St. Louis Park
MINNESOTA
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AGENDA
SEPTEMBER 22, 2026

6:00 p.m. Economic Development Authority meeting – Community Room

1. **Call to order.**
   a. Roll call

2. **Approve agenda.**

3. **Minutes.**
   a. EDA meeting minutes of September 8, 2026

4. **Consent item.**
   a. Resolution authorizing extension and amendment of Met Council pre-development grant for Loffler Crossing - Ward 2

5. **Public hearings – none.**

6. **Regular business – none.**

7. **Communications and announcements – none.**

8. **Adjournment.**

6:15 p.m. City council meeting – Community Room

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

2. **Approve agenda.**

3. **Presentations.**
   a. Proclamation observing Latino Heritage Month
   b. Recognition of donations

4. **Minutes.**
   a. City council meeting minutes of September 8, 2026
   b. Special study session meeting minutes of September 8, 2026

5. **Consent items.**
   a. Resolution recognizing retirement of Maintenance Mechanical Coordinator Abdul Shariff
   b. Resolution accepting donations to the city for the police department
   c. Second reading and adoption of zoning ordinance amendment pertaining to medical/dental clinic or office in the N-2, N-3 and N-4 zoning districts
   d. Resolution approving Sewer Availability Charge (SAC) credit policy

e. Resolution approving first amendment to purchase agreement for 4300 W 36 1/2 Street - Ward 2
f. Resolution approving 2027 employer benefit contribution

6. Public hearing.
a. Public hearing to approve resolution for delinquent account certifications

7. Regular business – none.

8. Communications and announcements – none.

9. Adjournment.

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.

Unofficial minutes
EDA meeting
St. Louis Park, Minnesota
September 8, 2026

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1. Call to order.

President Farris called the meeting to order at 6:02 p.m.

a. Roll call

Commissioners present: Daniel Bashore, Jim Engelking, Nadia Mohamed, Sue Budd, Tim Brausen, Paul Baudhuin, President Yolanda Farris

Commissioners absent: none

Staff present: city manager (Ms. Keller), city attorney (Ms. Heine), city clerk (Ms. Kennedy), administrative services director (Ms. Brodeen), fire chief (Mr. Hanlin), police officer (Mr. Harens), deputy public works director (Ms. Fisher), finance director (Ms. Stephens), zoning administrator (Mr. Morrison), deputy city manager (Ms. Walsh)

2. Approve agenda.

It was moved by Commissioner Mohamed, seconded by Commissioner Brausen, to approve the agenda as presented.

The motion passed 7-0.

3. Minutes.

a. EDA meeting minutes of August 17, 2026

It was moved by Commissioner Budd, seconded by Commissioner Brausen, to approve the EDA meeting minutes of August 17, 2026, as presented.

The motion passed 7-0.

4. Consent items.

a. Approve EDA disbursements
b. **EDA Resolution No. 26-18** for eighth amendment to contract for private development – Central Park West – Ward 4

It was moved by Commissioner Mohamed, seconded by Commissioner Brausen, to approve the consent items as listed and to waive reading of all resolutions.

The motion passed 7-0.

5. Public hearings – none.

6. Regular business – none.

7. Communications and announcements – none.

8. Adjournment.

The EDA meeting adjourned at 6:03 p.m.

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Melissa Kennedy, city clerk	Yolanda Farris, president

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 authorizing extension and amendment of a Metropolitan Council pre-development grant for Loffler Crossing – Ward 2

Recommended action: Motion to adopt a resolution authorizing an extension of the existing Metropolitan Council Livable Communities Act (LCA) pre-development grant SG-21546 for Loffler Crossing from its current expiration date of Dec. 31, 2026, to Dec. 31, 2027, and amending the eligible uses of grant funds to include geotechnical engineering, field work and related pre-development analysis.

Policy consideration: Does the Economic Development Authority (EDA) authorize the extension and amendment of the existing LCA pre-development grant to support continued pre-development activities for the Loffler Crossing project?

Summary: The St. Louis Park EDA received a $293,500 Metropolitan Council LCA pre-development grant for Loffler Crossing. The EDA approved the grant and subgrant agreement on Jan. 6, 2025, through EDA Resolution No. 25-03. The grant supports design, cost analysis, market studies, financing analysis and other pre-development activities for the proposed transit-oriented development at 3745 Louisiana Avenue South. The project includes approximately 170 mixed-income apartments, including units affordable to households earning 30% of the area median income or less, and neighborhood-scale commercial space. Currently, the grant expires Dec. 31, 2026. The requested amendment would extend the expiration date to Dec. 31, 2027, allowing additional time to complete eligible pre-development activities. The amendment would also add geotechnical engineering, field work and other analysis necessary for pre-development to the eligible uses of grant funds.

Financial or budget considerations: The amendment does not increase the $293,500 grant award. Extending the grant and expanding eligible uses will allow the EDA to continue using existing grant funds for necessary pre-development activities and may assist with the project's financial feasibility.

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

Supporting documents: Resolution

Prepared by: Dean Porter-Nelson, redevelopment administrator
Reviewed by: Clancy Ferris, legislative & grants analyst
Jennifer Monson, planning and economic development manager
Tiffany Stephens, finance director
Sean Walther, deputy community development director
Approved by: Cindy Walsh, deputy city manager

EDA Resolution No. 26-___

Authorizing extension of Metropolitan Council predevelopment grant on behalf of the Loffler Crossing redevelopment project

Whereas, the St. Louis Park Economic Development Authority has an existing grant to support predevelopment; has requested a revised scope to incorporate additional eligible costs as approved by the Metropolitan Council and an extension of the existing grant term through Dec. 31, 2027; and

Whereas, the grant funds will be used for the Loffler Crossing redevelopment project in the City of St. Louis Park; and

Whereas, the authority has the institutional, managerial, and financial capability to ensure adequate project administration; and

Whereas, upon approval of the grant amendment, the authority may enter into an agreement with Metropolitan Council for the above referenced project, and that the authority certifies that it will comply with all applicable laws and regulations as stated in the contract agreements,

Be it resolved that the president and executive director are hereby authorized to execute such agreements necessary to receive the grant and implement the project and to carry out, on behalf of the authority, the authority' s obligations thereunder when all conditions precedent thereto have been satisfied,

Be it further resolved that the authority to approve, execute and deliver future amendments to the grant agreement entered into by the authority is hereby delegated to the president and executive director, subject to the following conditions:

(a) extend deadlines, amend the project budget and scope, or do not materially adversely affect the interests of the authority; and

(b) such amendments or consents do not contravene or violate any policy of the authority. The execution of any instrument by president and executive director shall be conclusive evidence of the approval of such instruments in accordance with the terms hereof. In the event of absence or disability of the president and executive director any of the documents authorized by this resolution to be executed may be executed without further act or authorization of the board by any member of the board or any duly designated acting official, or by such other officer or officers of the authority as, in the opinion of the city attorney, may act in their behalf.

Reviewed for administration:

Karen Barton, executive director

Adopted by the Economic Development Authority September 8, 2026:

Yolanda Farris, president

Attest:

Melissa Kennedy, secretary

Executive summary

Title: Proclamation observing Latino Heritage Month

Recommended action: Mayor to read proclamation observing Sept. 15 to Oct. 15, 2026, as Latino Heritage Month.

Policy consideration: None

Summary: Latino Heritage Month is a time to recognize the significant contributions of Latino communities to United States history and culture. This month-long celebration began in 1988 and encompasses a span of dates upon which several Latin American countries celebrate their Independence Day. This year's 2026 theme, "Pioneers of Change: Shaping the Future Together," celebrates the leaders, innovators and changemakers whose impact continues to inspire future generations. St. Louis Park is home, workplace and a place of gathering for many Latino communities. We take this time to recognize the diverse Latino heritage and contributions to our city and state.

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: Resource page
Proclamation

Prepared by: Jocelyn I Hernandez Guitron, racial equity and inclusion specialist
Reviewed by: Cheyenne Brodeen, administrative services director
Approved by: Cindy Walsh, deputy city manager

Resource page

To celebrate Latino Heritage Month, the City of St. Louis Park invites you to:

- Explore the diversity of Latino identity.
  - Latino History and Culture | National Museum of the American Latino
  - Hispanic Heritage Month | National Museum of the American Latino
  - National Hispanic Heritage Month: 2026

- Consider some of the challenges Latinos face in the United States.
  - Latinos worry about deportations more than other US adults | Pew Research Center
  - U.S. Hispanics Are Divided on Whether Their Identity Helps or Hurts Them in America | Pew Research Center

- Connect with Latino organizations in Minnesota.
  - Community Resources / Minnesota Council on Latino Affairs

St. Louis Park
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Proclamation observing "Latino Heritage Month"

Whereas, this year's Latino Heritage Month theme is, "Pioneers of Change: Shaping the Future Together"; theme that celebrates Latino culture and history across Latin America and its diaspora with diverse languages, dialects, customs and history; and

Whereas, this month spans the independence days of several Latino nations including Mexico, Costa Rica, El Salvador, Guatemala, Honduras, Nicaragua, Chile and Belize; and

Whereas, according to U.S. Census data, there are over seventy million Latinos in the United States representing 21% of the population, 7% of Minnesotans and 6% of our neighbors here in St. Louis Park; and

Whereas, as local pioneers of change, Latino entrepreneurs, educators, healthcare providers, philanthropists, and community and political leaders have helped create a more just and inclusive St. Louis Park for all; and

Whereas, St. Louis Park stands united against discrimination and seeks to overcome barriers that restrict language access, criminalize communities or create fear for immigrant families, affirming our strategic priority to remain a safe, welcoming community where every resident is treated with dignity, fairness, and respect; and

Whereas, St. Louis Park honors and celebrates the history, achievements, contributions, and diversity of the Latino community. We recognize the need to foster and build relationships between all communities to shape our shared future together,

Now therefore let it be known that the mayor and city council of the City of St. Louis Park, Minnesota, hereby observe September 15 to October 15, 2026, as Latino Heritage Month in our community.

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

Wherefore, I set my hand and cause the Great Seal of the City of St. Louis Park to be affixed this 22nd day of September, 2026.

Nadia M.

Nadia Mohamed, mayor

Executive summary

Title: Recognition of donations

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

From	Donation	For
Community Charities of MN	$5,000	Police department K9 program

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: None.

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

Unofficial minutes
City council meeting
St. Louis Park, Minnesota
September 8, 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, Sue Budd, Tim Brausen, Paul Baudhuin, Jim Engelking, Yolanda Farris, Mayor Nadia Mohamed

Council members absent: none

Staff present: city manager (Ms. Keller), city attorney (Ms. Heine), city clerk (Ms. Kennedy), administrative services director (Ms. Brodeen), fire chief (Mr. Hanlin), police officer (Mr. Harens), police officer (Mr. Kroll), police officer (Mr. Bigness) police officer (Mr. Dampier), police officer (Mr. Loftsgaarden), police officer (Ms. Dahedl), public safety information specialist (Ms. Carter), police investigator (Mr. Heffernan), deputy public works director (Ms. Fisher), finance director (Ms. Stephens), zoning administrator (Mr. Morrison), deputy city manager (Ms. Walsh)

2. Approve agenda.

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

The motion passed 7-0.

3. Presentations.

a. Proclamation observing Welcoming Week

Mayor Mohamed read the proclamation designating Sept. 10 through Sept. 19, 2026, as Welcoming Week in St. Louis Park. The proclamation honored Indigenous and Black Americans, immigrants, refugees and new Americans for their contributions to the community. The proclamation further affirmed the city's commitment to belonging, dignity and safety for all residents regardless of immigration status.

Council Member Brausen invited the public to attend the Human Rights Commission's community gathering on Sept. 15, 2026, from 5:30 to 7:30 p.m. at the Recreation Outdoor Center (ROC). Mayor Mohamed added the event was expected to be potluck-style.

b. Police officer oath of office

Mr. Kruelle introduced six officers receiving their ceremonial oath of office following completion of their first-year probationary period. Mr. Kruelle provided background on each officer:

Officer Colton Harens grew up in Arlington, Minnesota; is a graduate of Minnesota State University Mankato (2024) and a member of the U.S. Air Force Reserve. He began as a community service officer in December 2023 and was sworn in on Aug. 19, 2024.

Officer Tyler Kroll grew up in St. Stephen, Minnesota and holds an associate degree from Alexandria Technical College. He previously served nine years in nuclear power plant security and six years as a deputy with the Wright County Sheriff's Office. He was sworn in on Aug. 19, 2024.

Officer Sean Bigness grew up in Orland Park, Illinois; is a University of Minnesota graduate and worked over seven years as an equipment manager for Minnesota United FC before graduating from the Pathways to Policing program. He was sworn in on Jan. 27, 2025.

Officer Anthony Dampier grew up in Florida. He enlisted in the U.S. Marine Corps after being accepted to The Citadel Military College and later earned an associate degree from Century College. He was sworn in on Feb. 10, 2025.

Officer Samuel Loftsgaarden grew up in Altoona, Wisconsin; holds a bachelor's degree from the University of Wisconsin-Eau Claire and previously worked as a portfolio manager before entering the Pathways to Policing program. He was sworn in on Sept. 15, 2025.

Officer Miranda Dahedl grew up in Roseville, Minnesota; holds a bachelor's degree from Keiser University, previously worked in healthcare and construction and served as a deputy with the Ramsey County Sheriff's Office before joining the department. She was sworn in on Nov. 18, 2025.

Ms. Kennedy administered the ceremonial oath of office.

Mayor Mohamed thanked the officers for their service and courage, acknowledging that the gravity of police work often comes to public attention only during major incidents. She extended thanks to the officers' families for their support and sacrifice.

Council Member Farris expressed gratitude to the officers and noted the value of her experiences during ride-along interactions with officers on duty. She shared that the department support each other like family and wished all officers to keep safe in their duties.

Council Member Brausen added his thanks and shared a personal account of receiving courteous assistance from department officers following a flat tire, citing it as an example of the department's community service culture.

Council Member Baudhuin thanked the officers for choosing St. Louis Park and shared that positive personal interactions with the department regarding a family member's mental health situation reinforced his confidence in the department. He extended thanks to officers' families as well.

c. Recognition of police department Civilian Employee of the Year for 2025

Mr. Kruelle presented the 2025 Civilian Employee of the Year award to Rachel Carter, full-time crime analyst with the department. Ms. Carter was selected by department staff and officers at the annual meeting on Jan. 28, 2026. She had served as an intern beginning in spring 2024 and independently managed core analyst responsibilities for approximately three months while attending school full-time. Nominations cited her strong work ethic, curiosity and consistent initiative in seeking additional responsibilities.

d. Recognition of Robert Linnell Police Officer of the Year for 2025

Mr. Kruelle presented the Robert Linnell Officer of the Year award to Samuel Heffernan, investigator with the department. Mr. Heffernan was selected by department staff and officers at the annual meeting on Jan. 28, 2026. Mr. Kruelle noted the award was well-deserved by Mr. Heffernan; nominations cited his integrity and dedication to supporting fellow officers while serving the community, especially when things are at their worst and caseloads are heavy. His peers noted that Mr. Heffernan makes the entire department better through training and leadership.

e. Recognition of donations

Mayor Mohamed recognized three donations to the city: Heroes Helping Heroes via Park Tavern donated $1,500 for Penny Carnival programming; an anonymous donor contributed $70 to Westwood Hills Nature Center; Beverly and Richard Vigness donated two pairs of mountain track shoes to Westwood Hills Nature Center.

Mayor Mohamed expressed thanks to each donor for their kindness.

4. Minutes.

a. City council meeting minutes of August 17, 2026
b. Special study session meeting minutes of August 17, 2026

It was moved by Council Member Budd, seconded by Council Member Baudhuin, to approve the city council and special study session meeting minutes of August 17, 2026 as presented.

The motion passed 7-0.

5. Consent items.

a. Resolution No. 26-115 accepting donations to the city for the Parks and Recreation Department

b. Approve city disbursements
c. **Resolution No. 26-116** appointing election workers for the November 3, 2026 State General election
d. **Resolutions No. 26-117, 26-118, 26-119, 26-120, 26-121** and **26-122** approving 2027 Special Service Districts 1 - 6 budgets and service charges, extension of SSD 1 through 2036 - Wards 2 & 4
e. **Resolution No. 26-123** approving eighth amendment to contract for private development - Central Park West - Ward 4

Council Member Engelking highlighted item 5c, noting that election judges contribute up to 16-hour days to ensure elections run smoothly. He recognized the hundreds of city residents who offer their time and skills to provide service on Election Day.

Council Member Brausen highlighted item 5e, explaining that the eighth amendment granted a time extension to the developer of the 20 West End property within the Central Park West development, where planned office buildings have faced financing challenges due to tight market conditions.

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

The motion passed 7-0.

7. Regular business.

a. First reading of utility rates for 2027

Ms. Stephens presented the staff report on proposed utility rate adjustments for 2027. The city operates four enterprise fund utilities — water, sanitary sewer, storm water and solid waste — which receive no general levy revenue and rely solely on utility customer charges.

The proposed rate changes were as follows: water rates to increase by 7% (approximately 2.5% above the current year); sanitary sewer to increase by 3.5% (a 1% reduction from the current year's increase); storm water to increase by 1.5% and solid waste to increase by 7.5%.

Staff estimated the quarterly bill impact at approximately $11–$12 for low-consumption households, $15–$16 for medium-consumption households and $20–$21 for high-consumption households. Key drivers included inflation, variability in water consumption tied to seasonal conditions and the need to maintain reserves for aging infrastructure.

Council Member Budd asked whether the rate increases were cumulative across all four utilities. Finance Director Stephens clarified that each increase applied independently to the respective utility charge, not cumulatively to the total bill, resulting in the estimated $10–$20 quarterly increase depending on usage level.

Council Member Brausen acknowledged that while rate increases are unwelcome, they are necessary to sustain high-quality utility services and responsible reserve management. He

noted the significant rate increase in 2024 when solid waste disposal costs doubled and affirmed that staff had balanced the increases responsibly.

Council Member Baudhuin noted that while dry summers reduce the need for runoff management — which is positive environmentally — it also reduces water revenue, illustrating the balancing challenge staff face.

Council Member Bashore encouraged residents to reduce their trash bin size by participating in the organics and recycling programs as a way to offset some of the solid waste rate increase.

Council Member Engelking commended the engineering department for proactively coordinating water main replacements with paving projects to minimize disruption and costs, noting the urgency given the age of the city's infrastructure.

Mayor Mohamed echoed appreciation for the engineering and finance teams. She recalled two recent watermain breaks as a reminder of the consequences of deferred infrastructure investment.

It was moved by Council Member Brausen, seconded by Council Member Baudhuin, to approve the first reading of the ordinance adopting utility rates for 2027 and to set the second reading for Sept. 28, 2026.

The motion passed 7-0.

b. First reading of zoning ordinance amendment pertaining to medical/dental clinic or office in the N-2, N-3 and N-4 zoning districts

Mr. Morrison presented an application submitted by Liz Hochman and Sarah Knight to amend the zoning ordinance to allow limited medical and dental clinic uses — less than 2,500 square feet — in the N-2, N-3 and N-4 neighborhood zoning districts, in a manner similar to existing permitted-with-standards office uses.

The proposed standards limit allowed uses to dental care, eye care, physical therapy, family practice, prenatal care, counseling, acupuncture and similar low-impact services. The amendment explicitly exclude surgery, radiotherapy, MRI and other activities generating hazardous waste or significant impacts on adjacent properties. The planning commission added a clarification at its prior meeting permitting incidental use of X-ray equipment in connection with allowed dental and other permitted uses.

Mr. Morrison noted that because this was a zoning text amendment, approval would allow the use at all properties zoned N-2, N-3 and N-4 citywide, not only at the applicants' intended location on Lake Street. The planning commission conducted a public hearing, received no public comment and recommended approval.

Council Member Bashore thanked staff and the planning commission for their work supporting the applicants, who planned to relocate a prenatal collaborative practice from Hopkins to St.

Louis Park. He characterized the amendment as consistent with the mixed-use character of these neighborhood districts.

It was moved by Council Member Bashore, seconded by Council Member Baudhuin, to approve the first reading of the ordinance amendment pertaining to medical/dental clinic or office in the N-2, N-3 and N-4 zoning districts and to set the second reading for Sept. 22, 2026.

The motion passed 7-0.

8. Communications and announcements - none.

Ms. Keller announced that the city's website underwent a major reconfiguration and soft-launched on Sept. 2, 2026, featuring improved organization, accessibility and search capabilities. She reminded users that their existing internet browser bookmarks would need to be updated.

Ms. Keller highlighted upcoming community events:

- Rollin' on the ROC on Thursday, Sept. 10, 2026;
- Nature walk at Bass Lake Preserve on Sept. 19, 2026, at 9:30 a.m.;
- Art fair at the ROC on Sept. 19, 2026, from 10:00 a.m. to 6:00 p.m.;
- Community paper shredding event in early October 2026 and a fall clean-up event, with postcards to be mailed later in September 2026.

Ms. Keller extended Shana Tova wishes to community members celebrating Rosh Hashanah.

Mayor Mohamed expressed appreciation for the redesigned website, highlighting the improved accessibility of council contact information and the streamlined proclamation request process.

The meeting adjourned at 7:08 p.m.

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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.

Unofficial minutes
Special study session
St. Louis Park, Minnesota
September 8, 2026

The meeting convened at 7:15 p.m.

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

Council Members absent: none

Staff present: city manager (Ms. Keller), city clerk (Ms. Kennedy), administrative services director (Ms. Brodeen), finance director (Ms. Stephens), fire chief (Mr. Hanlin), police chief (Mr. Kruelle), deputy police chief (Mr. Nadem), finance director, zoning administrator (Mr. Morrison), deputy city manager (Ms. Walsh), alternative response medic (Mr. Olson-Ehlert), police lieutenant (Mr. Barnes), police lieutenant (Mr. Hagen) deputy community development director (Mr. Walther), sustainability manager (Ms. Ziring), accountant (Kaitlyn Finkel)

Discussion Items

1. Capital Improvement Projects budget

Ms. Keller opened by noting the meeting built on a budget discussion held in August 2026 covering the general fund. She explained the session would address the capital improvement budget and special levy funds to assemble the overall proposed levy. She also noted the preliminary max levy adoption was originally scheduled for Sept. 22, 2026, and was moved to Sept. 28, 2026, due to anticipated council member absences.

The council briefly congratulated Ms. Keller on her fifth year anniversary with the city before proceeding.

Ms. Stephens presented the 2027–2036 Capital Improvement Plan (CIP), noting the primary focus was on the 2027 budget. No formal action was requested, as the item was for discussion only. The policy questions before the council were whether it supported the proposed 2027 capital projects, the 10-year CIP, the internal service fund levies, the special levies and the proposed 2027 budget as drafted. The proposed balanced budget reflected an all-inclusive preliminary max levy increase of 6.81%, based on a general levy of just over $50,000,000 and a debt service levy of just under $7,000,000.

Ms. Stephens described the CIP as a long-range planning tool for large infrastructure, facility, equipment and technology needs, with the first three to five years being most reliable. Projects must exceed $50,000 in cost, focus on improvement or replacement rather than maintenance, support at least one strategic priority and have an identified funding source. The 2027 capital budget totaled just over $26,000,000 across utility funds, municipal building and infrastructure, vehicles and equipment, technology, park improvement, franchise fees and the capital projects fund.

Highlighted existing 2027 projects included the west roof replacement at the Rec Center arena, annual tree replacements, LED lights and pole replacements at Carpenter Park ball fields, Shelard Basin Rehabilitation, Keystone Park water quality improvements and a water treatment plant rehabilitation. Two new projects proposed for 2027 were Municipal Service Center (MSC) lighting controls and rifle-rated body armor plates for the police department. Ms. Stephens explained the body armor upgrade would insert into existing officer vests without changing appearance, increasing protection against rifle threats. Staff proposed splitting the cost by funding the front plate in 2027 and the back plate in 2028.

Additional facility projects proposed for 2027 included citywide building automation system updates, fire station dorm room HVAC controls, MSC boiler replacement, Recreation (Rec) Center garage doors, Rec Center tuck pointing and a Rec Center boiler conversion from steam to hot water. Ms. Stephens noted approximately $1,000,000 was already set aside for the boiler. Staff further recommended an additional $1,000,000 to convert to a hot water system, which is more sustainable, safer and less expensive over time, with the increased cost reflecting necessary re-piping.

Projects planned for 2029 included an aquatic park slide pump replacement, city hall boiler replacement, city hall elevator modernization, MSC garage doors east, west hockey rink bleacher replacement and a police department camera trailer replacement.

Projects in 2030 included MSC garage doors west and Westwood building automation updates. Significant fire station work at stations 1 and 2 was projected for 2031 and 2032, including air handler, variable air volume HVAC system and roof replacements. Ms. Stephens noted the 10-year CIP chart showed higher expenditure years in 2027 through 2030, with the goal of smoothing costs over time by shifting project timing where possible.

Ms. Stephens described three internal service funds created the prior year for municipal building and infrastructure, vehicles and equipment, and technology. All three remained near 2026 levels, with technology increasing slightly due to cybersecurity and AI-related proposals from the discussion held in August 2026.

Regarding utility fund CIPs, Ms. Stephens noted sewer and storm projections remained typical while the water fund showed an increase driven by significant water main replacement work. A spike in 2028 reflected two larger roadway projects.

Ms. Stephens then summarized new operating proposals. Items presented in August 2026 included background checks, Copilot generative AI licensing, password management software, a housing intern, a facilities position reclass and community service officers.

Three additional proposals had emerged since August 2026: Axon Translate real-time language translation for officer-worn body cameras supporting up to 50 languages, a $50,000 placeholder for a potential automatic license plate reader (ALPR) vendor transition and a facilities emergency repair budget for costs above routine maintenance but below the CIP threshold. Total new ongoing expenses reached $837,000. Staff proposed using $319,000 in 2026 savings to offset costs, resulting in a net base levy increase of approximately $518,876.

Council Member Farris raised questions about the status of support for the police department following prior discussions. Ms. Keller clarified that two of the items listed were distinct: Axon Translate for translation services and a $50,000 placeholder for potential ALPR vendor flexibility. Ms. Keller confirmed the two sworn officer positions temporarily converted to civilian roles mid-2026 were budgeted to return in 2027, restoring the department to an authorized sworn strength of 62 officers, while retaining the two civilian positions. Mr. Kruelle confirmed the positions were on the 2027 budget for restoration.

Council Member Baudhuin clarified that the intent of the civilian conversions was to fill positions more readily, as civilian roles were easier to staff than sworn positions.

Mr. Kruelle provided additional staffing context. He explained that open positions were the smallest portion of the staffing challenge with leaves, injuries and FMLA compounding the shortfall. The department had shifted approximately four assignment positions back into patrol and had officers on a mandatory 14-hour overtime schedule every 28 days for nearly a full year to maintain patrol coverage. He said the department was close to resolving the emergency schedule through the combination of hiring, community service officer (CSO) feeder program expansion from seven to ten, and the restored sworn positions. He described the CSO feeder program as the most effective internal pipeline, with officers ready to move into sworn roles at staggered intervals over time.

Mayor Mohamed acknowledged the department challenges and framed the budget response as phased, noting investments in sworn staffing, civilian roles, facilities planning and the $1,000,000 in bonding for facilities were all part of a multi-year commitment.

Council Member Brausen asked about six police vehicles listed for replacement in the CIP. Mr. Kruelle stated the department operates 24 marked squads and 15 unmarked vehicles on approximately a four-year replacement cycle, consistent with replacing roughly one quarter of the fleet per cycle.

Council Member Baudhuin asked about the drivers behind the debt service levy increase. Ms. Stephens explained that when Westwood Hills Nature Center was built, a portion of the bonds were structured to begin payments in 2027, adding approximately $1,000,000 to the debt service levy in that year.

Council Member Brausen noted this structure was intended at the time to smooth earlier levy years that were projected at 9% increases.

Council Member Baudhuin raised a question about shifting $194,000 from the Affordable Housing Trust Fund to help fund the Climate Investment Fund. Ms. Keller explained staff closely analyzed the affordable housing fund balance and anticipated projects and determined that reducing the levy contribution from $1,194,000 to $1,000,000 was supportable given the fund's healthy balance.

Council Member Brausen noted the city now receives state resources for affordable housing that were not available when the trust fund levy was established, making a modest reduction more viable. Ms. Keller confirmed that staff reviewed the status of other special funds as well.

For example, the development Economic Development Authority (EDA) fund levy of $375,000 was left unchanged because it covers operational costs and preserves fund balance flexibility for land acquisition and projects.

Ms. Stephens noted the Climate Investment Fund had previously been supported by two one-time city investments. Those funds were exhausted, and the fund needed a sustainable levy source. Staff proposed starting at $200,000 in 2027 and building annually. Ms. Stephens clarified the fund averages approximately $250,000 in annual expenses, with demand expected to grow toward $350,000 annually.

Council Member Brausen expressed support for increasing the Climate Investment Fund levy, arguing that climate investment was an existential priority. He proposed increasing the fund in 2027 to $300,000 by raising the overall levy rather than reducing affordable housing contributions further, keeping the affordable housing levy at $1,000,000.

Council Member Budd asked what a $50,000 increase to the climate levy would mean for the overall levy percentage. Ms. Stephens calculated a $50,000 increase would bring the levy to approximately 6.9% and a $100,000 increase to approximately 7.1%.

Council Member Budd indicated a preference for the 6.9% option at $250,000 for the climate fund, noting a desire to keep the levy under 7% while allowing flexibility to find additional funds mid-year if needed.

Mayor Mohamed agreed, expressing comfort with setting the max at 6.9% to preserve flexibility before the final levy decision.

Mr. Walther provided context on climate fund demand. He noted the budgeted $250,000 was committed by June 2026. The fund balance was depleted faster than expected, partly due to a significant end-of-year surge in late 2025 as residents rushed to use federal tax credits before they expired. He stated staff would look at alternative ways to structure programs to make most efficient use of the available funds to meet community demand whatever the levy decision.

Ms. Stephens clarified that the rapid expenditure reflected fund balance drawn down from November 2025 through January 2026. Ms. Ziring confirmed a projected $250,000 spend for fiscal year 2026 even setting aside the 2025 end-of-year surge and explained the $350,000 annual high demand projection was based upon observed demand trends once the cost share programs moved to wait-list mode after closing in June 2026 due to the depletion of funds.

Ms. Keller advised the council that the preliminary max levy adoption on Sept. 28, 2026, was the point at which any flexibility for higher numbers must be built in, as the final levy cannot exceed the max levy.

A show of support was taken. Council Member Budd, Council Member Bashore, Council Member Engelking and Mayor Mohamed expressed support for the $50,000 increase to $250,000 for the Climate Investment Fund, bringing the proposed max levy to 6.9%.

While Council Members Baudhuin and Brausen preferred a $300,000 levy, they indicated support for any level of higher Climate Investment Fund contribution as a practical path forward.

Ms. Keller confirmed staff would incorporate the $250,000 Climate Investment Fund figure into updated numbers for the maximum levy adoption scheduled for council's consideration on Sept. 28, 2026.

Following up on ALPR technology costs, Mr. Hagen clarified that 16 cameras at $3,000 each total $48,000 annually. He noted that due to grant funding at program inception, the city had never paid the full cost. Mr. Kruelle added that a grant covering approximately $30,000 of the ALPR cost expires in July 2027 and the remaining contract expires at the end of 2027, making the $50,000 placeholder relevant for a potential vendor transition.

Council Member Engelking commended city staff for belt-tightening under inflationary pressure on materials. He noted that building automation system improvements would generate year-over-year cost avoidance through greater efficiency.

Mayor Mohamed noted the budget was largely focused on asset protection rather than new spending.

Ms. Keller confirmed staff had what was needed to prepare for the council to consider the maximum levy adoption on Sept. 28, 2026 levy adoption.

The proposed 2027 levy breakdown as presented and amended was as follows: general levy approximately $48,000,000, debt service levy just under $7,000,000, development Economic Development Authority fund $375,000, park improvement fund $404,000, affordable housing trust fund $1,000,000, Climate Investment Fund $250,000 and employee benefits $400,000, for a total preliminary max levy increase of approximately 6.9%.

2. Behavioral health response

Ms. Keller noted both the police and fire departments had been doing exceptional work in behavioral health response, with programs that were unique among peer cities.

Mr. Kruelle provided history on the embedded police social worker program, which began in 2019 as a shared-cost program with Hennepin County. The city currently covers approximately two-thirds of the social worker's cost, with the county covering one-third. He credited the learnings from 2019 through 2024 as driving the decision to add two patrol-based behavioral health officers in 2024 as subject matter experts to connect community members to resources. Mr. Kruelle praised Mr. Barnes for his leadership in overseeing the program.

Mr. Barnes described the program's structure and goals. Officers can refer individuals encountered during calls to the behavioral health team for follow-up. These follow-ups can be conducted by the officer, the social worker or both. The team's current social worker, who previously worked with community-based mental health response, brought strong field

engagement to the role, including assisting with the response to a significant incident in the City of Hopkins.

Mr. Barnes noted the Behavioral Health Unit (BHU) aims to reduce repeat calls, right-size responses, reduce arrests and uses of force, reduce high-volume 911 users and collect data. He explained that having 911 dispatch in-house allows the team to evaluate whether calls are better suited to the behavioral health response rather than a standard patrol response.

Mr. Barnes described the ongoing challenge of officers being pulled from behavioral health work to cover patrol vacancies. He noted one BHU officer was out for six months in the prior year due to injury, significantly disrupting data collection. He said the newly funded civilian analyst position would help recover from the data backlog. Behavioral health case reports account for approximately 10% of all police reports, covering mental illness, homelessness, substance abuse and relationship issues.

Mr. Barnes shared positive community feedback, including a letter from the family of an autistic resident new to the community whose officers spent time building rapport, understanding the situation and safely facilitating hospital care.

Mr. Hanlin described the fire department's long history of community health work dating to the early 2010s, including post-discharge support in partnership with Park Clinic. That program concluded around 2024 and was re-envisioned as an in-house Alternative Response Medic (ARM) program with greater flexibility. In 2025, the ARM program hired Mr. Olson-Ehlert, a paramedic with 18 years of experience including community health work with Hennepin Health.

Mr. Hanlin explained the ARM program addresses mobile integrated health needs — things outside the hospital or clinic system that community members cannot easily access due to cost, lack of transportation or other barriers. These include repeat falls, chronic illness management, substance abuse, medication management, housing and behavioral health assessments. He noted Mr. Olson-Ehlert is still a licensed paramedic and responds to advanced life support calls when available, able to reach scenes faster than transport ambulances and bridge gaps for lower-acuity patients awaiting delayed transport.

Mr. Hanlin described referral pathways from fire crews, the BHU, local clinics, transport ambulance services and other city departments. He cited an example of a referral originating from the city's utility department after a resident exhibited confusion during repeated calls. He noted the city recently onboarded a community health platform called Jolene to integrate the referral system, improve data tracking and connect with medical records from partner systems including Allina and Park Nicollet.

Mr. Olson-Ehlert noted he had built relationships with affordable housing partners including Hamilton House through Vail Communities and was receiving referrals from them. He described his work in building a network of partners to avoid operating in isolation. He noted upcoming presentations of the program at a conference on community health in Brooklyn Center on Sept. 29, 2026.

Mr. Hanlin drew a parallel to the fire department's investment decades ago in fire prevention, which reduced both the frequency and severity of house fires. He positioned that the ARM program represents the next evolution of that prevention mindset applied to medical calls, noting two-thirds of fire calls are already medical and many are repeat or preventable. Without programs like ARM, the fire department would continue to need more firefighters annually to cover call volume. Mr. Hanlin noted the Cities of Minnetonka and Edina were developing similar programs, but that St. Louis Park's integrated approach was receiving significant interest from other agencies.

Mr. Hanlin and Mr. Kruelle discussed the overlapping work between the BHU and ARM programs, noting that cases often transition between programs depending on the nature of the need and staff availability. Neither program operates every hour of every day, and a priority for 2027 is ensuring line staff can recognize behavioral health needs and connect individuals to the team upon their return.

Mr. Kruelle identified the extraordinary working relationship between the police and fire departments as foundational to the program's success. He outlined areas for the 2027 strategic planning project on coordinated preventive and caring safety services, including whether to expand or bring the social worker role in-house, how to supervise a social worker outside the county structure, how to resolve differing care opinions between departments, how to improve data collection and how to account for light rail impacts on both departments.

Council Member Budd asked about the BHU's relationship with schools. Mr. Barnes said referrals could come from school resource officers and the team had participated in school health outreach in the past, though the connection was not as formalized as with other referral partners.

Council Member Baudhuin shared personal experience with a family member who has bipolar disorder and had multiple positive interactions with St. Louis Park Police during and prior to the BHU's establishment. He expressed strong support for both programs and asked how the programs could be better communicated to the public.

Mr. Barnes and Mr. Olson-Ehlert confirmed they were presenting the program for the first time at the community health conference on Sept. 29, 2026. Ms. Keller noted the city had also published features on both programs in the Park Perspective.

Council Member Baudhuin shared that his family member’s recovery was aided in part by the BHU's coordination across departments and police jurisdictions.

Mayor Mohamed shared personal connection to the program, noting she had advocated for cross-cultural behavioral health training as part of the multicultural advisory commission as far back as 2017. She expressed pride in seeing the program now being shared at conferences. Ms. Keller noted that an upcoming cross-departmental strategic planning project would formally examine how the two programs should evolve and integrate structurally, with a finalized scope of the project planned for early 2027.

Written Reports

4. Welcoming, safe community system kick-off

5. Good Governance system wrap-up

The meeting adjourned at 9:05 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: Recognition of retirement of Maintenance Mechanical Coordinator Abdul Shariff

Recommended action: Approve resolution recognizing Abe for his years of service to the City of St. Louis Park.

Policy consideration: None.

Summary: City policy states that employees who retire or resign in good standing with over 20 years of service will be presented with a resolution from the mayor, city manager and city council.

Abe will not be in attendance; the resolution is requested to be read during the presentations portion of the city council meeting to formally recognize his service upon his retirement.

Financial or budget considerations: Not applicable.

Strategic priority consideration: Not applicable.

Supporting documents: Resolution

Prepared by: Barb Lamfers, HR technician
Oi Mattison, public housing manager
Reviewed by: Marney Olson, housing manager
Sean Walther, deputy community development director
Rita Vorpahl, HR director
Approved by: Cindy Walsh, deputy city manager

Resolution No. 26 - ___

Recognizing the contributions of and expressing appreciation to Abdul (Abe) Shariff, maintenance mechanic coordinator

Whereas, Abe Shariff began his employment with the City of St. Louis Park on April 1, 1993, and served over 33 years as maintenance mechanic coordinator for the Housing Authority under the community development department; and

Whereas, prior to his staff employment, Abe served as a contractor for the Housing Authority for seven years, bringing his total service to St. Louis Park public housing residents to 40 years; and

Whereas, Abe managed all aspects of maintenance for properties including 37 public housing homes and the Hamilton House, providing prompt responses to work orders and emergencies at all hours; and

Whereas, Abe's dedicated management of public housing operations and unit turnovers directly contributed to providing safe, welcoming and affordable homes for hundreds of families in the St. Louis Park community; and

Whereas, Abe had a good working relationship with various contractors and always found a solution to maintenance issues regardless of how complex they were; and

Whereas, Abe's skills, commitment, dedication and institutional knowledge will be missed by both residents and staff;

Now therefore be it resolved that the City Council of the City of St. Louis Park, Minnesota, by this resolution and public record, would like to thank maintenance mechanic coordinator Abe Shariff for his great contributions and his many years of dedicated service to the City of St. Louis Park and wish him the best in his retirement.

Reviewed for administration:

Kim Keller, city manager

Adopted by the city council September 22, 2026:

Nadia Mohamed, mayor

Attest:

Melissa Kennedy, city clerk

Executive summary

Title: Resolution accepting a donation to the city for the police department

Recommended action: Motion to adopt a resolution approving acceptance of a monetary donation to the city from Community Charities of MN in an amount not to exceed $5,000 for police department expenses related to the K9 program.

Policy consideration: Does the city council accept the gift?

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

Community Charities of MN has graciously donated up to $5,000 for police expenses related to the St. Louis Park Police Department's K9 program. The donation is intended for expenses including K9 training, equipment, veterinary visits and food.

Financial or budget considerations: This donation will be used toward police K9-related expenses.

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: Paul Barnes, lieutenant
Reviewed by: Bryan Kruelle, police chief
Approved by: Cindy Walsh, deputy city manager

Resolution No. 26 - ____

Accepting a donation to the city from Community Charities Of MN for police K9 program expenses

Whereas, the City of St. Louis Park is required by State Statute to authorize acceptance of any donations; and

Whereas, the city council must also ratify any restrictions placed on the donation by the donor; and

Whereas, Community Charities of MN has donated up to $5,000 in costs for the police department's expenses related to the police K9 program;

Now therefore be it resolved by the City Council of the City of St. Louis Park that the gift is hereby accepted with thanks to Community Charities of MN, with the understanding that it will be used for expenses related to the police K9 program.

Reviewed for administration:

Kim Keller, city manager

Adopted by the city council September 22, 2026:

Nadia Mohamed, mayor

Attest:

Melissa Kennedy, city clerk

Executive summary

Title: Second reading and adoption of zoning ordinance amendment pertaining to medical/dental clinic or office in the N-2, N-3 and N-4 zoning districts

Recommended action: Motion to approve second reading of amendment to the zoning ordinance and approve summary ordinance for publication. (Four votes required)

Policy consideration: Does the city council support the amendment to the zoning ordinance?

Summary: The applicant desires to conduct a medical office use in an office building located at 6213 Lake Street (subject property). The activities to be conducted as part of the proposed medical office use consists of counseling, adult prenatal education, therapeutic bodywork, acupuncture, wellness services and physical therapy.

The zoning ordinance establishes the office land use and the medical/dental clinic or office land use as two separate land uses. The subject property is zoned N-2, which allows the office land use, but not the medical/dental clinic land use. The proposed amendment would allow the medical/dental clinic land use in a similar manner as the office land use.

While the applicant's intent is to allow the medical/dental clinic or office land use in the N-2 district so they can operate their business at the subject property, it is important to note that if the ordinance is approved, the medical/dental clinic or office land use would be allowed on any property in the city zoned N-2, N-3, or N-4 that meets the proposed standards assigned to the land use.

Prior review: The city council unanimously approved the first reading on Sept. 8, 2026. The planning commission conducted a public hearing on Aug. 19, 2026. No comments were received. They recommended the city council approve the zoning ordinance.

Next Steps. If approved, the ordinance will be published on Oct. 1, 2026, and will take effect on Oct. 16, 2026.

Financial or budget considerations: No financial or budget considerations.

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: Planning commission staff report Aug. 19, 2026, ordinance, summary ordinance for publication

Prepared by: Gary Morrison, zoning administrator
Reviewed by: Jennifer Monson, planning and economic development manager
Sean Walther, deputy community development director
Approved by: Cindy Walsh, deputy city manager

Ordinance No. ___-26

Amending zoning ordinance regarding medical/dental clinic or office in the Neighborhood zoning districts

The City of St. Louis Park does ordain:

Whereas, the planning commission conducted a public hearing on this ordinance on August 19, 2026, and recommended the city council adopt this ordinance; and

Whereas, the city council considered the advice and recommendation of the planning commission (case no. 26-07-ZA); and

Now therefore be it resolved that the following amendments shall be made to Chapter 36 of the City Code pertaining to zoning:

Section 1. Article III. Neighborhood Districts, Section 36-76, Table 36-76(a) of the St. Louis Park City Code is hereby amended to add the following underlined text:

	Neighborhood Districts				Use Specific Standards
Use Type	**N-1**	**N-2**	**N-3**	**N-4**	
Public, Social, & Institutional					
Community center	**C**	**C**	**C**	**C**	**See article VII; division 3**
Educational (academic) facility with 20 or fewer students	**PS**	**PS**	**PS**	**PS**	**See article VII; division 3**
Educational (academic) facility with more than 20 students	**C**	**C**	**C**	**C**	**See article VII; division 3**
Library	**C**	**C**	**C**	**C**	**See article VII; division 3**
<u>Medical/dental clinic or office</u>		**<u>PS</u>**	**<u>PS</u>**	**<u>PS</u>**	**<u>See article VII; division 3</u>**
Police/fire station	**PS**	**PS**	**PS**	**PS**	**See article VII; division 3**
Religious institution	**C**	**C**	**C**	**C**	**See article VII; division 3**

Section 2. Article VII. Use Specific Standards, Division 3. Principal Uses, Public, Social, & Institutional, Section 36-249 of the St. Louis Park City Code is hereby amended to add the following underlined text:

Sec. 36-249. Medical/dental clinic or office.

(a) The use shall be subject to the following conditions when operating in a Neighborhood district:

(1) The use shall be limited to a maximum of 2,500 square feet in the Neighborhood-2, -3, and -4 districts.

(2) The use shall be limited to dental care, eye care, physical therapy, family practice care, prenatal care, counseling, acupuncture and similar uses that have minimal impact on adjacent properties.

(3) The use shall not include activities such as surgery, radiotherapy, magnetic resonance imaging, or other activities that may generate hazardous waste or impacts to adjacent properties except that the use of X-ray or similar machines may be used as incidental uses to dental or other allowed uses.

(4) Access shall be to a roadway identified in the comprehensive plan as a collector or arterial or shall be otherwise located so that access can be provided without generating significant traffic on local residential streets.

(5) The parking areas shall be set back at least five feet from any parcel that is zoned N.

(6) The materials used in and placement of all signs shall be integrated with the building design and architecture.

Section 3. Renumber Article VII. Use Specific Standards, Division 3 accordingly after inserting the text in Section 2 above.

Section 4. This ordinance shall take effect 15 days after publication.

First reading	September 8, 2026
Second reading	September 22, 2026
Date of publication	October 1, 2026
Date ordinance takes effect	October 16, 2026

Reviewed for administration:

Kim Keller, city manager

Attest:

Melissa Kennedy, city clerk

Adopted by the City Council September 22, 2026:

Nadia Mohamed, mayor

Approved as to form and execution:

Soren Mattick, city attorney

Summary for publication

Ordinance No. ____ - 26

Amending the St. Louis Park zoning ordinance

This ordinance amends the Neighborhood zoning districts by allowing the medical/dental clinic or office as permitted with standards in the Neighborhood-2, -3, and -4 zoning districts.

This ordinance shall take effect no sooner than 15 days after publication.

Adopted by the city council September 22, 2026
Nadia Mohamed /s/
Mayor

A copy of the full text of this ordinance is available for inspection with the City Clerk.

Published in St. Louis Park Sun Sailor: October 1, 2026

Executive summary

Title: Resolution approving Sewer Availability Charge (SAC) credit policy

Recommended action: Motion to adopt the resolution approving a SAC credit policy.

Policy consideration: Does city council approve establishment of a SAC credit policy?

Summary: As part of the 2025 housing and neighborhood-oriented development system discussions, the city council expressed support for adopting a SAC credit policy. Consistent with that direction, the proposed policy would allow the city to retain and redistribute excess SAC units to new or expanding businesses in the community, providing an opportunity for partial fee reductions to support business development.

The Metropolitan Council (Met Council) charges SACs when businesses first connect to or increase demand on the regional wastewater system; the city collects and remits these fees and retains 1% for administrative costs. SAC units are determined by the Met Council based on estimated sewer usage. Community development staff would be responsible for maintaining records of available credits, tracking their use and reporting to the Met Council.

City council received a report and a copy of the draft policy on Sept. 14, 2026.

Financial or budget considerations: This policy would add minimal CD staff time to implement the policy. CD staff will need to submit additional information in existing monthly reports when SAC credits are claimed from Met Council or issued to a qualified business. No city funds are needed to operate this program.

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
Exhibit A: Sewer Availability Charge (SAC) Credit Policy

Prepared by: Jase Pater, economic development specialist
Jennifer Monson, planning and economic development manager
Reviewed by: Sean Walther, deputy community development director
Karen Barton, community development director
Tiffany Stephens, finance director
Approved by: Cindy Walsh, deputy city manager

Resolution No. 26 -__

Approving a Sewer Access Charge (SAC) credit policy

Whereas, the City of St. Louis Park has previously adopted strategic priorities to guide policies, initiatives and decisions, including a strategic priority to being a city that delivers reliable services, uses city resources responsibly, operates transparently and builds strong relationships with residents; and

Whereas, the Metropolitan Council assesses a one-time Sewer Availability Charge (SAC) when a property creates a new or increased demand on the regional wastewater system; and

Whereas, under Metropolitan Council rules, cities may retain community-wide SAC credits when redevelopment or changes in land use reduce the number of SAC units assigned to a property; and

Whereas, the city would like to create a policy to establish clear guidelines for the collection, administration and use of community-wide SAC credits to support the recruitment, retention and growth of businesses within the city; and

Whereas, the objective of this policy is to encourage business attraction by reducing SAC costs where eligible, thereby lowering financial barriers for new businesses; and

Whereas, the city council has determined that it is reasonable, expedient and in the best interest of the public to adopt the sewer access charge credit policy in the form attached hereto as Exhibit A,

Now therefore be it resolved by the city council of the City of St. Louis Park that the SAC credit policy is hereby adopted in the form attached hereto as Exhibit A,

It is further resolved city staff is hereby authorized to take all actions necessary to implement the SAC credit policy with regard to applicable projects initiated from the date of this resolution.

Reviewed for administration:

Kim Keller, city manager

Adopted by the city council September 22, 2026:

Nadia Mohamed, mayor

Attest:

Melissa Kennedy, city clerk

Exhibit A

City of St. Louis Park

Sewer Availability Charge (SAC) Credit Policy

Adopted September ___, 2026: Resolution No: 26-___

City of St. Louis Park
Sewer Availability Charge (SAC) Credit Policy

Introduction

The Metropolitan Council assesses a one-time Sewer Availability Charge (SAC) when a property use creates a new or increased demand on the regional wastewater system. The charge is based on the estimated wastewater flow generated by the use and is calculated in SAC units using Metropolitan Council standards. One SAC unit represents the wastewater capacity assigned to a typical single-family dwelling, and other land uses are assigned SAC units based on their estimated wastewater demand.

Additional SACs may be required when an existing building expands or changes to a use that generates greater wastewater demand. The Metropolitan Council assesses SACs to local governments, which then collect the applicable fees from property owners or developers as part of the development review and permitting process.

Under Metropolitan Council rules, cities may retain community-wide SAC credits when redevelopment or changes in land use reduce the number of SAC units assigned to a property. These community-wide credits may be applied to eligible future development within the city, helping to offset SACs and encourage uses consistent with local goals.

Purpose and objectives

- The purpose of this policy is to establish clear guidelines for the collection, administration, and use of community-wide SAC credits to support the recruitment, retention and growth of businesses within the city.

- The objective of this policy is to encourage business attraction by reducing Sewer Availability Charge (SAC) costs where eligible, thereby lowering financial barriers for new businesses.

Collection of community-wide credits

As defined in the Metropolitan Council sewer availability charge procedure manual, local governments may retain excess net SAC credits when a property is redeveloped or when a change in use occurs. Only SAC credits that have been previously paid are eligible to be converted into community-wide credits. “Grandparent” credits, as defined by the Metropolitan Council’s SAC procedure manual, shall remain tied to the site and are not eligible for community-wide use.

Excess SAC credits may be designated and retained as community-wide credits only when a new end user has been identified. These credits must be claimed on the SAC-A form at the time of permit issuance for the new use. If the credits are not claimed at that time, they will revert to site-specific status and remain with the property for a period of five (5) years.

Community-wide credits shall consist only of excess credits remaining after the SAC requirement for the new use has been determined. If the existing SAC credits on a property are less than or equal to the amount required for the new use, no community-wide credits shall be collected by the city.

The city shall maintain records of all community-wide SAC credits, including the total credits available and documentation of businesses that have utilized the program. These records shall be maintained by the Community Development Department.

Program guidelines

An eligible business may qualify to receive SAC financial assistance up to 50% of the net SAC due with a maximum of five (5) SAC units paid by the city.

Eligible businesses:

To be considered for the program, the business must:

- Be located within the City of St. Louis Park.
- Be a new business locating within the city or an existing business expanding its operations.
- Be an independently owned business engaged in a commercial enterprise, whether owned by a for-profit or nonprofit entity.
- Have 20 or fewer full-time equivalent (FTE) employees.
- Have annual gross revenue of no more than $1 million in the prior year.
- Be in good standing with the city.
- Have all property taxes paid and current.

Ineligible businesses:

- Businesses without a physical address in St. Louis Park
- Firearms/ammunition sellers; gun clubs; or shooting ranges
- Sexually oriented businesses
- Tobacco, vape, or unauthorized cannabis businesses; smoking lounges/clubs
- Payday lenders, title lenders, pawn shops, check cashers
- Home-based businesses not moving into commercial space
- National/regional chains
- Warehouses or long-term inactive storage
- Businesses engaged in illegal activity under state or local law

Terms and conditions:

- Community-wide SAC credits are subject to availability. The city reserves the right to allocate community-wide SAC credits for city projects before making excess credits available through the program. Applications will not be accepted during periods when no credits are available.
- Program funds are limited and shall be awarded to qualifying applicants on a first-come, first-serve basis at the city's discretion.
- The city retains full discretion to determine and limit the amount of SAC assistance awarded to any individual applicant to maximize the overall effectiveness and reach of the program. Nothing in this policy shall be construed as creating an obligation for the city to provide assistance to any business or property owner.
- This program is limited to non-residential uses; requests related to residential projects are ineligible and will not be reviewed.
- Requests seeking reimbursement for SACs that have already been paid are not eligible for consideration.
- Information submitted as part of an application will be considered public data, except for any data classified as nonpublic under Minnesota Statutes section 13.591.
- The City of St. Louis Park and its Economic Development Authority (EDA) will evaluate each application based on program eligibility criteria and reserve the right to approve or deny any application consistent with those requirements. Approved applicants must agree to indemnify and hold harmless the city, the EDA and their respective officials and representatives.

Application

Applicant information:
Business legal name: _____
(Name should be the officially registered name of the business entity.)
Business operating name (if different): _____
Type of business: _____
Permit number: _____
Business street address: _____
City: _____ State: _____ ZIP code:_____
Mailing address (if different): _____
City: _____ State: _____ ZIP code:_____
Phone number: _____ Email: _____
Business website (social media): _____

Individual completing the application:
Name (first and last): _____
Job title: _____
Street address: _____
City: _____ State: _____ ZIP code:_____
Phone number: _____ Email:_____

Optional: Is the business 51% or more owned or managed by any of the following? Check all that apply.

- ☐ Women-owned business
- ☐ Black, Indigenous, Person of Color (BIPOC)-owned business
- ☐ Asian American or Pacific Islanders (AAPI)-owned business
- ☐ Veteran-owned business
- ☐ Disabled-owned business
- ☐ LGBTQ+-owned business
- ☐ Do not wish to disclose

Business description:
Attach a brief description of the business (product, hours, customers, clients, number of locations, etc.), industry type and brief history of business. Attach separate sheets if necessary.

_____
_____

Current and proposed business location:
Does the business currently lease or own the space in which it is currently located?

☐ Own ☐ Lease

Employment (include all W-2 employees):
Current number of full-time employees: _____
Current number of part-time employees: _____

Financial information:

Annual net earnings (or net income) last year: $ _____

Signature:

Name of authorized business representative: _____
Job title of authorized business representative: _____
Signature of authorized business representative: _____
Date: _____

Required Documentation:

The following documents must accompany an application for it to be deemed complete:

- Proof of organizational documents including but not limited to articles of incorporation and bylaws, articles of organization and operating agreement or partnership agreement and certificate of partnership
- A copy of proposed lease or statement of lease terms, purchase agreement, property tax statement, or other documentation to show site control within the city
- Most recent federal tax return submitted for the business (with signature)
- Copy of SAC Determination Letter
- Other supporting documentation deemed necessary by the City of St. Louis Park to assist in understanding the applicant's situation

Application submittal:

Submit application and attachments to the program administrator by mail or email to:

St. Louis Park
Community Development Department
5005 Minnetonka Blvd.
St. Louis Park, MN 55416

Email: jpater@stlouisparkmn.gov

Questions: Jase Pater, Economic Development Specialist, 952.924.2518

Executive summary

Title: Resolution approving first amendment to purchase agreement for 4300 W 36 ½ Street - Ward 2

Recommended action: Motion to approve first resolution amending the purchase agreement between the City of St. Louis Park and Chinh Van and Thanh Nguyen related to the building located at 4300 W 36 ½ Street.

Policy consideration: Does city council wish to amend the purchase agreement related to the proposed sale of city-owned property at 4300 W 36 ½ Street?

Summary: The city approved a letter of intent (LOI) on March 23, 2026, from Chinh Van and Thanh Nguyen (Buyers) to purchase city-owned property at 4300 W 36 ½ Street. The LOI states the buyers propose purchasing the property for $1.75 million after a 90-day due diligence period where the proposed buyers would complete physical inspections and structural assessments, environmental analysis, a review of title, survey and zoning, secure necessary financing, and obtain all licenses and permits. The 90-day due diligence period commenced on May 4, 2026, when the city council approved a purchase agreement for $1.75 million.

During the buyer's due diligence inspection of the property, it was determined that the building's roof has roughly three years of useful life before needing to be replaced. The buyer's financer requires the new roof be financed as part of the overall financing for the building to ensure that the buyer is able to make successful mortgage payments. The buyer has requested the city split the cost of a new roof, which is estimated to be $185,400.

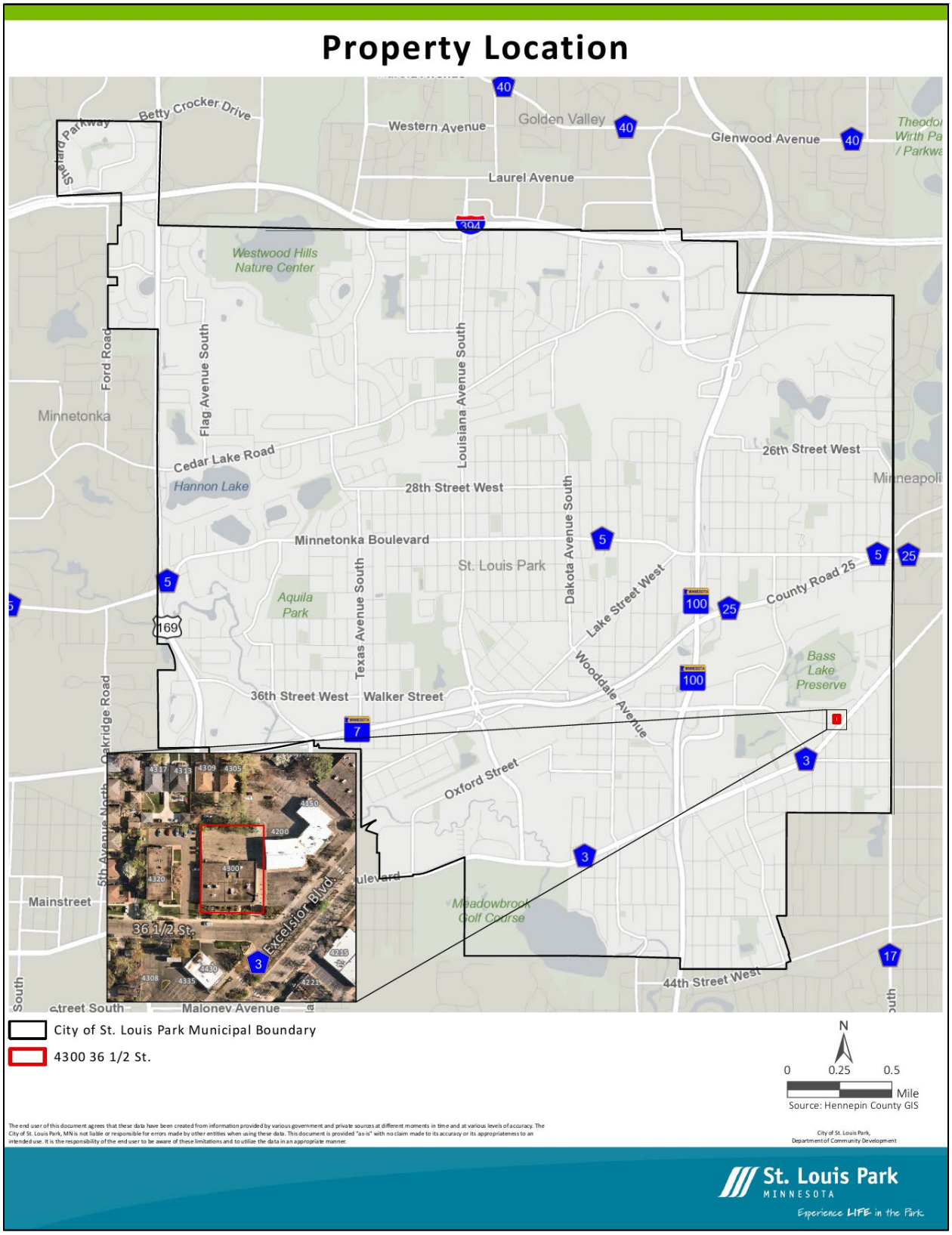
Staff recommend reducing the purchase price of the property to $1,657,400; a $92,700 reduction. The prospective buyers are St. Louis Park small business owners seeking to purchase their first commercial property and relocate their business. They plan to occupy a portion of the building and lease the remaining space. The proposed sale advances several city priorities and helps retain this business in St. Louis Park. The reduced sale price is still in line with the two city-commissioned appraisals. The buyers are also exploring the installation of a white roof to increase the building's sustainability features and decrease utility costs.

Financial or budget considerations: The property was originally acquired with funds from the city's development fund and a $380,000 grant from Hennepin County. The grant will need to be repaid upon sale to release a restrictive affordable commercial covenant placed on the property related to the grant award. Any remaining sale proceeds will be returned to the development fund for future needs.

Strategic priority consideration: St. Louis Park is committed to providing a broad range of housing and neighborhood oriented development.

Supporting documents: Property location map, Resolution

Prepared by: Jennifer Monson, economic development manager
Reviewed by: Karen Barton, community development director, EDA executive director
Tiffany Stephens, finance director
Approved by: Kim Keller, city manager


Property Location
Betty Crocker Drive
Western Avenue
Golden Valley
Glenwood Avenue
Laurel Avenue
Westwood Hills Nature Center
Ford Road
Flag Avenue South
Louisiana Avenue South
Minnetonka
Cedar Lake Road
Hannon Lake
28th Street West
26th Street West
Minneapoli
Minnetonka Boulevard
St. Louis Park
Dakota Avenue South
Lake Street West
County Road 25
Aquila Park
Texas Avenue South
Bass Lake Preserve
Woodddale Avenue
36th Street West
Walker Street
Oakridge Road
5th Avenue North
Oxford Street
Mainstreet
36 1/2 St.
Excelsior Blvd.
Meadowbrook Golf Course
44th Street West
Malonev Avenue
City of St. Louis Park Municipal Boundary
4300 36 1/2 St.
N
0 0.25 0.5
Mile
Source: Hennepin County GIS
The end user of this document agrees that these data have been created from information provided by various government and private sources at different moments in time and at various levels of accuracy. The City of St. Louis Park, MN is not liable or responsible for errors made by other entities when using these data. This document is provided "as-is" with no claim made to its accuracy or its appropriateness to an intended use. It is the responsibility of the end user to be aware of these limitations and to utilize the data in an appropriate manner.
City of St. Louis Park, Department of Community Development
St. Louis Park
MINNESOTA
Experience LIFE in the Park.

Resolution No. 26 - ___

Approving amendment to purchase agreement

Whereas, the City of St. Louis Park ("city") entered into a purchase agreement with Chinh Van and Thanh Nguyen ("buyers"), dated May 4, 2026, ("purchase agreement") for the sale of real property located at 4300 W 36 ½ Street, St. Louis Park, MN 55416, as more particularly described in the purchase agreement ("property"); and

Whereas, the parties desire to amend the purchase agreement to extend the closing date and provide for a reduction in the purchase price to account for the cost of certain roof repairs needed at the property, all as provided in the amendment to purchase agreement attached hereto as Exhibit A ("amendment");

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

1. The amendment is hereby approved.

2. The mayor and city manager are authorized to execute any and all documents required under the terms of the purchase agreement and amendment to effect the sale of the Property.

3. This resolution shall take effect immediately upon adoption.

Reviewed for administration:

Kim Keller, city manager

Adopted by the city council September 22, 2026:

Nadia Mohamed, mayor

Attest:

Melissa Kennedy, city clerk

Exhibit A

First amendment to purchase agreement

This first amendment to purchase agreement ("first amendment") is dated as of _____ _____, 2026, between the **City of St. Louis Park**, a Minnesota municipal corporation ("seller" or "city"), and **Chinh Van and Thanh Nguyen**, married to each other, 2917 Fox Trail NW, Prior Lake, MN 55372 ("buyer").

Recitals

A. Seller and buyer entered into that certain purchase agreement dated May 4, 2026 (the "Original Agreement") for the conveyance of real property located at 4300 36 1/2 Street in the City of St. Louis Park, County of Hennepin, Minnesota (PID 06-028-24-43-0013) (the "Property"); and

B. Based on buyer's due diligence inspection of the property, the parties have renegotiated the purchase price provided in the original agreement to account for certain roof repairs; and

C. The parties desire to amend the purchase price provided for in the original agreement, to extend the time period for closing on the purchase and conveyance of the property, and to amend other terms of the original agreement as further stated herein.

Now, Therefore, in consideration of the covenants and undertakings contained in this first amendment, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, buyer and seller agree as follows:

1. Amendment to paragraph 3 of the original agreement. Paragraph 3 of the original agreement is amended to read as follows:

> "3. **Purchase price**. The total purchase price ("purchase price") for the property is one million six hundred fifty-seven thousand three hundred and 00/100 Dollars ($1,657,300.00), which shall be payable and allocated as follows:
>
> a. Earnest money. Buyer shall deposit as earnest money the amount of ten thousand and 00/100 Dollars ($10,000.00) ("earnest money") into escrow (the "earnest money escrow") with Land Title, Inc., 2200 County Rd C West #2205, Roseville, MN, 55113 ("title company"), as escrowee ("escrowee"). The earnest money shall be deposited by buyer into the earnest money escrow within five (5) business days following the execution of the agreement by seller and buyer.
>
> b. Payment of cash balance. On or before the closing date (as defined in Section 8 of this agreement), buyer shall deposit with escrowee the balance of the purchase price, together with such additional funds for buyer's share of closing costs and prorations as may be required pursuant to this agreement."

2. Amendment to paragraph 8 of the original agreement. Paragraph 8 of the original agreement is amended to provide that the closing of the purchase and conveyance of the property shall occur on or before November 2, 2026 ("amended closing date").

3. Waiver of title objections. Buyer acknowledges it has had a full opportunity to obtain and review a title insurance commitment for an owner's policy of the title insurance for the property, as provided for in Section 6 in the original agreement. Buyer waives all objections to title, except that seller must secure a release of the declaration of restrictive covenants in favor of Hennepin County encumbering the Property.

4. Waiver of due diligence objections. Buyer acknowledges it has had a full opportunity to conduct any and all due diligence investigations as provided for in Section 5 of the original agreement, and the due diligence period provided for in the original agreement has now expired. Buyer agrees that it is satisfied with the results of its investigations and all objections Buyer may have had as a result of those investigations are satisfied or waived.

5. City financing limitations. For a period of five (5) years following the amended closing date, buyer agrees that it shall be ineligible to receive financing related to the property through either of the following loan programs offered by the city: (1) the 2% Loan Program; and (2) the Revolving Loan Fund. This provision shall survive the delivery of the deed required by the original agreement.

6. No other amendments. Except as provided in this first amendment, all terms and provisions of the original agreement shall remain in full force and effect.

7. Incorporation of recitals. The recitals at the beginning of this first amendment are each true and correct, and are incorporated into and made part of this first amendment.

In witness whereof, seller and buyer have executed this first amendment to purchase agreement to be effective as of the date first written above.

[Signature page to follow]

Seller:
City of St. Louis Park

By: _____
Its mayor

By: _____
Its city manager

Buyers:
Chinh Van and Thanh Nguyen

By: _____
Chinh Van

By: _____
Thanh Nguyen

Executive summary

Title: Resolution approving 2027 employer benefit contribution

Recommended action: Motion to adopt resolution establishing the employer contribution for benefits in 2027.

Policy consideration: Does council approve the recommended amount of employer benefits contribution for 2027?

Summary: This report details the city's employee benefits planned for 2027 and staff's recommendation for setting the employer contribution for 2027. Recommendations align the funding philosophy adopted by the city in 2014 employee task force input. The employer contribution funding philosophy is based on the employer contribution for all plan options on the most utilized plan ($2500 deductible health plan). It covers 100% of the premium for employee only coverage (plus additional funds for voluntary elections for dental and deferred compensation).

For 2027, overall medical renewal rates decreased by nearly 5%. To prevent unintended costs for employees, employee contributions will remain at 2026 levels with the city absorbing the savings. The city's vendor partnerships will remain the same: Health Partners (medical), Delta (dental), Symetra (life, LTD and Minnesota Paid Leave) and AllOne Health -Sand Creek (EAP).

Financial or budget considerations: The amount recommended has been included in the 2027 budget.

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 partners with CBIZ, our benefits consulting firm, to evaluate plan options, negotiate annual renewal rates, and assist staff with developing comprehensive benefit strategies. The city also has a long-standing practice of meeting with our Employee Benefits Committee, which consists of employees representing all city departments and union groups. The purpose of the committee is to educate employees about their benefits and gather feedback on the types of benefits and plan options employees are interested in. The Benefits Committee, together with our benefits consultant, assists with gathering information, evaluating potential benefit designs and options, and making recommendations for consideration. The committee does not provide input on specific employer contribution or funding amounts. Each year, city staff also conduct an open enrollment period during which employees have the opportunity to review their benefit options and make changes to the benefits they elect.

Below is a summary of the city's current benefit details.

2027 benefit plan highlights:

- Medical insurance (Health Partners): Medical renewal premiums decreased by nearly 5% for 2027, with a second-year rate cap of 12%. Staff and CBIZ will continue monitoring plans and provide recommendations where appropriate to mitigate future costs.

- Addition of a high-deductible health plan: In 2027, the city will sunset its traditional copay medical plan due to low enrollment and introduce a Qualified High Deductible Health Plan (QHDHP) coupled with a Health Savings Account (HSA). The city has chosen Alerus for the HSA. This change is intended to provide employees with greater choice, flexibility and long-term financial security in managing healthcare expenses.

  The HSA allows employees to contribute pre-tax dollars to a personal healthcare account that can be used to pay for qualified medical expenses. Funds in the account belong to the employee, carry over from year to year without forfeiture, and remain with the employee even if employment ends or retirement occurs. HSA funds may also be invested and grow tax-free over time, creating an additional tool for future healthcare and retirement planning.

  By introducing an HSA-compatible health plan, the city seeks to modernize its benefits program, encourage consumer engagement in healthcare decisions, and provide employees with a tax-advantaged method to save for current and future healthcare costs. The change supports both the city's commitment to offering competitive employee benefits and the long-term sustainability of the health plan for employees and taxpayers alike.

- Voluntary employees’ beneficiary association (VEBA) refresher: The city continues to offer a funded health reimbursement arrangement (FHRA) with a VEBA funding mechanism in coordination with the deductible health plans. The VEBA is funded with employer contributions. Employer VEBA contributions are placed in a trust in an individual’s name and funds are available for reimbursement of eligible medical expenses. VEBA funds not spent will stay with the individual and roll over each year for future expenses. VEBA funds are set aside tax-free, earn tax-free interest and qualified medical expenses are reimbursed tax-

free. The VEBA account stays with the individual after they leave employment and can be used for reimbursement of qualified medical expenses, including premiums.

- Dental insurance (2% increase in premiums): The city has been insured with Delta Dental for many years and our consultant works closely with them to secure the most favorable rates each year. Staff got a renewal with a 2% premium increase. This is an employee paid premium.

- Minnesota Paid Leave (MPL): In accordance with Minesota Statutes, Section 268B, the city implemented the MPL benefit effective Jan. 1, 2026. The state's administration fee for 2027 is 0.88%. In 2027, the city will remain with a private vendor Symetra and a premium of 0.79% for MPL administration.

- Life insurance (0% increase in premiums for basic life, no change for voluntary life): A basic life insurance benefit is provided to all benefit-earning employees at 1.5 times their salary, paid by the city. In 2027, the premium cost of basic life will have no increase as we are in three (3) year rate guarantee. Employees continue to have the option to purchase additional supplemental insurance (up to $500,000), and spouse and dependent life insurance as well. There is no change to the supplemental insurance rates or plan design.

- Long term disability (LTD): Staff are pleased to continue to offer LTD to all staff at no cost to the employee. This benefit provides income continuation at 60% of pre-disability earnings for anyone who becomes ill or injured and unable to resume work after a six-month waiting period. In 2026, the city changed vendors and now utilize Symetra. We are in a three-year rate guarantee, so there is no increase for 2027.

- Deferred compensation (continue with current program; no change recommended): The city offers several deferred compensation programs (457 plans). Deferred compensation is a program that allows employees to invest today for retirement. This is a voluntary program for employees, with an employer match of $10 per pay period to non-union staff with a minimum employee contribution of $50 per pay period (Resolution No. 12-044). This benefit has also been negotiated into union contracts.

2027 employer contribution recommendation:
An extensive employee task force was convened in 2014 to review employee input on employee benefit programs. The result of those meetings was a recommendation to provide tiered employer contribution funding which provided more funding to those who elect to insure dependents.

Typically, employee-only contributions cover 100% of the $2,500 deductible plan premium, leaving excess funds for voluntary coverage or deferred compensation. Instead of explaining all the categories.

Because 2027 medical premium reductions would have caused the standard formula to shift costs to employees, employee contributions will hold steady at 2026 rates, with the city absorbing the adjustment.

2027 PLAN OPTIONS		Premium	Employer Contribution	Employer VEBA Contribution	Total Employer Contribution	Employee Cost
$2,500	Employee	$941.50	$1,098.00	$208.34	$1,306.34	-$156.50
Deductible	Emp+Child(ren)	$1,977.50	$1,443.50	$312.50	$1,756.00	$534.00
Open access	Emp+Spouse	$2,073.00	$1,516.00	$31.50	$1,828.50	$557.00
	Family	$2,636.50	$1,928.00	$312.50	$2,240.50	$708.50
$4,500	Employee	$825.50	$1,147.00	$208.34	$1,355.34	-$321.50
Deductible	Emp+Child(ren)	$1,733.50	$1,546.50	$312.50	$1,859.00	$187.00
Open access	Emp+Spouse	$1,817.00	$1,623.50	$312.50	$1,936.00	$193.50
	Family	$2,311.00	$2,064.50	$312.50	$2,377.00	$246.50
$4,500	Employee	$701.50	$1,150.00	$208.34	$1,358.34	-$448.50
Deductible	Emp+Child(ren)	$1,473.50	$1,553.50	$312.50	$1,866.00	-$80.00
Select	Emp+Spouse	$1,544.50	$1,631.50	$312.50	$1,944.00	-$87.00
	Family	$1,964.50	$2,075.00	$312.50	$2,387.50	-$110.50
$4500	Employee	$834.00	$1,147.00	$208.34	$1,355.34	-$313.00
HDHP HSA	Emp+Child(ren)	$1,752.00	$1,546.50	$312.50	$1,859.00	$205.50
Open access	Emp+Spouse	$1,836.50	$1,623.50	$312.50	$1,936.00	$213.00
	Family	$2,335.50	$2,064.50	$312.50	$2,377.00	$271.00
Waive			-$156.50	--	-$156.50	-$156.50

*Numbers in red font represent excess city contributions available to the employee for voluntary benefits or deferred compensation.

Additional benefit enhancements:

- Flexible spending account: The amount staff can contribute to a medical flexible spending account will increase to the IRS maximum determined at the time of Open Enrollment. In 2026, our employees can contribute up to $3,400. The 2027 limit has not been released by the IRS yet, it is anticipated to be $3500. The Dependent Care assistance amount will remain at $7,500. Employees can set aside this pre-tax amount for medical or dependent care spending.

- Budget considerations: In initial budget projections, city staff had estimated a 12% increase in premiums for 2027. The renewal provided an average 5%

decrease for medical insurance. This amount has been included in the budget projections. These numbers were included in the Capital Improvements Projects budget report that was provided to council on Sept. 8, 2026.

Next Steps: Following council's approval of the benefit plans, HR staff will proceed with finalizing the plan materials and updating information for the upcoming open enrollment period. HR will also develop and implement a communication plan to ensure employees are informed of the approved benefit changes, available plan options and any actions they need to take during open enrollment. Staff will continue to work with CBIZ and the Employee Benefits Committee as appropriate to support implementation and employee communication.

Resolution No. 26 -____

Approving 2027 employer benefit contribution

Whereas, the city council has established a benefit plan that provides an effective means for providing employee group benefits; and

Whereas, the city council establishes rates and plans for each calendar year; and

Whereas, the administration of such plans will be in accordance with plan documents as approved by the city manager, who will also set policy and procedures for benefit level classification and administration of plans,

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

1. Effective January 1, 2027, the monthly contribution of benefit dollars from the city for non-union regular employees, including the city manager, who work at least 30 hours per week, and who choose EMPLOYEE ONLY coverage be set between $1,098.00 - $1,150.00 per month, pro-rated for regular part-time employees who work 20-29 hours per week.

2. Effective January 1, 2027, the monthly contribution of benefit dollars from the city for non-union regular employees, including the city manager, who work at least 30 hours per week, and who choose EMPLOYEE + CHILD(REN) coverage be set between $1,443.50- $1553.50 per month, pro-rated for regular part-time employees who work 20-29 hours per week.

3. Effective January 1, 2027, the monthly contribution of benefit dollars from the city for non-union regular employees, including the city manager, who work at least 30 hours per week, and who choose EMPLOYEE + SPOUSE coverage be set between $1,516.00 - $1631.50 per month, pro-rated for regular part-time employees who work 20-29 hours per week.

4. Effective January 1, 2027, the monthly contribution of benefit dollars from the city for non-union regular employees, including the city manager, who work at least 30 hours per week, and who choose FAMILY coverage be set between $1928.00 - $2075.00 per month, pro-rated for regular part-time employees who work 20-29 hours per week.

5. Effective January 1, 2027, employees who choose EMPLOYEE ONLY coverage on the DEDUCTIBLE PLANS will be eligible for an employer VEBA contribution of $208.34 per month ($2500/year).

6. Effective January 1, 2027, employees who choose EMPLOYEE+CHILD(REN), EMPLOYEE+SPOUSE, or FAMILY coverage on the DEDUCTIBLE PLANS will be eligible for an employer VEBA contribution of $312.50 per month ($3750/year).

7. Effective January 1, 2027, the monthly contribution of benefit dollars from the city for non-union regular employees, including the city manager, who work at least 30 hours per week, and who WAIVE COVERAGE will be set at $156.50 per month, pro-rated for regular part-time employees who work 20-29 hours per week.

8. The city will continue to administer other benefit programs.

9. The appropriate city officials are hereby authorized and directed to deduct the balance of any sum premium from the compensation of an employee or officer and remit the employee's or officer's share of any such premium to the insurer under an approved contract.

Reviewed for administration:

Kim Keller, city manager

Adopted by the city council September 22, 2026:

Nadia Mohamed, mayor

Attest:

Melissa Kennedy, city clerk

Executive summary

Title: Public hearing to approve resolution for delinquent account certifications

Recommended action:

- Mayor to open public hearing, take public testimony, and close public hearing.
- Motion to adopt resolution to assess delinquent water, sewer, storm water, reduce, abatement of tree removals, false alarm, mowing and citation charges against the benefiting property.

Policy consideration: Does city council approve the collection of outstanding fees and charges through the special assessment process?

Summary: The city certifies delinquent balances to Hennepin County as a means to collect on these accounts. The certification is done via the special assessment process and becomes a lien on the individual properties that are due over the next year or several years, depending on the type of charge. Delinquent accounts relate to charges for water, sewer, storm water, refuse, abatement of tree removals, tree pruning, false alarms, mowing and citations against the benefiting property.

To help mitigate the number of accounts that get certified each year, city staff works with residents and businesses during the certification process and throughout the year to resolve their outstanding balances by sending notices, answering questions on accounts and balances, as well as providing information to residents on where they can find energy assistance programs to help reduce the balance of their delinquent account.

Financial or budget considerations: Collection of these delinquent charges is vital to the financial stability of the city's utility systems and is needed to reimburse the city for expenses already incurred in providing services. The certification process is also how the city is able to collect on delinquent account receivable balances for services provided to specific properties, including tree removal, mowing and vegetation removal, false alarms and citations.

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: Discussion
Resolution

Prepared by: Kaitlyn Finkel, accountant
Reviewed by: Tiffany Stephens, finance director
Approved by: Kim Keller, city manager

Discussion

Background: When a resident or customer receives a city service, they are billed through one of the city's regular billing processes. The invoice(s) that are now past due are collected through certification as a special assessment to the property receiving the service for the next year or several years taxes, depending on the type of outstanding bill. The city utilizes the certification process as an alternative to water shutoffs for delinquent utility accounts, this process allows the city to collect on delinquent charges while still providing important services to residents. Additionally, the certification of tree removal as special assessments allows property owners that utilized the city's tree removal services to elect to have these charges added to their property taxes to spread out a large cost over a number of years.

In advance of the public hearing date, individual letters were mailed to property owners advising them of the pending assessment and their right to be heard before the city council. Per council policy, all delinquent utility accounts have been assessed with a $15 administrative fee. This fee is not included in the 2026 amount below to provide consistent comparative data. The table below shows comparison data from 2022 – 2026 in relation to the number of delinquent accounts or invoices that received certification letter, and the total value of the delinquent amounts.

Year	Delinquent Utility Accounts	Other Delinquent Invoices	Beginning Delinquent Utility Balances	Other Beginning Delinquent Balances	Total Beginning Delinquent Balances	Total Final Certification Amount
2026	1427	173	$1,291,961	$86,818	$1,378,779	TBD
2025	1343	203	$1,190,534	$84,349	$1,274,883	$649,222
2024	1147	187	$887,651	$95,871	$983,522	$491,723
2023	1260	279	$957,779	$267,123	$1,224,902	$581,310
2022	1259	190	$887,254	$130,519	$1,017,774	$457,384

Each year, a large portion of residents and businesses pay their delinquent amount(s) before the certification deadline, thereby reducing the final amount certified and sent to Hennepin County. From the time letters are sent out until the balances are due, there are several hundred property owners who contact the city with questions about their outstanding balance(s) and the certification process. In an effort to improve collection rates, staff also expanded their attempts to contact property owners about their delinquent accounts by cross referencing the customer data in our billing systems with the owner data held in the county's property information system and send duplicate letters to any new address we did not already have on file. As water, sewer, storm water and refuse make up the majority of the delinquent balance, more specific data about the collection trends for utility accounts is represented in the table below.

Year	Starting Cert Totals		Mid-Process Totals		Mid-Process Collection %		Ending Cert Totals		Ending Collection %	
	Accts	Balance	Accts	Balance	Accts	Balance	Accts	Balance	Accts	Balance
2026	1427	$1,291,961	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
2025	1343	$1,190,534	613	$726,161	54%	39%	493	$594,646	63%	50%
2024	1147	$887,651	660	$620,528	42%	30%	432	$444,284	62%	50%
2023	1260	$957,779	858	$758,393	32%	21%	498	$470,425	60%	51%
2022	1259	$887,254	740	$604,599	41%	32%	486	$406,451	61%	54%

The amounts shown above do not include any added fees or interest. Residents have until Oct. 28, 2026, at 4:30 p.m. to pay their delinquent balances. A copy of the assessment roll is on file with the City Clerk's office for review.

To help residents find assistance for paying their delinquent utility balances, resources that provide utility payment assistance to low-income households are included directly on the utility certification letters that each delinquent account receives.

Present considerations: Motion to adopt resolution to assess delinquent water, sewer, storm water, reduce, abatement of tree removals, false alarm, mowing and citation charges against the benefiting property as collection of these charges is necessary to reimburse the city for expenses already incurred when providing services. Without collection of these charges, the cost would be shifted to other taxpayers and the overall cost for utility services would increase.

Next steps: After conducting the public hearing, the city council is asked to take action by approving a resolution to direct the assessment of delinquent water, sewer, storm water, refuse, tree removal, false alarm, mowing and citation charges against the benefiting properties.

Staff will continue to collect payments related to delinquent accounts and work with residents and businesses to resolve issues and questions related to their delinquent accounts. All delinquent accounts outstanding as of Oct. 28, 2026, at 4:30 p.m. will be certified to Hennepin County for collection as part of the owner's property tax bill. Upon certification, the delinquent accounts will become a lien on the individual properties.

Resolution No. 26 - ____

Levying assessment for delinquent utility accounts, tree removals, false alarms, mowing and citations

Whereas, the city council has heretofore determined by resolution or ordinance the rates and charges for water, sewer, storm water and refuse services of the city and has provided for the abatement of tree removals, false alarms, mowing, and citations to a home or business shall be at the expense of the owners of the premises involved; and

Whereas, all such sums become delinquent and assessable against the property served under Section 18-153, Section 18-154, Section 22-37, Section 32-34, Section 34-52, Section 34-56, Section 32-97, Section 32-153, Section 34-111, and Section 34-112, of the St. Louis Park City Code and Minnesota Statutes Sections 415.01, 366.011, 366.012, 429.061, 429.101, 443.015, 410.33, and 444.075; and

Whereas, Finance has prepared a list of unpaid charges to be certified against each tract or parcel of land served by utilities, or against which tree removals, false alarms, mowing and citations remain unpaid at the close of business on Oct. 28, 2026,

Now therefore be it resolved by the city council of the City of St. Louis Park that said assessment rolls are hereby adopted and approved, there is hereby levied and assessed against each and every tract of land described therein an assessment in the amounts respectively therein, and the city clerk is hereby authorized to deliver said assessment roll for amounts unpaid at the close of business on Oct. 28, 2026, to the Auditor of Hennepin County for collection of the assessment in the same manner as other municipal taxes are collected and payment thereof enforced with interest from the date of this resolution at the rate of 5.75% percent per annum;

It is further resolved that said unpaid charges are hereby certified to the Auditor of Hennepin County, and the chief financial officer is hereby authorized to deliver said list of unpaid charges to the Auditor of Hennepin County, for collection in the same manner as other municipal taxes are collected and payment thereof enforced with interest from the date of this resolution.

Reviewed for administration:

Kim Keller, city manager

Attest:

Melissa Kennedy, city clerk

Adopted by the city council September 22, 2026:

Nadia Mohamed, mayor