redevelopment update - Ward 2
9.	Revisiting proclamation guidelines

6:00 p.m. Economic Development Authority meeting – Cancelled

6:15 p.m. City council meeting – Council Chambers

1. **Call to order.**
   - **a.** Roll call.
   - **b.** Pledge of Allegiance.

2. **Approve agenda.**

3. **Presentations.**
   - **a.** Proclamation honoring William E. Davies
   - **b.** Recognition of donations

4. **Minutes.**
   - **a.** Study session meeting minutes of April 27, 2026
   - **b.** City council meeting minutes of May 4, 2026
   - **c.** Special study session meeting minutes of May 4, 2026

5. **Consent items.**
   - **a.** Resolution accepting donation to the city for the fire department
   - **b.** Resolutions authorizing intent to reimburse with bond proceeds for 2026 debt-issued projects
   - **c.** Approve professional services agreement for 2028 Surface Water Management Plan update
   - **d.** Resolution approving 2026 -2028 LELS Local #482 Police Lieutenant labor agreement
   - **e.** Resolution to amend final plat of Minnetonka Boulevard Twin Homes subdivision - Ward 1
   - **f.** Approve temporary seasonal premises amendment for liquor establishment

6. **Public hearings - none.**

7. Regular business - none.

8. Communications and announcements – none.

9. Adjournment.

Following city council meeting – Council Retreat – Community Room

- Welcome
- Follow-up facilitated conversation on Public Statement Guidelines
- Wrap-up

Members of the public can attend St. Louis Park Economic Development Authority and city council meetings in person. At regular city council meetings, members of the public may comment on any item on the agenda by attending the meeting in-person or by submitting written comments to info@stlouisparkmn.gov by noon the day of the meeting. Official minutes of meetings are available on the city website once approved.

Watch St. Louis Park Economic Development Authority or regular city council meetings live at bit.ly/watchslpcouncil or at www.parktv.org, or on local cable (Comcast SD channel 14/HD channel 798). Recordings of the meetings are available to watch on the city's YouTube channel at www.youtube.com/@slpcable, usually within 24 hours of the meeting's end.

City council study sessions are not broadcast.
Generally, it is not council practice to receive public comment during study sessions.

The council chambers are equipped with Hearing Loop equipment and headsets are available to borrow. If you need special accommodations or have questions about the meeting, please call 952.924.2505.

Executive summary

Title: Prevailing wage policy panel discussion

Recommended action: 1) Review draft policy and consider perspectives of industry experts reflecting on the draft policy. 2) Clearly define the goals of a prevailing wage policy should council wish to pursue adopting a policy.

Policy consideration:

1. Does adopting a prevailing wage policy further the city's strategic priorities:
   - A welcoming, safe community;
   - Good governance;
   - Connected, safe infrastructure: ;
   - Diverse, affordable, and dignified Housing; and
   - Climate leadership and natural spaces.
2. Does city council wish to direct staff to prepare for adoption of a prevailing wage policy?

Summary: During the study session on Oct. 13, 2025, staff presented a report examining the policy, fiscal and practical considerations of adopting a prevailing wage ordinance in St. Louis Park, including benefits such as equitable compensation and workforce quality, as well as drawbacks including increased project costs, administrative complexity and impacts on development feasibility. The council directed staff to draft a policy and convene a spring 2026 panel of industry experts to review the draft and discuss implications. A panel representing development, construction, labor and municipal finance perspectives will respond to council questions drawing on their experience with prevailing wage policies and requirements.

Financial or budget considerations: Implementation of a prevailing wage policy will result in new administrative costs and increased costs for city-supported capital improvement projects and is expected to increase the required investment for city-supported development and capital projects. To sustain current levels of capital investment and redevelopment activity, the city may need to consider a combination of increased tax levy support, adjustments to the pace or scope of annual capital projects, and/or longer repayment periods for Tax Increment Finance (TIF)-supported investments.

Strategic priority consideration: St. Louis Park is committed to being an inclusive, equitable and vibrant city where everyone feels safe and experiences a strong sense of belonging.

Supporting documents: Discussion, draft prevailing wage policy, racial equity and inclusion impact analysis summary and notes

Prepared by: Dean Porter-Nelson, redevelopment administrator
Jennifer Monson, economic development manager
Reviewed by: Sean Walther, deputy community development director
Karen Barton, community development director and EDA executive director
Debra Heiser, engineering director
Approved by: Cindy Walsh, deputy city manager

Discussion

Background

October 2025 study session: In January 2025, city council directed staff to analyze a prevailing wage policy and to prepare a fall 2025 study session discussion on the topic. The study session on Oct. 13, 2025 (agenda, minutes) included a detailed staff report analyzing the benefits and implications of implementing such a policy. The staff report and the discussion reflected the tradeoffs between benefits to workers on impacted projects and the economic and cost impacts of a prevailing wage policy.

Prevailing wages set compensation standards for construction labor that include both pay and benefits and are generally higher than typical market wages paid to construction workers. The report noted that such policies promote fair pay, attract skilled labor, improve construction quality, generate local economic benefits and pose tradeoffs, including increased project costs, reduced development feasibility, administrative complexity and potential barriers for smaller subcontractors who often do not have the systems and administrative infrastructure in place to comply with prevailing wage policies. The report also noted that many local projects are required to comply with state or federal prevailing wage laws and that a new local policy would add another layer of compliance monitoring to an area that is already regulated at state and federal levels.

Staff recommended that if a prevailing wage policy was pursued, its scope should be focused on larger projects and that it should be complaint-based with periodic compliance reviews of specific projects. A more wide-reaching policy would have more significant implementation costs and would require new city functions and staffing to implement responsibly. Staff recommended this approach to balance fair wage goals with maintaining project feasibility, affordability and participation by smaller developers.

City council directed staff to draft a policy that applies to projects receiving $250,000 or more in direct city investments (i.e. direct investment in a city capital project; or the provision of TIF, city grants, or city loans to a development). The council expressed support for including exemptions for affordable housing developments with a small number of units (similar to state and federal prevailing wage exemption for small projects), and for projects funded entirely through pass-through public sources or conduit bonds.

Summary of staff direction: On Dec. 1, 2025, the housing and neighborhood oriented system wrap-up report included a summary of the prevailing wage study session. The report noted that a majority of council expressed interest in further exploring the adoption of a prevailing wage policy. The council directed staff to develop a draft policy based on council feedback at the meeting and to convene a panel of stakeholders to present to the council at a future study session. The following steps were outlined:

- May 2026: Staff will prepare a draft policy for council review, gather information on which past city projects would have been impacted by a prevailing wage policy, and gather additional information to analyze the impacts of a prevailing wage policy.
- June 2026: Staff will convene a stakeholder panel for discussion of the draft ordinance/policy at a council study session.
- July–August 2026: Staff will seek input from the Human Rights Commission.

  - Fall 2026: Staff will present the final draft policy to council during the housing and neighborhood-oriented development system discussion.

Present considerations
Overview of draft policy: A copy of the draft prevailing wage policy is attached to this staff report for city council's review. The draft policy establishes a consistent standard requiring workers on certain city-supported construction projects be paid wages comparable to those prevailing across the Twin Cities region. The policy applies to:

- City-funded capital improvement projects
- Private redevelopment projects receiving city or EDA financial assistance, including tax increment financing (TIF) or Affordable Housing Trust Fund (AHTF) support

The policy would apply when a project receives at least $250,000 in direct city investment or assistance. Contractors and subcontractors would be required to comply with prevailing wage rates set by the Minnesota Department of Labor and Industry (DOLI) and standard labor hours, generally limited to eight hours per day and forty hours per week.

The draft policy is intended to ensure that public investment supports fair wages and quality construction, while remaining practical to administer. It establishes clear contractor expectations and aligns with regional wage standards. In addition to wage requirements, contractors would be required to:

- Post wage notices at job sites
- Maintain certified payrolls
- Respond to compliance monitoring as requested

A city-designated compliance officer would oversee monitoring and enforcement. At least one active capital improvement project per year would be randomly selected for detailed payroll review, and the city could review payroll records for any covered project at any time, especially in response to complaints or suspected violations. The compliance officer would review payroll submissions, coordinate investigations, refer potential violations to the Minnesota Department of Labor and Industry for enforcement when appropriate, and may work with a consultant to support compliance activities.

Several exemptions are proposed to avoid undue burden on smaller or already regulated projects. The policy would not apply to the following:

- Any project not receiving direct city financing
- Projects already subject to federal or state prevailing wage requirements
- City capital improvement projects with a cost below $250,000
- Projects receiving financial assistance of less than $250,000
- Small scale residential developments of ten or fewer units
- Housing Improvement Area (HIA)* projects
- Work performed by registered apprentices, mirroring the State of Minnesota's prevailing wage policy

The draft policy was reviewed by the city attorney and by multiple development and construction firms to ensure it is clear, consistent and straightforward to administer. Staff drafted the policy to align with the structure and terminology of other Twin Cities prevailing wage policies to support regional consistency. The draft policy includes exemptions designed to streamline compliance and reduce duplicative reporting requirements, particularly for smaller projects.

Racial equity and inclusion impact analysis:
A racial equity and inclusion impact analysis (REIIA) of the proposed prevailing wage policy was conducted on April 9, 2026, with city staff and external partners from the construction and development finance sectors. Based on current industry demographics as evidenced by reports from ongoing St. Louis Park projects, the near-term benefits of a new prevailing wage policy would largely impact the existing construction workforce on city-assisted projects, which is currently 92%-100% male and 85%-96% white. Participants identified that a prevailing wage policy could increase wages and benefits for some construction workers on city supported projects, including a small percentage of BIPOC and women workers currently employed in the field. It was noted that the Minnesota construction workforce is approximately 13% women according to a recent University of Minnesota report, with BIPOC representation varying by trade. For the City of St. Louis Park, Racial Equity and Inclusion (REI) reporting data from city assisted developments under construction shows roughly 0–8% women workforce participation and 4–15% BIPOC participation.

The analysis identified implementation challenges and potential unintended consequences. Increased compliance requirements, including certified payroll tracking, may create barriers for smaller contractors and subcontractors, including some minority owned firms, while larger firms are better positioned to absorb administrative costs. Participants also noted common industry practices used to manage prevailing wage exposure, including:

- Splitting projects into smaller bid packages to stay below thresholds
- Separating labor and materials contracts to reduce covered wage exposure
- Structuring subcontracting to isolate covered work classifications

Some firms may avoid bidding on prevailing wage projects or increase bids to account for compliance costs, which could affect participation and higher costs. The council may wish to consider the distribution of fiscal impacts across the city's diverse tax base when determining the appropriate scope for this policy. According to the 2024 American Community Survey, the city’s population is 77.9% White and 22.1% people of other races or ethnicities, including those identifying as Hispanic or Latino ethnicity.

While the apprentice exemption aligns with state law, complementary workforce strategies would be needed to support wage growth for entry-level workers, who represent a significant portion of the BIPOC and women construction labor force.

Overall, the REIIA concluded that while prevailing wage requirements may improve compensation for some workers, achieving long-term racial equity goals through this policy may require integration with broader workforce development strategies to diversify the participating labor pool, such as contractor outreach and workforce recruitment initiatives. The REIIA summary and supporting notes are attached to this report for reference.

City supported public and private projects:
During the housing and neighborhood-oriented development systems discussions, council directed staff to gather data on which city projects would be impacted by a prevailing wage policy. Information on public works and engineering capital projects that commenced construction in the past year and on redevelopments that were completed or had plans approved in the past five years is included.

City public works and engineering capital improvement projects: The table below includes public works and engineering capital improvement projects that started construction during the past 12 months. Nine city-funded engineering and public works projects would have been impacted if the draft prevailing wage policy had been in effect, while two projects would have been exempt due to their smaller size and cost. This list does not include projects that are already required to follow prevailing wage because they have state or federal funding, or projects from other city departments, such as parks and recreation, that would also be subject to such a policy. For instance, parks and recreation's annual Park Improvement Fund averages $1-2 million per year. The number of park projects costing more than $250,000 is typically low, but it varies from year to year. The majority of Park Improvement Fund projects are awarded to non-union labor.

City PW & E capital improvement projects (CIP) started in 2025-2026			
Impacted by draft policy (exceeding $250,000 CIP value)		**Not impacted by draft policy (less than $250,000 CIP value)**	
4025-1200 Street- Mill and Overlay (Area 1)	$ 300,000	4025-2000 MCWD trail construction	$240,000
4026-1000 Street - Local pavement management (Area 4)	$7,760,000	4026-1200 Street- Mill and Overlay (Area 2)	$210,000
4025-1000 Street - Local pavement management (Area 3)	$4,985,000		
4025-1050 Street - Raleigh and 35th street reconstruction	$2,604,000		
4025-3100 Sanitary sewer - Webster lift station #10	$ 618,800		
4025-3000 Sanitary sewer- Lining	$ 570,000		
4025-1500 Alley construction	$ 517,000		
4026-1500 Alley construction	$ 532,000		
4025-0003 Concrete replacement	$ 375,000		
4026-0003 Concrete replacement	$ 370,000		
Total costs	**$18,631,800**		**$450,000**

Cost impacts on city capital improvement projects: The city currently monitors prevailing wage compliance on public works and engineering capital projects that use state or federal funds with a prevailing wage requirement. For these projects, a local prevailing wage requirement would not impact project cost and compliance with the new local policy would not be required.

The projects on the list above are those that do not currently require prevailing wage. The total capital improvement plan (CIP) value for all of these projects is $19.1 million, of which $18.6 million would have been subject to prevailing wage if the city had an adopted policy.

City public works and engineering staff contacted several contractors that work on city projects to better understand the potential cost impacts if a prevailing wage policy is adopted. Feedback from contractors and subcontractors who currently submit bids on city projects indicates that prevailing wage requirements could result in higher project costs. These subcontractors reported that, due to increased labor costs and market conditions, bids for prevailing wage work may be approximately 20 to 25 percent higher compared to non-prevailing wage projects. Contractors that already use union labor, on the other hand, noted a negligible cost impact, if any, as unions negotiate prevailing wages.

For 2025-2026 CIP engineering and public works projects, a prevailing wage policy may have resulted in a range of $1.8 million (10% cost escalation) to $3.7 million (20% cost escalation) higher capital costs. To ensure continued participation by small, BIPOC, and women-owned firms, the city may need to evaluate the administrative and cost structures these firms face when complying with prevailing wage standards.

While non-union labor rates may be lower overall, bid pricing is influenced by competitive market conditions for wages. As referenced in the Oct. 13, 2025, staff report, a comparison table of prevailing and non-prevailing wages across multiple trades showed that non-prevailing wages represent a livable wage within the Twin Cities region.

Overall, prevailing wage requirements would increase costs for locally funded capital improvements that are not already subject to prevailing wage because the city currently bids projects in an aim to receive the lowest responsible bid and not all bidders are required to utilize union labor. Implementation of a prevailing wage policy would result in higher labor costs and higher capital improvement costs.

Private redevelopment: The following table includes private redevelopments that were approved, started construction, or were completed in the past five years. The table shows 11 developments that would have been required to comply with the policy since they received more than $250,000 in TIF or AHTF. In addition, the table shows 12 developments that would not have been required to comply with the policy because they would either be exempt or they did not seek city financial assistance.

St. Louis Park private redevelopment approved between 2021 - 2026	
Impacted by draft policy (exceeding $250,000 city investment, and more than 10 housing units)	**Not impacted by draft policy (less than $250,000 city investment, or fewer than housing 10 units)**
Terasa (TIF and AHTF)	Minnetonka Boulevard Twin Homes (fewer than 10 units)
Beltline Station (TIF and AHTF)	Parkway on 5 (approved, no assistance requested)
Union Park Flats (AHTF)	Park Place East (approved, no assistance requested)
Arbor Court Apartments (TIF and AHTF)	2625 Louisiana Ave (approved, no assistance requested)
The Mera (TIF)	Achromatic 6013 (approved, no assistance requested)
Zelia on Seven (TIF)	Knollwood Chipotle (no assistance provided)
Parkway Residences (TIF)	XCHANGE Medical Office (no assistance provided)
The Elmwood (TIF)	Nordic Ware expansion (no assistance provided)
Volo at Texa Tonka (TIF)	Loffler Louisiana Crossing offices (no assistance provided)
Corsa (TIF)	Bremer Bank (no assistance provided)
Rise on 7 (AHTF)	Caraway (no assistance provided)
	Risor (no assistance provided)

Several developments in the table above utilized low-income housing tax credits (LIHTC), including Beltline Station development, Union Park Flats, Arbor Court Apartments and Rise on 7. Only Beltline Station development was required to comply with prevailing wage requirements because it received tax credits after Jan. 1, 2025, when a new state law took effect for LIHTC-funded developments with more than 10 units.

Cost impacts of prevailing wage for redevelopments: Two comparable and adjacent multifamily buildings in Brooklyn Park provide an example of how municipal prevailing wage requirements may affect redevelopment costs. Decatur Landing includes two buildings constructed side by side by the same developer. Each building contains 175 units and was financed using Low-Income Housing Tax Credits (LIHTC). Both buildings were constructed approximately six months apart and were not required to comply with state prevailing wage requirements as both received LIHTC awards prior to Jan. 1, 2025.

The first building constructed was not subject to prevailing wage requirements. However, the city adopted a prevailing wage ordinance prior to construction of the second building, and as such, the second building was subject to prevailing wage requirements. This city requirement contributed to a $4.6 million (8.1%) increase in total development costs between otherwise nearly identical structures.

Rendering of Decatur Landing apartments in Brooklyn Park, Minnesota

Construction specific costs for the first building were approximately $39.1 million compared to $42.7 million for the second building where prevailing wage applied; an increase of $3.6 million or 9.2%.

To address this funding gap, the second phase required additional financial resources including a $2 million city-issued deferred loan. This example illustrates how municipal prevailing wage requirements, when applied to otherwise similar projects, can result in higher overall development costs and necessitate additional public subsidy or financing to maintain project feasibility.

As part of the process to gather cost impact information as directed by council, staff solicited feedback from a developer who has experience with prevailing wage requirements and who previously completed developments in St. Louis Park. The developer noted that they saw a 10% cost premium related to prevailing wage when they sought bids for a mixed income development in another Twin Cities community that recently implemented a prevailing wage policy. Prior to the development moving forward, that community implemented a prevailing wage policy which resulted in a $4.8 million (10%) cost increase for construction of the development resulting in the project not moving forward due to an insufficient rate of return to attract investor capital to complete the project. For reference, a 10% cost increase for a typical mixed-income redevelopment in St. Louis Park could range between $3 million to $9.3 million based on recent projects' total development costs.

The two Twin City communities that most recently implemented prevailing wage policies include Brooklyn Park and Bloomington. Since adopting prevailing wage policies in 2024, neither Brooklyn Park nor Bloomington have had any market rate or mixed income developments subject to prevailing wage move forward. Brooklyn Park has had one LIHTC project constructed (as mentioned above), and Bloomington has several LIHTC projects, subject to the state's prevailing wage requirements, moving forward. Bloomington also has several market rate projects moving forward that are not seeking financial assistance. LIHTC projects utilize a different funding stack and are more likely to receive grant dollars, compared to market rate or mixed-income development. LIHTC developments are also able to better absorb the higher costs associated with prevailing wage requirements by increasing their total development costs and seeking a larger tax credit allocation from the state.

Other communities with more long-standing prevailing wage policies (Minneapolis, St. Paul, West St. Paul, Richfield and Minneapolis) see development activity. In Minneapolis and St. Paul, prevailing wage is a typical requirement of seeking city assistance and the new statewide requirement for LIHTC development and other state resources, such as larger DEED awards, have made prevailing wage a more common requirement.

Staff also spoke with multi-family housing lending agencies to understand the cost impacts for communities with longstanding prevailing wage policies. These lending agencies noted that projects subject to prevailing wage are more expensive than projects that are not required to follow prevailing wage requirements. Lenders stated that this can impact project feasibility and/or result in a need for additional public financial assistance to projects, noting that when the State of Minnesota began implementing its new requirement for LIHTC developments in 2025, several projects faced feasibility issues because their project budgets were developed before the requirement.

Because prevailing wage is now a standard requirement for LIHTC developments statewide, tax credit projects are absorbing the higher costs associated with prevailing wage requirements by increasing their total development costs and seeking larger tax credit allocation from the state. Mixed income or market rate developments that receive TIF or other local resources, such as affordable housing trust funds, are experiencing a more significant cost impact of local prevailing wage requirements as they are not able to easily absorb the increased costs. Data from peer cities suggest that local prevailing wage policies can impact the pace of development as the market adjusts to new labor cost standards

The developments that would be most impacted in St. Louis Park are mixed income and mixed-use developments, which remain a high priority for the city, as reflected in the city’s inclusionary housing policy, updated strategic priorities and Vision 4.0 framework. Mixed income housing developments, which put market rate units and affordable units in the same building, are typically not compatible with Low Income Housing Tax Credits (LIHTC) which utilize a financing structure that results in 100% affordable buildings.

Mixed income developments in St. Louis Park are almost always financed with a combination of local resources (TIF and/or AHTF) and grants from the Metropolitan Council and Hennepin County. The city’s inclusionary housing policy encourages mixed-income buildings, which would see the greatest impact as a result of a prevailing wage policy, as they are not already subject state or federal prevailing wage requirements. Adopting the policy may require the council to evaluate higher levels of public assistance or adjust project scope or timelines to ensure financial feasibility of projects.

Financial considerations

City capital improvement projects: City projects not already subject to a state or federal prevailing policy would have a higher cost per project. The contractors that staff spoke with noted more than a 20% cost premium to meet prevailing wage and/or utilize union labor. This figure is subject to variation and does not represent an exhaustive study. Contractor feedback and regional market data indicate a cost premium compared to the current competitive bidding process, which does not require specific wage standards.

To balance the policy's goal of fair compensation with fiscal constraints, the council may consider prioritizing specific capital projects or exploring revenue options to maintain current service levels. If, for example, the cost premium was 10% for engineering and public works projects, that would mean that an additional $1.86 million in capital improvement budget would have been required for current projects; if the cost premium was 20%, an additional $3.7 million would have been required to maintain the same level of improvements citywide.

Private redevelopment: Mixed income and mixed-use development projects receiving TIF or AHTF would have additional costs associated with complying with a prevailing wage policy. In the examples above, developers cite cost impacts of 8-10% of total development cost, i.e. $3 million for a $30 million development; and $9 million for a $90 million development. The added costs of adopting a prevailing wage policy in St. Louis Park may impact the amount and length of time TIF is provided to developments.

Administrative costs: Implementing a prevailing wage policy would create ongoing administrative costs for the city, estimated to be at least $10,000 per year. This includes:

- Approximately $5,000 in additional staff time, including responsibilities for a designated compliance role, wage verification, certified payroll review and complaint response
- At least $5,000 for a consultant to assist with periodic project review, compliance support, and legal assistance as needed for prevailing wage complaints

These costs are meant to be an illustrative estimate and could vary based on the details of implementing a policy.

State and local prevailing wage policies

Prevailing wage policies have a longstanding history in the state of Minnesota, with the original statewide policy passed in 1973. Higher wages and benefits paid to workers on successful projects subject to a prevailing wage policy are a net benefit to society. When workers have a higher income, they spend their wages to achieve a good quality of life and spend additional income above basic needs on goods and services in their communities, creating a ripple effect of economic benefits. Statewide prevailing wage policies benefit Minnesota when there are finite resources in statewide grant programs, a volume cap on statewide LIHTC bonds, and limited amounts of other state resources. Additional benefits, and challenges, of prevailing wage policies are included in the study session report from Oct. 13, 2025.

In some communities, local prevailing wage policies exist alongside and in addition to statewide policies. These policies are successful when private dollars invested in development increase quality of life for local workers and increase dollars that flow through to the local economy. These policies are less successful if they reduce private investment and/or prevent sufficient levels of investment in public infrastructure and capital projects by a municipality.

Panel on prevailing wage

The panel discussion on May 18, 2026, is intended to provide city council with a range of perspectives from key stakeholders in the construction, development finance, housing and labor sectors on how a prevailing wage policy may affect public and private development. The discussion will help inform city council's analysis by highlighting potential operational impacts, cost considerations, and implementation challenges associated with different project types when considering implementation of a prevailing wage policy. A brief bio for each of the panelists, including a summary of how their work connects with prevailing wage policies, is included:

- **Nawal Noor, Noor Companies**
  Nawal Noor is the CEO and Founder of Noor Companies, a private real estate development and construction company. Nawal has more than 15 years of experience in development, construction oversight and project operations.

- **Stacie Kvilvang, Ehlers**
  Stacie Kvilvang is a Senior Municipal Advisor and Executive Vice President with Ehlers, the city's municipal advisor, with more than 20 years of experience in public sector finance and development advisory services. Ehlers works with cities and developers on structuring financing for both market rate and affordable projects.

- **Kori Shingles, PCL Construction**
  Kori Shingles is a Senior Community Engagement Manager with PCL Construction, a national general contracting firm, with approximately 15–20+ years of experience in commercial, civic and infrastructure construction management. General contractors are responsible for implementing prevailing wage requirements on covered projects, including bid development, subcontractor coordination and certified payroll compliance.

- **Cathy Capone Bennett, Twin Cities Housing Alliance**
  Cathy Capone Bennett is the Executive Director of the Twin Cities Housing Alliance, an organization engaged in housing policy and development across both affordable and market rate housing, with extensive experience in housing advocacy and development systems.

- **Richard Kolodziejski, Northern Midwest Regional Council of Carpenters**
  Richard Kolodziejski is the Political Director for Minnesota, North Dakota and South Dakota with the Northern Midwest Regional Council of Carpenters (NMRCC). NMRCC is a labor organization representing construction trades workers with extensive experience in construction labor representation and workforce issues.

The City of Bloomington also assembled a panel of experts prior to its adoption of a prevailing wage policy in July 2024. That panel discussion is available for viewing on YouTube and includes additional perspectives from the construction industry including the research manager from LiUNA! Minnesota & North Dakota, and a representative from Fair Contracting Foundation of Minnesota. (The panel discussion on prevailing wage starts at 1:07 of the recording.)

Next steps

Following the panel discussion staff seek direction from council on the following policy considerations:

1. Does adopting a prevailing wage policy further the city's strategic priorities, including:
   - Safety
   - Infrastructure
   - Sustainability
   - Community and Belonging
   - Housing and Affordability
2. Does city council want to direct staff to prepare for adoption of a prevailing wage policy?

If council decides to move forward with a prevailing wage policy, staff will complete the following:

- **July – August 2026:** staff will seek input on the draft policy from the Human Rights Commission.

- **Fall 2026:** staff will present the final draft policy to council during the diverse, affordable and dignified housing system discussion.

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Prevailing Wage Policy

This policy promotes fair wages for construction projects funded or financially supported by the City of St. Louis Park or the St. Louis Park Economic Development Authority (EDA). It supports the public interest in ensuring that city funding finances high-quality labor for fair compensation by directing that workers constructing city capital improvements or involved in new development or redevelopment receiving city assistance are paid wages comparable to those paid on similar projects throughout the Twin Cities region.

It is in the public interest that city-funded public works, municipal buildings, and EDA-supported redevelopment projects be constructed with high-quality labor and that workers on such projects be compensated fairly. A prevailing wage policy supports these goals by establishing minimum hourly wage rates for each construction trade and requiring payment of fringe benefits.

While construction projects funded by the federal government or the State of Minnesota may require prevailing wages, the city establishes its own standard to ensure comparable wage protections apply to city-led or supported projects that may not otherwise be subject to those requirements. This includes larger private developments receiving city subsidies, including but not limited to tax increment financing (TIF) or affordable housing trust funds (AHTF).

This policy aligns with the city's strategic priorities by promoting fair compensation practices through reasonable and predictable standards that continue to encourage new development and investment in the community.

1. Definitions

For purposes of this ordinance, the following terms have the meanings set forth below:

a. Apprenticeship program
A bona fide apprenticeship program registered with the U.S. Department of Labor or recognized by the State of Minnesota.

b. Basic hourly rate
The hourly wage paid to an employee, excluding fringe benefits.

c. Capital improvements
Construction, demolition, or repair work on roads, bridges, sewers, streets, alleys, parks, parkways, buildings, removal of public nuisances, or other improvement, restoration, alteration, or remodeling of public or private property that is financed in whole or in part with city funds exceeding a total city investment of $250,000 and not subject to federal or state prevailing wage requirements.

d. Certified payroll records
Payroll records, signed under oath by an owner or officer of the employer, submitted to the designated city department no more than fourteen (14) days after the end of each pay period, and including for each employee:
• Name
• Job classification
• Hours worked daily and weekly
• Rate of pay
• Gross wages earned
• Itemized deductions
• Net pay
• Hourly fringe benefit contributions (including administrator name and address)
• Benefit account numbers and contact information for benefit programs

e. City
The City of St. Louis Park and its related agencies, including the Housing Authority and Economic Development Authority (EDA).

f. Compliance officer
A person designated by the city manager to investigate complaints and monitor compliance with this policy.

g. Covered persons or entities
Individuals, partnerships, associations, corporations, or other legal entities, including any subcontractors, hiring laborers, mechanics, or workers to perform capital improvements.

h. Department
The city department designated to undertake a capital improvement.

i. Financial assistance
Funds from any city source, including but not limited to:
• Tax increment financing (TIF) or tax abatement
• Land write-downs
• EDA grants or loans
• Affordable housing trust fund (AHTF) grants or loans
• City-issued general obligation bonds including general obligation revenue bonds (excluding private activity conduit bonds, unless otherwise specified)
• Other city funds

j. Laborers, mechanics, or workers
Persons employed or working on a capital improvement who perform work customarily performed by laborers, mechanics, or workers.

k. Prevailing hours of labor
The hours per day and per week worked in the area by the largest number of workers in the same class. Prevailing hours of labor may not exceed eight (8) hours per day or forty (40) hours per week.

l. Prevailing wage rate
The prevailing wage rate as defined in Minnesota Statutes, section 177.42, subdivision 6, as determined by the Minnesota Department of Labor and Industry (DLI) for the area in which the capital improvement is located. Rates shall be determined in accordance with Minnesota Statutes sections 177.41–177.44 and Minnesota Rules 5200.1000 to 5200.1120, as may be amended from time to time.

If DLI has not certified a prevailing wage rate for a particular work classification, the required minimum wage and benefit rate shall be the applicable union wage and benefit rate in the locality for that classification.

2. Payment of prevailing wage and hours requirements

a. Prevailing wage required
Except as provided in section 4 (exceptions), covered persons or entities shall pay laborers, mechanics, or workers performing work on a capital improvement at a minimum the applicable prevailing wage rate.

b. Prevailing hours of labor

Consistent with Minn. Stat. 177.43, subd. 4, means the hours of labor per day and per week worked within the area by a larger number of workers of the same class than are employed within the area for any other number of hours per day and per week. The prevailing hours of labor may not be more than eight hours per day or more than 40 hours per week.

c. Overtime
Workers may not work more than the prevailing hours of labor unless compensated for all hours worked in excess of the prevailing hours of labor at a rate of at least one and one-half (1.5) times the basic hourly rate.

d. Notice posting
Covered persons or entities shall post the applicable prevailing wage rates, prevailing hours of labor, and hourly basic rates of pay for all trades and occupations required for the capital improvement in a conspicuous location at the project site for the duration of the project.

3. Applicability and minimum city investment

a. Types of construction covered
This policy applies to:

1. City-funded capital improvements supported with city funds exceeding the investment threshold; and

2. Private development or redevelopment projects involving construction, renovation, or reconstruction that receive city or EDA financial assistance above the investment threshold.

Project commencement for private development or redevelopment: the version of this policy in effect at the time of the application date of planning and zoning applications and/or a signed preliminary development agreement with the economic development authority and/or city shall be the applicable version. The date of the earliest submitted planning /zoning application or preliminary development agreement will determine the version of the policy that applies.

If building permits have not been issued within two years of zoning application approval or preliminary development agreement approval, or the building permits have expired or been canceled, the project must comply with updates to this policy. The city council may grant an extension of time beyond two years if a written request for a time extension is submitted to staff and approved by the economic development authority and/or city council. Requests for extension of time must be received by the city before the termination date.

b. Investment threshold
The policy applies to projects receiving $250,000 or more in direct city or EDA funding or financial assistance.

4. Exceptions

a. Apprentices
This policy does not apply to persons employed or registered as an apprentice in an apprenticeship program or to a person in the first 90 days of probationary employment as an apprentice who is not registered in an apprenticeship program, but who has been certified by the U.S. Bureau of Apprenticeship and Training or a state apprenticeship agency or council to be eligible for probationary employment as an apprentice.

b. Private development and small-scale projects
The policy does not apply to projects in one or more of the following categories:

- Affordable housing developments involving ten (10) or fewer owner-occupied or rental units on a single contiguous site.
- Housing Improvement Area (HIA) loans where the total city investment exceeds $250,000 but where individual homeowner loan obligations are less than $250,000, e.g. a total HIA investment of $500,000 for a homeowners association of 25 homes would not be subject to the policy as the individual homeowner loan obligation would be $20,000 per home.

c. Projects otherwise subject to federal or state prevailing wage

Projects that are otherwise subject to federal or state prevailing wage are exempt from City of St. Louis Park prevailing wage reporting and record keeping requirements and are not required to comply with this policy.

d. City capital improvements with city-provided materials where the contracted price to install or complete the improvement utilizing the city-provided materials is less than $250,000. For example, the installation of streetlamps with a material cost of $500,000 for materials separately purchased by the city, with the streetlamps installed by a vendor at a cost of $100,000 would not be subject to prevailing wage if the materials were purchased independently by the city.

5. Contract requirements

The requirements of this ordinance must be incorporated into all bid specifications and contracts for capital improvements. Contracts shall:

- Specifically state each applicable prevailing wage rate, hourly basic rates of pay, and prevailing hours of labor for all work classifications required for the capital improvement; and
- Require all contractors and subcontractors to comply with this policy’s prevailing wage requirements.

These provisions are material terms of the contract.

6. Monitoring and compliance

a. Payroll record maintenance
Covered persons or entities shall maintain payroll records using a wage tracking system such as LCPtracker, or an equivalent record keeping mechanism that enables and stores all wage and benefit information required by the policy.

b. Record review
At least one active capital improvement per year will be randomly selected for payroll review by the compliance officer. The city may also review payrolls for any capital improvement at any time to verify compliance with this policy. Certified payroll records must be promptly submitted to the compliance officer upon request. Certified payroll records will be reviewed by the compliance officer or their designee.

c. Complaints
Suspected violations may be reported to the city. The compliance officer shall refer suspected violations of the city’s prevailing wage policy to the MN Dept. of Labor and Industry (DOLI).

7. Violations and penalties

a. Civil enforcement
The city may exercise any or all civil remedies available to it, including but not limited to:

- Seeking injunctive relief;
- Withholding funds sufficient to remedy violations;
- Terminating and rebidding the contract. Covered persons or entities will not be eligible to rebid on the contract if they are found in violation of this policy for the contracted capital improvement.

Remedies are cumulative and not exclusive.

8. No conflict with other laws

This policy supplements and shall be construed so as not to conflict with applicable federal, state, county, or municipal laws. Where other laws impose additional requirements, those requirements remain in effect.

9. Severability

If any provision of this policy is declared invalid or unenforceable, the remaining provisions shall remain in full force and effect.

Racial equity and inclusion impact analysis summary: prevailing wage policy

On April 9, 2026, a cross-departmental group of St. Louis Park city staff along with external partners and representatives from the construction and development finance industries convened to conduct a racial equity and inclusion impact analysis (REIIA) of a prevailing wage policy. The goal of this session was to assess the equity impacts of local policy decisions related to prevailing wage and to identify measures to mitigate potential negative consequences.

The group considered two analysis points:

- What are the potential equity impacts of this policy on private development projects receiving city assistance?
- What are the potential equity impacts of this policy on city capital improvement projects?

The group discussed four questions for each analysis point:

1. Which racialized and marginalized groups might be impacted or concerned with the issues related to this policy?
2. What positive impacts could result from this policy? Who will benefit?
3. What negative impacts, intentional and unintentional, could result from this? Who will be disadvantaged?
4. Are there better ways to reduce racial disparities? What could be added or changed to advance racial equity and inclusion?

Summary of racial equity and inclusion impact analysis
The session began by understanding the context of the city council's discussion exploring prevailing wage, including the Oct. 13, 2025 study session discussion (agenda, minutes), and the ensuing drafted prevailing wage policy. Desired outcomes for this policy included local requirements that ensured equitable employee pay without adding obstacles for development funded in whole or in part by the city.

The impact analysis exercise then began, answering a set of equity-centered questions for each of the aforementioned analysis points. During the discussion, the group identified ways in which groups could be impacted positively and negatively and considered unintentional barriers that could be created as a result of this policy. A strong theme throughout the discussion was demographic data that could reveal how this policy would impact women and people of color, both as contractors and residents. The primary racial equity implications raised during the discussion included the following:

- The key benefit of a prevailing wage policy is that it would ensure standard wages and benefits for construction workers working on city-supported construction (such as roads or bridges) and on development related construction (such as new multifamily or commercial construction).
- A prevailing wage policy could reduce opportunities for small businesses and subcontractors to enter the market by creating additional administrative work and expenses.
- Larger contractors may prefer to work with established subcontractors already well-versed in policy language and administration, exacerbating existing disparities for small, less policy experienced subcontractors.
- The city could support small contractors by providing resources for understanding the policy and how to meet tracking requirements to mitigate negative impacts, and that would increase work on city staff and require further training.
- Apprentices, who are most likely to be women or people of color, are exempt from receiving prevailing wage.
- Unless the workforce of construction companies working in the city includes a large percentage of BIPOC and women construction workers, it is uncertain if this policy would advance racial equity and inclusion. Related to this, it is worth noting:
    - Most developments that are required to report on DEI outcomes fall below St. Louis Park's DEI workforce targets (32% BIPOC, 20% women)
    - Currently, there are five buildings with TIF assistance under construction (four within the Beltline development, as well as the Terasa development); each is reporting between 0-8% women workforce labor hours and wages paid; and 4-15% BIPOC workforce labor hours and wages paid
    - If these buildings were subject to prevailing wage, the women and BIPOC workers on these construction projects would benefit from such a policy; while the remaining 85%-100% of the benefits of the policy would accrue to workers that identify as white and male.

Racial equity and inclusion recommendations
Staff reviewed key themes for each policy question and recommended next steps for continuing the exploration of a prevailing wage policy:

1. **Explore existing data to contextualize the current business and demographic realities**
   Staff should use quantitative and qualitative data to help inform who this policy would impact. Qualitative data may include insights from other cities in Minnesota or nationally that have adopted prevailing wage policies or further discussion with external experts and business owners. Quantitative data may include demographic data on construction workers in apprenticeships, union and non-union roles and the impacts of current pipelines working to diversify this pool. Data could also include the demographic makeup of large contractors and subcontractors that have worked on city projects in the past. Some of this recent data is included above.

2. **Identify and examine assumptions informing this policy**
   Staff should consider and analyze potential assumptions that could be informing this policy and provide level-setting information to ensure the policy addresses the city's desired outcomes. This includes defining the purpose of prevailing wage, the state's existing regulations and the city's limitations on changing who it impacts. Data, including this impact analysis, could support level-setting on what prevailing wage does and does not impact in the field of construction and capital development.
3. **Revisit the racial equity impact analysis with more information**
   Staff agree that this is an ongoing conversation that will continue after further exploration and discussion. The city should use available data to continuously evaluate the racial equity impact of a prevailing wage policy. It is important that staff and external partners have a platform to share information and reconvene as needed.

In general, given the scope of this discussion, staff believe it would be valuable to further analyze the racial equity impact of prevailing wage through the consideration of statewide data and case studies of other cities with similar policies. The racial equity impact analysis produced strong considerations to mitigate inequitable outcomes, and it also raised many unanswered questions for the city to consider moving forward. These include, but are not limited to:

- What actions could better address city council's desired equity outcomes in community development?
- Do prevailing wage policies advance worker diversity?
- What are the ripple effects of policy related cost increases? E.g. water/sewer rates, property taxes and potential slower capital improvement?

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Racial equity impact analysis tool notes: Prevailing wage policy

Notes from meeting are in red text.

In attendance:

- Jocelyn Hernandez
- Jennifer Monson
- Sean Walther
- Dean Porter-Nelson
- Deb Heiser
- Jay Hall
- Tiffany Stephens
- Kori Shingles (PCL)
- Stacie Kvilvang (Ehlers)

Background:
Several members of city council requested a discussion on the possibility of adopting a Prevailing Wage Policy in St. Louis Park that could potentially be applicable to city capital projects and private developments receiving city financial assistance.

A discussion was held during a study session on Oct. 13, 2025 (agenda, minutes). City council directed staff to draft a prevailing wage policy and organize a discussion panel with external subject matter experts.

A policy has been drafted and circulated to city staff and external experts for review and feedback. Staff are also seeking a REIIA on the proposed policy to ensure we are thinking holistically about any unintended impacts on historically marginalized communities if the city were to adopt the policy.

Analysis point 1: Private development projects receiving city assistance

Internal note: The group noted that the notes crossed over heavily between the two analysis points, so the notes could be applied to either analysis point.

Analysis point:	**What are the potential equity impacts of this policy on private development projects receiving city assistance?**
Analysis questions:	Notes:
Which racialized and marginalized groups might be impacted or concerned with the issues related to this policy?	• If there is more work required on the front end, we will receive fewer bids and we will see less diversity in the types of groups who bid. • We already have a diversity policy at the city to be considered.

What positive impacts could result from this policy? Who will benefit?	• There is a risk of trying to do good but making things more difficult in the process. • We need to know the data of the demographics of workers for the companies that the city contracts to say who benefits. If possible, it would be helpful to find the demographics of people who work on projects in St. Louis Park. • The construction workforce in Minnesota is made up of approximately 12% women, the % of BIPOC people is likely similar. • It is likely that white men will largely be the ones impacted positively and benefiting from this policy. • Increase in wages among BIPOC workers who are employed on city financed projects is a positive.
What negative impacts, intentional and unintentional, could result from this? Who will be disadvantaged?	**Small businesses:** • There is a risk for a lot of handholding, especially for businesses who have never had to do the process before. • This policy would primarily impact small businesses due to their need to be more involved in the process. It is something new to them. • Small businesses would be disadvantaged, even though the policy has the potential to help them. They are constantly put in a place of needing to prove that they need help – needing to jump through the most hoops. • Waiting for payments to come through is difficult and not always feasible for all businesses. • There would be a large barrier of "policy language", in that not all businesses are familiar with the world of reporting and policy. • Small businesses are already overburdened. They need to do more to prove that they need more constantly. • A policy like this would risk discouraging smaller contractors. The policy would require harder work, more difficult tracking, in a process that is already difficult normally. • Some big corporations will refuse to work with small organizations/contractors because they believe they

won't understand the policy and they won't want to explain it to them.

Apprentices:

- Apprentices, who are most likely to be women or BIPOC individuals, are exempt from receiving prevailing wage.
- Those higher up in the workforce are the ones who will see a positive impact.

Other:

- A prevailing wage policy would only apply to <u>contractors that are hired to work on proejcts that are funded by the city</u> – and not to all contractors working on projects in the city.
- Some contractors may refuse to work with us because of this policy.
- How many local construction companies do we have in St. Louis Park, or that originate from St. Louis Park?
  - Not many, and only a few companies that do the kind of work that the city hires contractors for.
  - Most contractors that we hire are based outside of the metro area (some will have an office downtown), and majority of the employees live even farther out. When contractors and their workers are not based locally, the St. Louis Park economy, the people of St. Louis Park, or even the Twin Cities Metro area does not directly benefit from higher wages paid; even if the economic benefits are positive within the extended region and the state.
- There are also instances of “checkerboarding” which are instances of using women or BIPOC to “check a box” by moving them to specific job sites, which creates long term barriers for them (even though you are trying to do a good thing). By constantly moving them from job to job, this prevents them from being able to assimilate to a team properly in these instances when they are moved around.

Are there better ways to reduce racial disparities? What could be added or changed to advance racial equity and inclusion?	• We need to be consistent with the state laws, so we are limited in what we can change in that regard. (e.g. making the decision of apprentices being exempt from prevailing wage)
	• Without knowing the demographic reality of the workforce of outside construction companies, are we really creating any advancement of REI with this policy?
	• A better way/a change could be to encourage more youth to get involved with trades, including more St. Louis Park residents, or at least to get more interested in the work.
	• Could the city find ways to reduce bid barriers for smaller construction companies?
	  ○ e.g. not requiring LCP tracker/allowing for equivalent record keeping, then the city can transfer their records into the required format.
	  ○ More requirements create more challenges; we could find ways to lessen construction requirements.

Analysis point 2: City capital improvement projects

Internal note: The group noted that the notes crossed over heavily between the two analysis points, so the notes could be applied to either analysis point.

Analysis point:	**What are the potential equity impacts of this policy on city capital improvement projects?**
Analysis questions:	Notes:
Which racialized and marginalized groups might be impacted or concerned with the issues related to this policy?	• Increased levies will negatively impact St. Louis Park residents, specifically those already financially struggling.
What positive impacts could result from this policy? Who will benefit?	• Increased wages among construction workers who identify as women or BIPOC, who are employed by those doing work within St. Louis Park, on projects subject to the policy.
What negative impacts, intentional and unintentional,	**Increased taxes:**

could result from this? Who will be disadvantaged?	• Policies like this increase costs for everyone. Taxes may increase, which in turn cause water/sewer rates to increase. ○ Added costs would transfer down to renters, who would then see rent increases on top of inflation costs. • The only way to make up money is to charge residents more. • Primary funding for engineering/public works projects = sanitary water, storm, general obligation funds/bonding (property taxes, but try not to use too much) • Primary funding for parks projects = property taxes • Slower capital improvements for residents; increased levy for costly project totals

Executive summary

Title: Climate Leadership and Natural Spaces system kick-off

Recommended action: None. The purpose of this report is to provide an overview and framework of the planned series of study session items included in the climate leadership and natural spaces system.

Policy consideration: Throughout the discussions in this system, the council will be asked specific policy questions relating to the topic discussed.

Summary: During this study session, staff will provide information regarding sustainability programs, projects and policies. There will be several written reports to provide context and information on current activities, programs and policies. This report serves as grounding for all the subsequent reports and discussions and includes a broad overview of activity and frameworks used when considering climate leadership and natural spaces.

The foundation for staff to develop projects and implement programs are the plans and policies approved by city council, including the Climate Action Plan. Funds for community-facing incentive programs come from the Climate Investment Fund.

In the interest of orienting new council members to the city's climate leadership and natural spaces work, some past written report information (particularly "background") will be included in this report.

Financial or budget considerations: Funds are budgeted in the 2026 budget for a variety of programs related to climate leadership and natural spaces, and fund balance remains in the Climate Investment Fund to continue our community-facing incentive programs.

Strategic priority consideration: St. Louis Park is committed to being a climate leader that cares for the planet and maintains dynamic parks that connect people and nature.

Supporting documents: Discussion
May 19, 2025 special study session agenda

Prepared by: Emily Ziring, sustainability manager
Reviewed by: Sean Walther, deputy community development director
Karen Barton, community development director
Approved by: Cindy Walsh, deputy city manager

Discussion

Background:

Climate leadership and natural spaces work in St. Louis Park

This work spans many departments and divisions, including:

- Community development department
    - Sustainability division staff design and administer programs and projects identified in the Climate Action Plan (CAP) and track community greenhouse gas emissions over time to measure progress. Those programs and projects focus primarily on buildings and energy (including electrified transportation), as the majority of greenhouse gas emissions in St. Louis Park are generated by those sectors.

      While the division is named “sustainability,” it may be helpful for council to think of their scope more narrowly as “climate and energy.” The division was created to drive climate action and nearly all division programs are designed to address energy affordability through a combination of efficiency programs, gas and electric utility rate assistance, and advocacy at the legislature and Public Utilities Commission.

    - Planning and zoning division staff lead long-range land use planning, zoning regulations and development review which shapes development patterns that influence environmental quality, climate impacts and community sustainability.

    - Building inspections staff enforce State of Minnesota energy codes.

- Public works department solid waste division staff oversee curbside collection and management of garbage, recycling, organics and yard waste. Staff manage the Recycling Champions program and enforce the Zero Waste Packaging ordinance for food establishments and recycling requirements for multifamily and commercial properties through training, outreach and plan review. Solid waste staff coordinate and encourage efforts around compost use in both city projects and private development, and lead building deconstruction projects to minimize construction & demolition waste. Staff also educate residents and businesses in reuse and manage city clean-up days, paper shredding events and swap events.

- Engineering department staff design and implement Connect the Park, which encourages carbon-free transportation options by creating a comprehensive citywide system of bikeways, sidewalks and trails. When electric vehicle (EV) chargers are installed on city property, engineering staff assist with the construction project management. Staff also manage stormwater projects and programs, including the Rainwater Rewards program which offers financial and technical assistance to residents that complete stormwater management projects on their property. Consideration of tree preservation, pavement reduction and new sidewalk construction take place in the design of all transportation projects.

- Parks and recreation department
    - The natural resources division manages the city's urban forestry program, including public outreach, inspecting trees, private tree consultation, planting, watering, pruning and other general tree and plant care in city parks, boulevards, vacant lots, Minnehaha Creek corridor and Westwood Hills Nature Center. Staff also enforce zoning and nuisance vegetation ordinances such as tree preservation, development plan review, tree disease/infestation sanitation programs on private and public property, and the tall grass/noxious weed program. They manage the annual tree sale and volunteer tree planting events such as Arbor Day with local partner Tree Trust, as well as herbaceous plantings such as native prairies and park gardens including the Pollinate the Park initiative and native plant sale. Wildlife management and management of the city brush site are also handled by this division.

    - The facilities division oversees daily operations and capital projects for all major municipal facilities. This ranges from monitoring energy consumption and completing lighting retrofits to installing rooftop solar arrays.

There are numerous examples of other divisions and departments' involvement in climate leadership and natural spaces, from the naturalists at Westwood Hills Nature Center to utilities; fleet services; communications, facilities; and race, equity and inclusion. Enterprise-wide collaboration is common; sustainability staff meet quarterly with staff in engineering, solid waste, and economic development to discuss opportunities to support one another's work.

This remainder of this report will focus on the primary work of the sustainability division—implementing the community-wide Climate Action Plan.

Climate Action Plan and Climate Investment Fund
In Feb. 2018, the city council formally adopted the Climate Action Plan. The plan was created at the urging of the student environmental club at St. Louis Park High School, whose members presented a sustainability "report card" to council in 2016. The plan's goals are some of the most ambitious of any city in Minnesota, and the plan's adoption and implementation (especially after the opening of the net-zero-energy designed Westwood Hills Nature Center interpretive center) have garnered years of media attention, from outlets ranging from the SLP Echo to Enter Magazine to Finance & Commerce and MPR News.

The "biggest bowl" outcome of the plan is for the community to achieve total carbon neutrality by 2040, with seven important midterm goals set for 2030. The CAP is a climate *mitigation* plan, meaning that staff focus on actions to reduce and stabilize the sources or enhance the sinks (sponges) of greenhouse gases, e.g., energy efficiency, renewable energy, low-carbon transportation, organics recycling and tree planting. Given that the effects of climate change are underway now, staff have also elected to devote a portion of our efforts towards climate *adaptation*—the process of adjustment to current or expected climate and its effects—and climate *resilience*, the ability for social, economic and ecosystems to prepare and plan for, absorb and recover from sudden adverse events.

Since 2018, the city increased its investment in CAP implementation including the creation of a sustainability division. While the city's environment and sustainability commission (ESC) has been in place since 2013, the ESC has been dedicated solely to advising council on policy decisions around implementation of the CAP since the plan's adoption. The sustainability manager is the liaison to the ESC.

Many city-level elected officials—including St. Louis Park—recognized the need for cities to champion climate action and formed the Minnesota Cities Climate Coalition, a nonpartisan statewide group of local elected officials advancing local climate and clean energy goals by influencing state policy and sharing best practices. It was this coalition that led 16 cities and counties to declare a climate emergency in 2022, a declaration which put St. Louis Park on the front page of the Minnesota Star Tribune.

In 2021 council voted to create the Climate Investment Fund (CIF), a funding source for a portfolio of ongoing programs available for residents and businesses. The fund helps leverage private investment dollars when owners are ready to make improvements that reduce carbon emissions and lower energy costs. It is used by departments across the city enterprise for cost sharing incentive programs tied to the goals and strategies within the CAP.

The fund started with $500,000 from unrestricted fund balance from the 2020 operating budget and supplemented in 2023 with $300,000 from the development fund. The 2026 city budget includes an additional transfer from operating funds into the CIF with the goal of fully meeting the programs' needs, which are projected to total $200,000 annually.

In addition to the staff resources and the CIF, the city invests in greening its own infrastructure and fleet and continues to do so using the capital improvement process.

Current sustainability programs
A detailed list of current sustainability division-led programs and projects can be found on the city's website. Community-facing incentive programs are funded using the CIF. After the passage of the Inflation Reduction Act, staff had planned to adjust city incentives downward to account for new incentives from the federal government (including tax credits and direct-to-consumer rebates); however, nearly all of those incentives have been rescinded by the current federal administration. Those that remain may still be rescinded or have new requirements in place that make them challenging to receive.

It is worth noting that the rescission of Inflation Reduction Act provisions has not changed the sustainability division's programs, projects or policies—it simply means less federal funding is available to consumers to supplement city incentives. All city programs remain intact, and the city continues to receive "direct pay" reimbursement payments from the federal government for renewable energy and electric fleet vehicles.

To track the city's progress against CAP targets staff developed an Environmental Stewardship dashboard. The dashboard is one of a number of strategic priority-focused dashboards created at council's request.

All sustainability programs integrate an environmental justice element, and staff works to repair past injustices using a "targeted universalism" approach to program design. Under the targeted universalism framework, staff set citywide program goals and offer an environmental justice rate to offer more support to residents and areas most adversely impacted by climate change.

Present considerations:
Working on climate change—and more specifically, climate and environmental justice—at the local level is more important than ever.

City policies, programs and experimentation inspire others. Cities replicate other jurisdictions' successful local policies and programs. This builds momentum. It sparks chain reactions. It magnifies the positive impacts of local policies and programs.

Individual choices also matter and can spark change in communities faster than regulatory actions can coerce improvements in corporate practices. There are now over 40 cities in Minnesota with climate action, climate adaptation, or energy action plans; over one-third of Minnesotans live in a county or a city with a stand-alone climate action plan.

The Minnesota Cities Climate Coalition is mirrored at the national level through the bipartisan nonprofit Climate Mayors. St. Louis Park is one of nearly 350 member cities, and Mayor Mohamed serves on its steering committee. Climate Mayors formed a Climate, Affordability and Prosperity Working Group to promote the "kitchen table" sustainability programs in their cities that lower utility costs and improve life for residents by mitigating the impacts of increased temperatures.

Equity and climate justice
Prosperity for everyone is a goal of environmental justice, which is why climate action and environmental programs and policies within the city do not fall neatly within the bounds of any one division or organization. City staff design and implement climate action and environmental programs using environmental justice criteria, but staff also advocate at the state for improvements to energy assistance programs for low-income residents; analyze demographic and climate data to install public EV chargers in EV charging deserts; explore policy ideas to fix incentive misalignment in rental properties for energy and indoor air quality upgrades; apply for and manage grants to reduce urban heat island in neighborhoods with high bus ridership and low tree canopy; organizing family bike rides in low-income and disadvantaged community neighborhoods to show that cycling is a way to get around the city comfortably, reliably, safely, affordably—and without air pollution; and more.

Knowing that many local households have a high energy burden (defined as the share of household income spent on energy costs), sustainability staff created a "Guide to manage high energy bills" that has been distributed to dozens of residents and posted to the city's renter assistance webpage. Effective climate action requires acknowledging and working to remedy racial and economic injustices.

Next steps: As climate change accelerates, new technologies emerge, and concerns about environmental injustices grow, programs, policies and projects to further climate leadership are created, amended and rescinded. Staff in the many divisions and departments that create and manage climate leadership and natural spaces programs have information to share with council and some policy questions they would like to explore.

The reports and discussion items below will be presented to council at today's study session and on June 8.

Date	Topic	Description	Staff Lead
May 18, 2026	Climate action annual report	Summary of sustainability division programs and projects	Ziring
May 18, 2026	Solid waste program update	Report on current solid waste programs and hauling contracts	Fisher/Hall
May 18, 2026	Construction and demolition waste reduction	Report on city work addressing reduction of waste from building construction and demolition	Fisher/Ziring
May 18, 2026	Update on CAP amendment	Report on plans to update the Climate Action Plan	Ziring
June 8, 2026	Environment and Sustainability Commission (ESC) annual meeting with council	Discussion of the ESC's 2026 work plan	Ziring/Coleman
June 8, 2026	Rainwater Rewards program overview	Report on the impact of the Rainwater Rewards program	Francis/Heiser
June 8, 2026	Emerald ash borer update	Report updating status of EAB infestation in St. Louis Park and how city has addressed it	Bahe/Larson
June 8, 2026	Environmental impacts of drive-throughs	Report on the costs and benefits of drive-throughs locally	Ziring/Champoux
June 8, 2026	Summary report	NA	Ziring

Executive summary

Title: Solid waste program update

Recommended action: None at this time.

Policy consideration: None at this time.

Summary: The city has a long standing single-family solid waste collection program and ordinances that outline requirements for recycling, and in certain cases, organics recycling for multifamily and commercial buildings. This report includes updates on the broad scope of programs, policies and outreach that the solid waste division is responsible for implementing and maintaining.

Current residential collection contracts with The Buckingham Companies (garbage and recycling), Republic (organics recycling) and Trash Contractors - formerly Waste Container Systems (yard waste) all end on Dec. 3, 2028. Staff are beginning to review programs and planning for the next contract(s). Staff have also developed an organics recycling signup campaign using messaging from a collaboration with the Environment and Sustainability Commission, as well as Climate Incentive Funds to provide kitchen collection pails as a signup incentive. The campaign mailing will arrive in mailboxes of households not yet participating, this spring and summer.

Multifamily buildings make up a growing majority of housing for our residents and property managers must ensure that they have access to recycling as a requirement in city code. Staff are developing a plan for technical assistance and enforcement of city ordinance for multifamily buildings to begin in the second half of 2026.

The Zero Waste Packaging Ordinance has been in place since 2017 and requires that all single-use food packaging used by licensed food establishments be recyclable or compostable. Staff will be shifting from active enforcement of this ordinance to focus on multifamily properties through the remainder of 2026. Both enforcement programs will be revisited in 2027 to evaluate next steps.

Financial or budget considerations: Costs above and beyond currently budgeted operating expenses are not anticipated.

Strategic priority consideration: St. Louis Park is committed to being a climate leader that cares for the planet and maintains dynamic parks that connect people and nature.

Supporting documents: Discussion

Prepared by: Kala Fisher, public services superintendent/deputy public works director
Reviewed by: Jay Hall, public works director
Approved by: Cindy Walsh, deputy city manager

Discussion

Background:
The city has a long standing single-family solid waste collection program and ordinances that outline requirements for recycling, and in certain cases, organics recycling, for multifamily and commercial buildings. This report includes updates on the broad scope of programs, policies and outreach that the solid waste division is responsible for implementing and maintaining.

Present considerations:
Residential collection program
The city provides organized garbage, recycling, organics recycling and yard waste collection for residents in one through four-unit dwellings. Garbage, organics recycling and yard waste are all collected weekly, with yard waste collection occurring April – November. Recycling is collected every other week. Residents also have the option to request pickup of bulky trash or hard to recycle items like appliances, electronics and mattresses at an additional cost. Current contracts with The Buckingham Companies (garbage and recycling), Republic (organics recycling) and Trash Contractors - formerly Waste Container Systems (yard waste) all end on Dec. 3, 2028. Staff are beginning to review programs and planning for the next contract(s).

Staff have developed an organics recycling signup campaign using messaging from a collaboration with the Environment and Sustainability Commission, as well as Climate Incentive Funds to provide kitchen collection pails as a signup incentive. The current signup rate is 43% (5,312 of the eligible 12,325 households). The signup campaign supports an important Climate Action Plan strategy to reach 50% by 2030 and Hennepin County's participation target of 60% in the 2026 – 2028 funding agreement (this is an increase from a 50% participation target in the previous funding agreement). The campaign mailing will arrive in mailboxes of households not yet participating, this spring and summer.

Multifamily collection requirements
Residents without city solid waste service (buildings with at least five units, some townhomes and condos) receive service through private contracts for garbage and recycling and have access to the 11 city-run multifamily organics drop sites strategically located throughout the city.

Multifamily buildings make up a growing majority of housing for our residents and property managers must ensure that they have access to recycling and receive adequate education on recycling guidelines as a requirement in city code. Staff are developing a plan for technical assistance and enforcement of city ordinance for multifamily buildings to begin in the second half of 2026. The division intends to shift active inspection work from the Zero Waste Packaging (ZWP) Ordinance to focus on this important sector of waste generation in the city over the remainder of the year. More information regarding the success of the ZWP Ordinance enforcement program is included later in this report.

Citywide collection events
The solid waste division offers a wide range of reuse, recycling and disposal events to all city residents throughout the year. Below is a recap of events already held and overview of those upcoming, this does not include other events or permanent drop-off sites available in Hennepin County that are also promoted to residents in a variety of ways.

- Swap events have offered residents the opportunity to give and take items like clothing, books, games, puzzles, gardening supplies, art and craft supplies freely since 2017. Events keep materials in use rather than disposal and help to build community. The swap events for 2026 concluded last month, with a swap rate of 83% and the remaining going to reuse, recycling or disposal outlets depending on the material quality.

- A furniture and building materials collection event is planned for Sept. 23, 2026, in coordination with Hennepin County. The event gives residents a convenient option to bring mattresses, furniture and building materials for reuse at no cost. Similar events were held in the fall of 2019 and 2024.

- Paper shredding events are typically held twice per year as an opportunity for residents to have sensitive documents shredded and recycled at no cost. Shredded paper is not accepted in curbside recycling or organics recycling programs. The city uses a company that provides onsite shredding. Due to popularity of this service, it is held separately from cleanup day to reduce congestion and wait times at the cleanup day events. The next event will be held May 29, 2026, at the Municipal Service Center. A postcard will be mailed to all households.

- Spring and fall cleanup days (reuse, recycling and disposal) offer residents the opportunity to drop-off a variety of items like scrap metal, building materials, appliances, electronics, tires, bulk trash items, bicycles and clothing. Items are collected for a charge or free of charge depending on the material. The next event will be held June 6, 2026, at the Municipal Service Center. A postcard will be mailed to all households in May with details on cost and items accepted.

- The Pitch-A-Pumpkin collection event is typically held the first week of November to provide residents with the opportunity to compost their pumpkins and other gourds at no cost. In 2025, 3.12 tons of material was collected. Pumpkins are also collected with curbside organics or yard waste, but there are certain weight limits and bagging requirements. The pumpkin collection event is popular among residents, and the solid waste division is partnering with the recreation division to add more interactive elements to this year’s event.

Education and outreach
In addition to regular education through social media, city publications and tabling at community events, staff also provide information at trainings and webinars in the community. One important way of reaching residents with in-depth information is through the Recycling Champions program. This program began in 2017 and has resulted in 229 residents to-date who have participated in the annual training on waste reduction and recycling. Recycling Champions engage with their community in a variety of ways and help to support city events through volunteering at event recycling stations, tabling at neighborhood events, assisting with city-run swap events and more.

Zero Waste Packaging Ordinance enforcement program update
The Zero Waste Packaging (ZWP) Ordinance has been in place since 2017 and requires that all single-use food packaging used by licensed food establishments be recyclable or compostable.

This includes packaging used to serve customers on-site or taken to-go. The ordinance applies to restaurants, bakeries, food trucks, grocery store delis and salad bars, gas stations and any other Hennepin County licensed food establishment. The goal of the ordinance is to reduce the amount of trash created by food and beverage packaging.

The solid waste division has taken a phased approach to address ordinance compliance, beginning with education in the early years of the ordinance and later shifted to complaint-based enforcement. Recently, a process was developed for active inspections of restaurants and bakeries to drive better compliance. From 2024 to 2026, there were 100 establishments in scope. Of these establishments, 94 had a site visit, 72 achieved compliance, 18 are still a work-in-progress and four have closed. The scope of these visits is to provide technical assistance to comply with the packaging, in-store collection and hauling service requirements under the ordinance. Only when the business fails repeatedly to remain in communication does the solid waste division move to administrative penalties. Staff will be shifting from active enforcement of this ordinance to focus on multifamily properties through the remainder of 2026. Both enforcement programs will be revisited in 2027 to evaluate next steps.

The solid waste division also addresses ZWP Ordinance compliance for food trucks at city events or spaces. In 2025, of the 46 food trucks signed up to attend events in public spaces, 29 were responsive and were verified as 100% compliant or achieved compliance through follow-up before the event occurred. The solid waste division is working closely with the recreation division in 2026 to increase compliance for food trucks operating in public spaces. The food trucks will be required to be ZWP verified prior to the event in order to have their permit processed.

Next steps: Staff will return to council in 2027 to discuss potential program changes to incorporate into the 2028 - 2033 residential garbage, recycling, organics and yard waste request contract process, keeping in mind that current contracts expire Dec. 3, 2028.

Executive summary

Title: Construction & demolition waste reduction

Recommended action: None at this time.

Policy consideration: Does the city council support demolition waste reduction efforts to reduce landfill disposal and carbon emissions?

Summary: The city has a long history of leading the way in proper stewardship of municipal solid waste (MSW). However, a considerable amount of construction and demolition (C&D) waste is also generated that warrants thoughtful planning to continue the city's climate leadership through reducing landfill disposal and carbon emissions. To this point, this report outlines important reasons to work on minimizing demolition waste, which include limited C&D landfill capacity and embodied carbon in existing buildings.

The city has started this work through the creation of policies and programs, outlined in this report, that address C&D waste beyond "business as usual" practices. To continue to lead in this area, staff have identified three approaches to increasing the amount of C&D materials diverted from landfills:

1) Increasing the level of C&D recycling for all building projects in St. Louis Park (not just those that are required to adhere to the Green Building Policy)
2) Shifting projects away from demolition and towards deconstruction
3) Seeking ways to encourage the adaptive reuse of existing buildings (instead of removal)

A staff work group has formed and will meet through 2026 to develop a menu of policy options that increase C&D reuse and recycling in St. Louis Park. If recommendations from the work group include policy decisions, staff will bring them to council for consideration in 2027 during the Climate Leadership and Natural Spaces system.

Financial or budget considerations: City costs above and beyond currently budgeted operating expenses are not anticipated.

Strategic priority consideration: St. Louis Park is committed to being a climate leader that cares for the planet and maintains dynamic parks that connect people and nature.

Supporting documents: Discussion

Prepared by: Kala Fisher, public services superintendent/deputy public works director
Emily Ziring, sustainability manager
Reviewed by: Jay Hall, public works director
Approved by: Cindy Walsh, deputy city manager

Discussion

Background: St. Louis Park has a long history of environmental stewardship and was an early adopter of waste reduction initiatives. The city was one of the first in Minnesota to implement residential curbside recycling and organics recycling collection, as well as a zero-waste packaging ordinance.

For most of its history, St. Louis Park has focused on reducing the volume of Municipal Solid Waste (MSW) generated in city limits. MSW consists of everyday items discarded from households, businesses, and institutions. It includes packaging, food scraps, grass clippings and furniture—anything commonly found in yard waste, organics, recycling and garbage carts.

The Minnesota Waste Management Act (Minnesota Statutes, Chapter 115A) establishes the state's comprehensive policy for managing solid waste, prioritizing reduction, reuse and recycling over disposal. Enacted to protect human health and the environment, it mandates that local governments follow a strict waste hierarchy, placing landfilling as the least preferred method (see figure 1). Solid waste division staff are constantly seeking creative new ways to reduce, reuse and recycle all types of materials to avoid sending waste to be incinerated or landfilled.

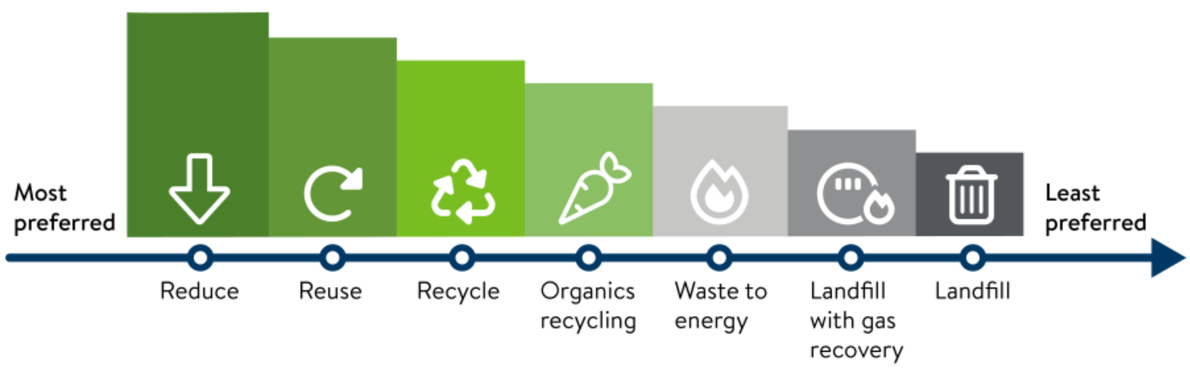


Figure 1. Minnesota's waste management hierarchy (MPCA)

Recognizing the need to address one additional and often overlooked major source of waste within the city, staff have turned their attention to construction and demolition (C&D) waste management. C&D waste encompasses both debris generated from the construction, renovation and repair of buildings, and from the demolition of existing buildings. Later portions of this report will focus on the waste from demolition from existing buildings only.

Data from the US Environmental Protection Agency shows that nationally over 600 million tons of C&D waste was generated in 2018 (90% of which was demolition waste and 10% construction waste). That is more than double the weight of total MSW generated that same year. Within Hennepin County, industrial solid waste (ISW) makes up the bulk of the waste generated, but C&D waste surpasses MSW, although to a lesser degree (see figure 2).

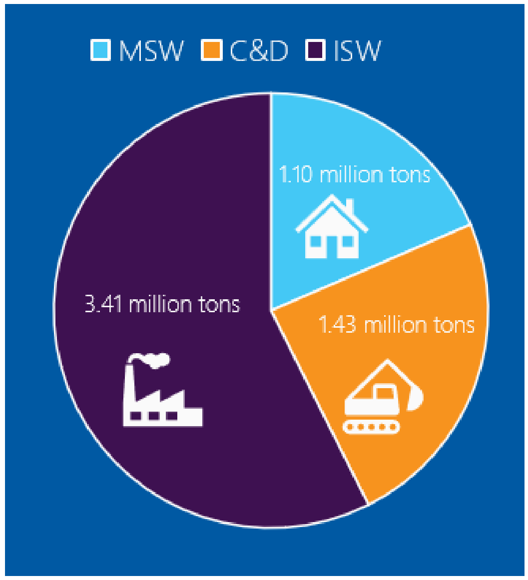


Figure 1. Hennepin County 2021 disposal by type

Construction & demolition debris landfills

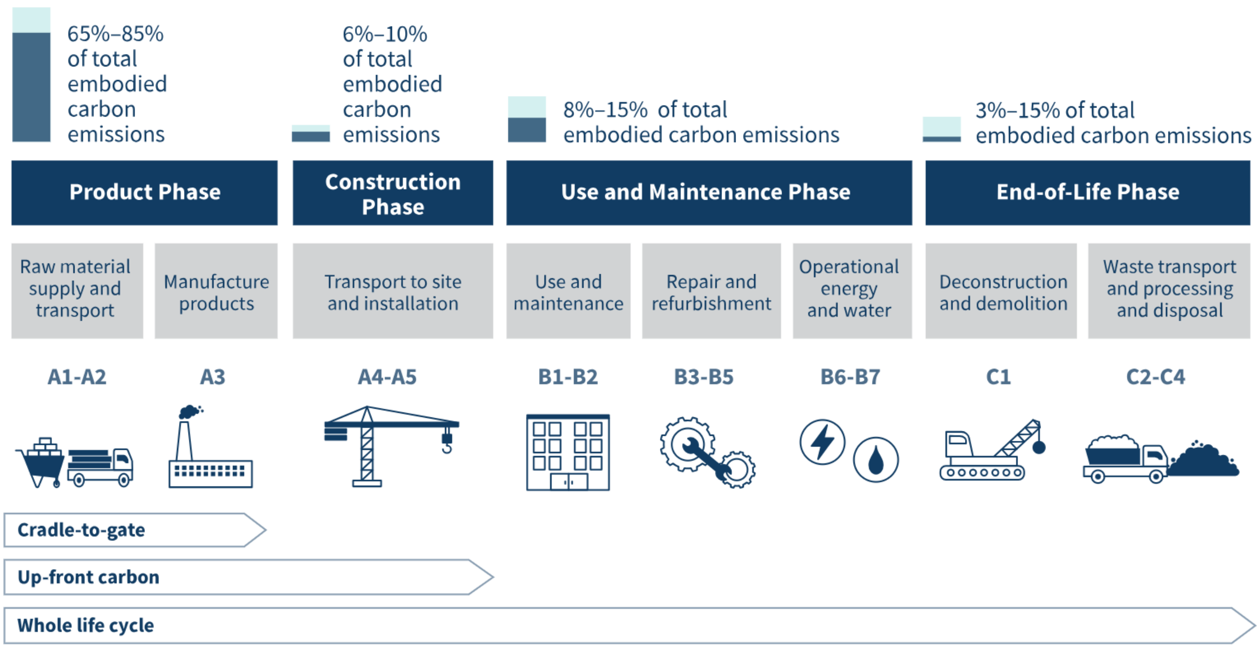
The MSW from St. Louis Park goes to a variety of facilities. Garbage is hauled to the Hennepin Energy Recovery Center (HERC, the waste-to-energy incinerator), recyclables are sent to materials recovery facilities, and organics and yard waste are sent to industrial composting facilities. C&D waste, the focus of this report, is sent to C&D debris landfills, most of which were designed and built without liners.

The 1988 Minnesota Demolition Landfill Rules established standards for managing C&D debris, largely based on the premise that materials like wood, concrete and drywall were inert (chemically inactive). These rules permitted unlined landfills under the assumption they posed no significant pollution risk. That understanding has shifted, especially as construction materials have changed. Over 90 C&D landfills in Minnesota were constructed without liners or leachate collection systems. Without these systems, leachate (the stormwater that travels down through the debris, picking up pollutants) will contaminate soils and eventually find its way to groundwater. In Minnesota, 42 construction and demolition landfills have caused groundwater contamination at levels exceeding state and federal standards, and three unlined C&D landfills have impacted residential drinking water sources (these sites have received alternative drinking water sources).

The Minnesota Pollution Control Agency (MPCA), through rulemaking, plans to amend existing Minnesota Rules governing permits for solid waste landfills. After the rule's effective date, these facilities will have 12 months to draft and submit a transition schedule that identifies a time frame to either close entirely or close all unlined disposal areas and transition to managing C&D debris in another manner. Options include waste reduction, recycling, and reuse options; transfer of waste to lined landfills; or constructing a new lined C&D disposal facility consistent with new rules.

Embodied carbon in buildings

Embodied carbon refers to the greenhouse gas emissions from the manufacturing, transportation, installation, maintenance, and disposal of building and infrastructure materials. This is the energy that is “baked in” to buildings. Concrete, steel and aluminum have the highest amount of embodied carbon.



Source: RMI

Figure 2. Life-cycle assessment phases (source: RMI)

Because greenhouse gas emissions from the use and maintenance phase (i.e., operations) of buildings are addressed by current sustainability programs at the city and state level, staff are shifting their attention to reducing embodied carbon from each building’s product phase, construction phase, and end-of-life phase (note figure 3 for more information on each phase). The goal is to apply “reduce, reuse, recycle” thinking to the way the city handles buildings—to treat buildings as sources of stored energy.

Present considerations:

C&D waste gap

Hennepin County estimates that 80% of materials in a demolition project could be reused or recycled. Currently 30% of materials are diverted from landfills. This gap represents an enormous opportunity to reduce embodied carbon and free up capacity for materials that need to be diverted from existing, unlined C&D landfills.

At a national scale, reducing those 600 million tons of C&D waste by 75% through a combination of recycling and reuse would free up millions of acres dedicated to C&D landfills (figure 4).

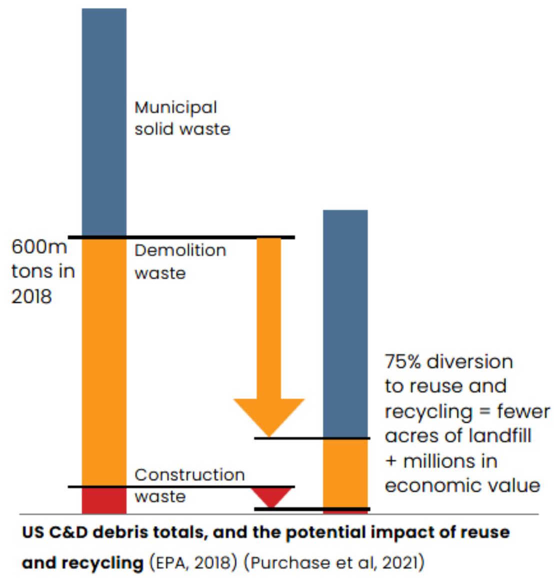


Figure 3. Impact of C&D reuse and recycling (source: EPA)

Although this source of solid waste emissions is not counted in the city's Climate Action Plan (the CAP only addresses MSW), the risks to groundwater posed by C&D landfills and the amount of embodied carbon being discarded are important reasons to minimize demolition waste.

Local opportunities present themselves

Reducing demolition waste requires an effective building materials reuse ecosystem—a network of entities that can recycle C&D waste, salvage or refabricate usable building materials, move and store materials, etc. Fortunately, many of these entities exist in Minnesota. Within or just outside of Hennepin County are recycling facilities for many types of building materials, from roof shingles to lumber. There are also local vendors who specialize in "deconstruction," when a building is fully or partially taken apart mostly by hand and materials are sorted into categories for efficient recycling and reuse (over a dozen organizations exist in the Twin Cities that offer, accept or sell used building materials). In other cases, building reuse occurs due to grassroots efforts and word of mouth.

The city has used deconstruction as a means to divert usable material from being landfilled on two city-owned projects over the last ten years, most notably the deconstruction of Westwood Hills Nature Center's old interpretive center building. "Adaptive reuse" repurposes existing buildings for new uses, reducing building waste and carbon (through avoiding new production of materials in the product phase noted in figure 3 above) while preserving history. One well-known example of adaptive reuse is Lenox Community Center, which was originally built as a four-room school in 1925 and renovated many times over the next 50+ years until it was decommissioned as a school in 1975 and dedicated as a senior center. Additional examples include Brookside Elementary School, which became Brookside Community Center (1975), then Brookside Lofts in the early 2000's; and the former Sam's Club building, which became Loffler Company's corporate headquarters in 2023.

How the city is working to close the C&D waste gap

The city has a number of policies and programs currently in place that address C&D waste beyond "business as usual" practices.

- Redevelopment projects that receive city financial assistance of $200,000 or more *or* that receive approval for certain types of land use applications (such as planned unit developments) are required to adhere to the city's Green Building Policy (GBP). The GBP requires that:
  - At least 75% of C&D waste generated during construction and demolition must be diverted from landfill
  - Any residential properties of historic value on the site must be deconstructed or reused rather than demolished
  - All other buildings on the site must be skimmed for salvage of reusable architectural materials
- The city has committed to deconstructing all city buildings at the point of removal
- The city's EP3 (Environmentally Preferred Purchasing) policy has guidelines for waste minimization, including a requirement to reduce C&D waste
- City staff regularly promote Hennepin County's building material reuse grants
- City cleanup day events have included two processes to keep more material out of landfills:
  - Skimming residential C&D waste to separate material that is suitable for reuse
  - Sending remaining material to a C&D landfill that separates material for recycling before landfilling

Although these policies and commitments are significant, staff are interested in exploring what more can be done to further the city's commitment to the environment and pilot groundbreaking policies locally. Staff have identified three approaches to increasing the amount of construction and demolition materials diverted from landfills:

1) Increasing the level of C&D recycling for all building projects in St. Louis Park (not just those that are required to adhere to the Green Building Policy),
2) Shifting projects away from demolition and towards deconstruction, and
3) Seeking ways to encourage the adaptive reuse of existing buildings (rather than removing them).

Creating the Demolition Waste Reduction Work Group

C&D waste reduction is an area where the missions of the solid waste division and the sustainability division significantly overlap; solid waste is working towards waste reduction, while sustainability is working towards overall greenhouse gas mitigation through energy reduction. The two groups decided to collaborate on finding creative solutions to demolition waste in St. Louis Park. Although staff considered broadening the scope to include waste from both the demolition phase *and* the construction phase of projects, they decided to focus on demolition alone so that they could look at existing buildings through the lens of both waste reduction and building reuse.

In February 2026, solid waste and sustainability staff convened the first meeting of the Demolition Waste Reduction Work Group. The work group includes staff from public works, community development, economic development, and engineering. The group plans to meet bi-monthly throughout 2026 to brainstorm a menu of policy options that increase deconstruction and C&D reuse and recycling in St. Louis Park and are within the city's authority, feasible, and within staff capacity. That may include increasing the C&D recycling requirement threshold in the green building policy, offering incentives for adaptive reuse, and more.

Next steps: If recommendations from the work group include policy decisions, staff will bring them to council for consideration in 2027 during the Climate Leadership and Natural Spaces system.

Executive summary

Title: Update on the Climate Action Plan amendment

Recommended action: None at this time.

Policy consideration: None at this time.

Summary: This report serves as an update to a June 2025 report on the need to refresh the city's Climate Action Plan (CAP) in light of updates to city, state and federal policy, as well as new best practices and emerging technologies that did not exist when the plan was authored in 2017. In addition, equity, affordability and environmental justice considerations were not a focus of the original planning process and should be included. An environment and sustainability commission (ESC) work group was established in early 2025 to advise staff on creating a plan for a future update to the CAP; their recommendations and answers to staff questions are included in this report along with a timeline outlining next steps.

Financial or budget considerations: There are no current costs to prepare for an update to the Climate Action Plan. Future consultant funds will be needed to assist with revised implementation strategies and the greenhouse gas emission reduction calculations associated with those strategies.

Strategic priority consideration: St. Louis Park is committed to being a climate leader that cares for the planet and maintains dynamic parks that connect people and nature.

Supporting documents: June 9, 2025, study session agenda
Discussion

Prepared by: Emily Ziring, sustainability manager
Reviewed by: Sean Walther, deputy community development director
Karen Barton, community development director
Approved by: Kim Keller, city manager

Discussion

Background:
In June 2025, staff submitted a report to council to inform them of plans to update the city's Climate Action Plan, originally adopted in February 2018. This report serves as the 2026 progress update staff committed to in that 2025 report.

The environment and sustainability commission (ESC) work group that was established in early 2025 to advise staff on creating a plan for a future update to the CAP continued to meet periodically throughout 2025. The work group made the following recommendations to staff:

- Determine timeline for CAP update, including how to integrate or align the update with the 2050 Comprehensive Plan.
  - *The work group recommended a dual-track approach, with staff updating the CAP while also meeting with department leaders and encouraging them to consider CAP goals within their respective sections of the city's comprehensive plan.*
- Determine approach to CAP update (i.e., amend or rewrite).
  - *The work group supported an amendment to the CAP rather than an entire rewrite. Because the same climate challenge that was present in 2018 still exists today, most parts of the CAP are still relevant. Strategies that have evolved should be examined, but the midterm and 2040 goals should remain as-is.*
- Determine high-level structure (i.e., midterm goals + advanced strategies, different goals, new categories?).
  - *The work group recommended that the amendment could be added to the existing CAP and that the revised strategies (and their underlying initiatives and actions) for meeting each midterm goal and the 2040 goal could be considered an updated work plan for staff.*
- Decide on an appropriate community engagement plan (goals and strategies will use science-based targets, so community input will be limited to small-scale choices).
  - *The work group supported the idea of open houses to invite the community to view the draft CAP amendment and have their questions answered.*

The work group also provided their feedback on a set of questions posed by staff:

- How do statewide, county and regional CAPs affect St. Louis Park strategies? Top-down policy or direction may come from those, so do they need to be added?
  - *Yes, recommend aligning with:*
    - *Metropolitan Council Climate Action Work Plan*
    - *Minnesota Climate Action Framework*
    - *Hennepin County Climate Action Plan*
- Should the plan include "moonshot" measures that may be politically sensitive?
  - *Yes, and staff should consider language carefully to avoid any perception of "greenhushing" (staying quiet about any climate strategies to avoid intense scrutiny and public reactions).*
- How do we ensure that all strategies have data sources to track their progress?
  - *Only include those strategies that are tied to measurable data.*
- How do we engage the community without misleading them about their ability to influence the plan?

  - *Because greenhouse gas (GHG) mitigation strategies will be driven by science-based targets, recommend focusing community input on climate resilience (how residents are responding to changes already underway). Survey them about how they are experiencing climate change and ask them for feedback on a series of ideas to mitigate the effects.*
  - *Hold open houses to invite the community to view the draft CAP amendment and have their questions answered.*
- How do we incorporate equity?
  - *The amendment should acknowledge the reality that vulnerable populations suffer the most from climate impacts and reflect the climate equity work that the city has already incorporated into city programs and projects.*
  - *The city has already designed all sustainability programs with environmental justice considerations, so it's important to codify that in the CAP.*
- Should natural resources play a larger role in mitigation? (Trees are minimally mentioned in the CAP.)
  - *The strategies in the CAP amendment should be the biggest drivers of greenhouse gas reductions. This may mean omitting natural resources from the amendment, but highlighting other city plans that include implementation actions related to trees and natural resources, such as the urban forestry management plan.*
  - *The work group further suggested that each of the CAP strategies include a cost per ton of GHG removed to inform which strategies are most cost-effective.*
- Should we add climate adaptation (adjusting to current and project climate impacts) and resilience (preparing to absorb and recover from climate emergencies)?
  - *Mitigation strategies and actions that simultaneously address resilience should be highlighted within the plan, but creating a section on community-wide climate adaptation and resilience is low priority, especially if there are no funds dedicated to implementing this work.*
- Should the plan address water consumption?
  - *Water consumption is important, but because it does not have a significant effect on the city's greenhouse gas emissions it should be omitted from the update and rather can be a focus of other more directly relevant plans.*

Once the work group's goals were met and staff's high-level questions were answered, staff decided that the next phase of work should be considered by the commission at large. Section by section, from commercial building energy through advanced strategies, staff have been presenting the commission with questions about the strategies underlying each midterm goal and requesting feedback on whether to retain each strategy, modify the strategy, or remove it as part of the CAP amendment. These work sessions have been accomplished during monthly meetings.

Present considerations:
Two sections of the CAP remain for the ESC's review and feedback: transportation and solid waste. These sections were scheduled to be reviewed last to allocate enough time for sustainability staff to talk through the existing strategies with their respective departments (engineering and public works) and get their feedback prior to bringing recommendations to the ESC.

In December 2025, staff applied for a Minnesota Pollution Control Agency (MPCA) Local Climate Action grant to partially fund the update to the CAP. The city was awarded $40,000 and the grant requires a 50% match. If approved, the consultant would assist with revised implementation strategies and the greenhouse gas emission reduction calculations associated with those strategies.

The city is not currently on track to meet the 2030 goals. Although GHG emissions have decreased 24% since the 2015 baseline (primarily from electricity and transportation), it is important to refine strategies to focus more on those that are directly tied to city programs and will move the needle furthest and fastest. Given that the majority of the city's greenhouse gas emissions come from building operations, those strategies will likely focus on reducing natural gas use in commercial buildings. The Climate Action Plan serves as the guiding document for the city, and this amendment will allow staff to reprioritize internal work plans to focus on the high-impact strategies and actions while incorporating new best practices, emerging technologies, and environmental justice considerations.

Next Steps:
The following timeline is recommended to prepare and update the CAP:

2026	• Staff and ESC review and suggest edits to plan • Staff authors new or revised strategies, initiatives and actions • Progress update delivered to council • Comprehensive Plan meetings
2027	• ESC reviews draft update • Comprehensive Plan meetings • Staff hire consultant to refine strategies, prepare GHG mitigation calcs and wedge diagram • Community open houses • Revisions made • ESC reviews and approves final update
2028	• Council adoption

Executive summary

Title: Climate action annual report

Recommended action: The purpose of this report is to update council on climate action programs and activity. This report is informational only. No formal action is needed.

Policy consideration: None

Summary: The climate action report provides an overview of the city's climate policies and initiatives, summarizes historical trends, and includes data on climate policies, projects and other initiatives involving in St. Louis Park. The report is prepared annually by sustainability division staff; in past years, it has been attached as an appendix to the Environmental Stewardship kick-off report, but starting in 2026 this will be a standalone written report delivered to council during the Climate Leadership and Natural Spaces system.

Additional details on the policies and programs referenced in the climate action report can be found on the St. Louis Park city website.

Financial or budget considerations: Not applicable

Strategic priority consideration: St. Louis Park is committed to being a climate leader that cares for the planet and maintains dynamic parks that connect people and nature.

Supporting documents: 2026 Climate Action Annual Report

Prepared by: Emily Ziring, sustainability manager
Reviewed by: Sean Walther, deputy community development director
Karen Barton, community development director
Approved by: Cindy Walsh, deputy city manager

St. Louis Park
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Experience LIFE in the Park

2026 Climate Action Annual Report

I. Sustainability incentive programs

Community-facing incentive programs

Since the sustainability division was created in 2019, staff have designed and established incentive programs to reach each of the goals of the Climate Action Plan. These programs include:

- Climate Champions
- Climate Champions solar bonus
- Building Operations Champions
- Shade SLP
- Full-service tree planting
- Tree treatment cost share
- Electrify Everything Minnesota
- Depave SLP

These programs are described in detail below.

Program name: Climate Champions (with solar bonus)

CAP goal(s): 1, 2, 4 and 5

Description: Energy assessment, cost share, and recognition program for property owners who elect to participate; solar bonus incentive for those who first reach energy efficiency targets

Sectors: Business, multifamily, organizations, homes, and large commercial & industrial; solar bonus for those who complete building energy projects and want to pursue rooftop solar

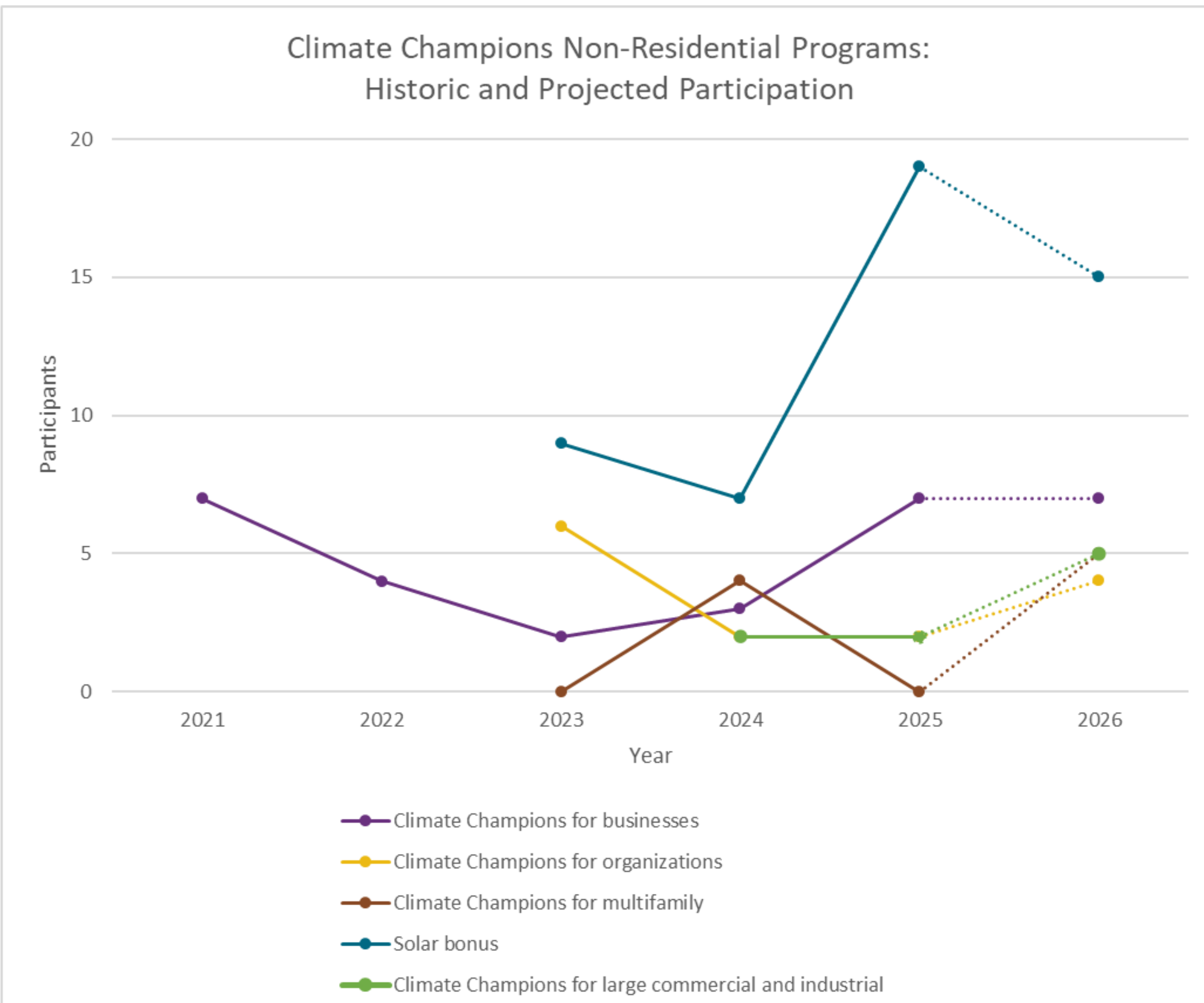
Equity component: Larger cost share amounts for properties in environmental justice areas of concern or for homeowners who identify as low income, 65 years or older, BIPOC, veteran, or disabled

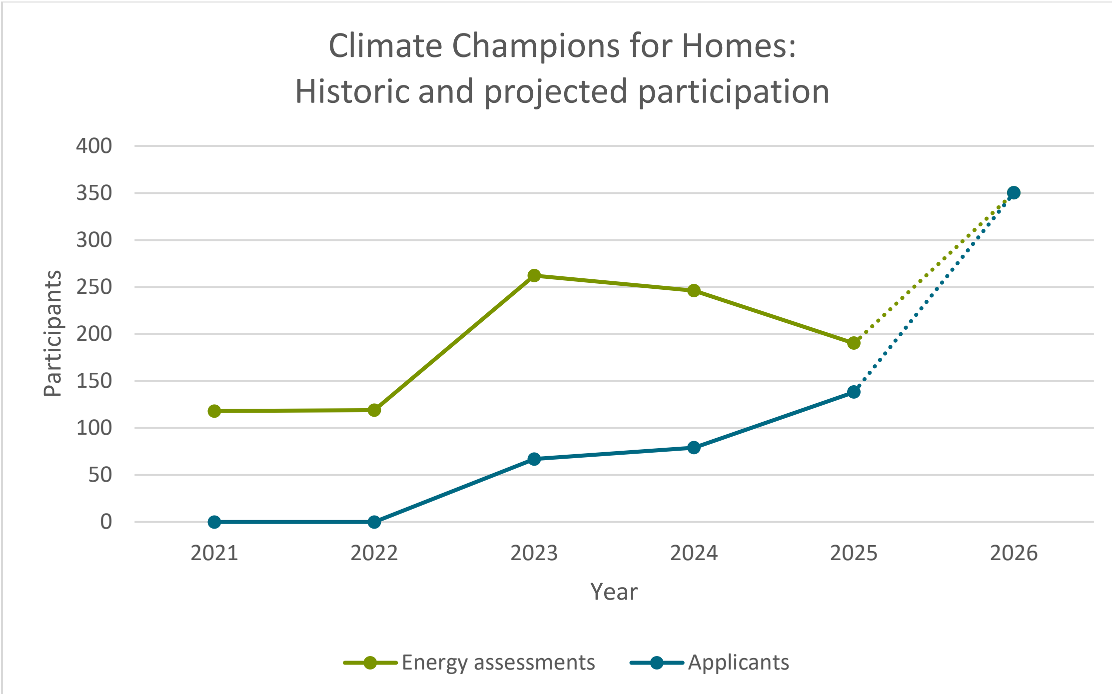
Risks: Success depends on appetite of property owners (including rental property owners) to invest time and money in energy efficiency

2025 results:

CAP goal and strategy	CAP strategies' annual target	2025 results	Notes
Goal 1 and Goal 2, strategy 1	20 commercial buildings retrofit (eight large and 12 small/mid-size)	Six businesses received energy assessments and seven completed energy projects, collectively saving $40,028 and 218 tons of GHG emissions annually. 22 multifamily energy assessments were completed across nine properties and two of those properties applied for pre-approval, but no projects were confirmed completed. One organization received an energy assessment and seven projects were completed by two applicants. Collectively, these organizations saved almost $30,000 and over 200 tons of GHG emissions annually.	
Goal 4, strategy 3	900 single-family households complete retrofits/ weatherization	294 households received energy assessments, 138 households completed applications and 112 households completed energy projects. 53 households completed insulation projects.	Home Energy Squad visits hit a new record for the second year in a row with 294 visits in 2025.
Goal 4, strategy 4	1,782 households replace electrical equipment and 720 households replace natural gas equipment with high efficiency	62 households replaced natural gas equipment with high efficiency air source heat pumps or heat pump water heaters.	No data source for gauging electrical equipment replacements; staff are discouraging residents from installing new stand-alone natural gas equipment.

CAP goal and strategy	CAP strategies' annual target	2025 results	Notes
Goal 5, strategy 5	3.7 megawatts (MW) of rooftop solar installed	18 residents qualified for the Climate Champions solar bonus, collectively installing almost 500 kilowatts of rooftop solar.	Despite a twelve-fold increase in rooftop solar since 2019, the total capacity of rooftop solar citywide is 5.8 MW (15.5% of the total 2030 goal).





Program name: Building Operations Champions
CAP goal(s): 1 and 2

Description: Cost share for commercial property owners who pay for their building operators to attend Building Operator Certification (BOC) level 1 or multifamily training and pass the certification exam. The cost share and utility rebates bring down the cost from $1,200 to $50-100.

Sectors: Commercial and industrial, multifamily

Equity component: Larger cost share amounts for trainees from traditionally underrepresented groups

Risks: Success depends on appetite of commercial property owners to invest time and money in training, and availability of facilities maintenance workforce

CAP strategies' annual target: 38 commercial buildings engaged in building operations BMPs

2025 results: None (interest received but no applications)

Program name: Shade SLP and full-service tree planting (in coordination with Parks & Recreation)

CAP goal(s): Advanced strategies

Description: Tree planting to capture and store carbon dioxide, enhancing property values and aesthetics and reducing owners' utility costs through increased shading and reduced flooding

Sectors: All

Equity component: Larger cost share amounts for properties located where high surface temps and low tree canopy overlap

Risks: Success depends on property owners desire for additional trees and investment in tree maintenance

CAP strategies' annual target: N/A (no targets listed for Advanced Strategies); staff set goal of additional 300 trees, doubling the annual number planted on private property

2025 results: 121 trees planted on private property

Program name: Tree treatment cost share (in coordination with Parks & Recreation)

CAP goal(s): Advanced strategies

Description: Treatment of diseased and infested trees to preserve them in order to store carbon dioxide, enhancing property values and aesthetics and reducing owners' utility costs through increased shading and reduced flooding. The new program offers cost sharing on tree treatments for oak wilt, Dutch elm, and two-lined chestnut borer on privately-owned trees.

Sectors: All

Equity component: Larger cost share amounts for homeowners who identify as low income, 65 years or older, BIPOC, veteran, or disabled

Risks: Success depends on property owners' desire for tree preservation and investment in long-term tree maintenance

CAP strategies' annual target: N/A (no targets listed for Advanced Strategies)

2025 results: 54 residents were partially reimbursed for treating 82 trees

Program name: Electrify Everything Minnesota

CAP goal(s): Advanced strategies

Description: This program is jointly administered by a cohort of Minnesota cities (Minneapolis, St. Louis Park, Edina, Eden Prairie, Rochester, Bloomington, Eagan and Woodbury) and Hennepin County. The cohort educates the public about electrification readiness and technologies, as well as provide a list of trained contractors for each type of technology. Cities also partner on outreach and engagement strategies to drive residents to the website. Residents who decide to weatherize, electrify their heating/cooling or water heating will be directed to the Climate Champions for homes program to explore cost share incentives.

Sectors: Multifamily, 1-4 unit residential

Equity component: Low Income/Disadvantaged Communities (LIDAC) are the primary target of outreach, but interest comes from all demographic groups

Risks: Success depends on multiple external factors, such as property owner comfort with technology, cost of electricity, appetite of property owners to invest time and money in fuel switching, contractor familiarity with technology, availability of equipment

CAP strategies' annual target: N/A (no targets listed for Advanced Strategies)

Program name: Depave SLP (in coordination with Engineering, Community Development, and Parks & Recreation)

CAP goal(s): Advanced strategies

Description: Offers cost share for commercial property owners to turn unused parking spaces into green space, lowering surface temperatures, improving air quality and reducing stormwater runoff

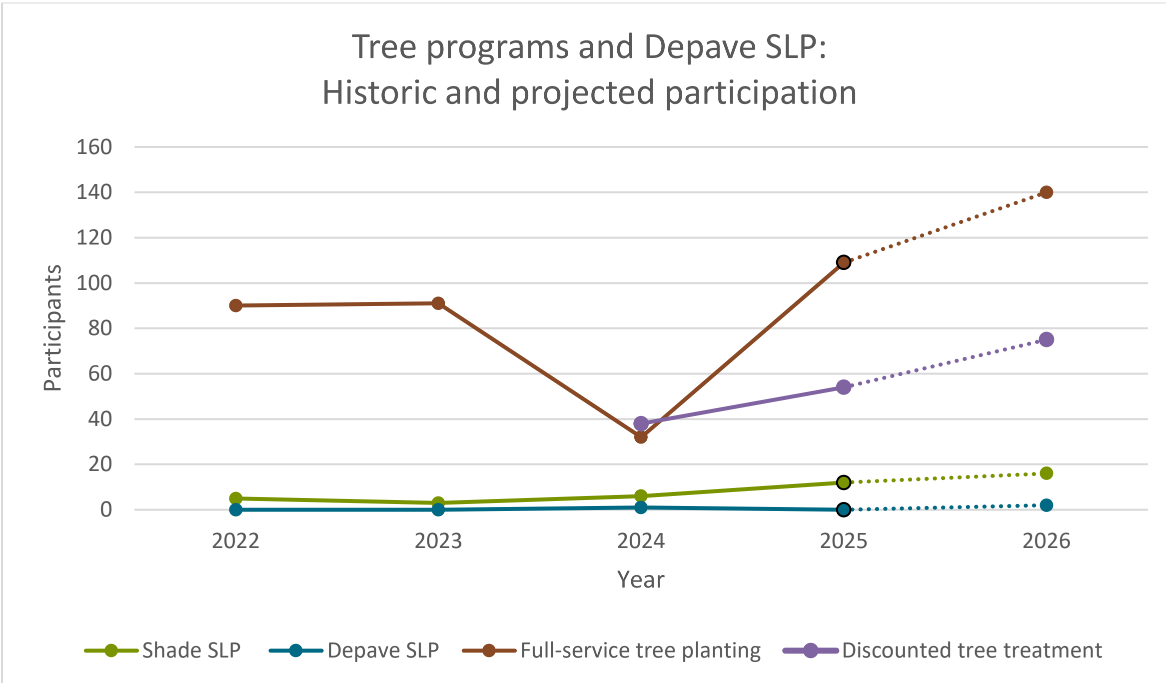
Sectors: Commercial & industrial, multifamily

Equity component: Larger cost share for areas experiencing higher surface temperatures (urban heat island)

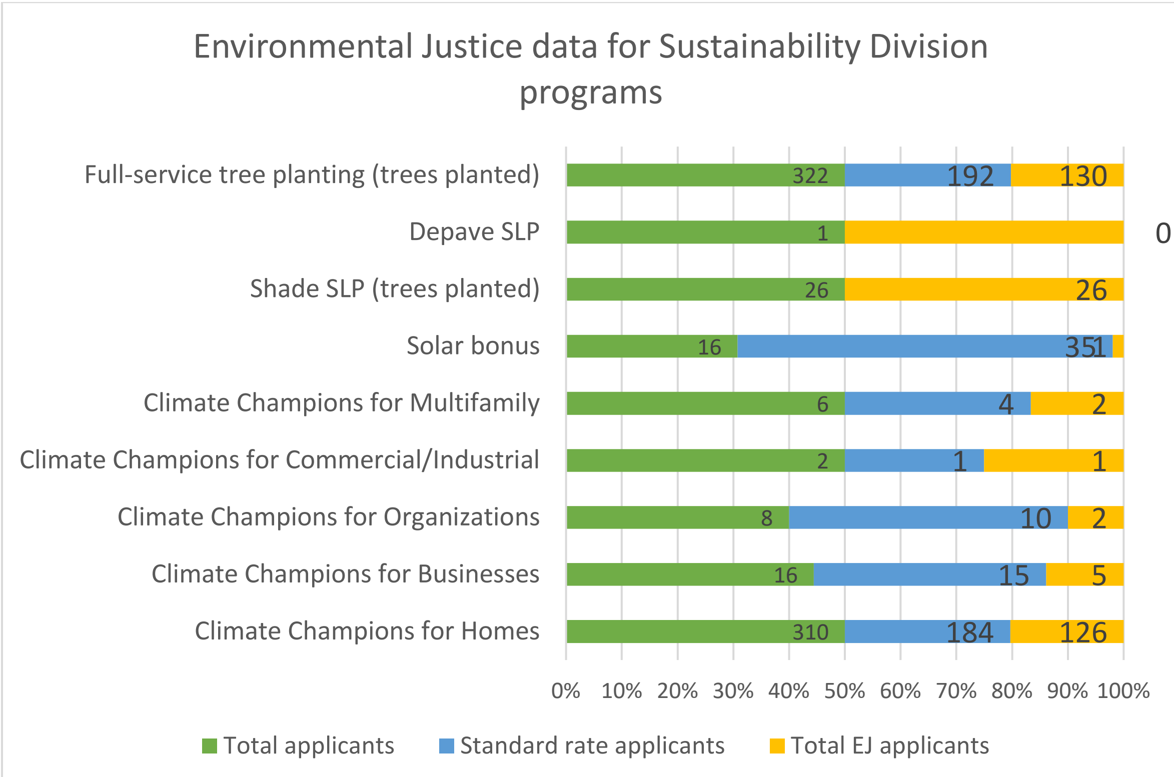
Risks: Success depends on property owners' willingness to demolish parking spaces

CAP strategies' annual target: N/A (no targets listed for Advanced Strategies)

2025 results: 0 private parking lots partially depaved (interest received but no applications)


Tree programs and Depave SLP:
Historic and projected participation
160
140
120
100
80
60
40
20
0
Participants
2022
2023
2024
2025
2026
Year
Shade SLP
Depave SLP
Full-service tree planting
Discounted tree treatment

Environmental Justice participation rates



With the exception of Depave SLP, all programs have had strong participation from environmental justice communities within the city.

II. Other 2026 sustainability initiatives

Other sustainability activities, projects, programs and policies under development or consideration

- Tracking notices of funding opportunities and completing applications for state and federal grants (see next page)
- Idling reduction fleet policy and *Idle-Free SLP* public educational campaign
- Climate equity map and Environmental Stewardship dashboard
- EV Roadmap (internal 5-year plan for municipal EV charging stations)
- Energy assistance programs (promoting, coordinating providers and advocating for improvements)
- Advocacy at the Xcel Energy and CenterPoint Energy triennial program design meetings, state legislature and the Public Utilities Commission around various topics:
    - Solar consumer protections
    - Electricity as a vehicle fuel – fees to station owners

    - CenterPoint rebate programs
    - Low Income Home Energy Assistance Program (LIHEAP/EAP)
    - Residential building energy codes
    - Commercial building energy codes technical support grants
- Membership in various work groups, committees, coalitions and organizations, including:
    - Midcontinent Independent System Operator (MISO) Cities and Communities Coalition
    - Hennepin County climate resiliency and tree policy work groups
    - MnDOT Local Agency Vehicle Miles Traveled work group
    - University of Minnesota Environment and Energy in Transportation Research Council
    - Utility ECO (Energy Conservation and Optimization programs) Income-Eligible Working Group
    - Advanced Building Energy Codes working group
    - Minnesota Community Energy Network
    - Urban Sustainability Directors' Network
    - Climate Mayors
    - Minnesota GreenStep Cities and Tribal Communities
    - U.S. Department of Energy's Better Buildings & Better Plants Initiative

These projects, programs and policies are not incentive-based and therefore not funded from the CIF.

Grant applications summary

Staff routinely seek out grant funding opportunities from partners at the federal and state level and from foundations and will add additional programs or projects to the work plan or supplement funding for planned programs as opportunities arise. A summary of recent grant applications and their disposition is below.

PROGRAM NAME	FUNDING ORGANIZATION	PURPOSE AND PROJECT	FUNDING SOUGHT	STATUS
EECBG (Energy Efficiency Community Block Grant)	US Dept of Energy	Purpose: Assist eligible local governments, states and territories, and Indian tribes in implementing strategies to reduce fossil fuel emissions. Project: Staff applied for funds to replace aging high-bay garage doors at the MSC with high-speed garage doors to trap more heat during the winter.	$114,140 (formula funds)	Project completed. Awaiting final review and reimbursement from the Department of Energy.
Great Lakes Environmental Justice Thriving Communities Grantmaking Program	The Minneapolis Foundation (funding secured from the EPA)	Purpose: Provide one-year grants of up to $150,000 for assessment and engagement efforts that increase understanding of the breadth, depth, or impact of local environmental or public health issues. Project: Community engagement on the impacts of climate change in the Aquila and Texa-Tonka neighborhoods.	$50,000	Awarded, work underway and is expected to be complete by December 2026.

PROGRAM NAME	FUNDING ORGANIZATION	PURPOSE AND PROJECT	FUNDING SOUGHT	STATUS
IGNITE 2025	Hennepin County	Purpose: The IGNITE Community Climate Mitigation Fund is a program designed to provide seed funding to municipalities, public schools, nonprofits, not-for-profit organizations, neighborhood organizations, or Community Based Organization (CBOs) within Hennepin County. This fund will support tangible projects that directly reduce GHG emissions within their communities, contributing to countywide climate targets. Project: Replace aging natural gas landscaping equipment with electric models.	$30,000	Project completed. One electric lawn mower, two electric leaf blowers, two electric chainsaws, and one electric concrete saw procured in fall 2025.

PROGRAM NAME	FUNDING ORGANIZATION	PURPOSE AND PROJECT	FUNDING SOUGHT	STATUS
IGNITE 2026	Hennepin County	Purpose: The IGNITE program is designed to provide funding to municipal partners and not-for-profit organizations within Hennepin County. This fund supports entities in implementing tangible projects that directly reduce or prevent GHG emissions within their communities, contributing to countywide climate targets. Project: Replace 11 high-pressure sodium high pole area lights at the Municipal Service Center with efficient LED alternatives.	$14,975	Awarded. Funding frozen by county until June 2026 due to budget constraints. If funding is made available, expected to be completed by fall 2026.
Implementation Grants for Community Resilience	Minnesota Pollution Control Agency	Purpose: Provide an opportunity for communities to address publicly-owned assets that need to be installed, upgraded, or hardened for climate resilience and to protect public health during extreme weather and the ongoing impacts of Minnesota’s changing climate. Project: Shade structures at Aquila Park and Ainsworth Park.	$262,640 (requires 10% in kind match)	Awarded, work underway and expected to be complete by spring 2027.

PROGRAM NAME	FUNDING ORGANIZATION	PURPOSE AND PROJECT	FUNDING SOUGHT	STATUS
Local Climate Action Grants: Planning Grants 2026	Minnesota Pollution Control Agency	Purpose: Develop or implement plans of action that enable local jurisdictions to adapt to extreme weather events and a changing climate and/or to reduce the local jurisdiction's contributions to the causes of climate change. Project: Climate Action Plan update and 5-year workplan.	$40,000 (required 50% match)	Awarded. Pending match funding, expected to be completed by fall 2027.
Statewide environmental assistance grants	Minnesota Pollution Control Agency	Purpose: This program's primary goals are to reduce waste generated in Minnesota and reduce greenhouse gases emitted by manufacturing new items. Project: Under consideration. May apply for funding to study and score existing buildings for future reuse.	TBD. The minimum individual project amount should be $25,000 to $150,000. Local direct and indirect matching support of at least 20% of the grant amount required.	TBD

Direct Pay

The Inflation Reduction Act of 2022 allowed non-tax-paying entities to receive the financial benefit of clean energy tax credits via "direct pay." Finance and sustainability staff collaborated to better understand IRS requirements and file clean energy projects annually. All direct pay reimbursements are deposited into the city's general fund.

Here is an overview of the direct payments received to date and those expected:

PROJECT YEAR	DESCRIPTION	AMOUNT EXPECTED	STATUS
2023	• Rooftop solar on The Rec Center	$111,986	$119,485.90 received (interest added)
2024	• Rooftop solar on Fire Station 1 • Chevy Blazer EV • Aquila Park EV charging stations	$68,398	Awaiting payment (with interest)
2025	• Two Chevy Blazer EVs • One Ford F150 Lightning EV	$22,500	Submitted March 2026, awaiting payment

The One Big Beautiful Bill Act of 2025 repealed tax credits for electric vehicles and charging infrastructure and outlined the phaseout of commercial solar tax credits. While direct pay is still available to qualifying entities, the available credits are now more limited.

Executive summary

Title: Connected infrastructure system wrap-up

Recommended action: None

Policy consideration: The purpose of this report is to summarize the outcomes of the recent discussions within the connected infrastructure system study sessions.

Summary: On April 27, 2026, the council completed a series of discussions focused on advancing the city's strategic priority related to connected infrastructure. These discussions primarily focused on public policy, construction, operations and maintenance of connected infrastructure.

The study session system started on March 9, 2026. Since then, staff have provided the council with information, and there have been several policy discussions on topics related to connected infrastructure. This report serves as a summary of all the discussions and includes the council direction provided.

Financial or budget considerations: Funds are budgeted in the capital improvement plan (CIP) for connected infrastructure projects. The additional funds to implement the topics discussed during this system will be brought forward to the council as a part of the 2027 budget discussions.

Strategic priority consideration: St. Louis Park is committed to providing safe, reliable and well-maintained infrastructure and neighborhoods that connect people and places with an emphasis on walking, biking and transit.

Supporting documents: Discussion

Prepared by: Debra Heiser, engineering director
Reviewed by: Jack Sullivan, assistant city engineer
Approved by: Cindy Walsh, deputy city manager

Discussion

Background: This system included study sessions covering a range of topics relating to infrastructure. They were all centered on policy and offered opportunities to consider how infrastructure is planned for, constructed and maintained in the city.

Topics had self-contained outcomes based on various policy and practice questions. Reports on these topics were considered and discussed by the city council, and where appropriate, direction on future expectations and outcomes was provided to staff for implementation.

Two topics were originally scheduled for this study session as written reports: Webster Park and the TH 169 Multimodal Study. Due to incomplete information, these reports were not brought forward at this time. Once staff receive the necessary information, the topics will be shared with the council as study session reports.

A summary of the topics covered in this system and outcomes:

Report: Connected infrastructure system introduction
Date: March 9, 2026

> **Overview:** Staff introduced the system, including an overview of the connected infrastructure capital planning process and guiding documents. The proposed topics included in the system all center on connected infrastructure policy and provide opportunities to consider how connected infrastructure is planned for, constructed and maintained in the city. The topics examined current programs and offered opportunities, identified by both council and staff, for expansion or adjustment where applicable.
>
> *Outcomes:* The council generally approved of the topics included in the system.

Discussion: Safe Streets Action Plan
Date: March 9, 2026

> **Overview:** In 2023, the City of St. Louis Park obtained a grant through the federal Safe Street and Roads for All (SS4A) program to develop an action plan to improve road safety.
>
> Since that time, staff have been working with Short Elliott Henrickson Inc. (SEH) to engage community stakeholders and develop a Safe Streets Action Plan focused on reducing and ultimately eliminating severe and fatal crashes for everyone using the transportation system. Safe access for all users is a key part of a strong transportation network and supports the ability of all residents to thrive. As a part of the discussion, SEH presented the draft plan outlining objectives, policies and recommendations that will guide future transportation investments and improvements.
>
> The Safe Streets Action Plan provides a data-driven framework to guide future transportation safety investments, policies and funding decisions in St. Louis Park.

Developed with support from SEH and input from residents, schools, partner agencies and advisory committees, the plan focuses on reducing and ultimately eliminating fatal and severe injury crashes by 2050, with an interim benchmark of a 50% reduction by 2040. The plan evaluates crash history, high-risk locations, equity indicators and community feedback to identify where safety investments are most needed.

The plan identifies 28 priority locations and recommends a range of strategies, including intersection improvements, pedestrian crossing enhancements, traffic calming, visibility improvements, signal timing changes, demonstration projects, policy updates and continued coordination with county and state agencies. While the plan does not fund specific improvements, it positions the city to pursue future grants and incorporate safety priorities into capital planning.

Outcomes: The purpose of this discussion was to present the Safe Streets Action Plan to council prior to the vote. The plan was approved by the city council on April 6, 2026. Moving forward, staff will work on incorporating priority locations and strategies into future capital planning and workload.

Discussion: Minnetonka Boulevard Phase 2
Date: March 23, 2026

Overview: In 2027, Hennepin County is proposing to reconstruct CSAH 5 (Minnetonka Boulevard) from Xylon Avenue to Vernon Avenue. This project is needed to repair existing infrastructure, remove barriers to active transportation and transit and replace at-risk watermain. Staff from Hennepin County and the city presented the recommended design to the city council, along with costs associated with operation and maintenance of each of the three concepts.

Staff recommend that the city council approve Concept B as the preferred concept design for the Minnetonka Boulevard Reconstruction project for the following reasons:

- Concept B provides a two-way facility on both sides of the street. Regardless of which side of the street a person starts on, they can go both directions legally, safely and more comfortably. They would only need to cross Minnetonka Boulevard if their destination was on the other side of the road.
- It does not have the operational drawbacks for property owners or solid waste collections that we have observed for a facility like Concept A.
- Annual cost for operation and maintenance is lower than the other concepts.

Outcomes: The purpose of this discussion was to present to the council the recommended design for Minnetonka Boulevard Phase 2 prior to bringing it to the community at a public open house on April 15, 2026. The Public Hearing for this project was held on May 4, 2026, and the project will be brought forward for approval at the city council meeting on June 1, 2026.

Discussion and Tour: Green Line Extension Light Rail
Date: April 20, 2026

Overview: Green Line Extension (GLE) light rail staff accompanied the city council on a tour of the light rail transit stations in St. Louis Park. Following the tour, Metropolitan Council staff presented an update on the project's status, including progress on systems testing and public involvement efforts to support a successful launch in 2027.

Outcomes: The council generally appreciated the tour and update from the GLE staff.

Discussion: Railroad safety study
Date: April 27, 2026

Overview: Staff engaged SRF Consulting to complete a railroad safety study for the Canadian Pacific/Kansas City (CPKC) railroad corridor that runs north–south through the city. The purpose of the study is to evaluate each crossing and develop recommendations for physical infrastructure improvements that may be necessary to meet the requirements for establishing a railroad quiet zone, which would reduce or eliminate routine train horn noise at qualifying crossings.

Staff presented the findings of the safety study, including the subzones.

Outcomes: The council provided staff with the following direction based on this discussion:

- Continue to monitor funding opportunities for railroad safety improvements.
- *Subzone D:* move forward with whistle quiet zone implementation as described in the study.
- *Subzone B and C:* Complete engagement with the neighborhoods to get community feedback on the study findings. Bring it back to council next year for consideration as a part of next year's study session system.
- *Subzone A and E:* Continue to work with Golden Valley and Edina on their railroad safety studies. Once their work is complete, bring the findings back to the council for additional discussion and direction.
- *Subzone A:* implement physical infrastructure improvements as a part of the Wayzata/ Zarthan/ 16th corridor project, currently scheduled for 2030.

Executive summary

Title: Wooddale Station redevelopment update – Ward 2

Recommended action: No formal action at this time.

Policy consideration: Does the council support the proposed Wooddale Station redevelopment revisions to limit the project to the city-owned parcel?

Summary: On Jan. 12, 2026, city council reviewed a proposal from Sentinel Management Company for redevelopment of the Wooddale Station site, including the city-owned 5950 36th St. W. property and the adjacent private property. The developer proposed a mixed-use, mixed-income development with approximately 265 housing units, including 58 affordable units, 7,000 to 10,000 square feet of commercial space, and a public plaza fronting Wooddale Avenue and the Green Line Light Rail Transit (LRT) station. On March 2, 2026, the Economic Development Authority (EDA) adopted a resolution approving a preliminary development agreement between the city, the EDA and Sentinel Management Company. Since that time, the developer has worked closely with staff to prepare for planning approvals and to apply for financial assistance. The developer also partnered with the city to apply for grants from the Metropolitan Council, Hennepin County and the Minnesota Department of Employment and Economic Development to support construction/site cleanup activities.

Sentinel Management Company has been in discussions with the owner of the parcel adjacent to the city-owned property. To date, the developer and property owner have been unable to reach mutually agreeable terms. The developer has shared this information with staff and has expressed a commitment to redevelop only the city-owned parcel if unable to purchase the private parcel. Sentinel is working with ESG Architects on early concept plans for the city-owned site and, if negotiations continue to stall, plans to proceed with applications for planning and zoning approvals and financial assistance for redevelopment of the city-owned parcel only. Although the project would be smaller in scale, Sentinel anticipates it will still meet the city's primary goals for the site including a mixed-income, high density, mixed-use development with a public plaza adjacent to the Wooddale Avenue Green Line station.

Financial or budget considerations: The precise purchase price of the EDA's property, as well as the amount of any financial assistance necessary to bring this latest Wooddale Station redevelopment to fruition have yet to be determined.

Strategic priority consideration: St. Louis Park is committed to providing a range of quality, affordable and attainable housing options.

Supporting documents: None.

Prepared by: Dean Porter-Nelson
Reviewed by: Jennifer Monson, economic development manager
Sean Walther, deputy community development director
Karen Barton, community development director/EDA executive director
Approved by: Cindy Walsh, city manager

Executive summary

Title: Revisiting proclamation guidelines

Recommended action: Council to review current proclamation guidelines and decide if changes should be made to ensure guidelines are clear.

Policy consideration: Ensure proclamation guidelines that help amplify community activities and recognitions aligned with city strategic priorities.

Summary: Currently, members of the public can request a proclamation or presentation through an online form on the city website. While guidelines for review are listed, including aligning with strategic priorities, they leave room for interpretation. Staff have provided recommendations for changes to the current guidelines.

Financial or budget considerations: None

Strategic priority consideration: St. Louis Park is committed to being an inclusive, equitable and vibrant city where everyone feels safe and experiences a strong sense of belonging.

Supporting documents: None

Prepared by: Jacque Smith, communications and technology director
Approved by: Cindy Walsh, deputy city manager

Discussion

Background: Currently, members of the public can complete the agenda item request form on the city website to request a proclamation. Submission of a request does not guarantee placement on an agenda. Proclamation requests must reflect or be related to at least one of the city's strategic priorities. The city manager makes the final determination regarding placement of items on any city council agenda.

Present considerations: The existing guidelines for proclamations leave significant room for interpretation and do not provide clear criteria for staff or for the public. Staff recommends updating the guidelines as follows, based on research from other cities.

Revised proclamation guidelines

Purpose: Proclamations are ceremonial documents issued by the City of St. Louis Park to honor, celebrate or raise awareness of events, causes, or achievements of significance to the community and in alignment with the city’s strategic priorities. These guidelines establish a clear and equitable process for requesting and issuing proclamations.

Authority: The city council may issue proclamations at regular council meetings. The city manager determines final placement of items on council agendas.

Acceptable proclamation types:
Note: Requests will only be accepted from St. Louis Park organizations, or St. Louis Park residents affiliated with organizations.

- Recognize community events sponsored or supported by the city.
- Raise awareness on issues of broad interest aligned with the city’s strategic priorities.
- Recognize noteworthy individuals who have made an impact on the community.
- Acknowledge significant events, milestones or achievements involving the city.
- Highlight major local, national or cultural observances related to the community’s interests and the city’s strategic priorities.

Proclamations the city will not issue:

- Matters of political controversy, ideological positions or religious beliefs.
- Private celebrations such as birthdays, weddings, reunions or retirements.
- Commercial solicitations or promotional events, even if held at city facilities.
- Events or organizations without a direct relationship to St. Louis Park.

Request process: Requests will only be accepted from St. Louis Park organizations, or St. Louis Park residents affiliated with organizations. Requests must be submitted using the agenda item request form. When council members and staff receive proclamation requests, they should direct those requests to the website. Submitting a request does not guarantee placement on an agenda. All requests are reviewed to determine appropriate handling and alignment with city strategic priorities. Requests must be received at least 15 business days prior to the desired council meeting. Priority consideration will be given to requests submitted within this timeframe; late requests may be deprioritized based on the volume of requests.

Attendance: The requesting individual, or a representative of the requesting individual or organization, will be invited to attend the council meeting where the proclamation is read.

Annual renewal: Proclamations are not automatically renewed. A new request must be submitted each year. Organizations do not hold exclusive rights to the day, week or month tied to their proclamation.

Bridge lighting requests: Any Hwy. 7 and Louisiana Avenue bridge lighting requests require an approved city council proclamation.

Communications: Only city-staff-originated proclamations are shared through select city communications channels. Proclamations requested by the public will be shared only during the live broadcast/recording of the city council meeting at which the proclamation is read, and not through any other city communications channels except being listed on current-year list of proclamations on the city website.

Posting and archiving: A current-year list of proclamations is maintained on the city website. Prior-year proclamations are archived as part of council meeting agendas and minutes and can be retrieved by the public online or by request of the city clerk's office.

Right to modify or decline: The city reserves the right to edit proclamation text, issue summary readings, approve or deny any request, and make exceptions when in the public interest. Proclamations serve as public service documents and are not legally binding nor do they represent an endorsement by the St. Louis Park City Council or by the City of St. Louis Park.

Next steps: If council agrees with these revised guidelines, they will be implemented immediately and reflected on the city website and in other locations where proclamation information is provided to the public. *Note: Proclamations should not be confused with public statements, which the council may choose to make in response to issues outside of the suggested guidelines listed above.*

Executive summary

Title: Proclamation honoring William E. Davies

Recommended action: Mayor read the proclamation honoring William (Bill) E. Davies and present the proclamation to Bill and his family.

Policy consideration: None.

Summary: Following their active service, veterans of the Vietnam Conflict notably served their communities through volunteerism, advocacy, professional distinction, public service and philanthropy. The Vietnam Veterans Memorial Fund (VVMF) exists to collect the stories of veterans' Vietnam service and award them for their efforts beyond their military service.

In April 2026, staff received notification that William (Bill) E. Davies has been awarded the prestigious 2026 Service Beyond Service Award from the Vietnam Veterans Memorial Fund. Bill is one of just 49 award recipients in 2026 and he is the only recipient in the State of Minnesota.

Bill's nomination for the Service Beyond Service Award includes mention of his outstanding career with the United States Army and his longstanding contributions to a remarkably varied group of numerous organizations following his military career. He exemplifies this award through his lifelong example of volunteerism and active work within a breathtaking number of groups throughout our community. We are so fortunate to have him as a resident of St. Louis Park.

The community of St. Louis Park has been changed for the better by the lifelong contributions of William (Bill) E. Davies' incredible energy and the leadership he has shared with us.

Financial or budget considerations: Not applicable.

Strategic priority consideration: St. Louis Park is committed to being an inclusive, equitable and vibrant city where everyone feels safe and experiences a strong sense of belonging.

Supporting documents: Proclamation

Prepared by: Amanda Scott-Lerdal, deputy city clerk
Reviewed by: Melissa Kennedy, city clerk
Approved by: Cindy Walsh, deputy city manager

Resources:

The City of St. Louis Park and William E. Davies invite you to learn more about the Service Beyond Service Award and engage in community opportunities to share in the spirit of volunteerism:

- Service Beyond Service Award - Vietnam Veterans Memorial Fund
- The Registry - Vietnam Veterans Memorial Fund
- St. Louis Park and Hopkins Sun Sailor guest columnist Bruce Lindquist's article congratulating Bill Davies published April 8, 2026

A brief list of William E. Davies' contributions to the community of St. Louis Park, the State of Minnesota, and to the United States of America is as follows:

- Commander American Legion Post 282, St. Louis Park, Minnesota
- Chef de Gare, Voiture 1281 Veterans Organization, Minnesota
- St. Louis Park Rotary Club – 42-year member and served as president
- District 5950 committee participation
- Scouting America – Scout leader for 44 years and presently Honorary Council member of Northern Star Council
- National Jamborees: attended seven events as a leader
- National Catholic Committee on Scouting - National Chair 2007-2010
- Lenox Foundation supporting St. Louis Park Senior Center – served as president from 2023 to 2025
- Founding President of St. Louis Park Football Association for youth
- Lifetime member of VFW Post 435
- Member of St. Gabriels Catholic Church: finance committee, usher, sacristan and other church committees
- St. Louis Park Little League – served as President

Recognitions William E. Davies has received:
- Scouting America - National Duty to God Award
- Scouting America - The Silver Antelope Award
- National Catholic Committee on Scouting
- Brother Barnabas Founders Award
- The Silver St. George Emblem
- The Rotary Service Above Self Award

St. Louis Park
MINNESOTA
Experience LIFE in the Park

Proclamation honoring William E. Davies for his contributions to the St. Louis Park community and for the 2026 Service Beyond Service Award

Whereas William E. Davies (Bill) served in the U.S. Army from December 1967 to December 1969 including service with the 101st Airborne Division in Vietnam from May 1968 to May 1969 and earned the Bronze Star for Meritorious Service and the Army commendation medal for Meritorious service; and

Whereas Bill and his beloved wife Kay moved to St. Louis Park in April 1972, where they raised their family together; and

Whereas Bill has shared his leadership skills, invaluable time and wealth of experience with a plethora of community organizations following his military service; and

Whereas the main themes in Bill's community work highlight his leadership and passion, which he shared with scouting, Catholic faith organizations, the St. Louis Park Rotary, the American Legion Post 282, the Voiture 1281 Veterans Organization, District 5950, the St. Louis Park Senior Center, the St. Louis Park Football Association for Youth, the St. Louis Park Little League and the VFW Post 435; and

Whereas the community of St. Louis Park will forever be grateful and proud of the indelible mark Bill's service has made; and

Whereas William E. Davies was awarded the prestigious 2026 Vietnam Veterans Service Beyond Service Award on March 29, 2026,

Now therefore, let it be known that the mayor and city council of the City of St. Louis Park, Minnesota, hereby honor William E. Davies, forever memorializing and recognizing his contributions to the St. Louis Park community.

Wherefore, I set my hand and cause the Great Seal of the City of St. Louis Park to be affixed this 18th day of May 2026.

CITY OF ST. LOUIS PARK
CORPORATE
SEAL
HENNEPIN CO., MN

Nadia M.

____
Nadia Mohamed, mayor

Executive summary

Title: Recognition of donations

Recommended action: Mayor announce and express appreciation for the following donations to the city and listed on the consent agenda.

From	Donation	For
Kidde	$59,970	Donation to support the fire department with 1,000 smoke alarms

Strategic priority consideration: St. Louis Park is committed to creating opportunities to build social capital through community engagement.

Supporting documents: None.

Prepared by: Amanda Scott-Lerdal, deputy city clerk
Reviewed by: Melissa Kennedy, city clerk
Approved by: Cindy Walsh, deputy city manager

Unofficial minutes
Study session
St. Louis Park, Minnesota
April 27, 2026

The meeting convened at 6:22 p.m.

Council Members present: Daniel Bashore, Jim Engelking, Sue Budd, Tim Brausen, Yolanda Farris, Paul Baudhuin, Mayor Nadia Mohamed

Council Members absent: none

Staff present: city manager (Ms. Keller), deputy engineering director (Mr. Sullivan)

Guests: Will Fenner and Justin J. Scott, SRF Group

Discussion Item

1. Canadian Pacific Kansas City Railroad safety study

Mr. Sullivan presented the staff report. He was joined by Justin Scott and Will Fenner of SRF Consulting Group, representing their freight rail planning division. The three noted they had previously appeared before the council approximately one year prior to present a high-level overview of quiet zones.

Mr. Sullivan explained that the study is formally referred to as a railroad crossing safety study rather than a quiet zone study, as the broader framing opens more funding opportunities. He noted that the community's primary concern driving the study has been train horn noise. He outlined the agenda for the presentation: an overview of quiet zones, a summary of the city's 14 public crossings, findings from the diagnostic field meeting, an introduction to the sub-zone framework and estimated costs.

Mr. Sullivan described a quiet zone as a designated segment of railroad track where trains are not required to routinely sound their horns, though they may still do so for safety reasons. Quiet zones are governed by the Federal Railroad Administration (FRA) and require crossings to meet four minimum criteria: flashing lights, gate arms, constant warning time devices and power-out indicators. He noted a rough per-crossing implementation cost of approximately $1,250,000, with higher costs anticipated at larger intersections.

Mr. Sullivan reported that St. Louis Park has 14 public roadway crossings along the Canadian Pacific Kansas City (CPKC) rail line, which runs north-south parallel to Highway 100. The corridor also includes crossings in Golden Valley and Edina due to their proximity. Train frequency currently averages approximately two per day, though the schedule has shifted between daytime and overnight operations over the years and is entirely market driven.

Following field visits conducted jointly with CPKC representatives, FRA officials, Minnesota Department of Transit (MnDOT) staff, city staff and SRF consultants, the study found approximately half of the city's crossings do not meet the minimum quiet zone criteria. The study also identified that the city could be organized into five geographic sub-zones rather than treated as a single zone, offering flexibility in implementation.

Sub-zone A covers two crossings in Golden Valley and one in St. Louis Park at Wayzata Boulevard. Sub-zone B covers one crossing at Cedar Lake Road. Sub-zone C covers 28th and 29th Streets near Dakota Park. Sub-zone D covers the Walker Lake area and includes crossings that already meet minimum requirements. Sub-zone E covers crossings extending into Edina.

Mr. Sullivan stated that a citywide implementation across all five zones would cost approximately $10,000,000 in St. Louis Park alone, not including costs in Golden Valley or Edina. He noted that sub-zone D could be implemented for as little as $50,000, or up to approximately $190,000 if additional recommended enhancements were included and could be established within approximately 18 months of initiating the FRA process.

Council Member Brausen asked whether the Cedar Lake Road crossing in sub-zone B already had crossing arms. Mr. Sullivan confirmed it does not and has only cantilever lights, which is why it does not meet the minimum criteria.

Council Member Budd asked whether sub-zone D could be designated as a quiet zone on its own. Mr. Sullivan confirmed it could, and that the application process could begin immediately. Mr. Scott elaborated on the FRA notice process, explaining that a notice of intent allows safety-measure implementation to move forward, followed by a notice of establishment that begins a 21-day review period. He noted this process typically spans approximately 18 to 36 months and that his firm has a 100% approval rate on submitted notices of intent.

Council Member Budd asked whether the study incorporated analysis of residential density and demographics along each sub-zone. Mr. Sullivan confirmed that the study included analysis of populations under age 18, multifamily housing, income levels and BIPOC community representation, with greater demographic diversity found in sub-zones B, C and D. Ms. Heiser added that land use factors such as hotels, schools, parks, hospitals and senior care facilities were also mapped.

Ms. Heiser noted that the Wayzata Boulevard crossing in sub-zone A is already included in the city's capital improvement plan (CIP) as a 2030 project and the crossing will be constructed to be quiet-zone ready. She also noted that 28th Street is part of the 2026 pavement management project but that the necessary crossing improvements are railroad infrastructure, not roadway work, and were not incorporated into that project's scope.

Mr. Sullivan described the crossing closure option, noting that 29th Street and 42nd Street were identified as the strongest closure candidates due to parallel routes on 28th Street and 41st Street respectively. Closing a crossing eliminates the approximately $1,250,000 upgrade cost and may generate up to $100,000 in railroad contributions toward closure costs. Mr. Sullivan noted that closure permanently eliminates the crossing for all users including pedestrians and cyclists.

Council Member Engelking noted that 42nd Street serves as a key pedestrian and bicycle connection to Jackley Park and expressed the view that a full closure there would likely be unacceptable to the neighborhood.

Council Member Baudhuin asked whether the crossing closures could reduce costs meaningfully, noting the proximity of sub-zone C crossings to multiple parks, and indicated interest in exploring closure of 29th Street with thorough community engagement.

Council Member Baudhuin asked whether the study included any crash history data. Mr. Sullivan confirmed the study did include crash analysis as part of the initial tabletop exercise and stated there are no known crash problems at these locations. Mr. Scott clarified that the federal funding framing as a safety study is strategic, as no federal funding exists specifically for quiet zones, but programs do fund rail crossing safety improvements. He noted that any crossing lacking gate mechanisms is considered unsafe by MnDOT standards and that the Section 130 program, which funds lights, gates and constant warning time improvements, is significantly oversubscribed at the state level.

Council Member Budd asked whether there was any risk that the city could invest $9,000,000–$10,000,000 and then have the railroad revert to a daytime schedule, eliminating the noise concern. Mr. Sullivan acknowledged this was entirely possible, as the city has no control over train scheduling, which is driven by market forces.

Council Member Engelking, who resides approximately 100 feet from the line, described the current pattern of two overnight trains running approximately 11 to 11:30 p.m. and 1:30–2:30 a.m. and noted the schedule had been consistently daytime for eight years before switching to nights.

Council Member Budd asked how long the schedule had historically varied. Mr. Sullivan confirmed it has varied over the years and most recently has moved back to an overnight schedule.

Mr. Scott noted that the CPKC line through St. Louis Park is not a major national through-corridor and currently serves a limited number of businesses. He acknowledged that volume could increase if significant industrial or commercial development occurred along the corridor but considered major growth unlikely.

Council Member Bashore noted that the safety study framing was partly aspirational given the corridor's low risk profile and asked whether calling it a safety study while acknowledging no safety problems could undermine a grant application. Mr. Scott stated that MnDOT and the FRA do consider any crossing without gates to be a safety concern regardless of crash history and that the narrative would be framed around the Section 130 program's funding limitations in metropolitan areas.

Mayor Mohamed acknowledged the quality-of-life impact reported by residents and expressed support for pursuing sub-zone D as a near-term, affordable action. She stated she was not prepared to commit to the 20% local match required for a potential federal 80/20 grant for a larger project without more information and expressed interest in a phased approach. She also noted the importance of understanding what partner cities Golden Valley and Edina intend to do before pursuing zones A or E.

Council Member Bashore asked whether the city could pursue grant funding while retaining the ability to withdraw if external funding was not secured. Ms. Heiser confirmed this was possible and that the council typically adopts a resolution before applying for large grants, similar to the approach used for the Oxford- Louisiana project.

Ms. Keller clarified that the city's grant strategy is to ensure projects are already in the CIP before seeking supplemental funds, and that adding items to the CIP involves trade-offs with other planned projects. She stated that if the council directed staff to add sub-zones B, C or beyond to the CIP, those items could be added but would require displacing other priorities.

Council Member Baudhuin expressed support for moving forward with sub-zone D promptly. including pursuing the available grant opportunity with an application deadline of June 8, 2026. He also expressed interest in pursuing sub-zones B and C and asked whether a grant application could be submitted for those zones. Ms. Heiser noted that sub-zone D does not qualify for a grant given its scope. Ms. Keller indicated the team needed to review the grant requirements more closely before determining applicability.

Council Member Brausen expressed support for sub-zone D but stated he wanted more community engagement before committing to the larger cost of zones A, B, C, or E. He noted the significant constituent concern about tax increases and said residents should be presented with the cost information before the city commits to larger investments.

Council Member Baudhuin raised the concern that waiting entirely for passive integration into CIP projects could mean a 20-year delay for 28th and 29th Streets, given that those roads were recently reconstructed. Ms. Heiser clarified that because those crossings require only railroad infrastructure work rather than road reconstruction, they could be addressed at any time independent of pavement management cycles.

Council Member Baudhuin asked about staff workload implications of adding zones B and C to the current CIP cycle. Ms. Heiser responded that staff is currently committed to the 2027 and 2028 projects and that the earliest realistic CIP integration would be 2029. She recommended completing community engagement first, then revisiting the CIP in the next annual cycle.

Council Member Baudhuin expressed a preference for proactive planning for zones B and C contingent on securing external funding rather than waiting passively. Ms. Keller suggested a middle path of completing sub-zone D implementation, conducting community engagement this year and incorporating findings into the 2027 CIP update process.

Council Member Baudhuin noted concern that residents living immediately adjacent to the tracks may push strongly for faster action even at significant cost.

Ms. Heiser noted that the Walker Lake District reconstruction project incorporated quiet-zone-ready improvements at sub-zone D crossings, setting the city up for implementation in that sub-zone.

Council Member Budd stated she supported sub-zone D and that the prior Walker-Lake investment made it a logical first step.

The council's consensus was to move forward with sub-zone D implementation. Ms. Keller summarized the direction from council as follows: proceed with sub-zone D implementation; conduct community engagement for sub-zones B and C; coordinate with Golden Valley and Edina on sub-zones A and E; and continue planning for the Wayzata Boulevard crossing as part of the 2030 CIP project. Council confirmed this summary.

Council Member Budd requested that staff provide the demographic and land use data compiled during the study, including BIPOC population, age and income information by sub-zone. Ms. Heiser confirmed this would be provided.

Council Member Engelking noted that residents were likely to appreciate the thoroughness of the city's analysis even if full implementation was not immediately affordable. He expressed the view that transparency about costs would help residents understand why a comprehensive solution is not immediately feasible.

Council Member Engelking shared that he had chosen to purchase a home in St. Louis Park in 2015 partly because trains ran only during the day and indicated he would have reconsidered if overnight operations been in place at that time.

Written Report

4. Development update Q2 2026

Council Member Budd noted that at least one development was missing from the written report and asked whether this was an oversight. Staff indicated it may relate to a project still before the board.

Council Member Engelking raised a question regarding the workforce diversity goals cited in the report, specifically noting a discrepancy between the 6% female participation goal referenced in the city's inclusionary policy document and the 20% figure reflected on page 11 of the written report. He asked staff to clarify which figure was correct. Ms. Keller indicated she would follow up. Council Member Engelking noted that meeting female workforce participation targets in the skilled trades is structurally difficult given the current composition of trade union membership.

The meeting adjourned at 7:43 p.m.

Melissa Kennedy, city clerk	Nadia Mohamed, mayor

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Unofficial minutes
City council meeting
St. Louis Park, Minnesota
May 4, 2026

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1. Call to order.

Mayor Mohamed called the meeting to order at 6:15 p.m.

a. Pledge of Allegiance.
b. Roll call.

Council members present: Daniel Bashore, Jim Engelking, Tim Brausen, Yolanda Farris, Paul Baudhuin, Sue Budd, Mayor Nadia Mohamed

Council members absent: none

Staff present: city manager (Ms. Keller), city attorney (Mr. Mattick), engineering project manager (Mr. Elgaard), deputy engineering director (Mr. Sullivan), community engagement coordinator (Mr. Coleman)

Guests: Human Rights Commission Chair (Ms. Anderson), Human Rights Commission Co-Chair (Ms. Alvarez), Nick Turner of Alliant Engineering

2. Approve agenda.

It was moved by Council Member Farris, seconded by Council Member Brausen, to approve the agenda as presented.

The motion passed 7-0.

3. Presentations.

a. Present 2025 Human Rights Award

Ms. Anderson and Ms. Alvarez presented the 2025 Human Rights Awards to the Parent Teacher Organizations (PTOs) of St. Louis Park public schools. The award recognized the coordinated mutual aid network formed by school PTOs during Operation Metro Surge, during which many immigrant families faced fear of deportation. The PTOs organized rides, supervision and food delivery to support students and families who were afraid to appear in public.

Representing their respective PTOs were Diane Jackson (Aquila Elementary), Kelsey Rohde (Susan Lindgren Elementary), Julia Wolfe Skalman (Peter Hobart Elementary), Brenna Batres (Park Spanish Immersion Elementary) and Ali Alowonle (St. Louis Park Middle School).

School Board Chair Virginia Mancini, who submitted the nomination, spoke to the scope and depth of the PTOs' mutual aid efforts and expressed gratitude on behalf of school leadership and the parent community.

A statement from organizer Kalli Reese was read on behalf of the recipients, emphasizing that the work was done out of obligation to neighbors and children rather than for recognition, and expressing pride in the St. Louis Park community.

Council Member Farris congratulated the recipients and emphasized the importance of protecting children in the community.

Council Member Baudhuin expressed that the organizing and community response during the preceding months was historic and that he had never been prouder to be a resident of St. Louis Park.

b. Proclamation observing Small Business Week

Council Member Engelking read the proclamation observing National Small Business Week. The proclamation recognized small businesses as the backbone of St. Louis Park's economy and noted that Minnesota is home to nearly 560,500 small businesses employing 1,300,000 people.

Mayor Mohamed shared that she and Congresswoman Ilhan Omar planned visits to three local small businesses — Yum! Kitchen and Bakery, Mexico City Cafe and Ullsperger Brewing — noting that these businesses were also impacted by the actions of Immigration and Customs Enforcement agents during Operation Metro Surge.

Council Member Baudhuin encouraged residents to support the small businesses at Louisiana Avenue and Cedar Lake Road, specifically mentioning Ariana Kabob & Gyro Bistro, noting that those businesses would be entering a period of significant road construction and operating on tight margins.

c. Proclamation observing Bike Month

Council Member Baudhuin read the proclamation observing Bike Month for May 2026, noting St. Louis Park's silver status designation from the League of American Bicyclists and its third place ranking in the state for bike network quality. He encouraged residents to get outside and ride, and highlighted the Kenilworth Corridor ribbon cutting event on May 9, 2026, with community activities starting at 10:00 a.m. and the ribbon cutting at 11:00 a.m.

d. Proclamation observing Asian American, Pacific Islander and Native Hawaiian Heritage Month

Council Member Baudhuin read the proclamation observing Asian American, Native Hawaiian and Pacific Islander Heritage Month for May 2026. He noted that St. Louis Park is home to approximately 2,286 residents of Asian American, Native Hawaiian and Pacific Islander Heritage (AANHPI) heritage and that AANHPI peoples are the fastest-growing population in Minnesota.

Mayor Mohamed recognized the Thai American community and their contributions to St. Louis Park through events such as Sunday Thai Markets and the Summer Songkran Festival.

e. Proclamation observing American Indian/Native American Heritage Month

Council Member Budd read the proclamation observing American Indian and Native American Heritage Month for May 2026. The proclamation recognizes the Dakota people as the ancestral and contemporary inhabitants of the lands that make up St. Louis Park and acknowledges the 11 sovereign tribal governments of Minnesota.

f. Proclamation observing Jewish American Heritage Month

Council Member Bashore read the proclamation observing Jewish American Heritage Month for May 2026. The proclamation recognizes the significant role of Jewish American communities in St. Louis Park through entrepreneurship, religious leadership and civic involvement. The proclamation affirmed the city's commitment to being a welcoming and safe community.

g. Proclamation observing Military Appreciation and National Veterans and Military Families Month

Council Member Farris read the proclamation observing Military Appreciation Month for May 2026. The proclamation recognizes nearly 290,000 veterans and present service members in the State of Minnesota, including the unique challenges they face in returning to civilian life. She expressed personal gratitude for veterans' sacrifices, noting her father's service as a Vietnam veteran and emphasizing that veterans deserve greater access to services and support.

4. Minutes.

a. Study session meeting minutes of April 13, 2026

Council Member Engelking noted two corrections to the study session meeting minutes of Apr. 13, 2026. First, the description of Option 3 in the neighborhood grant funding discussion should read "increase floors for tier 2 and 3 neighborhoods while increasing the tier 1 grant maximum" rather than "while modestly reducing the tier 1 allocation." Second, a reference to a neighborhood declining to participate after the funding floor was reduced should indicate the neighborhood was outside his ward, not inside it.

b. City council meeting minutes of April 20, 2026

No corrections were noted.

c. Special study session meeting minutes of April 20, 2026

Council Member Brausen noted that comments in the Apr. 20, 2026, special study session minutes regarding involvement in the process for 18 to 19 years and transit-oriented development along the Southwest Light Rail Line were incorrectly attributed to the mayor pro tem and should be attributed to him.

Council Member Baudhuin noted that a question in the same minutes regarding complimentary tickets was incorrectly attributed to him and should be attributed to Council Member Farris.

It was moved by Council Member Brausen, seconded by Council Member Baudhuin to approve the study session meeting minutes of April 13, 2026 as amended, the city council meeting minutes of April 20, 2026 as presented and the special study session meeting minutes of April 20, 2026 as amended.

The motion passed 7-0.

5. **Consent items.**
a. Approve city disbursements
b. **Resolution No. 26-063** accepting donations to the city to support parks and recreation department programs
c. **Resolution No. 26-064** authorizing elected official representation on external boards, committees and organizations
d. Approve Planning Commission/BOZA workplan addition
e. **Resolution No. 26-065** accepting local climate action grant award from the Minnesota Pollution Control Agency
f. Approve bid for 2026 Pavement Management project (4026-1000) - Ward 1
g. **Resolution No. 26-066** authorizing an advance of Municipal State Aid funds - Ward 4
h. **Resolution No. 26-067** approving sub-grant agreement related to DEED grant for the Beltline Station development - Ward 1
i. **Resolution No. 26-068** accepting transfer of 4300 36 1/2 Street from the EDA to the city - Ward 2
j. **Resolution No. 26-069** approving purchase agreement for 4300 36 1/2 Street - Ward 2
k. Approve temporary liquor license for The Slavic Experience

Mayor Mohamed recognized the following donations accepted under item 5b:

- Tree Trust donated $1,200 in labor for Arbor Day tree planting on May 14, 2026;
- John and Maureen Drewitz donated $1,000 for access programming at Westwood Hills Nature Center;
- Jody Harmon donated 24 binoculars to Westwood Hills Nature Center;
- Westwood Hills Nature Center visitors donated $83.23 for center programs.

Council Member Brausen noted that item 5j, the resolution approving a purchase agreement for 4300 36½ Street in Ward 2, represented the conclusion of the city's effort to return the formerly EDA-owned property to the private market at roughly the price originally paid.

Council Member Engelking added that the purchaser of the property at 4300 36½ Street is a BIPOC St. Louis Park business owner who currently rents their space and will become both an owner and a potential landlord, noting this as a fitting example during National Small Business Week.

Council Member Bashore noted that item 5f, the bid approval for the 2026 Pavement Management Project in Ward 1, includes work in his neighborhood of Bronx Park. He advised

Bronx Park residents that construction is expected to begin by late May or early June 2026 and noted that the bid came in at approximately $1,700,000 — or 20% under the Capital Improvement Plan budget. He also highlighted a community effort organized by the Bronx Park Neighborhood Association to help a resident along 29th Street relocate plants ahead of sidewalk installation.

Council Member Budd highlighted item 5e, noting that the city received a grant from the Minnesota Pollution Control Agency to support a 10-year update of the city's Climate Action Plan, to be completed in 2028.

It was moved by Council Member Brausen, seconded by Council Member Farris, to approve the consent items as listed; and to waive reading of all resolutions and ordinances.

The motion passed 7-0.

6. Public hearings.

a. Public hearing for Minnetonka Boulevard reconstruction project phase 2 (4028-7000) - Wards 1 & 3

Mayor Mohamed noted that no vote would be taken at this meeting; the vote will be taken at the city council meeting on June 1, 2026. She reminded residents in attendance that staff would be available to answer any questions after the public hearing.

Mr. Elgaard gave the staff report and introduced Mr. Turner.

Mr. Turner provided background on the project, which covers the reconstruction of Minnetonka Boulevard from west of Highway 100 to Aquila Avenue — a segment last fully reconstructed in 1956. The project schedule includes final design in 2026–2027, private utility relocations in 2027 and construction in 2028–2029 over two seasons.

Public engagement through 2025 included four phases of outreach with approximately 1,900 postcards mailed per event, 25-yard signs and around 120 in-person attendees at the Phase 3 open house in April 2025. In addition, 20 written comments were received.

Three design concepts were presented:

Concept A proposes separated bike and pedestrian facilities on each side of the road, similar to the Cedar Lake Road model, with a curb-separated bike path and an adjacent sidewalk.

Concept B proposes shared-use paths on both sides of the boulevard, allowing cyclists to travel in either direction on either side without crossing the street. It offers more green space than Concept A and lower maintenance costs but places pedestrians and cyclists in a shared space.

Concept C proposes a shared-use path on one side and a sidewalk only on the other, requiring cyclists who wish to travel in a particular direction to cross the street. It provides the most green space of the three options but limits directional flexibility for cyclists.

Staff recommended Concept B as providing the best balance of mobility, maintenance efficiency and green space. The preferred concept would require removal of approximately 175 trees, 39 of which are larger than six inches in diameter and would allow for planting of new trees to replace the caliper inches of trees removed.

Mr. Elgaard addressed maintenance and operational considerations. Concept A would require one additional full-time staff position and one specialized sidewalk snow removal machine, resulting in approximately $250,000 per year in additional snow removal costs compared to Concept B. Concept B would require one additional year-round piece of equipment (such as a pickup truck or tractor), at a substantially lower annual cost than the current corridor maintenance. Concept C would fall between A and B in cost.

Images from Cedar Lake Road were shared to illustrate challenges with curb-separated bike facilities, including snowplow interaction, illegal parking on the bike lane and solid waste collection interference.

Regarding utility undergrounding, Mr. Elgaard noted that overhead utilities exist in two segments: east of Blackstone Avenue to Highway 100 (estimated cost of approximately $200,000–$240,000 to underground) and west of Oregon Avenue to Aquila Avenue (estimated $5.3–$6.5 million, driven by a more complex feeder system from a substation). The preliminary total Xcel Energy estimate is approximately $5.5 million, not included in the current Capital Improvements Projects (CIP) and not including costs for private property reconnections or easements.

Potential funding sources include general obligation bonds, Hennepin County cost-sharing (capped at $500,000) and a City Requested Special Facility Surcharge (CRFS), which would add a surcharge to residents' electrical bills citywide over four to five years, as only $1.5 million can be collected per year.

The total estimated project cost is $39,220,000, with Hennepin County covering approximately $26,200,000 and the city responsible for approximately $13,000,000. The city's share is currently approximately $1.5 million over the CIP estimate. Staff have submitted this project for federal fiscal year 2027 community project funding.

Council Member Budd asked whether the CRFS surcharge would apply citywide or only to properties in the immediate corridor. Mr. Elgaard confirmed it would be a citywide surcharge, consistent with how Phase 1 was handled.

Council Member Budd asked whether the approximate per-bill cost of the surcharge was known. Mr. Elgaard indicated that figure was not yet available.

Council Member Bashore asked whether the $5-million-plus undergrounding cost estimate includes the cost of private property reconnections. Mr. Elgaard clarified that the reconnection costs are captured within the 5–20% cost-overestimate range and that final numbers are still being refined with Xcel Energy.

Council Member Baudhuin asked why Concept B was selected over a variation of Concept A where the boulevard would be placed back of curb with the bike lane and pedestrian path adjacent but still separate. Mr. Elgaard noted this option would warrant further investigation. He confirmed that the directional flexibility for cyclists — being able to travel in either direction on either side without crossing — was a key differentiator for Concept B.

Council Member Baudhuin asked whether striping or markings could be added to the shared-use path to better communicate its nature to users. Mr. Elgaard indicated this could be explored further in design.

Council Member Baudhuin asked whether there is long-term cost savings associated with undergrounding utilities. Council Member Brausen noted that undergrounding reduces damage from storm and wind events, which should reduce power outages. Mr. Elgaard stated he would follow up with more specific information.

Council Member Brausen asked whether a decision on utility undergrounding needed to be made at the council meeting on June 1, 2026. Mr. Elgaard indicated the goal is to provide additional information from Xcel Energy before that meeting but acknowledged the decision could be deferred if information is not yet available.

Council Member Brausen asked whether the project would be abandoned if the council declined to approve any of the three concepts. Mr. Jack Sullivan responded that while he could not speak for Hennepin County, he would expect the parties to find a path forward and return to the drawing board, subject to further discussion with the county.

Council Member Bashore asked whether data existed on safety incidents on other shared-use paths in the city. Mr. Elgaard indicated he did not have that data on hand but would look into it. Mr. Sullivan noted that the North Cedar Lake Regional Trail and Cedar Lake Regional Trail are comparable facilities in width and see hundreds of thousands of visitors per year with very low conflict rates, per communication with Three Rivers Park District.

Council Member Budd noted that over 1,500 community members had provided input through the engagement process.

Council Member Engelking noted that the snow removal cost differential between Concept A and Concept B is approximately $250,000 per year and emphasized the importance of accounting for long-term maintenance costs given the road would not likely be reconstructed again for 30–50 years.

Mayor Mohamed opened the public hearing.

Eric Judge, 2824 Xenwood Avenue in the Birchwood neighborhood, spoke as an avid cyclist and raised concerns in four areas: pedestrian-cyclist safety on shared paths, economic impact on businesses along reconstructed corridors, emergency vehicle response times and gentrification. He cited Federal Highway Administration data indicating that road diets push traffic to parallel roads, including examples from Waverly, Iowa, where parallel road accidents increased 386%, and Los Angeles, where pedestrian-vehicle accidents increased 60%. He also cited business closures in Dinkytown and along Lake Street following road reconstructions, including Ann's Parlor, Palmer's Bar and others. He urged the council to request a system-wide impact study from Hennepin County before proceeding.

Dave Carlson, 7006 West 23rd Street, identified himself as a long-time member of the Hennepin County Active Transportation Committee. He stated that Minnetonka Boulevard was the first official Hennepin County bikeway in the early 1990s and has historically served commuter and faster recreational cyclists with few vehicle conflicts. He expressed disappointment that Concept B advanced over Concept A, citing safety concerns about mixing high-speed cyclists and e-bikes with pedestrians and slower users. He suggested alternatives such as narrowing on-road shoulders to three feet on each side to create space for a two-way trail on one side while retaining a sidewalk on the other, which he argued could accommodate both user groups. He noted comparable bike lanes on county roads to the west as precedent for on-road accommodation.

Mark Berg, 2913 Webster Avenue South, stated that he had attended most public engagement sessions and had advocated for Concept A. He expressed interest in a hybrid option — which he described as potential "Concept A/B" that would place bike lanes adjacent to pedestrian ways rather than in mixed shared-use paths. He also raised the possibility of reducing the speed limit on Minnetonka Boulevard from 35 to 30 miles per hour, though he acknowledged that a statutory limitation may preclude the county from doing so, and urged the council to pursue that option if possible.

Isabelle Anderson stated support for Concept B. She noted that having a walking trail on both sides of the street is safer for residents who live on either side and should not be required to cross traffic. She suggested that if Concept B is pursued, a grassy median between the walking and biking portions of the shared-use path could provide a stronger visual separation and naturally slow cyclists who drift off-path.

Margaret Rog expressed strong support for Concept B. She noted that the Phase 1 reconstruction west of Highway 100 has been well-received and produced positive results for nearby businesses, including Yum! Kitchen and Bakery, Open Studio Sewing and a nail salon. She also reiterated the significance of the $250,000 annual additional cost associated with Concept A and emphasized the importance of accounting for that long-term commitment. She expressed strong support for retaining Rectangular Rapid Flashing Beacons (RRFBs) at all proposed crossing locations, noting longstanding community desire for those crossings, and asked for a status update on the roundabouts that had previously been part of the plan.

Mr. Elgaard shared that both proposed roundabouts — at Louisiana Avenue and at Lake Street/Vernon Avenue — were removed from project consideration due to the property acquisition that would have been required to accommodate them, which neither Hennepin County nor the city wished to pursue.

Barbara Lever expressed general support for the project and Concept B. She raised a concern about increased traffic on Aquila Avenue because of construction and pointed out that safety is already a concern near the elementary school. She suggested the city consider temporary speed bumps or other traffic calming measures on Aquila Avenue during construction.

Mark Carlson, 7821 Minnetonka Boulevard, questioned the additional snow removal cost for Concept A, noting he was unclear why extra equipment would be required. He indicated a preference for keeping cyclists on the road with a widened bike lane rather than on a separate facility. He also stated that he was unaware prior to the meeting that utility undergrounding was being considered and that he had not anticipated a share of that cost being passed on to residents.

Mayor Mohamed closed the public hearing.

Council Member Baudhuin asked whether the $250,000 additional annual snow removal cost for a Concept A-style design would still apply if the bike lane and sidewalk were placed adjacent to one another rather than separated. Mr. Elgaard suggested that if a wider combined facility were used consistently throughout the corridor, specialized equipment would not be required for snow removal.

Council Member Baudhuin acknowledged the difficulty of accommodating high-speed cyclists within the preferred design framework but noted that they likely represent a small minority of total cyclists. He asked whether clearer guidance could be incorporated to help all users understand where they should be riding or walking.

Council Member Bashore asked for confirmation that Concept A, as presented, is a curb-separated bike facility — not a continuation of the current on-road bike lane. Mr. Elgaard confirmed this. Council Member Bashore noted that this distinction explains the snow removal cost differential, since the county currently clears the on-road bike lane and the transition to a curb-separated facility would require the city to clear both the bike path and the sidewalk.

Council Member Baudhuin requested that staff examine what a variation of Concept A — with bike lanes and sidewalk placed adjacent to each other and the boulevard positioned back of curb — would look like in terms of cost and safety, describing it as a potential "Option A1."

7. Regular business - none.

8. Communications and announcements.

Ms. Keller announced that construction at the intersection of Cedar Lake Road and Louisiana Avenue had started. The intersection is closed to through traffic but all businesses remain accessible, with a small business access map to be posted online. She noted that routes may change as construction progresses and asked for public patience during the initial transition period.

Ms. Keller also provided additional details on the “Trails to Rails” community bike ride event on May 9, 2026, departing from downtown Hopkins at 10:00 a.m., with riders picking up additional participants at Louisiana Station before proceeding to the West Lake Street Station for the 11:00 a.m. Green Line Extension ribbon-cutting ceremony.

Council Member Baudhuin congratulated David Davis, music teacher at Park Spanish Immersion Elementary, on winning the Minnesota Teacher of the Year Award. He noted the last time a teacher in St. Louis Park received this award was in 2006.

9. Adjournment.

The meeting adjourned at 7:58 p.m.

______________________________________	______________________________________
Melissa Kennedy, city clerk	Nadia Mohamed, mayor

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Unofficial minutes
Special study session meeting
St. Louis Park, Minnesota
May 4, 2026

The meeting convened at 8:06 p.m.

Council Members present: Daniel Bashore, Jim Engelking, Tim Brausen, Yolanda Farris, Paul Baudhuin, Sue Budd, Mayor Nadia Mohamed

Council Members absent: none

Staff present: police chief (Mr. Kruelle), city manager (Ms. Keller)

Guests: Todd Axtell, Robert Thomasser and Chad Weinstein of The Axtell Group

Discussion Items

1. Consider proposed study session topic: council ambassador program for advisory boards and commissions

The city council discussed scheduling a future study session on the proposed council ambassador program for advisory boards and commissions.

Council Member Brausen noted the discussion would likely be brief, given that at least three council members had already expressed support.

Ms. Keller indicated staff would benefit from being present to hear the conversation and answer questions. The item will be scheduled for discussion at a future study session.

2. Police department strategic planning report from The Axtell Group

Ms. Keller provided opening context for the report. She described the effort as a deliberate two-phase process conducted in consultation with The Axtell Group. Phase 1 established a long-term vision for policing in St. Louis Park emphasizing community-oriented policing, strong relationships, professionalism and a growing role in addressing behavioral health needs. Phase 2 reviewed departmental data to assess whether current capacity could deliver on that vision sustainably. She framed the core policy question before the council: whether to narrow service expectations or plan for investments needed to sustain the articulated level of service. She emphasized the report was designed to present a clear picture rather than prescribe decisions.

Mr. Kruelle introduced the consulting team. He described The Axtell Group as led by co-founders Mr. Axtell and Mr. Thomasser with Mr. Weinstein contributing expertise in leadership and organizational culture. Mr. Kruelle noted the team's deep law enforcement backgrounds including prior service as chief and assistant chief of the Saint Paul Police Department respectively. He also noted that Mr. Weinstein had previously conducted moral courage training for the department.

Mr. Axtell provided broader context for contemporary policing challenges, referencing the 21st Century Policing report and noting that policing has grown significantly more complex since its publication. He highlighted challenges common across departments nationally including more complex calls for service, increased community expectations, regional crime mobility and the anticipated impacts of light rail development on St. Louis Park.

Mr. Weinstein described the methodology behind the two-phase process. Phase 1 involved expansive listening through interviews with elected officials, city leadership and department personnel, structured listening sessions with patrol shifts and specialty units, and a community engagement process including surveys and professionally facilitated listening sessions. Phase 2 turned analytical, assessing where current capacity aligns with or falls short of the vision.

Mr. Weinstein described the department's foundational values as community partnerships, outcome orientation, professionalism and employee wellness. The strategic vision built on those values includes strong community relationships, proactive problem solving, high professionalism and accountability and a continued commitment to employee wellness.

Mr. Thomasser presented the capacity assessment findings. He stated the department holds the right values and direction but is operating in an understaffed condition that is straining its ability to deliver core police services. He noted that while total call volume has not increased significantly, calls have become more complex. Calls for service now require more time on scene, more steps in field investigation and more digital evidence collection.

Mr. Thomasser observed that community expectations for de-escalation and compassionate response often require multiple officers to be deployed simultaneously. Regarding patrol deployment, he found that the current minimum deployment model is reasonably calibrated, but the department does not have sufficient personnel to consistently meet it. He identified the basic authorized staffing number as approximately 28 sworn officers and suggested the assessment indicated the number should be closer to 36. Contributing factors include mandatory family leave, National Guard deployments and a hiring practice of backfilling positions only after they become vacant, which creates a lag of up to six months before new officers are field-ready.

The department has been operating under an emergency staffing model since early December 2025, relying heavily on mandatory overtime and pulling personnel from specialty units to cover patrol. He noted this undermines the community-facing programs that distinguish the department. Investigative capacity is strained with approximately 3,000 crimes reported annually in St. Louis Park; many of which cannot be fully investigated due to caseload pressures.

Mr. Axtell added that the complexity of investigations has grown substantially, now requiring collection of digital evidence, body worn camera footage, social media records and administrative search warrants. He also emphasized that supervisors responding to scenes reduce liability and that increased training statistically reduces mistakes and liability.
Mr. Weinstein highlighted the strength of the department's culture, noting that officers described meaningful relationships with community members and expressed deep pride in the department's approach to policing. He cautioned that newer officers require mentorship and

formal training that cannot be compressed and that the current staffing strain reduces the department's ability to invest in that development.

Mr. Weinstein also noted the strong contributions of non-sworn staff including dispatchers, records personnel and the behavioral health unit. He suggested that expanding civilian roles strategically could relieve pressure on sworn positions.

Mr. Thomasser added that retaining existing officers is a growing concern. Officers reported difficulty taking time off without burdening colleagues is a significant stressor; competing agencies are actively recruiting from the department. He noted three officers who completed the Pathways to Policing program in 2026 and were subsequently recruited away.

Mr. Kruelle summarized the department's internal response to the report. The leadership team of approximately 20 formal leaders reviewed the findings across five areas: staffing capacity, employee wellness, leadership support, operational realities and future priorities. The leadership team agreed the report accurately reflects current challenges. He acknowledged that the workforce is resilient and optimistic but noted that the pace of change is unsustainable without investment.

Near-term departmental actions underway include deployment of a data integration software by Q2 or Q3, launch of a recruitment and retention team, enhanced field training programs and strengthened leadership development. Mr. Kruelle described a short-term proposal to convert as many as two vacant sworn positions to civilian roles to address immediate non-sworn needs while making clear the intent is not to permanently reduce the number of sworn officers.

Mr. Kruelle asked for council direction on addressing the service gap by reducing services or by planning for increased financial allocation.

Council Member Farris stated her personal connection to the police department, describing the role officers played in supporting her and the women she works with through a sober living organization. She expressed strong support for funding the department and indicated she is fully in favor of increased allocation.

Council Member Baudhuin asked about the phrase "fragmented leadership focus" from the staff report. Mr. Weinstein explained it refers to frontline supervisors being pulled in too many directions simultaneously and lacking the capacity to provide consistent strategic development of officers.

Council Member Baudhuin asked why efficiency features were described as underutilized. Mr. Weinstein explained that analytical software is being used ad hoc to respond to immediate needs rather than as intended, creating a cycle of inefficiency.

Council Member Baudhuin expressed gratitude to Mr. Kruelle for initiating the evaluation process, stating that increasing complexity in policing reflects important societal progress. Council Member Baudhuin stated his support for funding the department. He requested that the city's racial equity and inclusion team’s perspectives be included in future discussions. He also expressed personal concern about the behavioral health unit's reduced capacity given his family's experience with mental illness.

Council Member Budd asked how long the emergency staffing model has been in place. Mr. Kruelle confirmed the department has been operating under the emergency model since early December 2025. She asked whether the emergency model was related to Operation Metro Surge; Mr. Kruelle stated it was not.

Council Member Budd asked whether the department tracks the percentage of reported crimes that are investigated over time. Mr. Kruelle acknowledged this is tracked imperfectly due to limitations in the current case management system. He highlighted the current system has been in place since 2014 and is due for replacement. Mr. Thomasser added that the data needed to establish a reliable trend was not available during the assessment for the same reason.

Council Member Budd asked about the impact of police consortium members on departmental resources. Mr. Kruelle stated that the department contributes proportionately among its peer group and that the department has worked to ensure balanced mutual aid contributions in recent years. Ms. Keller added that St. Louis Park tends to see more complex incidents than some consortium partners given its character as a first-tier suburb bordering Minneapolis.

Council Member Budd asked about the impact of paid family medical leave on staffing. Ms. Keller explained the city has long provided parental leave. The state's new requirements expanded the number of weeks available and officers who had children in 2025 are also eligible for additional leave in 2026. This creates a short-term compounding effect.

Council Member Budd expressed support for increased financial allocation while acknowledging that the council will likely need to identify offsetting reductions in other service areas to avoid raising property taxes.

Mayor Mohamed expressed appreciation for the report and the expertise of the consulting team. She reflected on her own introduction to civic life through the police department's multicultural advisory program. She described the St. Louis Park Police Department as among the best she has encountered. She characterized the request as support for a core municipal service alongside roads, water and sewer and expressed her support for increased funding. The conversation about funding levels will continue during the budget process.

Council Member Brausen thanked the department and the consulting team, expressed full support for increased financial allocation and stated he would rather direct resources to public safety than to other discretionary priorities.

Council Member Bashore expressed support for increased financial allocation but acknowledged the funding will need to be prioritized carefully. He asked what actions could be taken immediately to relieve the emergency staffing model rather than waiting for a full budget cycle. He also asked whether there are best practices from other departments that could be adapted locally. Mr. Axtell observed that the department is well-positioned given its human-centered culture. Tiered multi-year investment strategies are the approach taken by other cities in similar situations and that expecting immediate full staffing resolution is not realistic. Mr. Weinstein added that the 10-to-20-year scope of the vision allows for a phased approach.

Council Member Bashore indicated his position is somewhere between service reduction and investment and asked for ongoing guidance from the department and staff on where resources can have the greatest near-term impact.

Council Member Engelking asked whether the department has the staffing needed to absorb a computer-aided dispatch or records management system software implementation given the overhead such projects impose on staff. Mr. Kruelle acknowledged that the department does not currently have full capacity to take on the implementation but noted a work group is already in place; the implementation is approximately one year away, and he is optimistic about the department's readiness by that time.

Council Member Engelking expressed support for investment and noted the importance of making overtime voluntary rather than mandatory from an employee wellness perspective. He also flagged the city's light rail transit development as an unknown that warrants proactive rather than reactive planning.

Ms. Keller summarized the consensus direction from the council as supporting increased financial allocation and confirmed one near-term action: converting one or two vacant sworn positions to civilian positions on a temporary basis to address immediate non-sworn staffing needs while preserving the intent to restore sworn headcount as hiring conditions allow.

Council Member Baudhuin stated he would support expedited action to fund a sworn position outside the normal budget cycle if a qualified candidate became available. Ms. Keller confirmed such a request would be brought back to the council.

Written Report

4. Fiscal year 2026 budget to actuals Q1

Council Member Bashore asked for clarification on how to interpret a comparison of March 2026 figures against fiscal year 2025 totals shown in the report. Ms. Keller committed to providing guidance to the council on how to read the comparison format in the future.

Council Member Budd noted the demographic breakdowns by category were helpful.

The meeting adjourned at 9:43 p.m.

________________________________ ________________________________

Melissa Kennedy, city clerk Nadia Mohamed, mayor

These minutes were created with the assistance of a generative AI transcript service, then edited and finalized by a city staff person.

Executive summary

Title: Resolution accepting donation to the city for the fire department

Recommended action: Motion to adopt resolution accepting a donation of 1,000 smoke alarms from Kidde to the city for the fire department. The donation is valued at $59,970.

Policy consideration: Does the city council want to accept this donation?

Summary: State statute requires city council's acceptance of donations. This requirement is necessary in order to make sure the city council has knowledge of any restrictions placed on the use of each donation prior to it being expensed.

Kidde is graciously donating to the fire department 1,000 smoke alarms valued at $59,970. The donation is given without restrictions.

Financial or budget considerations: None

Strategic priority consideration: St. Louis Park is committed to being a city that delivers reliable services, uses city resources responsibly, operates transparently and builds strong relationships with residents.

Supporting documents: Resolution

Prepared by: Sue Rasmussen, administrative assistant
Reviewed by: Peter Hanlin, fire chief
Approved by: Cindy Walsh, deputy city manager

Resolution No. 26 -__

Approving acceptance of donation to the city for the fire department

Be it resolved by the city council of the City of St. Louis Park, Minnesota, as follows:

Whereas, the City of St. Louis Park is required by state statute to authorize acceptance of any donation; and

Whereas, the city council must ratify any restrictions placed on donations by the donors; and

Whereas, the donation from Kidde for 1,000 smoke alarms is given with no restrictions,

Now therefore be it resolved by the city council of St. Louis Park that this donation is hereby accepted with thanks and appreciation.

Reviewed for administration:

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Kim Keller, city manager

Adopted by the city council May 18, 2026:

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Nadia Mohamed, mayor

Attest:

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Melissa Kennedy, city clerk

Executive summary

Title: Resolutions authorizing intent to reimburse with bond proceeds for 2026 debt-issued projects

Recommended action: Motion to adopt resolutions declaring the official intent of the City of St. Louis Park to reimburse certain expenditures from the proceeds of bonds to be issued by the city.

Policy consideration: Does the city council want to reimburse the city from the bond proceeds for all of the city costs related to the various upcoming bonding projects?

Summary: In the past, the city has adopted reimbursement resolutions for projects to ensure that it can reimburse itself for the costs incurred before it receives the bond proceeds. This is a debt management best practice. This action does not authorize the issuance of bonds, but simply preserves the ability for the city to reimburse itself.

Resolutions of intent by the city to use bond proceeds to finance all or a portion of the expenditures are required prior to incurring those costs. The city is also eligible to be reimbursed for "preliminary expenditures" such as architectural, engineering and surveying costs, etcetera, up to an amount allowed under the reimbursement regulations.

The attached resolutions cover both the construction and preliminary expenditures. The reimbursement maximum in each resolution covers all bond-related project costs. The actual amount of bonding may be less than this amount and we may spread some costs over multiple years if the projects move forward and/or timing changes.

Financial or budget considerations: Bonds will be issued in 2026 to cover cash flow needs for capital expenditure projects that are financed through borrowing.

Strategic priority consideration: Not applicable.

Supporting documents: Resolutions

Prepared by: Joe Olson, deputy finance director
Reviewed by: Cheyenne Brodeen, administrative services director
Approved by: Cindy Walsh, deputy city manager

Resolution No. 26-___

Declaring the official intent of the City of St. Louis Park to reimburse certain expenditures from the proceeds of bonds to be issued by the city: Cedar Lake & Louisiana Phase 2

Be it resolved by the City Council (the "City Council") of the City of St. Louis Park, Hennepin County, Minnesota (the "City") as follows:

1. The Internal Revenue Service has issued Treas. Reg. § 1.150-2 (the "Reimbursement Regulations") providing that proceeds of tax-exempt bonds used to reimburse prior expenditures will not be deemed spent unless certain requirements are met.

2. The city expects to incur certain expenditures that may be financed temporarily from sources other than bonds, and reimbursed from the proceeds of a tax-exempt bond.

3. The city has determined to make this declaration of official intent (the "Declaration") to reimburse certain costs from proceeds of bonds in accordance with the reimbursement regulations.

4. The city proposes to undertake the Cedar Lake & Louisiana Phase 2. (Project No. 4024-1100) (the "Project").

5. The city reasonably expects to reimburse the expenditures made for certain costs of the project from the proceeds of one or more series of bonds in an estimated maximum aggregate principal amount of $5,800,000. All reimbursed expenditures will be capital expenditures, costs of issuance of the bonds, or other expenditures eligible for reimbursement under Section 1.150-2(d)(3) of the Reimbursement Regulations.

6. This declaration has been made not later than 60 days after payment of any original expenditure to be subject to a reimbursement allocation with respect to the proceeds of bonds, except for the following expenditures: (a) costs of issuance of bonds; (b) costs in an amount not in excess of $100,000 or 5 percent of the proceeds of an issue; or (c) "preliminary expenditures" up to an amount not in excess of 20 percent of the aggregate issue price of the issue or issues that finance or are reasonably expected by the city to finance the project for which the preliminary expenditures were incurred. The term "preliminary expenditures" includes architectural, engineering, surveying, bond issuance, and similar costs that are incurred prior to commencement of acquisition, construction or rehabilitation of a project, other than land acquisition, site preparation, and similar costs incident to commencement of construction.

7. This declaration is an expression of the reasonable expectations of the city based on the facts and circumstances known to the city as of the date hereof. The anticipated original expenditures for the project and the principal amount of the bonds described in paragraph 2 are consistent with the city's budgetary and financial circumstances. No

sources other than proceeds of bonds to be issued by the city are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside pursuant to the city’s budget or financial policies to pay such Project expenditures.

8. This declaration is intended to constitute a declaration of official intent for purposes of the reimbursement regulations.

Reviewed for administration:

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Kim Keller, city manager

Adopted by the city council May 18, 2026:

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Nadia Mohamed, mayor

Attest:

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Melissa Kennedy, city clerk

Resolution No. 26-___

Declaring the official intent of the City of St. Louis Park to reimburse certain expenditures from the proceeds of bonds to be issued by the city: Connect the Park

Be it resolved by the City Council (the "City Council") of the City of St. Louis Park, Hennepin County, Minnesota (the "City") as follows:

1. The Internal Revenue Service has issued Treas. Reg. § 1.150-2 (the "Reimbursement Regulations") providing that proceeds of tax-exempt bonds used to reimburse prior expenditures will not be deemed spent unless certain requirements are met.

2. The city expects to incur certain expenditures that may be financed temporarily from sources other than bonds, and reimbursed from the proceeds of a tax-exempt bond.

3. The city has determined to make this declaration of official intent (the "Declaration") to reimburse certain costs from proceeds of bonds in accordance with the reimbursement regulations.

4. The city proposes to undertake the project Connect the Park. (Project No. 4025-2000) (the "Project").

5. The city reasonably expects to reimburse the expenditures made for certain costs of the project from the proceeds of one or more series of bonds in an estimated maximum aggregate principal amount of $430,000. All reimbursed expenditures will be capital expenditures, costs of issuance of the bonds, or other expenditures eligible for reimbursement under Section 1.150-2(d)(3) of the Reimbursement Regulations.

6. This declaration has been made not later than 60 days after payment of any original expenditure to be subject to a reimbursement allocation with respect to the proceeds of bonds, except for the following expenditures: (a) costs of issuance of bonds; (b) costs in an amount not in excess of $100,000 or 5 percent of the proceeds of an issue; or (c) "preliminary expenditures" up to an amount not in excess of 20 percent of the aggregate issue price of the issue or issues that finance or are reasonably expected by the city to finance the project for which the preliminary expenditures were incurred. The term "preliminary expenditures" includes architectural, engineering, surveying, bond issuance, and similar costs that are incurred prior to commencement of acquisition, construction or rehabilitation of a project, other than land acquisition, site preparation, and similar costs incident to commencement of construction.

7. This declaration is an expression of the reasonable expectations of the city based on the facts and circumstances known to the city as of the date hereof. The anticipated original expenditures for the project and the principal amount of the bonds described in paragraph 2 are consistent with the city's budgetary and financial circumstances. No sources other than proceeds of bonds to be issued by the city are, or are reasonably

expected to be, reserved, allocated on a long-term basis, or otherwise set aside pursuant to the city's budget or financial policies to pay such project expenditures.

8. This declaration is intended to constitute a declaration of official intent for purposes of the reimbursement regulations.

Reviewed for administration:

Kim Keller, city manager

Adopted by the city council May 18, 2026:

Nadia Mohamed, mayor

Attest:

Melissa Kennedy, city clerk

Resolution No. 26-___

Declaring the official intent of the City of St. Louis Park to reimburse certain expenditures from the proceeds of bonds to be issued by the city: Pavement Management Project No. 4026-1000

Be it resolved by the City Council (the "City Council") of the City of St. Louis Park, Hennepin County, Minnesota (the "City") as follows:

1. The Internal Revenue Service has issued Treas. Reg. § 1.150-2 (the "Reimbursement Regulations") providing that proceeds of tax-exempt bonds used to reimburse prior expenditures will not be deemed spent unless certain requirements are met.

2. The city expects to incur certain expenditures that may be financed temporarily from sources other than bonds, and reimbursed from the proceeds of a tax-exempt bond.

3. The city has determined to make this declaration of official intent (the "Declaration") to reimburse certain costs from proceeds of bonds in accordance with the reimbursement regulations.

4. The city proposes to undertake the Pavement Management project. (Project No. 4026-1000) (the "Project").

5. The city reasonably expects to reimburse the expenditures made for certain costs of the project from the proceeds of one or more series of bonds in an estimated maximum aggregate principal amount of $500,000. All reimbursed expenditures will be capital expenditures, costs of issuance of the bonds, or other expenditures eligible for reimbursement under Section 1.150-2(d)(3) of the reimbursement regulations.

6. This declaration has been made not later than 60 days after payment of any original expenditure to be subject to a reimbursement allocation with respect to the proceeds of bonds, except for the following expenditures: (a) costs of issuance of bonds; (b) costs in an amount not in excess of $100,000 or 5 percent of the proceeds of an issue; or (c) "preliminary expenditures" up to an amount not in excess of 20 percent of the aggregate issue price of the issue or issues that finance or are reasonably expected by the city to finance the project for which the preliminary expenditures were incurred. The term "preliminary expenditures" includes architectural, engineering, surveying, bond issuance, and similar costs that are incurred prior to commencement of acquisition, construction or rehabilitation of a project, other than land acquisition, site preparation, and similar costs incident to commencement of construction.

7. This declaration is an expression of the reasonable expectations of the city based on the facts and circumstances known to the city as of the date hereof. The anticipated original expenditures for the project and the principal amount of the bonds described in paragraph 2 are consistent with the city's budgetary and financial circumstances. No sources other than proceeds of bonds to be issued by the city are, or are reasonably

expected to be, reserved, allocated on a long-term basis, or otherwise set aside pursuant to the city's budget or financial policies to pay such project expenditures.

8. This declaration is intended to constitute a declaration of official intent for purposes of the reimbursement regulations.

Reviewed for administration:

Kim Keller, city manager

Adopted by the city council May 18, 2026:

Nadia Mohamed, mayor

Attest:

Melissa Kennedy, city clerk

Resolution No. 26-___

Declaring the official intent of the City of St. Louis Park to reimburse certain expenditures from the proceeds of bonds to be issued by the city: Pavement Management Project No. 4027-1000

Be it resolved by the City Council (the "City Council") of the City of St. Louis Park, Hennepin County, Minnesota (the "City") as follows:

1. The Internal Revenue Service has issued Treas. Reg. § 1.150-2 (the "Reimbursement Regulations") providing that proceeds of tax-exempt bonds used to reimburse prior expenditures will not be deemed spent unless certain requirements are met.

2. The city expects to incur certain expenditures that may be financed temporarily from sources other than bonds, and reimbursed from the proceeds of a tax-exempt bond.

3. The city has determined to make this declaration of official intent (the "Declaration") to reimburse certain costs from proceeds of bonds in accordance with the reimbursement regulations.

4. The city proposes to undertake the Pavement Management project. (Project No. 4027-1000) (the "Project").

5. The city reasonably expects to reimburse the expenditures made for certain costs of the project from the proceeds of one or more series of bonds in an estimated maximum aggregate principal amount of $955,000. All reimbursed expenditures will be capital expenditures, costs of issuance of the bonds, or other expenditures eligible for reimbursement under Section 1.150-2(d)(3) of the reimbursement regulations.

6. This declaration has been made not later than 60 days after payment of any original expenditure to be subject to a reimbursement allocation with respect to the proceeds of bonds, except for the following expenditures: (a) costs of issuance of bonds; (b) costs in an amount not in excess of $100,000 or 5 percent of the proceeds of an issue; or (c) "preliminary expenditures" up to an amount not in excess of 20 percent of the aggregate issue price of the issue or issues that finance or are reasonably expected by the city to finance the project for which the preliminary expenditures were incurred. The term "preliminary expenditures" includes architectural, engineering, surveying, bond issuance, and similar costs that are incurred prior to commencement of acquisition, construction or rehabilitation of a project, other than land acquisition, site preparation, and similar costs incident to commencement of construction.

7. This declaration is an expression of the reasonable expectations of the city based on the facts and circumstances known to the city as of the date hereof. The anticipated original expenditures for the project and the principal amount of the bonds described in paragraph 2 are consistent with the city's budgetary and financial circumstances. No sources other than proceeds of bonds to be issued by the city are, or are reasonably

expected to be, reserved, allocated on a long-term basis, or otherwise set aside pursuant to the city's budget or financial policies to pay such project expenditures.

8. This declaration is intended to constitute a declaration of official intent for purposes of the reimbursement regulations.

Reviewed for administration:

Kim Keller, city manager

Adopted by the city council May 18, 2026:

Nadia Mohamed, mayor

Attest:

Melissa Kennedy, city clerk

Resolution No. 26-___

Declaring the official intent of the City of St. Louis Park to reimburse certain expenditures from the proceeds of bonds to be issued by the city: Rec Center Boiler Replacement

Be it resolved by the City Council (the "City Council") of the City of St. Louis Park, Hennepin County, Minnesota (the "City") as follows:

1. The Internal Revenue Service has issued Treas. Reg. § 1.150-2 (the "Reimbursement Regulations") providing that proceeds of tax-exempt bonds used to reimburse prior expenditures will not be deemed spent unless certain requirements are met.

2. The city expects to incur certain expenditures that may be financed temporarily from sources other than bonds, and reimbursed from the proceeds of a tax-exempt bond.

3. The city has determined to make this declaration of official intent (the "Declaration") to reimburse certain costs from proceeds of bonds in accordance with the reimbursement regulations.

4. The city proposes to undertake the Rec Center Boiler Replacement. (Project No. 2426-5004) (the "Project").

5. The city reasonably expects to reimburse the expenditures made for certain costs of the project from the proceeds of one or more series of bonds in an estimated maximum aggregate principal amount of $1,000,000. All reimbursed expenditures will be capital expenditures, costs of issuance of the bonds, or other expenditures eligible for reimbursement under Section 1.150-2(d)(3) of the reimbursement regulations.

6. This declaration has been made not later than 60 days after payment of any original expenditure to be subject to a reimbursement allocation with respect to the proceeds of bonds, except for the following expenditures: (a) costs of issuance of bonds; (b) costs in an amount not in excess of $100,000 or 5 percent of the proceeds of an issue; or (c) "preliminary expenditures" up to an amount not in excess of 20 percent of the aggregate issue price of the issue or issues that finance or are reasonably expected by the city to finance the project for which the preliminary expenditures were incurred. The term "preliminary expenditures" includes architectural, engineering, surveying, bond issuance, and similar costs that are incurred prior to commencement of acquisition, construction or rehabilitation of a project, other than land acquisition, site preparation, and similar costs incident to commencement of construction.

7. This declaration is an expression of the reasonable expectations of the city based on the facts and circumstances known to the city as of the date hereof. The anticipated original expenditures for the project and the principal amount of the bonds described in paragraph 2 are consistent with the city's budgetary and financial circumstances. No sources other than proceeds of bonds to be issued by the city are, or are reasonably

expected to be, reserved, allocated on a long-term basis, or otherwise set aside pursuant to the city's budget or financial policies to pay such project expenditures.

8. This declaration is intended to constitute a declaration of official intent for purposes of the reimbursement regulations.

Reviewed for administration:

Kim Keller, city manager

Adopted by the city council May 18, 2026:

Nadia Mohamed, mayor

Attest:

Melissa Kennedy, city clerk

Resolution No. 26-___

Declaring the official intent of the City of St. Louis Park to reimburse certain expenditures from the proceeds of bonds to be issued by the city: Police Department Facility Upgrades

Be it resolved by the City Council (the "City Council") of the City of St. Louis Park, Hennepin County, Minnesota (the "City") as follows:

1. The Internal Revenue Service has issued Treas. Reg. § 1.150-2 (the "Reimbursement Regulations") providing that proceeds of tax-exempt bonds used to reimburse prior expenditures will not be deemed spent unless certain requirements are met.

2. The city expects to incur certain expenditures that may be financed temporarily from sources other than bonds, and reimbursed from the proceeds of a tax-exempt bond.

3. The city has determined to make this declaration of official intent (the "Declaration") to reimburse certain costs from proceeds of bonds in accordance with the reimbursement regulations.

4. The city proposes to undertake the Police Department Facility Upgrades. (Project No. 2262020) (the "Project").

5. The city reasonably expects to reimburse the expenditures made for certain costs of the project from the proceeds of one or more series of bonds in an estimated maximum aggregate principal amount of $1,000,000. All reimbursed expenditures will be capital expenditures, costs of issuance of the bonds, or other expenditures eligible for reimbursement under Section 1.150-2(d)(3) of the reimbursement regulations.

6. This declaration has been made not later than 60 days after payment of any original expenditure to be subject to a reimbursement allocation with respect to the proceeds of bonds, except for the following expenditures: (a) costs of issuance of bonds; (b) costs in an amount not in excess of $100,000 or 5 percent of the proceeds of an issue; or (c) "preliminary expenditures" up to an amount not in excess of 20 percent of the aggregate issue price of the issue or issues that finance or are reasonably expected by the city to finance the project for which the preliminary expenditures were incurred. The term "preliminary expenditures" includes architectural, engineering, surveying, bond issuance, and similar costs that are incurred prior to commencement of acquisition, construction or rehabilitation of a project, other than land acquisition, site preparation, and similar costs incident to commencement of construction.

7. This declaration is an expression of the reasonable expectations of the city based on the facts and circumstances known to the city as of the date hereof. The anticipated original expenditures for the project and the principal amount of the bonds described in paragraph 2 are consistent with the city's budgetary and financial circumstances. No sources other than proceeds of bonds to be issued by the city are, or are reasonably

expected to be, reserved, allocated on a long-term basis, or otherwise set aside pursuant to the city's budget or financial policies to pay such project expenditures.

8. This declaration is intended to constitute a declaration of official intent for purposes of the reimbursement regulations.

Reviewed for administration:

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Kim Keller, city manager

Adopted by the city council May 18, 2026:

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Nadia Mohamed, mayor

Attest:

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Melissa Kennedy, city clerk

Executive summary

Title: Approve professional services agreement for 2028 Surface Water Management Plan update

Recommended action: Motion to authorize execution of a contract with Barr Engineering Co. in the amount of $293,943 for the 2028 Surface Water Management Plan update.

Policy consideration: Does the city council want to approve a professional services contract with Barr Engineering for this project?

Summary: The city is required to update its Surface Water Management Plan (SWMP) every ten years as part of its Comprehensive Plan in accordance with Metropolitan Council requirements. The SWMP establishes the city's long-term strategy for managing stormwater, protecting water quality, mitigating flood risk and planning capital improvements.

A request for proposals (RFP) was sent to four qualified firms to provide professional services for our plan update. Three proposals were received. A staff selection committee evaluated proposals and conducted interviews. A summary of the results is shown below:

Consultant	**Proposal amount**
AE2S	$264,708
Barr Engineering, Co.	$293,943
Young Environmental Consulting Group, LLC	$181,030

After a thorough review of the proposals, staff recommend that Barr Engineering Co. be selected to provide the services. While Barr's proposal was not the lowest cost, staff believe the additional cost is justified by their strong technical expertise, comprehensive public engagement approach and demonstrated experience with surface water modeling and writing surface water management plans for other communities. These strengths reduce project risk and support the development of a more effective and well-supported next-generation SWMP.

Financial or budget considerations: There is adequate funding in the Storm Water Utility fund to complete the plan update.

Strategic priority consideration: St. Louis Park is committed to being a climate leader that cares for the planet and maintains dynamic parks that connect people and nature.

Supporting documents: Discussion

Prepared by: Sarah Schweiger, engineering services manager
Reviewed by: Debra Heiser, engineering director
Approved by: Cindy Walsh, deputy city manager

Discussion

Background: The city is required to update its Surface Water Management Plan (SWMP) every ten years as part of its Comprehensive Plan in accordance with Metropolitan Council requirements. The SWMP establishes the city's long-term strategy for managing stormwater, protecting water quality, mitigating flood risk and planning capital improvements.

The current SWMP was completed in 2019. An update is required for the 2028 Comprehensive Plan cycle to ensure compliance with regional requirements and to incorporate updated data, modeling, regulatory changes and community priorities. This update fulfills the State of Minnesota surface water management rules and is a required element of the city's 2050 Comprehensive Plan.

Project scope: The following tasks have been identified to be included in this project:

- Project management and community engagement
- Update the 2019 SWMP to comply with Minn Stat. § 103B.235 and integrate into the 2050 comprehensive plan update
- Update the Surface Water Pollution and Prevention Plan (SWPPP) to align with the newly proposed Municipal Separate Storm Sewer System (MS4) permit
- Update the existing hydrologic and hydraulic (H&H) models
- Update the existing water quality models
- Definition of stormwater infiltration prohibition criteria
- Develop a 10-year project implementation plan

Barr's proposal also includes optional additional modeling support. These additional tasks are not included in the project contract at this time but may be considered for addition in the future.

Community engagement: Community engagement is important for the city to plan for the next ten years of surface water management, protecting water quality, mitigating flood risk and planning capital improvements. Barr Engineering Co. will coordinate community and agency engagement throughout the SWMP update process.

Barr will work with city staff to host an initial public meeting (open house #1) to engage the public early in the planning process to gather input on water resources goals and issues. In addition, Barr will coordinate with city staff to develop a brief online survey linked to a QR code and a graphic-oriented one-page summary of the project. The survey can be translated into other languages as necessary. The survey and open house information will be shared on social media and posted on the city's web page. Barr staff will also hold one to two pop-up events at popular community events.

Early in the development of the SWMP plan, stakeholders (Metropolitan Council, Bassett Creek Watershed Management Commission (BCWMC) and Minnehaha Creek Watershed District (MCWD)) will be notified to identify issues to be addressed in the SWMP update.

Input from plan stakeholders and the public will be incorporated into the draft SWMP update. After city staff have completed a detailed review of the draft SWMP document, a second public meeting (open house #2) will be held and the draft SWMP will be presented to city council. After the SWMP is revised to incorporate feedback, the SWMP will be submitted for formal 60-day watershed management organization (WMO) review.

Present considerations: Staff recommend approval of this professional services contract to complete public engagement, update the city's hydrologic and hydraulic (H&H) and water quality models (described below) and draft the 2028 SWMP. If council elects to advance this project, a future council action will be required to adopt the 2028 SWMP.

An RFP was sent to four qualified firms to provide professional services for our plan update. Three proposals were received. A staff selection committee evaluated proposals and conducted interviews. The table below summarizes the cost submitted with each proposal. Optional tasks are not included, as we are not proposing to include any optional tasks in the contract currently.

Consultant	Proposal amount
AE2S	$264,708
Barr Engineering, Co.	$293,943
Young Environmental Consulting Group, LLC	$181,030

All three firms demonstrated the capability to complete the SWMP update. However, important distinctions emerged during the evaluation process related to project approach, depth of analysis, firm experience and level of effort.

While Barr Engineering Co. submitted the highest total cost proposal, their average hourly rates are comparable to those submitted by Young Environmental and AE2S. The higher overall cost is driven by a greater number of hours allocated to key project tasks rather than higher billing rates.

The increased level of effort is reflected in several areas that staff consider critical to delivering a high-quality, forward-looking SWMP:

- **Advanced H&H and water quality modeling**: Barr's proposal includes a more detailed and robust modeling approach. This will provide a stronger technical foundation for decision-making, improve understanding of system performance under future conditions, and better position the city to address climate vulnerability and regulatory requirements.
- **Comprehensive 10-year implementation plan**: Barr's proposal emphasizes development of a clear, actionable and well-prioritized implementation plan. This will support more effective capital planning, coordination with other infrastructure projects, and alignment with city goals.
- **Expanded public engagement**: Barr's proposal dedicates more hours to public and stakeholder engagement than other proposals. Meaningful engagement is essential to

ensure that community values are reflected in the plan and to build support for future investments.

- **Relevant experience and institutional knowledge:** Barr has extensive experience preparing surface water management plans for municipalities and watershed organizations throughout the region. Notably, Barr prepared a previous SWMP for the City of St. Louis Park in 2008. In addition, Barr currently serves as the watershed engineer for the BCWMC and several neighboring watershed organizations, including the Nine Mile Creek Watershed District and the Riley Purgatory Bluff Creek Watershed District. This experience provides valuable regional perspectives and familiarity with regulatory expectations

In contrast, while the other consultants submitted strong proposals, their scopes included fewer hours for modeling, implementation planning and engagement, resulting in a more limited overall level of effort.

Staff believe that selecting a consultant based solely on lowest cost would not best serve the community for a plan of this importance. The SWMP guides long-term infrastructure investments and policy decisions; therefore, investing in a more thorough and technically robust plan is expected to provide long-term value.

Proposed schedule: The following is the proposed schedule

• Kickoff meeting	May 2026
• Data collection and review	June 2026
• Public meeting / open house #1	July 2026
• H&H and water quality modeling	July 2026 - August 2027
• Draft SWMP to city staff	September 2027
• Public meeting / open house #2	December 2027
• Distribute SWMP for formal agency comment	January 2028
• Council adoption of final SWMP	May 2028

The final SWMP must be complete and ready for official review no later than July 2028 to align with the intended timelines for the comprehensive plan development and review, which must be adopted by December 2028 to comply with state statute.

Next steps: Staff recommend authorization of a contract with Barr Engineering Co. Although the proposal represents the highest total cost, it provides the greatest level of effort, technical rigor and community engagement. Staff believe this approach will result in a higher-quality Surface Water Management Plan that better serves the city and its residents over the long term.

Executive summary

Title: Resolution approving 2026 -2028 LELS Local #482 Police Lieutenant labor agreement

Recommended action: Motion to adopt resolution approving labor agreement between the city and the LELS #482 bargaining group, establishing terms and conditions of employment for three years from Jan. 1, 2026, through Dec. 31, 2028.

Policy consideration: Does the city council approve the labor agreement between the city and the union?

Summary: Staff have been in active negotiations with the police lieutenants' union group for several months. We are pleased to bring this contract before the council for approval. Items listed follow the approved compensation plans, budget discussions and is a three-year contract effective Jan. 1, 2026, through Dec. 31, 2028. Our discussions in negotiations were productive and resulted in this agreement.

Financial or budget considerations: The amount recommended has been included in the 2026 budget and will be used to develop the 2027-2028 budgets.

Strategic priority consideration: Not applicable.

Supporting documents: Discussion
Resolution

Prepared by: Rita Vorpahl, HR director
Reviewed by: Cheyenne Brodeen, administrative services director
Approved by: Cindy Walsh, deputy city manager

Discussion

Background: The city and the police lieutenant union group have negotiated and come to agreement on the following changes to the contract:

- Duration of three years (Jan. 1, 2026, through Dec. 31, 2028)
- General wage increases of 3.5% for 2026, and 3% for 2027 and 2028, which is consistent with the general wage increase for non-union employees
- Minnesota Paid Leave language premium split 50/50 between the employer and the employee
- Standardized language has been updated across the contract
- Supplemental pay clarified

Next steps: Staff recommends approval. All items noted above are included within the 2026 budget. More details are available upon request; the proposed contract is on file with the city clerk.

Resolution No. 26-____

Approving labor agreement between the City of St. Louis Park and Labor Enforcement Labor Services (LELS) Local #482 January 1, 2026 – December 31, 2028

Whereas, the city and the union have reached a negotiated settlement covering the terms and conditions of a labor agreement as permitted by the State of Minnesota Public Employees Labor Relations Act; and

Whereas, the city council may enter into such agreements as authorized by its charter,

Now therefore be it resolved by the city council of the City of St. Louis Park that

1. The mayor and city manager are authorized to execute a collective bargaining agreement, City Contract No. 081-26 between the City of St. Louis Park and LELS #482, effective January 1, 2026, through December 21, 2028; and

2. That the city manager or the city manager's designee are authorized to execute for Contract No. 081-26 any subsequent amendments, memoranda of understanding, or other related agreements provided the amount of Contract No. 081-26, as amended via such amendments, memorandums, or agreements, does not increase beyond the amount of the competitive bidding threshold established by law.

Reviewed for administration:

____
Kim Keller, city manager

Adopted by the city council May 18, 2026:

____
Nadia Mohamed, mayor

Attest:

____
Melissa Kennedy, city clerk

Executive summary

Title: Resolution to amend final plat of Minnetonka Boulevard Twin Homes subdivision - Ward 1

Recommended action: Motion to adopt resolution amending final plat of Minnetonka Boulevard Twin Homes Addition

Policy consideration: Does the city council support the amended parcel boundaries for the development?

Summary: The Minnetonka Boulevard Twin Homes project is a redevelopment of four properties at 5639, 5643, 5647 and 5707 Minnetonka Boulevard and proposing to build four twin homes providing eight residential units as affordable home ownership opportunities in the city. The project was approved for a planned unit development (PUD) and preliminary and final plat in March 2025. Since that time, the developer, Greater Metropolitan Housing Corporation, now operating within the Rondo Community Land Trust (Rondo CLT), has been working with the city to find ways to reduce costs and to secure grants and funding to alleviate additional costs caused by contaminated soils.

One cost-saving design proposed is to shift the western two units and stagger their frontage. This shift will remove the need for an expensive retaining wall on the southwest corner of the site, significantly reducing the cost of construction of that area. The shift will require a slight change in the property line between Lots 1 and 2 on Block 1 of the proposed plat. The proposed change meets all of the city's subdivision requirements as well as the regulations established in the PUD. The proposed change requires an amendment to final plat approved via resolution.

Financial or budget considerations: The city owns the subject properties and intends to sell the properties to Greater Metropolitan Housing Corporation at market rate. City council has expressed support in providing a grant from the Affordable Housing Trust Fund as well as allocating a federal grant to support the construction of this development.

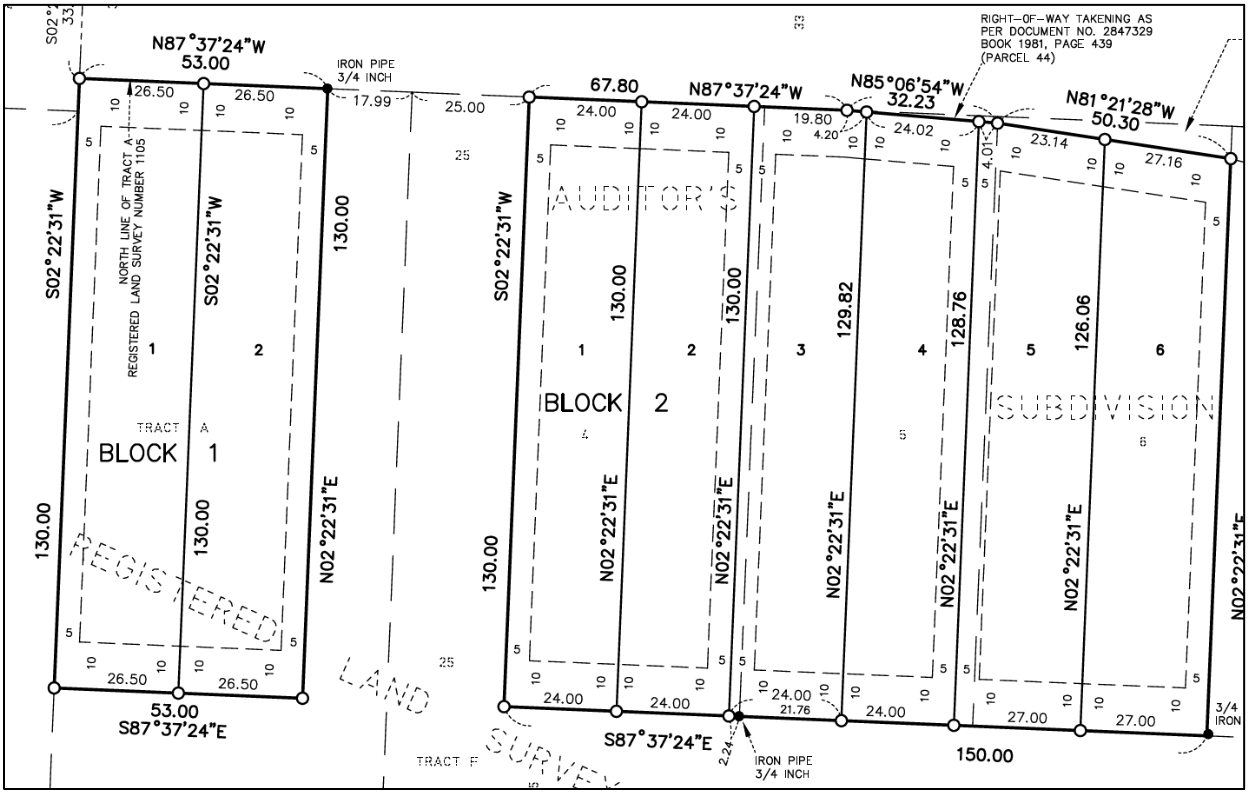
Strategic priority consideration: St. Louis Park is committed to providing a range of quality, affordable and attainable housing options.

Supporting documents: Proposed amendment, resolution with exhibit A, amended final plat

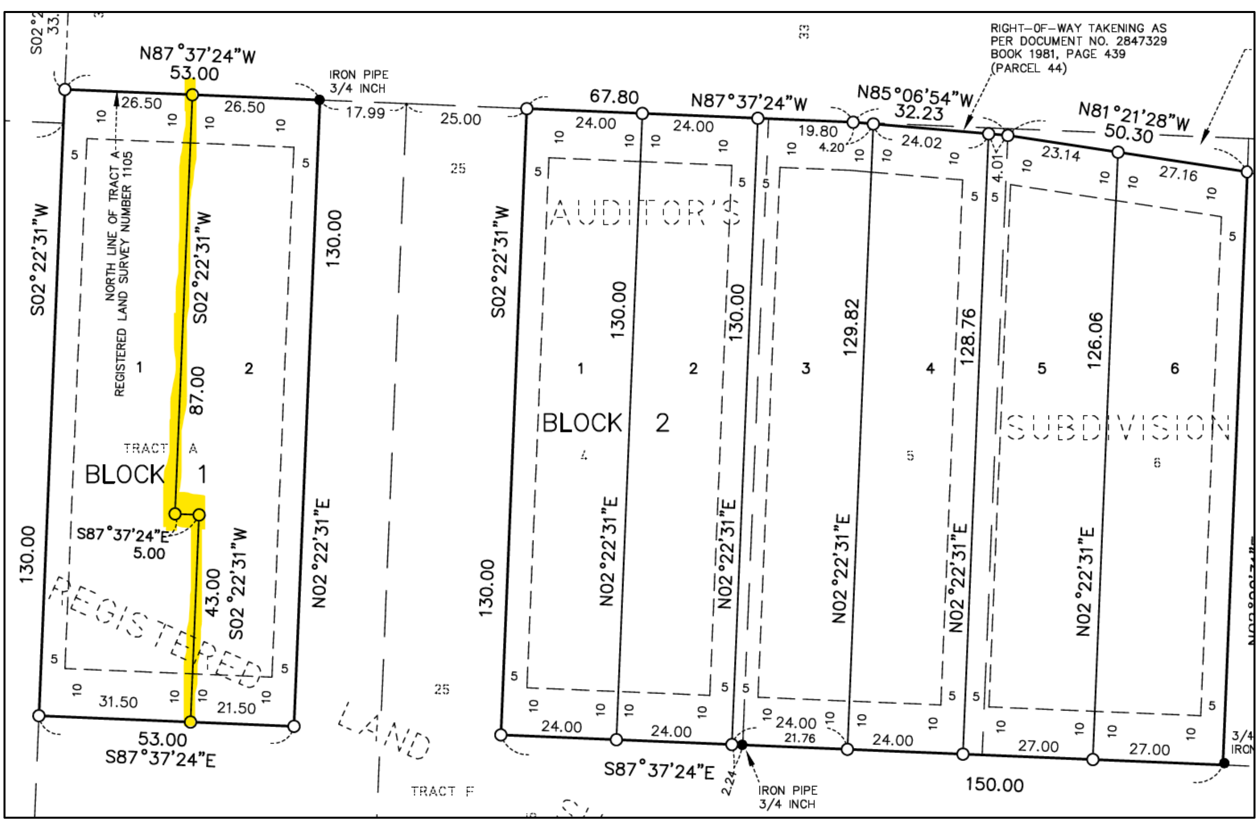
Prepared by: Laura Chamberlain, senior planner
Reviewed by: Jennifer Monson, planning & economic development manager
Karen Barton, community development director
Approved by: Cindy Walsh, deputy city manager

Proposed Amendment

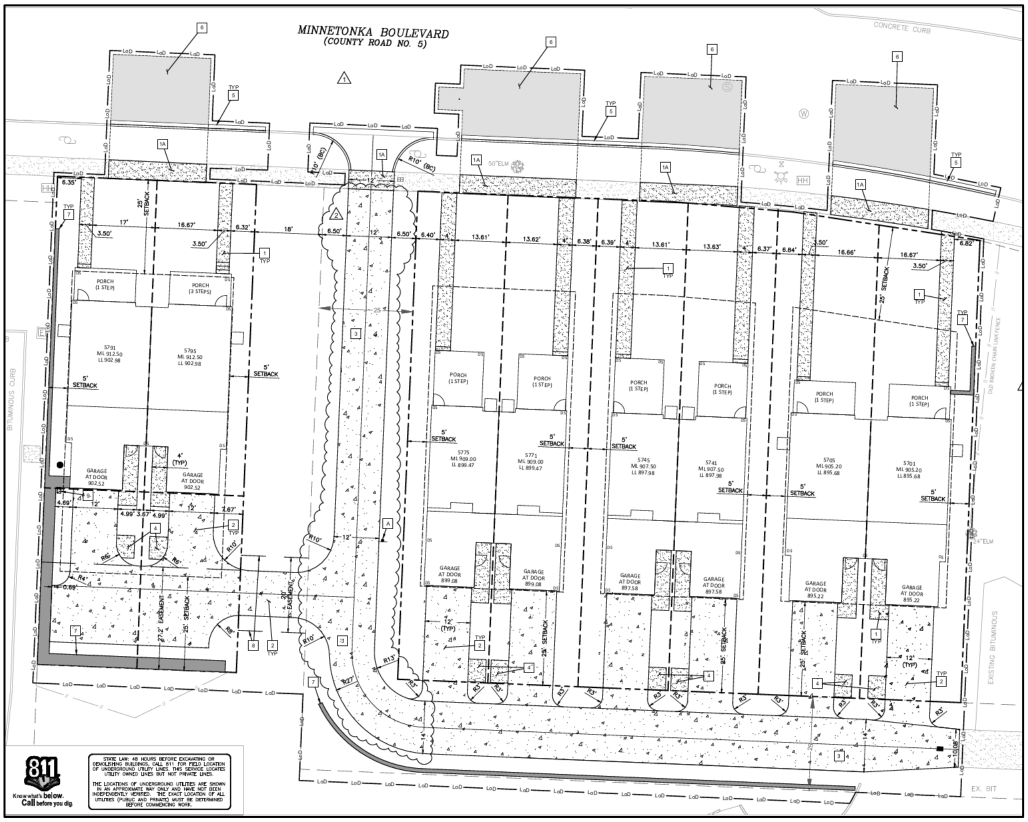
Previously approved parcel lines



Proposed parcel lines



Previous site plan



Proposed site plan

Resolution No. 26 -__

Approving an amendment to the final plat for the Minnetonka Boulevard Twin Homes subdivision

Be it resolved by the city council (the "city council") of the City of St. Louis Park, Minnesota (the "city") as follows:

Whereas, Greater Metropolitan Housing Corporation, with permission from the property owner, the City of St. Louis Park, has made application to the city council for an amendment to the final plat for the Minnetonka Boulevard Twin Homes subdivision; and

Whereas, the preliminary and final plat of the Minnetonka Boulevard Twin Homes subdivision was originally approved by the city council via Resolution No. 25-040 on March 3, 2025; and

Whereas, the final plat of the Minnetonka Boulevard Twin Homes subdivision as approved via Resolution No. 25-040 has not yet been recorded with Hennepin County; and

Whereas, the plat is situated upon lands in Hennepin County, Minnesota, legally described in "Exhibit A" attached hereto; and

Whereas, the city council has considered the information related to planning case nos. 24-24-S and 24-25-PUD and the effect of the proposed changes to the final plat on the health, safety, and welfare of the occupants of the surrounding lands, existing and anticipated traffic conditions, the effect on values of properties in the surrounding area and the effect of the use on the comprehensive plan; and compliance with the intent of the subdivision ordinance.

Now, therefore be it resolved the proposed amendment to the final plat of Minnetonka Boulevard Twin Homes subdivision is hereby approved and accepted by the city as being in accord and conformity with all ordinances, city plans and regulations of the City of St. Louis Park and the laws of the State of Minnesota, provided, however, that this approval is made subject to the opinion of the city attorney and certification by the city clerk and subject to the following conditions:

1. The site shall be developed, used and maintained in accordance with the conditions of this resolution, approved official exhibits, and city code.
2. All utility service structures shall be buried. If any utility service structure cannot be buried (i.e. electric transformer), it shall be integrated into the building design and 100% screened from off-site with materials consistent with the primary façade materials.
3. Prior to the city signing and releasing the final plat to the developer for filing with Hennepin County:

   a. A financial security in the form of a cash escrow or letter of credit in the amount of $1,000 shall be submitted to the city to ensure that a signed Mylar copy of the final plat is provided to the city.
   b. A planning development contract shall be executed between the city and developer that addresses, at a minimum:
      i. The installation of all public improvements including, but not limited to, alleys, sidewalks, boulevards and the execution of necessary easements related to such improvements.
      ii. Easements related to electronic communication and fiber infrastructure and driveway access easement across the property at 5703 Minnetonka Blvd.
      iii. A performance guarantee in the form of cash escrow or irrevocable letter of credit shall be provided to the City of St. Louis Park in the amount of 1.25 times of the costs of all public improvements (alleys, sidewalks and boulevards), raingardens and landscaping.
      iv. The developer shall reimburse city attorney's fees in drafting/reviewing such documents as required in the final PUD approval.
      v. The mayor and city manager are authorized to execute said planning development contract.

4. Prior to starting any land disturbing activities, the following conditions shall be met:
   a. Proof of recording the final plat shall be submitted to the city.
   b. A preconstruction meeting shall be held with the appropriate development, construction, private utility, and city representatives.
   c. All necessary permits shall be obtained.
   d. The developer shall pay to the city the tree replacement fee.
   e. The developer shall pay to the city the parks and trail dedication fees.

5. The raingardens and on-site water and sanitary sewer connections shall be privately-owned and privately maintained. Access to the systems shall be provided to the city for clean-out and inspection purposes when warranted. Access points shall be covered by a drainage and utility easement, as provided on the final plat.

6. Prior to issuance of a building permit, the following conditions shall be met:
   a. All necessary permits must be obtained, including the city erosion control permit, city tree protection permit, city right-of-way permit and permit from Hennepin County for work in the right-of-way.

It is further resolved the city clerk is hereby directed to supply two certified copies of this resolution to the above-named owner and subdivider, who is the applicant herein. The mayor and city manager are hereby authorized to execute all contracts required herein, and the city clerk is hereby directed to execute the certificate of approval on behalf of the city council upon the said plat when all of the conditions set forth have been fulfilled.

Such execution of the certificate upon said plat by the city clerk, as required under Section 26-123(1)j of the St. Louis Park Ordinance Code, shall be conclusive showing of proper compliance therewith by the subdivider and city officials charged with duties above described and shall entitle such plat to be placed on record forthwith without further formality.

The city clerk is instructed to record certified copies of this resolution in the Office of the Hennepin County Register of Deeds or Registrar of Titles as the case may be.

Reviewed for administration:

Adopted by the city council May 18, 2026:

Kim Keller, city manager

Nadia Mohamed, mayor

Attest:

Melissa Kennedy, city clerk

Exhibit A
Property description

Property address:
5643 Minnetonka Blvd. St. Louis Park, MN 55416

Legal Description (Tax Description):

Lot 5, AUDITOR'S SUBDIVISION NO. 323, Hennepin County, Minnesota

Property address:
5647 Minnetonka Blvd. St. Louis Park, MN 55416

Legal Description (Tax Description):

Lot 4, AUDITOR'S SUBDIVISION NO. 323, Hennepin County, Minnesota

Property address:
5639 Minnetonka Blvd. St. Louis Park, MN 55416

Legal Description (Tax Description):

Lot 6, AUDITOR'S SUBDIVISION NO. 323, Hennepin County, Minnesota

Property address:
5707 Minnetonka Blvd. St. Louis Park, MN 55416

Legal Description (Tax Description):

Tract A, Registered Land Survey No. 1105, Hennepin County, Minnesota

MINNETONKA BLVD TWIN HOMES

R.T. DOC. NO. ___________

C.R. DOC. NO. ___________

KNOW ALL PERSONS BY THESE PRESENTS: That Saint Louis Park Economic Development Authority, a Minnesota corporation, and Greater Metropolitan Housing Corporation, a Minnesota non-profit corporation, owners of the following described property:

Certificate of Title Number 1501694.
TRACT A, Registered Land Survey No. 1105, Hennepin County, Minnesota.

Certificate of Title Number 1501698.
Lot 4, Auditor's Subdivision No. 323, Hennepin County, Minnesota.

Certificate of Title Number 1490492.
Lot 5, Auditor's Subdivision No. 323, Hennepin County, Minnesota.

Certificate of Title Number 1463485.
Lot 6, Auditor's Subdivision No. 323, Hennepin County, Minnesota.

Have caused the same to be surveyed and platted as MINNETONKA BLVD TWIN HOMES and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Saint Louis Park Development Authority, a Minnesota Corporation has caused these presets to be signed by its proper officer this ________ day of __________, 20___.

Signed:

____
Chief Manager

STATE OF ________________

COUNTY OF ________________

This instrument was acknowledged before me on this____ day of __________, 20___ by ________________ and ________________.

Signature____________________

Printed______________________

Notary Public,________________ County, Minnesota

My commission expires:________

In witness whereof said Greater Metropolitan Housing Corporation, a Minnesota non-profit corporation has caused these presents to be signed by its proper officer this ________ day of __________, 20___.

Signed:

____
Chief Manager

STATE OF ________________

COUNTY OF ________________

This instrument was acknowledged before me on this____ day of __________, 20___ by ________________ and ________________.

Signature____________________

Printed______________________

Notary Public,________________ County, Minnesota

My commission expires:________

I, Ryan M. Peterson, Professional Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this______day of ____________________, 202____.

____
Ryan M. Peterson, Professional Land Surveyor
Minnesota License No. 60424

STATE OF ________________

COUNTY OF ________________

This instrument was acknowledged before me on this____ day of __________, 20___ by ________________ and ________________.

Signature____________________

Printed______________________

Notary Public,________________ County, Minnesota

My commission expires:________

ST LOUIS PARK, MINNESOTA

I hereby certify that this plat of MINNETONKA BLVD TWIN HOMES, was approved by the City Planning Commission of the City of St Louis Park at a meeting thereof held this _______ day of ______________________, 20___. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes Section 505.03, Subd. 2.

________________________ Mayor ________________________ City Clerk

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota
I hereby certify that taxes payable in 20__ and prior years have been paid for land described on this plat, dated this _______, day of ____________________, 20___.

Daniel Rogan, County Auditor by ___________________________ Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this _____ day of ____________________, 20___.

Chris F. Mavis, County Surveyor by ___________________________

REGISTRAR OF TITLES, Hennepin County, Minnesota

I hereby certify that the within plat of MINNETONKA BLVD TWIN HOMES was filed in this office this _______ day of ____________________, 20____, at _____ o'clock___.m.

Amber Bougie, Registrar of Titles by ___________________________, Deputy

County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of MINNETONKA BLVD TWIN HOMES was filed in the office of the County Recorder for pubic record on this _______ day of_______________, 202____, at_____o'clock___M. and was duly filed in Book_______ of Plats, Pages______and______, as Document Number____________.

____
Deputy County Recorder

Property Tax, Records and Election Services Department

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 202____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _______ day of ____________________, 202____.

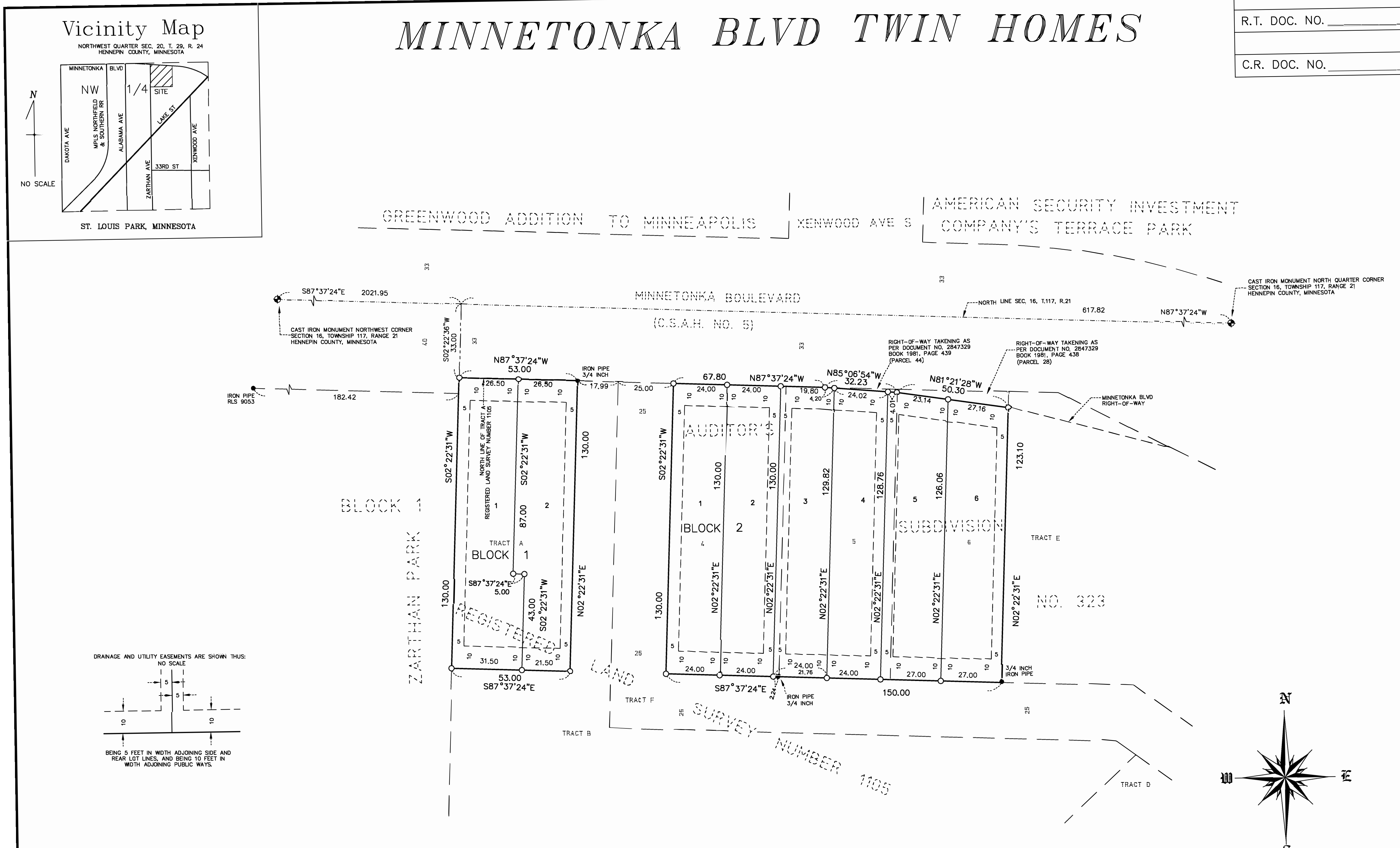
______________________________________, Ramsey County Auditor/Treasurer

By ______________________________________ Deputy

MINNETONKA BLVD TWIN HOMES

R.T. DOC. NO. ________

C.R. DOC. NO. ________



LEGEND

- ⊕ DENOTES HENNEPIN COUNTY SECTION MONUMENT FOUND, TYPE AS NOTED
- ○ DENOTES 14 INCH X 5/8 INCH IRON REBAR MONUMENT SET AND CAPPED RLS 60424
- ● DENOTES IRON MONUMENT FOUND, SIZE, TYPE, AND RLS AS NOTED

BASIS OF BEARINGS: THE NORTH LINE OF TRACT A REGISTERED LAND SURVEY NUMBER 1105 IS ASSUMED TO BEAR NORTH 87 DEGREES 37 MINUTES 24 SECONDS WEST

LAKE & LAND SURVEYING, INC.
1200 CENTRE POINTE CURVE, SUITE 375
SAINT PAUL, MINNESOTA 55120
PHONE: 651-776-6211

Executive summary

Title: Approve temporary seasonal premises amendment for liquor establishment

Recommended action: Motion to approve amendment to the licensed premises for Lago Tacos.

Policy consideration: Does the applicant meet the requirements to amend the licensed premises for the sale and service of alcohol to include temporary/seasonal outdoor spaces?

Summary: In 2025, the city implemented a process for issuing annual commercial patio permits for temporary/seasonal outdoor spaces. Establishments that also hold liquor licenses are required to obtain approval of the temporary extension of their licensed premises to include the temporary/seasonal outdoor space.

Lago Lynlake LLC, dba Lago Tacos applied for temporary extension of their licensed premises to include a temporary/seasonal outdoor space. The restaurant currently holds an on-sale intoxicating liquor license with Sunday sales and applied for an amendment to the existing licensed premises located at 3801 Grand Way. The proposed amendment will add approximately 971 square feet of seasonal-use outdoor space and will provide seating for 76 additional guests.

Applications from the establishment have been reviewed and approved by zoning, building and the city clerk's office. If approved by the council, the proposed amendments to the licensed premises for the sale and service of alcohol will be valid for the duration of the commercial patio permits. If the license holder wants to utilize the seasonal-use outdoor space in future years they will need to go through the permitting and premises amendment processes.

St. Louis Park City Code Section 3-68 (a) states "each license shall be issued only for the exact rooms and square footage described in the application. A license is valid only in the compact and contiguous building or structure situated on the premises described in the license".

St. Louis Park City Code Section 3-106 states that "proposed enlargement or substantial alteration which changes the character of the licensed establishment or extension of a premises previously licensed shall not be allowed unless the city council approves an amendment to the liquor license".

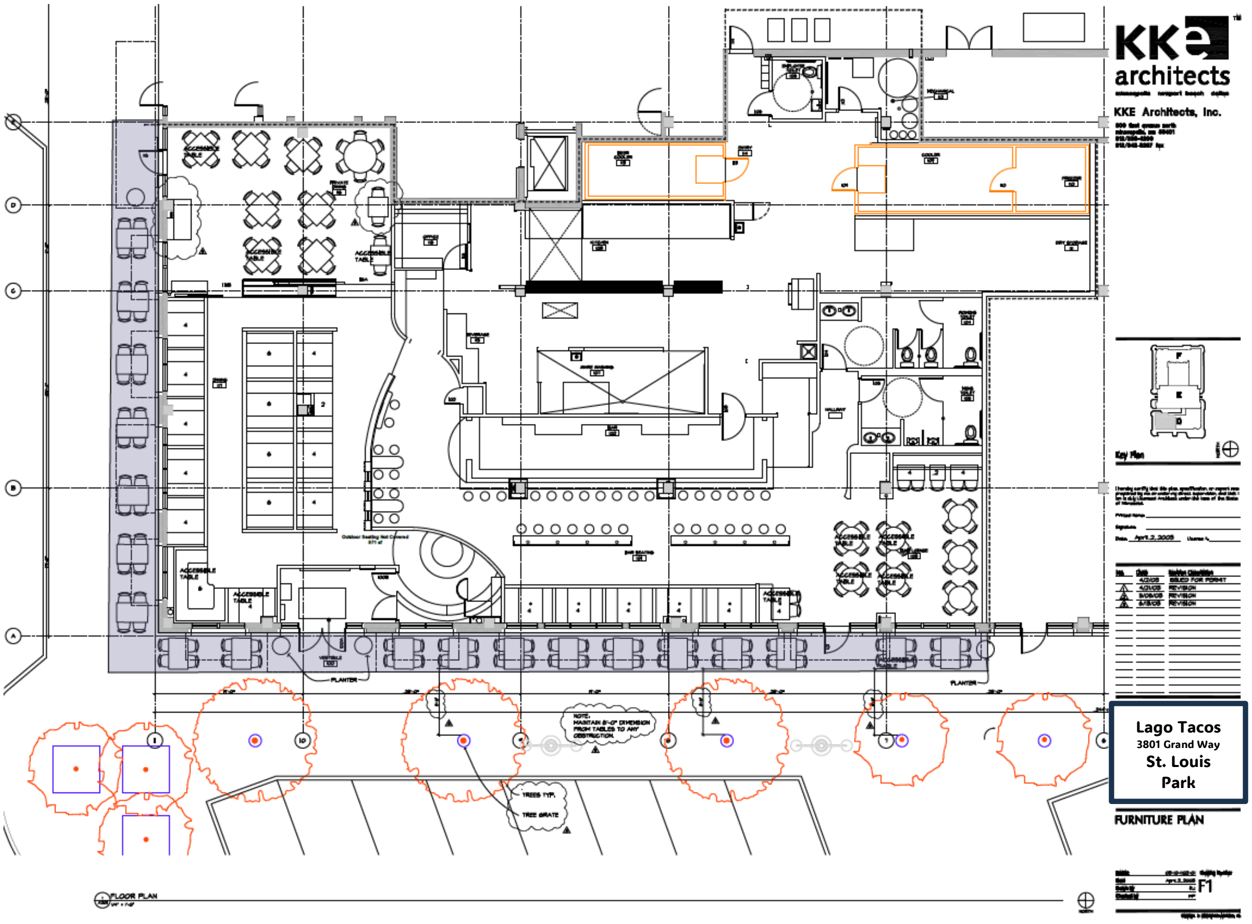
All zoning and building requirements have been met and any additional SAC charges have been paid to the Met Council. The applicants have provided proof of liquor liability insurance to cover the additional temporary outdoor space. Staff recommend approval of the proposed premises amendment for Lago Tacos.

Financial or budget considerations: Not applicable.

Strategic priority consideration: Not applicable.

Supporting documents: Map of proposed licensed premises extension

Prepared by: Amanda Scott-Lerdal, deputy city clerk
Reviewed by: Melissa Kennedy, city clerk
Approved by: Cindy Walsh, deputy city manager


KKE architects
KKE Architects, Inc.
Key Plan
Lago Tacos
3801 Grand Way
St. Louis Park
FURNITURE PLAN
F1
FLOOR PLAN

May 18, 2026 – City Council Retreat

Following city council meeting: Follow-up facilitated conversation on Public Statement Guidelines

Facilitator: Dave Unmacht

Retreat follow up:
At our retreat in February 2026, council spent time going over their norms and interactions with each other. It was a rich and productive conversation. During the meeting, council members suggested time to review current guidelines used when council makes public statements. The current guidelines were established in February of 2023. At that time, council spent time going through the pros and cons of when statements are made. They realized that jumping too quickly could have unintended consequences and thus established the current guidelines.

The intent of the retreat follow-up is to allow time for council members to review the current practices and determine how to proceed going forward.

Attached are the current guidelines of when council makes a public statement.

Public Statements: Current Guidelines

Notes: In early 2023, city council and key staff worked on a set of prompts to help guide decision making for potential public pronouncements about issues and/or current events. A key takeaway from the group was a desire to keep public messaging like this **rare, meaningful and focused on the needs of our community**.

The prompts are:

1. Is there a significant connection to St. Louis Park residents?

2. Will our voice on the topic be meaningful in the conversation?

3. Would we make the same statement if the situation were occurring in St. Louis Park?

4. Are we currently taking action around the issue or have a formal role in helping solve the issue?
    - This helps make sure the statement is not performative.

5. Is our community organizing around the issue? (Especially those most directly impacted.)

6. Who benefits if we do/don't make the statement? Who will be burdened?

7. What are unintended consequences of making/not making the statement?
    - Often the downstream impacts of "responding to" or "being held accountable to" a statement are borne by people who did not make the decision or are also directly impacted by the situation.

Example:
When the Israel/Palestinian war began in October 2023, council members received a number of questions about what they thought and whether the city was going to take a position. The council didn't take a position; however, city staff put together talking points for council and staff about what was being done to support residents who may feel unsafe and what neighbors can do for each other to promote a sense of welcome and belonging.