

MINUTES
MAPLEWOOD CITY COUNCIL
7:00 P.M. Monday, January 25, 2021
Held Remotely Via Conference Call
Meeting No. 02-21

A. CALL TO ORDER

A meeting of the City Council was held remotely via conference call and was called to order at 7:06 p.m. by Mayor Abrams.

Mayor Abrams highlighted the Ramsey County Library System and the resources available to residents.

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

Marylee Abrams, Mayor	Present
Rebecca Cave, Councilmember	Present
Kathleen Juenemann, Councilmember	Present
William Knutson, Councilmember	Present
Nikki Villavicencio, Councilmember	Present

D. APPROVAL OF AGENDA

The following items were added to Council Presentations:

Heading Home Ramsey

Councilmember Villavicencio moved to approve the agenda as amended.

Seconded by Councilmember Juenemann Ayes – All, via roll call

The motion passed.

E. APPROVAL OF MINUTES

1. January 11, 2021 City Council Meeting Minutes

Councilmember Juenemann moved to approve the January 11, 2021 City Council Meeting Minutes as submitted.

Seconded by Councilmember Cave Ayes – All, via roll call

The motion passed.

F. APPOINTMENTS AND PRESENTATIONS

1. Administrative Presentations
a. Council Calendar Update

City Manager Coleman gave an update to the council calendar; reviewed other topics of concern or interest requested by councilmembers; and gave an overview of upcoming events in the community.

2. Council Presentations

Heading Home Ramsey

Mayor Abrams gave an update on the first meeting of Heading Home Ramsey.

ISD 623 Meeting

Councilmember Knutson added an update on the quarterly meeting he attended.

3. Resolution of Appreciation for Chief Steve Lukin's Service to Maplewood

Communications Director Sheeran introduced and played the video tribute to Chief Lukin.

Mayor Abrams read the Resolution of Appreciation.

Chief Lukin addressed the council with words of thanks.

Councilmember Juenemann moved to approve the resolution of appreciation for Chief Steve Lukin's service to Maplewood

Resolution 21-01-1905

RESOLUTION OF APPRECIATION FOR FIRE CHIEF STEVE LUKIN'S 43 YEARS OF DEDICATED SERVICE TO THE MAPLEWOOD COMMUNITY

WHEREAS, Chief Steve Lukin started his firefighting career in 1977 as a volunteer for the Gladstone Fire Department.

WHEREAS, Chief Lukin rose up the ranks to become Chief of the Maplewood Fire Department, three years after our town's three independent companies merged.

WHEREAS, Chief Lukin managed several major transitions in the Fire/EMS Department, including the transition of paramedic duties from the police department to fire/ems, implementing the new 800-megahertz radio system for police and fire, working on the transition of 911 dispatch to Ramsey County, overseeing two major station consolidations to vastly improve efficiency, and helping establish an all fulltime Firefighter/Paramedic Emergency Medical Service for the City of Maplewood.

WHEREAS, Chief Lukin is a leader in the field, usually one of the first to a scene, especially in cardiac arrest cases, being honored with several Public Safety Department Lifesaving Awards.

WHEREAS, Chief Lukin has served as a mentor, teacher and leader for scores of young public safety professionals

WHEREAS, Chief Lukin is a life-long Maplewood resident who has been a business owner in town and continues to be a friend of the community.

NOW, THEREFORE, IT IS HEREBY RESOLVED for and on behalf of the City of Maplewood, Minnesota, and its citizens that the Chief Steve Lukin, is being extended our gratitude and appreciation for his professionalism and dedicated service over the past four decades.

Seconded by Councilmember Knutson

Ayes – All, via roll call

The motion passed.

4. Presentation from Nature Center Task Force Representatives

City Manager Coleman introduced the item. Assistant City Manager/HR Director Sable began the presentation. Communication Director Sheeran continued the presentation. Nature Center Task Force members Jim Beardsley and Martha Wulff presented the task force recommendations.

Councilmember Juenemann moved to accept the final report and recommendations of the Nature Center Task Force and direct staff to prepare necessary next steps regarding implementation.

Seconded by Councilmember Knutson

Ayes – All, via roll call

The motion passed.

5. Presentation from Parks & Recreation Programming Task Force Representatives

City Manager Coleman introduced the item. Assistant City Manager/HR Director Sable began the presentation. Parks & Recreation Programming Task Force members Dorothy Molstad, Vickie Lee-Her, Beth Watrud, & Michael Ericson presented the task force recommendations.

Councilmember Juenemann moved to accept the final report and recommendations of the Parks and Recreation Programming Task Force and direct staff to prepare necessary next steps regarding implementation.

Seconded by Councilmember Cave

Ayes – All, via roll call

The motion passed.

- G. CONSENT AGENDA** – *Items on the Consent Agenda are considered routine and non-controversial and are approved by one motion of the council. If a councilmember requests additional information or wants to make a comment regarding an item, the vote should be held until the questions or comments are made then the single vote should be taken. If a councilmember objects to an item it should be removed and acted upon as a separate item.*

Agenda items G3 and G4 were highlighted.

Councilmember Juenemann moved to approve agenda items G1-G4

Seconded by Councilmember Cave

Ayes – All, via roll call

The motion passed.

1. Approval of Claims

Councilmember Juenemann moved to approve the approval of claims.

ACCOUNTS PAYABLE:

\$ 495,973.64	Checks #106971 thru #106981 dated 01/12/21
\$ 622,639.01	Disbursements via debits to checking account dated 01/04/21 thru 01/08/21
\$ 1,107,777.80	Checks #106982 thru #107018 dated 01/19/21
\$ 350,933.04	Disbursements via debits to checking account dated 01/11/21 thru 01/15/21
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\$ 2,577,323.49	Total Accounts Payable

PAYROLL

\$ 720,874.89	Payroll Checks and Direct Deposits dated 01/08/21
\$ 1,617.60	Payroll Deduction check #99104370 thru #99104371 dated 11/13/20
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\$ 722,492.49	Total Payroll
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<u>\$ 3,299,815.98</u>	<u>GRAND TOTAL</u>

Seconded by Councilmember Cave

Ayes – All, via roll call

The motion passed.

2. 2021 Pay Equity Report

Councilmember Juenemann moved to approve the 2021 Pay Equity Report for submission to Minnesota Management & Budget Department.

Seconded by Councilmember Cave

Ayes – All, via roll call

The motion passed.

3. Resolution to Accept Donation from Schmelz Countryside

Councilmember Juenemann moved to approve the resolution accepting the donation made by Schmelz Countryside.

Resolution 21-01-1906
EXPRESSING ACCEPTANCE OF AND APPRECIATION OF
A DONATION TO THE MAPLEWOOD PUBLIC SAFETY DEPARTMENT

WHEREAS, Schmelz Countryside has presented to the Maplewood Public Safety Department a donation in the amount of \$2,000.00; and

WHEREAS, this donation is intended for the purpose of our equipment purchase to benefit the Department; and

WHEREAS, the Maplewood City Council is appreciative of the donation and commends Jonathan Schmelz, Jennifer Schmelz, and Schmelz Countryside for their civic efforts,

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Maplewood, Minnesota, that:

1. The donation is accepted and acknowledged with gratitude; and
2. The donation will be appropriated for the Public Safety Department as designated; and
3. The appropriate budget adjustments be made.

Seconded by Councilmember Cave

Ayes – All, via roll call

The motion passed.

4. Joint Powers Agreement with Ramsey County to Add Social Worker to Mental Health Outreach Team

Councilmember Juenemann moved to approve the Joint Powers Agreement, Business Associate Agreement and Qualified Service Organization Agreement with Ramsey County to add a social worker to the mental health outreach team.

Seconded by Councilmember Cave

Ayes – All, via roll call

The motion passed.

- H. PUBLIC HEARINGS** – *If you are here for a Public Hearing please familiarize yourself with the Rules of Civility printed on the back of the agenda. Sign in with the City Clerk before addressing the council. At the podium please state your name and address clearly for the record. All comments/questions shall be posed to the Mayor and Council. The Mayor will then direct staff, as appropriate, to answer questions or respond to comments.*

None

I. UNFINISHED BUSINESS

1. Resolution Awarding the Sale of G.O. CIP Bonds, Series 2021A

Finance Director Paulseth gave the staff report. Bruce Kimmel with Ehlers provided further information.

Mayor Abrams moved to approve the resolution awarding the sale of General Obligation Capital Improvement Bonds, Series 2021A in the original aggregate principal amount of \$9,500,000; Fixing their form and specifications; directing their execution and delivery; and providing for their payment.

Resolution 21-01-1907

A RESOLUTION AWARDING THE SALE OF GENERAL OBLIGATION CAPITAL IMPROVEMENT BONDS, SERIES 2021A, IN THE ORIGINAL AGGREGATE PRINCIPAL AMOUNT OF \$9,500,000; FIXING THEIR FORM AND SPECIFICATIONS; DIRECTING THEIR EXECUTION AND DELIVERY; AND PROVIDING FOR THEIR PAYMENT

BE IT RESOLVED by the City Council of the City of Maplewood, Minnesota, as follows:

Section 1. Sale of Bonds.

1.01 Authority. It is hereby determined that:

(a) Pursuant to Minnesota Statutes, Chapter 475, as amended, including without limitation, Section 475.521 (the "Act"), the City is authorized to finance certain capital improvements under an approved capital improvement plan by the issuance of general obligation bonds of the City payable from ad valorem taxes. Capital improvements include the acquisition or betterment of public lands, buildings or other improvements for the purpose of a city hall, library, public safety facility and public works facility (excluding light rail transit or any activity related to it, or a park, road, bridge, administrative building other than a city hall, or land for any of those activities).

(b) The City held a public hearing on December 14, 2020, regarding the Five-Year Capital Improvement Plan for Issuance of General Obligation CIP Bonds: City of Maplewood, Minnesota 2021-2025 (the "Plan") and regarding the issuance of bonds in the maximum principal amount of \$9,500,000 to finance planned capital improvements, all in accordance with the Act. The Plan authorizes the issuance of bonds to pay the cost of certain capital improvements identified therein, including, without limitation, the construction of a new fire station in the City (the "Project").

(c) Following the public hearing, the City Council of the City (the "City Council") adopted a resolution on December 14, 2020, adopting the Plan and authorizing the issuance of bonds thereunder in the maximum principal amount of \$9,500,000 to finance the Project.

(d) The City Council has determined that, within 30 days after the hearing, no petition for a referendum, signed by voters equal to five (5) percent of the votes cast in the City in the last general election, on the issuance of bonds to pay costs of the Project was received by the City in accordance with the Act.

(e) As required by the Act, the City has determined that:

- (i) the expected useful life of the Project will be at least 5 years; and
- (ii) the amount of principal and interest due in any year on all outstanding bonds issued by the City under the Act, including the Bonds (as defined below), will not exceed 0.16% of the estimated market value of property in the City for taxes payable in 2021.

(f) It is necessary and expedient to the sound financial management of the affairs of the City to issue its General Obligation Capital Improvement Bonds, Series 2021A (the "Bonds"), in the original aggregate principal amount of \$9,500,000, to provide financing for the Project.

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

1.02. Award to the Purchaser and Interest Rates. The proposal of Robert W. Baird & Co., Inc. (the "Purchaser"), to purchase the Bonds is hereby found and determined to be a reasonable offer and is hereby accepted, the proposal being to purchase the Bonds at a price of \$9,926,723.50 (par amount of \$9,500,000.00, plus original issue premium of \$491,304.75, less underwriter's discount of \$64,581.25), plus accrued interest, if any, to the date of delivery for Bonds bearing interest as follows:

<u>Year of Maturity</u>	<u>Interest Rate</u>	<u>Year of Maturity</u>	<u>Interest Rate</u>
2023	3.00%	2033	1.05%
2024	3.00	2034	1.15
2025	3.00	2035	1.25
2026	3.00	2036	1.30
2027	3.00	2037	1.35
2028	3.00	2038	1.40
2029	3.00	2039	1.45
2030	3.00	2040	1.50
2031	2.00	2041	1.55
2032	1.00	2042	1.60

True interest cost: 1.2681681%

1.03. Purchase Contract. Any amount paid by the Purchaser over the minimum purchase price shall be credited to the Debt Service Fund hereinafter created, or deposited

in the Construction Fund hereinafter created, as determined by the City's Finance Director (the "Finance Director") upon consultation with the City's municipal advisor. The Mayor and City Manager are authorized to execute a contract with the Purchaser on behalf of the City, if requested by the Purchaser.

1.04. Terms and Principal Amounts of Bonds. The City will forthwith issue and sell the Bonds pursuant to the Act in the total principal amount of \$9,500,000, originally dated February 24, 2021, in the denomination of \$5,000 each or any integral multiple thereof, numbered No. R-1, and upward, bearing interest as above set forth, and maturing on February 1 in the years and amounts as follows:

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<u>Year of Maturity</u>	<u>Amount</u>	<u>Year of Maturity</u>	<u>Amount</u>
2023	\$125,000	2033	\$505,000
2024	400,000	2034	510,000
2025	410,000	2035	515,000
2026	420,000	2036	520,000
2027	435,000	2037	530,000
2028	445,000	2038	535,000
2029	460,000	2039	545,000
2030	475,000	2040	550,000
2031	490,000	2041	560,000
2032	500,000	2042	570,000

1.05. Optional Redemption. The City may elect on February 1, 2030, and on any day thereafter, to prepay Bonds maturing on or after February 1, 2031. Redemption may be in whole or in part and if in part, at the option of the City and in such manner as the City will determine. If less than all Bonds of a maturity are called for redemption, the City will notify DTC (as defined in Section 7 hereof) of the particular amount of such maturity to be prepaid. DTC will determine by lot the amount of each participant's interest in such maturity to be redeemed and each participant will then select by lot the beneficial ownership interests in such maturity to be redeemed. Prepayments will be at a price of par plus accrued interest.

Section 2. Registration and Payment.

2.01. Registered Form. The Bonds will be issued only in fully registered form. The interest thereon and, upon surrender of each Bond, the principal amount thereof, is payable by check or draft issued by the Registrar described herein.

2.02. Dates; Interest Payment Dates. Each Bond will be dated as of the last interest payment date preceding the date of authentication to which interest on the Bond has been paid or made available for payment, unless (i) the date of authentication is an interest payment date to which interest has been paid or made available for payment, in which case the Bond will be dated as of the date of authentication, or (ii) the date of authentication is prior to the first interest payment date, in which case the Bond will be

dated as of the date of original issue. The interest on the Bonds is payable on February 1 and August 1 of each year, commencing February 1, 2022, to the registered owners of record as of the close of business on the 15th day of the immediately preceding month, whether or not that day is a business day.

2.03. Registration. The City will appoint, a bond registrar, transfer agent, authenticating agent and paying agent (the “Registrar”). The effect of registration and the rights and duties of the City and the Registrar with respect thereto are as follows:

(a) Register. The Registrar will keep at its principal corporate trust office a bond register in which the Registrar provides for the registration of ownership of Bonds and the registration of transfers and exchanges of Bonds entitled to be registered, transferred or exchanged.

(b) Transfer of Bonds. Upon surrender for transfer of a Bond duly endorsed by the registered owner thereof or accompanied by a written instrument of transfer, in form satisfactory to the Registrar, duly executed by the registered owner thereof or by an attorney duly authorized by the registered owner in writing, the Registrar will authenticate and deliver, in the name of the designated transferee or transferees, one or more new Bonds of a like aggregate principal amount and maturity, as requested by the transferor. The Registrar may, however, close the books for registration of any transfer after the 15th day of the month preceding each interest payment date and until that interest payment date.

(c) Exchange of Bonds. Whenever any Bonds are surrendered by the registered owner for exchange the Registrar will authenticate and deliver one or more new Bonds of a like aggregate principal amount and maturity as requested by the registered owner or the owner’s attorney in writing.

(d) Cancellation. All Bonds surrendered upon any transfer or exchange will be promptly cancelled by the Registrar and thereafter disposed of as directed by the City.

(e) Improper or Unauthorized Transfer. When a Bond is presented to the Registrar for transfer, the Registrar may refuse to transfer the Bond until the Registrar is satisfied that the endorsement on the Bond or separate instrument of transfer is valid and genuine and that the requested transfer is legally authorized. The Registrar will incur no liability for the refusal, in good faith, to make transfers which it, in its judgment, deems improper or unauthorized.

(f) Persons Deemed Owners. The City and the Registrar may treat the person in whose name a Bond is at any time registered in the bond register as the absolute owner of such Bond, whether the Bond is overdue or not, for the purpose of receiving payment of, or on account of, the principal of and interest on the Bond and for all other purposes, and payments so made to a registered owner or upon the owner’s order will be valid and effectual to satisfy and discharge the liability upon the Bond to the extent of the sum or sums so paid.

(g) Taxes, Fees and Charges. The Registrar may impose a charge upon the owner thereof for a transfer or exchange of Bonds, sufficient to reimburse the Registrar

for any tax, fee or other governmental charge required to be paid with respect to the transfer or exchange.

(h) Mutilated, Lost, Stolen or Destroyed Bonds. If a Bond becomes mutilated or is destroyed, stolen or lost, the Registrar will deliver a new Bond of like amount, number, maturity date and tenor in exchange and substitution for and upon cancellation of the mutilated Bond or in lieu of and in substitution for any Bond destroyed, stolen or lost, upon the payment of the reasonable expenses and charges of the Registrar in connection therewith; and, in the case of a Bond destroyed, stolen or lost, upon filing with the Registrar of evidence satisfactory to it that the Bond was destroyed, stolen or lost, and of the ownership thereof, and upon furnishing to the Registrar an appropriate bond or indemnity in form, substance and amount satisfactory to it and as provided by law, in which both the City and the Registrar must be named as obligees. Bonds so surrendered to the Registrar will be cancelled by the Registrar and evidence of such cancellation must be given to the City. If the mutilated, destroyed, stolen or lost bond has already matured or been called for redemption in accordance with its terms it is not necessary to issue a new Bond prior to payment.

(i) Redemption. In the event any of the Bonds are called for redemption, written notice thereof identifying the Bonds to be redeemed will be given by the Registrar by mailing a copy of the redemption notice by first class mail (postage prepaid) 30 days prior to the date of redemption to the registered owner of each Bond to be redeemed at the address shown on the registration books kept by the Registrar and by publishing the notice if required by law. Failure to give notice by publication or by mail to any registered owner, or any defect therein, will not affect the validity of the proceedings for the redemption of Bonds. Bonds so called for redemption will cease to bear interest after the specified redemption date, provided that the funds for the redemption are on deposit with the place of payment at that time.

2.04. Appointment of Initial Registrar. The City appoints Bond Trust Services Corporation, Roseville, Minnesota, as the initial Registrar. The Mayor and the City Manager are authorized to execute and deliver, on behalf of the City, a contract with the Registrar. Upon merger or consolidation of the Registrar with another corporation, if the resulting corporation is a bank or trust company authorized by law to conduct such business, the resulting corporation is authorized to act as successor Registrar. The City agrees to pay the reasonable and customary charges of the Registrar for the services performed. The City reserves the right to remove the Registrar upon 30 days' notice and upon the appointment of a successor Registrar, in which event the predecessor Registrar must deliver all cash and Bonds in its possession to the successor Registrar and deliver the bond register to the successor Registrar. On or before each principal or interest due date, without further order of the City Council, the City Manager must transmit to the Registrar moneys sufficient for the payment of all principal and interest then due.

2.05. Execution, Authentication and Delivery. The Bonds will be prepared under the direction of the City Manager and executed on behalf of the City by the signatures of the Mayor and the City Manager, provided that all signatures may be printed, engraved or lithographed facsimiles of the originals. If an officer whose signature or a facsimile of whose signature appears on the Bonds ceases to be such officer before the delivery of any Bond, that signature or facsimile will nevertheless be valid and sufficient for all purposes, the same as if the officer had remained in office until delivery.

Notwithstanding such execution, a Bond will not be valid or obligatory for any purpose or entitled to any security or benefit under this resolution unless and until a certificate of authentication on the Bond has been duly executed by the manual signature of an authorized representative of the Registrar. Certificates of authentication on different Bonds need not be signed by the same representative. The executed certificate of authentication on a Bond is conclusive evidence that it has been authenticated and delivered under this resolution. When the Bonds have been so prepared, executed and authenticated, the City Manager will deliver the same to the Purchaser thereof upon payment of the purchase price in accordance with the contract of sale heretofore made and executed, and the Purchaser is not obligated to see to the application of the purchase price.

Section 3. Form of Bond.

3.01. Form of Bonds. The Bonds will be printed or typewritten in substantially the form set forth in EXHIBIT B attached hereto.

3.02. Approving Legal Opinion. The City Manager is authorized and directed to obtain a copy of the proposed approving legal opinion of Kennedy & Graven, Chartered, Minneapolis, Minnesota, and to cause the opinion to be printed on or accompany each Bond.

Section 4. Payment; Security; Pledges and Covenants.

4.01. Debt Service Fund. The Bonds are payable from the General Obligation Capital Improvement Bonds, Series 2021A Debt Service Fund (the "Debt Service Fund") hereby created. The Debt Service Fund shall be administered and maintained by the Finance Director as a bookkeeping account separate and apart from all other funds maintained in the official financial records of the City. Amounts in the Debt Service Fund are irrevocably pledged to the Bonds. To the Debt Service Fund hereby created, there is hereby pledged and irrevocably appropriated and there will be credited: (i) the proceeds of the ad valorem taxes hereinafter levied for the Project (the "Taxes"), (ii) capitalized interest financed from Bond proceeds, if any; (iii) any amount over the minimum purchase price of the Bonds paid by the Purchaser, to the extent designated for deposit in the Debt Service Fund in accordance with Section 1.03; (iv) all investment earnings on amounts in the Debt Service Fund; and (v) any other funds appropriated for the payment of principal or interest on the Bonds. If a payment of principal or interest on the Bonds becomes due when there is not sufficient money in the Debt Service Fund to pay the same, the Finance Director is directed to pay such principal or interest from the general fund or other funds of the City, and such fund will be reimbursed for those advances out of the proceeds of Taxes when collected.

4.02. Construction Fund. The proceeds of the Bonds, less the appropriations for costs of issuance of the Bonds and any other amount set forth in Section 4.01, together with any other funds appropriated for the Project and Taxes collected during the construction of the Project, will be deposited in a separate construction fund (the "Construction Fund") to be used solely to defray expenses of the Project and the payment of principal and interest on the Bonds prior to the completion and payment of all costs of the Project. Any balance remaining in the Construction Fund after completion of the Project may be used to pay the cost in whole or in part of any other improvement instituted under the Act under the direction of the City Council. When the Project is completed and the cost thereof

paid, the Construction Fund is to be closed and any balance remaining therein and subsequent collections of Taxes for the Project are to be deposited in the Debt Service Fund.

4.03. Costs of Issuance. The City authorizes the Purchaser to forward the amount of proceeds of the Bonds allocable to the payment of issuance expenses to Old National Bank, Chaska, Minnesota, on the closing date for further distribution as directed by the City's municipal advisor.

4.04. Pledge of Tax Levy. For the purpose of paying the principal of and interest on the Bonds, there is levied a direct annual irrevocable ad valorem tax upon all of the taxable property in the City, which will be spread upon the tax rolls and collected with and as part of other general taxes of the City. The taxes will be credited to the Debt Service Fund above provided and will be in the years and amounts as set forth in EXHIBIT C attached hereto.

4.05. General Obligation Pledge. For the prompt and full payment of principal of and interest on the Bonds, as the same respectively become due, the full faith, credit, and taxing powers of the City are irrevocably pledged. If a payment of principal of or interest on the Bonds becomes due when there is not sufficient money in the Debt Service Fund to pay the same, the City Manager is directed to pay such principal or interest from the general fund of the City, and the general fund will be reimbursed for those advances out of the proceeds of Assessments and Taxes when collected.

4.06. Certification to County Auditor as to Debt Service Fund Amount. It is hereby determined that the estimated collection of the foregoing Taxes will produce at least 5% in excess of the amount needed to meet when due the principal and interest payments on the Bonds. The tax levy herein provided for the Bonds is irrevocable until all of the Bonds are paid, provided that at the time the City makes its annual tax levies the City Finance Director may certify to the Director of Property Records and Revenue of Ramsey County (the "County Auditor") the amount available in the Debt Service Fund to pay principal and interest due during the ensuing year, and the County Auditor will thereupon reduce the levy collectible during such year by the amount so certified.

4.07. Certificate of County Auditor as to Registration. The City Manager is authorized and directed to file a certified copy of this resolution with the County Auditor and to obtain the certificate required by Section 475.63 of the Act.

Section 5. Authentication of Transcript.

5.01. City Proceedings and Records. The officers of the City are authorized and directed to prepare and furnish to the Purchaser and to the attorneys approving the Bonds, certified copies of proceedings and records of the City relating to the Bonds and to the financial condition and affairs of the City, and such other certificates, affidavits and transcripts as may be required to show the facts within their knowledge or as shown by the books and records in their custody and under their control, relating to the validity and marketability of the Bonds, and such instruments, including any heretofore furnished, may be deemed representations of the City as to the facts stated therein.

5.02. Certification as to Final Official Statement. The Mayor and the City Manager are authorized and directed to certify that they have examined the Final Official Statement

prepared and circulated in connection with the issuance and sale of the Bonds and that to the best of their knowledge and belief the Final Official Statement is a complete and accurate representation of the facts and representations made therein as of the date of the Final Official Statement.

5.03. Other Certificates. The Mayor, the City Manager, and the Finance Director are hereby authorized and directed to furnish to the Purchaser at the closing such certificates as are required as a condition of sale. Unless litigation shall have been commenced and be pending questioning the Bonds or the organization of the City or incumbency of its officers, at the closing the Mayor and the City Manager shall also execute and deliver to the Purchaser a suitable certificate as to absence of material litigation, and the Finance Director shall also execute and deliver a certificate as to payment for and delivery of the Bonds.

5.04. Electronic Signatures. The electronic signature of the Mayor, the City Manager, and the Finance Director, to this resolution or to any certificate authorized to be executed hereunder shall be as valid as an original signature of such party and shall be effective to bind the City thereto. For purposes hereof, (i) "electronic signature" means (a) a manually signed original signature that is then transmitted by electronic means or (b) a signature obtained through DocuSign or Adobe or a similarly digitally auditable signature gathering process; and (ii) "transmitted by electronic means" means sent in the form of a facsimile or sent via the internet as a portable document format ("pdf") or other replicating image attached to an electronic mail or internet message.

Section 6. Tax Covenants.

6.01. Tax-Exempt Bonds. The City covenants and agrees with the holders from time to time of the Bonds that it will not take or permit to be taken by any of its officers, employees or agents any action which would cause the interest on the Bonds to become subject to taxation under the Internal Revenue Code of 1986, as amended (the "Code"), and the Treasury Regulations promulgated thereunder, in effect at the time of such actions, and that it will take or cause its officers, employees or agents to take, all affirmative action within its power that may be necessary to ensure that such interest will not become subject to taxation under the Code and applicable Treasury Regulations, as presently existing or as hereafter amended and made applicable to the Bonds.

6.02. Rebate. The City will comply with all requirements necessary under the Code to establish and maintain the exclusion from gross income of the interest on the Bonds under Section 103 of the Code, including without limitation requirements relating to temporary periods for investments, limitations on amounts invested at a yield greater than the yield on the Bonds, and the rebate of excess investment earnings to the United States (unless the City qualifies for any exemption from rebate requirements based on timely expenditure of proceeds of the Bonds, in accordance with the Code and applicable Treasury Regulations).

6.03. Not Private Activity Bonds. The City further covenants not to use the proceeds of the Bonds or the Project financed by the Bonds, or to cause or permit them or any of them to be used, in such a manner as to cause the Bonds to be "private activity bonds" within the meaning of Sections 103 and 141 through 150 of the Code.

6.04. Qualified Tax-Exempt Obligations. In order to qualify the Bonds as “qualified tax-exempt obligations” within the meaning of Section 265(b)(3) of the Code, the City makes the following factual statements and representations:

(a) the Bonds are not “private activity bonds” as defined in Section 141 of the Code;

(b) the City hereby designates the Bonds as “qualified tax-exempt obligations” for purposes of Section 265(b)(3) of the Code;

(c) the reasonably anticipated amount of tax-exempt obligations (other than any private activity bonds that are not qualified 501(c)(3) bonds) which will be issued by the City (and all subordinate entities of the City) during calendar year 2021 will not exceed \$10,000,000; and

(d) not more than \$10,000,000 of obligations issued by the City during calendar year 2021 have been designated for purposes of Section 265(b)(3) of the Code.

6.05. Procedural Requirements. The City will use its best efforts to comply with any federal procedural requirements which may apply in order to effectuate the designations made by this section.

6.06. Reimbursement. The City has or may have incurred certain expenditures with respect to the Project that were financed temporarily from other sources but are expected to be reimbursed with proceeds of the Bonds. The City hereby declares its intent to reimburse certain costs of the Project from proceeds of the Bonds (the “Declaration”). This Declaration is intended to constitute a declaration of official intent for purposes of the Section 1.150-2 of the Treasury Regulations promulgated under the Code.

Section 7. Book-Entry System; Limited Obligation of City.

7.01. DTC. The Bonds will be initially issued in the form of a separate single typewritten or printed fully registered Bond for each of the maturities of the Bonds as set forth in Section 1.04 hereof. Upon initial issuance, the ownership of each Bond will be registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York, and its successors and assigns (“DTC”). Except as provided in this section, all of the outstanding Bonds will be registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee of DTC.

7.02. Participants. With respect to Bonds registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee of DTC, the City, the Registrar and the Paying Agent will have no responsibility or obligation to any broker dealers, banks and other financial institutions from time to time for which DTC holds Bonds as securities depository (the “Participants”) or to any other person on behalf of which a Participant holds an interest in the Bonds, including but not limited to any responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any Participant with respect to any ownership interest in the Bonds, (ii) the delivery to any Participant or any other person (other than a registered owner of Bonds, as shown by the registration books kept by the Registrar) of any notice with respect to the Bonds, including any

notice of redemption, or (iii) the payment to any Participant or any other person, other than a registered owner of Bonds, of any amount with respect to principal of, premium, if any, or interest on the Bonds. The City, the Registrar and the Paying Agent may treat and consider the person in whose name each Bond is registered in the registration books kept by the Registrar as the holder and absolute owner of such Bonds for the purpose of payment of principal, premium and interest with respect to such Bond, for the purpose of registering transfers with respect to such Bond, and for all other purposes. The Paying Agent will pay all principal of, premium, if any, and interest on the Bonds only to or on the order of the respective registered owners, as shown in the registration books kept by the Registrar, and all such payments will be valid and effectual to fully satisfy and discharge the City's obligations with respect to payment of principal of, premium, if any, or interest on the Bonds to the extent of the sum or sums so paid. No person other than a registered owner of Bonds, as shown in the registration books kept by the Registrar, will receive a certificated Bond evidencing the obligation of this resolution. Upon delivery by DTC to the City Manager of a written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., the words "Cede & Co." will refer to such new nominee of DTC; and upon receipt of such a notice, the City Manager will promptly deliver a copy of the same to the Registrar and Paying Agent.

7.03. Representation Letter. The City has heretofore executed and delivered to DTC a Blanket Issuer Letter of Representations (the "Representation Letter") which shall govern payment of principal of, premium, if any, and interest on the Bonds and notices with respect to the Bonds. Any Paying Agent or Registrar subsequently appointed by the City with respect to the Bonds will agree to take all action necessary for all representations of the City in the Representation Letter with respect to the Registrar and Paying Agent, respectively, to be complied with at all times.

7.04. Transfers Outside Book-Entry System. In the event the City, by resolution of the City Council, determines that it is in the best interests of the persons having beneficial interests in the Bonds that they be able to obtain Bond certificates, the City will notify DTC, whereupon DTC will notify the Participants, of the availability through DTC of Bond certificates. In such event the City will issue, transfer and exchange Bond certificates as requested by DTC and any other registered owners in accordance with the provisions of this resolution. DTC may determine to discontinue providing its services with respect to the Bonds at any time by giving notice to the City and discharging its responsibilities with respect thereto under applicable law. In such event, if no successor securities depository is appointed, the City will issue and the Registrar will authenticate Bond certificates in accordance with this resolution and the provisions hereof will apply to the transfer, exchange and method of payment thereof.

7.05. Payments to Cede & Co. Notwithstanding any other provision of this resolution to the contrary, so long as a Bond is registered in the name of Cede & Co., as nominee of DTC, payments with respect to principal of, premium, if any, and interest on the Bond and notices with respect to the Bond will be made and given, respectively in the manner provided in DTC's Operational Arrangements, as set forth in the Representation Letter.

Section 8. Continuing Disclosure.

8.01. Execution of Continuing Disclosure Certificate. "Continuing Disclosure Certificate" means that certain Continuing Disclosure Certificate executed by the Mayor

and the City Manager and dated the date of issuance and delivery of the Bonds, as originally executed and as it may be amended from time to time in accordance with the terms thereof.

8.02. City Compliance with Provisions of Continuing Disclosure Certificate. The City hereby covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Certificate. Notwithstanding any other provision of this resolution, failure of the City to comply with the Continuing Disclosure Certificate is not to be considered an event of default with respect to the Bonds; however, any Bondholder may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City to comply with its obligations under this Section.

Section 9. Defeasance. When all Bonds and all accrued interest thereon have been discharged as provided in this section, all pledges, covenants and other rights granted by this resolution to the holders of the Bonds will cease, except that the pledge of the full faith and credit of the City for the prompt and full payment of the principal of and interest on the Bonds will remain in full force and effect. The City may discharge the Bonds which are due on any date by depositing with the Registrar on or before that date a sum sufficient for the payment thereof in full. If any Bond should not be paid when due, it may nevertheless be discharged by depositing with the Registrar a sum sufficient for the payment thereof in full with interest accrued to the date of such deposit.

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EXHIBIT A

PROPOSALS



BID TABULATION

\$9,500,000 General Obligation Capital Improvement Bonds, Series 2021A

City of Maplewood, Minnesota

SALE: January 25, 2021

AWARD: BAIRD

Rating: S&P Global Ratings "AA+"

Tax Exempt - Bank Qualified

NAME OF BIDDER	MATURITY (February 1)	RATE	REOFFERING YIELD	PRICE	NET INTEREST COST	TRUE INTEREST RATE
BAIRD				\$9,942,004.40	\$1,485,016.63	1.2620%
Milwaukee, Wisconsin	2023	3.000%	0.220%			
C.L. King & Associates	2024	3.000%	0.250%			
Colliers Securities LLC	2025	3.000%	0.300%			
Vining-Sparks IBG, Limited Partnership	2026	3.000%	0.400%			
Edward Jones	2027	3.000%	0.500%			
Fidelity Capital Markets	2028	3.000%	0.600%			
Crews & Associates, Inc.	2029	3.000%	0.700%			
Davenport & Co. L.L.C.	2030	3.000%	0.800%			
Duncan-Williams, Inc.	2031	2.000%	0.850%			
Loop Capital Markets	2032	1.000%	1.000%			
Country Club Bank	2033	1.050%	1.050%			
Oppenheimer & Co.	2034	1.150%	1.150%			
SumRidge Partners	2035	1.250%	1.250%			
Sierra Pacific Securities	2036	1.300%	1.300%			
Isaak Bond Investments, Inc	2037	1.350%	1.350%			
UMB Bank, N.A.	2038	1.400%	1.400%			
Wintrust Investments, LLC	2039	1.450%	1.450%			
FMS Bonds Inc.	2040	1.500%	1.500%			
First Kentucky Securities Corp.	2041	1.550%	1.550%			
BNYMellon Capital Markets	2042	1.600%	1.600%			
Midland Securities						
Multi-Bank Securities Inc.						
First Southern LLC						
Dinosaur Securities						
First Bankers' Banc Securities, Inc.						
Mountainside Securities LLC						
StoneX Financial Inc.						
Commerce Bank, N.A.						

* Subsequent to bid opening the individual maturity amounts were adjusted.
Adjusted Price - \$9,926,723.50 Adjusted Net Interest Cost - \$1,518,018.62 Adjusted TIC - 1.2681%

NAME OF BIDDER	MATURITY (February 1)	RATE	REOFFERING YIELD	PRICE	NET INTEREST COST	TRUE INTEREST RATE
NORTHLAND SECURITIES, INC. Minneapolis, Minnesota				\$9,882,094.65	\$1,488,713.61	1.2690%
FHN FINANCIAL CAPITAL MARKETS Memphis, Tennessee				\$9,912,452.94	\$1,504,576.22	1.2794%
PIPER SANDLER & CO. Minneapolis, Minnesota				\$9,899,202.00	\$1,530,032.97	1.3020%
RAYMOND JAMES & ASSOCIATES, INC. Memphis, Tennessee				\$9,937,143.95	\$1,704,496.29	1.4448%
BOK FINANCIAL SECURITIES, INC. Milwaukee, Wisconsin				\$10,370,196.65	\$1,821,571.13	1.5105%

Bid Tabulation
City of Maplewood, Minnesota
\$9,500,000 General Obligation Capital Improvement Bonds, Series 2021A

January 25, 2021

Page 2

EXHIBIT B
FORM OF BOND

No. R- _____

\$ _____

UNITED STATES OF AMERICA
STATE OF MINNESOTA
COUNTY OF RAMSEY
CITY OF MAPLEWOOD

GENERAL OBLIGATION CAPITAL IMPROVEMENT BOND
SERIES 2021A

<u>Rate</u>	<u>Maturity</u>	<u>Date of Original Issue</u>	<u>CUSIP</u>
_____ %	February 1, 20__	February 24, 2021	565557 _____

Registered Owner: Cede & Co.

The City of Maplewood, Minnesota, a duly organized and existing municipal corporation in Ramsey County, Minnesota (the "City"), acknowledges itself to be indebted and for value received hereby promises to pay to the Registered Owner specified above or registered assigns, the principal sum set forth above on the Maturity Date specified above, unless called for earlier redemption, with interest thereon from the date hereof at the annual Rate specified above (calculated on the basis of a 360-day year of twelve 30 day months), payable February 1 and August 1 in each year, commencing February 1, 2022, to the person in whose name this Bond is registered at the close of business on the 15th day (whether or not a business day) of the immediately preceding month. The interest hereon and, upon presentation and surrender hereof, the principal hereof are payable in lawful money of the United States of America by check or draft by Bond Trust Services Corporation, Roseville, Minnesota, as Bond Registrar, Paying Agent, Transfer Agent and Authenticating Agent, or its designated successor under the Resolution described herein. For the prompt and full payment of such principal and interest as the same respectively become due, the full faith and credit and taxing powers of the City have been and are hereby irrevocably pledged.

The City may elect on February 1, 2030, and on any day thereafter to prepay Bonds due on or after February 1, 2031. Redemption may be in whole or in part and if in part, at the option of the City and in such manner as the City will determine. If less than all Bonds of a maturity are called for redemption, the City will notify The Depository Trust Company ("DTC") of the particular amount of such maturity to be prepaid. DTC will determine by lot the amount of each participant's interest in such maturity to be redeemed and each participant will then select by lot the beneficial ownership interests in such maturity to be redeemed. Prepayments will be at a price of par plus accrued interest.

This Bond is one of an issue in the aggregate principal amount of \$9,500,000 all of like original issue date and tenor, except as to number, maturity date, interest rate, denomination and redemption privilege, all issued pursuant to a resolution adopted by the City Council of the City (the "City Council") on January 25, 2021 (the "Resolution"), for the purpose of providing money to aid in financing a portion of construction costs for a new fire station within the City, as

outlined in the City's Five-Year Capital Improvement Plan for Issuance of General Obligation CIP Bonds: City of Maplewood, Minnesota 2021-2025, pursuant to and in full conformity with the Constitution and laws of the State of Minnesota, including Minnesota Statutes, Chapter 475, as amended, specifically Section 475.521, and the principal hereof and interest hereon are payable from ad valorem taxes, as set forth in the Resolution to which reference is made for a full statement of rights and powers thereby conferred. The full faith and credit of the City are irrevocably pledged for payment of this Bond and the City Council has obligated itself to levy additional ad valorem taxes on all taxable property in the City in the event of any deficiency in taxes pledged, which additional taxes may be levied without limitation as to rate or amount. The Bonds of this series are issued only as fully registered Bonds in denominations of \$5,000 or any integral multiple thereof of single maturities.

The City Council has designated the issue of Bonds of which this Bond forms a part as "qualified tax-exempt obligations" within the meaning of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended (the "Code") relating to disallowance of interest expense for financial institutions and within the \$10 million limit allowed by the Code for the calendar year of issue.

As provided in the Resolution and subject to certain limitations set forth therein, this Bond is transferable upon the books of the City at the principal office of the Bond Registrar, by the registered owner hereof in person or by the owner's attorney duly authorized in writing, upon surrender hereof together with a written instrument of transfer satisfactory to the Bond Registrar, duly executed by the registered owner or the owner's attorney; and may also be surrendered in exchange for Bonds of other authorized denominations. Upon such transfer or exchange the City will cause a new Bond or Bonds to be issued in the name of the transferee or registered owner, of the same aggregate principal amount, bearing interest at the same rate and maturing on the same date, subject to reimbursement for any tax, fee or governmental charge required to be paid with respect to such transfer or exchange.

The City and the Bond Registrar may deem and treat the person in whose name this Bond is registered as the absolute owner hereof, whether this Bond is overdue or not, for the purpose of receiving payment and for all other purposes, and neither the City nor the Bond Registrar will be affected by any notice to the contrary.

IT IS HEREBY CERTIFIED, RECITED, COVENANTED AND AGREED that all acts, conditions and things required by the Constitution and laws of the State of Minnesota, to be done, to exist, to happen and to be performed preliminary to and in the issuance of this Bond in order to make it a valid and binding general obligation of the City in accordance with its terms, have been done, do exist, have happened and have been performed as so required, and that the issuance of this Bond does not cause the indebtedness of the City to exceed any constitutional or statutory limitation of indebtedness.

This Bond is not valid or obligatory for any purpose or entitled to any security or benefit under the Resolution until the Certificate of Authentication hereon has been executed by the Bond Registrar by manual signature of one of its authorized representatives.

IN WITNESS WHEREOF, the City of Maplewood, Ramsey County, Minnesota, by its City Council, has caused this Bond to be executed on its behalf by the facsimile or manual signatures of the Mayor and City Manager and has caused this Bond to be dated as of the date set forth below.

Dated: February 24, 2021

CITY OF MAPLEWOOD, MINNESOTA

(Facsimile)
Mayor

(Facsimile)
City Manager

CERTIFICATE OF AUTHENTICATION

This is one of the Bonds delivered pursuant to the Resolution mentioned within.

**BOND TRUST SERVICES
CORPORATION**

By _____
Authorized Representative

ABBREVIATIONS

The following abbreviations, when used in the inscription on the face of this Bond, will be construed as though they were written out in full according to applicable laws or regulations:

TEN COM -- as tenants in common

UNIF GIFT MIN ACT

Custodian _____
(Cust) (Minor)

TEN ENT -- as tenants by entireties

under Uniform Gifts or Transfers to
Minors Act, State of _____

JT TEN -- as joint tenants with right of
survivorship and not as tenants in
common

Additional abbreviations may also be used though not in the above list.

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto _____ the within Bond and all rights thereunder, and does hereby irrevocably constitute and appoint _____ attorney to transfer the said Bond on the books kept for registration of the within Bond, with full power of substitution in the premises.

Dated: _____

Notice: The assignor’s signature to this assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or any change whatever.

Signature Guaranteed:

NOTICE: Signature(s) must be guaranteed by a financial institution that is a member of the Securities Transfer Agent Medallion Program (“STAMP”), the Stock Exchange Medallion Program (“SEMP”), the New York Stock Exchange, Inc. Medallion Signatures Program (“MSP”) or other such “signature guarantee program” as may be determined by the Registrar in addition to, or in substitution for, STAMP, SEMP or MSP, all in accordance with the Securities Exchange Act of 1934, as amended.

The Bond Registrar will not effect transfer of this Bond unless the information concerning the assignee requested below is provided.

Name and Address: _____

(Include information for all joint owners if this Bond is held by joint account.)

Please insert social security or other identifying number of assignee

PROVISIONS AS TO REGISTRATION

The ownership of the principal of and interest on the within Bond has been registered on the books of the Registrar in the name of the person last noted below.

<u>Date of Registration</u>	<u>Registered Owner</u>	<u>Signature of Registrar</u>
_____	Cede & Co. Federal ID #13-2555119	_____

EXHIBIT C

TAX LEVY SCHEDULE

<u>YEAR *</u>	<u>TAX LEVY</u>
2021	\$179,738.60
2022	323,255.63
2023	608,068.13
2024	605,968.13
2025	603,553.13
2026	606,073.13
2027	602,870.63
2028	604,603.13
2029	605,863.13
2030	606,650.63
2031	606,860.63
2032	606,860.63
2033	606,543.00
2034	605,634.75
2035	604,125.38
2036	607,527.38
2037	605,264.63
2038	607,900.13
2039	604,852.50
2040	606,690.00
2041	608,076.00

**Year tax levy collected*

Seconded by Councilmember Juenemann

Ayes– All, via roll call

The motion passed.

J. NEW BUSINESS

1. Saint John’s Hospital, 1575 Beam Avenue East

- a. **Conditional Use Permit Amendment Resolution**
- b. **Design Review Resolution**

Community Development Director Thomson gave the staff report.

Councilmember Juenemann moved to approve a resolution for a conditional use permit amendment which approves a 21,000-square-foot vertical building expansion to be constructed at 1575 Beam Avenue East.

Resolution 21-01-1908
CONDITIONAL USE PERMIT AMENDMENT RESOLUTION

BE IT RESOLVED by the City Council of the City of Maplewood, Minnesota, as follows:

Section 1. Background.

1.01 Fairview has requested approval of a conditional use permit amendment.

1.02 The property is located at 1575 Beam Avenue East and is legally described as:

PIN: 032922130014 – The Southwest Quarter of the Northeast Quarter of Section 3, Township 29 North, Range 22 West, Ramsey County, Minnesota, according to the Government Survey thereof except the following parcels:

The East 40.00 feet of said Southwest Quarter of the Northeast Quarter lying northerly of the South 660.00 feet thereof.

Commencing at the southwest corner of said Southwest Quarter of the Northeast Quarter, being the center of said Section 3, said point being marked by a Ramsey County monument; thence along the west line of said Southwest Quarter of the Northeast Quarter, North 00 degrees 01 minutes 40 seconds East, assumed basis of bearing, a distance of 703.29; thence on a bearing of East 437.93 feet to the point of beginning; thence continuing on a bearing of East 264.24 feet; thence on a bearing of South 124.13 feet; thence on a bearing of West 264.24 feet; thence on a bearing of North 124.13 feet to the point of beginning.

Subject to easements of record.

Section 2. Standards.

2.01 General Conditional Use Permit Standards. City Ordinance Section 44-1097(a) states that the City Council must base approval of a Conditional Use Permit on the following nine standards for approval.

1. The use would be located, designed, maintained, constructed and operated to be in conformity with the City's Comprehensive Plan and Code of Ordinances.
2. The use would not change the existing or planned character of the surrounding area.

3. The use would not depreciate property values.
4. The use would not involve any activity, process, materials, equipment or methods of operation that would be dangerous, hazardous, detrimental, disturbing or cause a nuisance to any person or property, because of excessive noise, glare, smoke, dust, odor, fumes, water or air pollution, drainage, water run-off, vibration, general unsightliness, electrical interference or other nuisances.
5. The use would not exceed the design standards of any affected street.
6. The use would be served by adequate public facilities and services, including streets, police and fire protection, drainage structures, water and sewer systems, schools and parks.
7. The use would not create excessive additional costs for public facilities or services.
8. The use would maximize the preservation of and incorporate the site's natural and scenic features into the development design.
9. The use would cause minimal adverse environmental effects.

Section 3. Findings.

3.01 The proposal meets the specific conditional use permit standards.

Section 4. City Review Process

4.01 The City conducted the following review when considering the conditional use permit for a planned unit development amendment request.

1. On January 19, 2021, the planning commission held a public hearing. City staff published a hearing notice in the Pioneer Press and sent notices to the surrounding property owners. The planning commission gave everyone at the hearing a chance to speak and present written statements. The planning commission recommended that the city council approve this resolution.
2. On January 25, 2021, the city council discussed this resolution. They considered reports and recommendations from the planning commission and city staff.

Section 5. City Council

5.01 The city council hereby approves the resolution. Approval is based on the findings outlined in section 3 of this resolution. Approval is subject to the following conditions.

1. All construction shall follow the approved plans, date-stamped December 24, 2020. The planning staff may approve minor changes.
2. The proposed construction must be substantially started within one year of council approval or the permit shall become null and void.

3. The city council shall review this permit in one year.
4. The property owner shall maintain at least 1,252 parking spaces on the hospital campus. Parking spaces shall be at least 9.5 feet wide; employee parking may be 9 feet wide

Seconded by Councilmember Cave

Ayes – All, via roll call

The motion passed.

Councilmember Juenemann moved to approve a resolution for a design review for a 21,000-square-foot vertical building expansion to be constructed at 1575 Beam Avenue East.

Resolution 21-01-1909
DESIGN REVIEW RESOLUTION

BE IT RESOLVED by the City Council of the City of Maplewood, Minnesota, as follows:

Section 1. Background.

1.01 Fairview has requested approval of a design review.

1.02 The property is located at 1575 Beam Avenue East and is legally described as:

PIN: 032922130014 – The Southwest Quarter of the Northeast Quarter of Section 3, Township 29 North, Range 22 West, Ramsey County, Minnesota, according to the Government Survey thereof except the following parcels:

The East 40.00 feet of said Southwest Quarter of the Northeast Quarter lying northerly of the South 660.00 feet thereof.

Commencing at the southwest corner of said Southwest Quarter of the Northeast Quarter, being the center of said Section 3, said point being marked by a Ramsey County monument; thence along the west line of said Southwest Quarter of the Northeast Quarter, North 00 degrees 01 minutes 40 seconds East, assumed basis of bearing, a distance of 703.29; thence on a bearing of East 437.93 feet to the point of beginning; thence continuing on a bearing of East 264.24 feet; thence on a bearing of South 124.13 feet; thence on a bearing of West 264.24 feet; thence on a bearing of North 124.13 feet to the point of beginning.

Subject to easements of record.

1.03 On January 19, 2021, the community design review board reviewed this request. The applicant was provided the opportunity to present information to the community design review board. The community design review board considered all of the comments received and the staff report, which are incorporated by reference into this resolution.

Section 2. Site and Building Plan Standards and Findings.

2.01 City ordinance Section 2-290(b) requires that the community design review board make the following findings to approve plans:

1. That the design and location of the proposed development and its relationship to neighboring, existing or proposed developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood; that it will not unreasonably interfere with the use and enjoyment of neighboring, existing or proposed developments; and that it will not create traffic hazards or congestion.
2. That the design and location of the proposed development are in keeping with the character of the surrounding neighborhood and are not detrimental to the harmonious, orderly and attractive development contemplated by this article and the city's comprehensive municipal plan.
3. That the design and location of the proposed development would provide a desirable environment for its occupants, as well as for its neighbors, and that it is aesthetically of good composition, materials, textures and colors.

Section 3. City Council Action.

3.1.1 The above-described site and design plans are hereby approved based on the findings outlined in Section 3 of this resolution. Subject to staff approval, the site must be developed and maintained in substantial conformance with the design plans date-stamped December 24, 2020. Approval is subject to the applicant doing the following:

1. Obtain a conditional use permit from the city council for this expansion.
2. Repeat this review in two years if the city has not issued a building permit for this project.
3. All requirements of the city engineer, fire marshal and building official must be met.
4. Rooftop vents and equipment shall be screened from view from residential properties to the north and west.
5. All work shall follow the approved plans. The director of community development may approve minor changes.
6. On the west elevation, the existing metal capping on the parapet wall shall remain consistent in its size and placement between the existing brick and new addition materials.

Seconded by Councilmember Cave

Ayes – All, via roll call

The motion passed.

2. **Montana-Nebraska Area Pavement Rehabilitation, City Project 20-08**
 - a. **Resolution Accepting Feasibility Study, Authorizing Preparation of Plans & Specifications, and Calling for a Public Hearing**
 - b. **Recommendation on Assessment Hearing Date**

Public Works Director Love introduced the report. Assistant City Engineer Jarosch gave the presentation.

Councilmember Juenemann moved to approve a resolution accepting the feasibility report, authorizing the preparation of plans and specifications, and calling for a public hearing at 7:00 p.m. on March 8, 2021 for the Montana-Nebraska Area Pavement Rehabilitation, City Project 20-08.

Resolution 21-01-1910
ACCEPTING FEASIBILITY STUDY, AUTHORIZING PREPARATION OF
PLANS AND SPECIFICATIONS, AND CALLING FOR PUBLIC HEARING

WHEREAS, pursuant to a resolution of the council adopted October 12th, 2020, a report has been prepared by the City Engineering Division with reference to the improvement of Montana-Nebraska Area Pavement Rehabilitation, City Project 20-08, and this report was received by the council on January 25th, 2021.

WHEREAS, the report provides information regarding whether the proposed project is necessary, cost-effective, and feasible,

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

1. The City Council will consider the Montana-Nebraska Area Pavement Rehabilitation, City Project 20-08 in accordance with the report and the assessment of abutting property for all or a portion of the cost of the improvement pursuant to Minnesota Statutes, Chapter 429 at an estimated total cost of \$2,328,400.
2. The City Engineer or his designee is the designated engineer for this improvement project and is hereby directed to prepare final plans and specifications for the making of said improvement.
3. The Finance Director is hereby authorized to make the financial transfers necessary for the preparation of plans and specifications. A proposed budget of \$2,328,400 shall be established. The proposed financing plan is as follows:

Estimated Project Cost Recovery		
Funding Source	Total Amount	% of Total
Street Revitalization Fund	\$886,643	38%
Special Benefit Assessments	\$921,657	40%
Sanitary Sewer Fund	\$119,100	5%
Environmental Utility Fund	\$310,900	13%
W.A.C. Fund	\$90,100	4%
Total Estimated Project Funding:	\$2,328,400	100%

A public hearing shall be held on such proposed improvement on the 8th day of March, 2021 at 7:00 PM. The City Clerk shall give mailed and published notice of such hearing and improvement as required by law.

Seconded by Councilmember Cave

Ayes – All, via roll call

The motion passed.

Council gave consensus to hold the assessment hearings in September of 2021.

- 3. Southcrest-Ferndale Area Pavement Rehabilitation, City Project 20-09**
 - a. Resolution Accepting Feasibility Study, Authorizing Preparation of Plans & Specifications, and Calling for a Public Hearing**
 - b. Recommendation on Assessment Hearing Date**

Assistant City Engineer Jarosch gave the presentation.

Councilmember Juenemann moved to approve a resolution accepting the feasibility report, authorizing the preparation of plans and specifications, and calling for a public hearing at 7:00 p.m. on March 8, 2021 for the Southcrest-Ferndale Area Pavement Rehabilitation, City Project 20-09.

Resolution 21-01-1911

ACCEPTING FEASIBILITY STUDY, AUTHORIZING PREPARATION OF PLANS AND SPECIFICATIONS, AND CALLING FOR PUBLIC HEARING

WHEREAS, pursuant to a resolution of the council adopted October 12th, 2020, a report has been prepared by the City Engineering Division with reference to the improvement of Southcrest-Ferndale Area Pavement Rehabilitation, City Project 20-09, and this report was received by the council on January 25th, 2021.

WHEREAS, the report provides information regarding whether the proposed project is necessary, cost-effective, and feasible,

NOW, THEREFORE, BE IT RESOLVED By the City Council of Maplewood, Minnesota:

- 1. The City Council will consider the Southcrest-Ferndale Area Pavement Rehabilitation, City Project 20-09 in accordance with the report and the assessment of abutting property for all or a portion of the cost of the improvement pursuant to Minnesota Statutes, Chapter 429 at an estimated total cost of \$2,072,200.
- 2. The City Engineer or his designee is the designated engineer for this improvement project and is hereby directed to prepare final plans and specifications for the making of said improvement.
- 3. The Finance Director is hereby authorized to make the financial transfers necessary for the preparation of plans and specifications. A proposed budget of \$2,072,200 shall be established. The proposed financing plan is as follows:

Estimated Project Cost Recovery		
Funding Source	Total Amount	% of Total
Street Revitalization Fund	\$1,005,450	49%
Special Benefit Assessments	\$727,950	35%
Sanitary Sewer Fund	\$106,000	5%

Environmental Utility Fund	\$154,000	7%
W.A.C. Fund	\$78,800	4%
Total Estimated Project Funding:	\$2,072,200	100%

4. A public hearing shall be held on such proposed improvement on the 8th day of March, 2021 at 7:00 PM. The City Clerk shall give mailed and published notice of such hearing and improvement as required by law.

Seconded by Councilmember Cave

Ayes – All, via roll call

The motion passed.

K. AWARD OF BIDS

None

L. ADJOURNMENT

Each councilmember shared thoughts on current events.

Mayor Abrams adjourned the meeting at 9:42 p.m.



 Andrea Sindt, City Clerk