

**MINUTES**  
**MAPLEWOOD CITY COUNCIL**  
7:00 P.M. Monday, March 22, 2021  
Held Remotely Via Conference Call  
Meeting No. 06-21

**A. CALL TO ORDER**

A meeting of the City Council was held remotely via conference call and was called to order at 7:00 p.m. by Mayor Abrams.

Mayor Abrams highlighted additional indicators of Spring including the Easter Bunny and treasure hunt at the Maplewood Mall and the anticipated food trucks in the mall's parking lot in May.

**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 the agenda under Council Presentations:

Climate Adaptation Plan Workshop

Councilmember Juenemann moved to approve the agenda as amended.

Seconded by Councilmember Knutson                      Ayes – All, via roll call

The motion passed.

**E. APPROVAL OF MINUTES**

**1. March 08, 2021 City Council Meeting Minutes**

Councilmember Juenemann moved to approve the March 08, 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 and reviewed other topics of concern or interest requested by councilmembers.

## 2. Council Presentations

### Climate Adaptation Plan Workshop

Councilmember Juenemann gave an update on the Climate Adaptation Plan Workshop.

## 3. Preliminary General Fund Budget Report Fiscal Year 2020

Finance Director Paulseth gave the staff report.

- 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.*

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:

\$ 445,289.30	Checks #107199 thru #107235 dated 03/09/21
\$ 638,384.77	Disbursements via debits to checking account dated 03/02/21 thru 03/05/21
\$ 244,388.98	Checks #107237 thru #107256 dated 03/16/21
\$ 296,082.42	Disbursements via debits to checking account dated 03/08/21 thru 03/12/21
<hr/>	
\$ 1,624,145.47	Total Accounts Payable

#### PAYROLL

\$ 610,045.04	Payroll Checks and Direct Deposits dated 03/05/21
\$ 1,617.60	Payroll Deduction check #99104501 thru #99104502 dated 03/05/21

\$ 611,662.64	Total Payroll
<u>\$ 2,235,808.11</u>	GRAND TOTAL

Seconded by Councilmember Cave

Ayes – All, via roll call

The motion passed.

**2. Resolution Directing Release of Retainage and Acceptance of Project, Wakefield Park Improvements, City Project 18-04**

Councilmember Juenemann moved to approve the resolution for release of retainage and acceptance of Wakefield Park Improvements, City Project 18-04.

Resolution 21-03-1927

RESOLUTION DIRECTING RELEASE OF RETAINAGE AND ACCEPTANCE OF WAKEFIELD PARK IMPROVEMENTS, CITY PROJECT 18-04

WHEREAS, the City Council of Maplewood, Minnesota has heretofore ordered the Wakefield Park Improvements, City Project 18-04, and has let a construction contract, and

WHEREAS, the Parks and Recreation Manager for the City of Maplewood has determined that the Wakefield Park Improvement, City Project 18-04, is complete and recommends acceptance of the project.

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

City Project 18-04 is complete and maintenance of the improvements are accepted by the City; the final construction cost is \$2,058,279.82. Release of retainage to Versacon, Inc is hereby authorized.

Seconded by Councilmember Cave

Ayes – All, via roll call

The motion passed.

**3. Purchase of Road Salt for 2021-2022 Winter Season**

Councilmember Juenemann moved to authorize the Street Superintendent to purchase de-icing salt under a state contract for the 2021-2022 winter season in an estimated amount of \$66,009.00.

Seconded by Councilmember Cave

Ayes – All, via roll call

The motion passed.

**4. Resolution for Reduction of Retainage on Existing Construction Contract, County Road B and Arcade Street Improvements, City Project 19-22**

Councilmember Juenemann moved to approve the resolution for Reduction of Retainage

on Existing Construction Contract for the County Road B and Arcade Street Improvements, City Project 19-22.

Resolution 21-03-1928  
REDUCTION OF RETAINAGE ON EXISTING CONSTRUCTION CONTRACT  
PROJECT 19-22

WHEREAS, the City Council of Maplewood, Minnesota has heretofore ordered Improvement Project 19-22, County Road B and Arcade Street Improvements, and has let a construction contract pursuant to Minnesota Statutes, Chapter 429, and

WHEREAS, the contractor, Valley Paving, Inc., has completed the requirements of the majority of the project construction work,

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

1. A reduction in retainage on the construction contract is hereby authorized to be reduced, at the discretion of the City Engineer, to 3.0%.

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.*

1. **Host Approval of Healthcare Revenue Notes and Bonds for the New Harmony Project at 1534 County Road C**
  - a. **Public Hearing**
  - b. **Resolution Giving Host Approval to the Issuance of Healthcare Revenue Notes and Bonds, Series 2021A, 2021B, 2021C, and 2021D (Hampton, Landfall Village, Falcon Heights, Little Canada) for the New Harmony Project and Approving a Joint Powers Agreement**

Finance Director Paulseth gave the staff report. Sofia Lykke, bond counsel with Kennedy & Graven, provided further comments.

Councilmember Knutson recused himself from discussion and voting due to a business relationship.

Mayor Abrams opened the public hearing. The following people spoke:  
None

Mayor Abrams closed the public hearing.

Councilmember Juenemann moved to approve the resolution Giving Host Approval to the Issuance of the City of Hampton, Minnesota Senior Housing and Healthcare Revenue

Note (New Harmony Project), Series 2021A, the City of Landfall Village, Minnesota Senior Housing and Healthcare Revenue Note (New Harmony Project), Series 2021B, the City of Falcon Heights, Minnesota Senior Housing and Healthcare Revenue Note (New Harmony Project), Series 2021C, and the City of Little Canada, Minnesota Subordinate Senior Housing and Healthcare Revenue Bonds (New Harmony Project), Series 2021D, and Approving a Joint Powers Agreement.

Resolution 21-03-1929

A RESOLUTION GIVING HOST APPROVAL TO THE ISSUANCE OF THE CITY OF HAMPTON, MINNESOTA SENIOR HOUSING AND HEALTHCARE REVENUE NOTE (NEW HARMONY PROJECT), SERIES 2021A, THE CITY OF LANDFALL VILLAGE, MINNESOTA SENIOR HOUSING AND HEALTHCARE REVENUE NOTE (NEW HARMONY PROJECT), SERIES 2021B, THE CITY OF FALCON HEIGHTS, MINNESOTA SENIOR HOUSING AND HEALTHCARE REVENUE NOTE (NEW HARMONY PROJECT), SERIES 2021C, AND THE CITY OF LITTLE CANADA, MINNESOTA SUBORDINATE SENIOR HOUSING AND HEALTHCARE REVENUE BONDS (NEW HARMONY PROJECT), SERIES 2021D, AND APPROVING A JOINT POWERS AGREEMENT

WHEREAS, Minnesota Statutes, Chapter 462C, as amended (the "Act"), particularly Section 462C.05, subdivision 7, gives municipalities the power to issue revenue obligations for the purpose of financing or refinancing a program for the purposes of planning, administering, making, or purchasing loans with respect to a combination of a multifamily housing development and health care facility as defined in Minnesota Statutes, Section 469.153 and to enter into agreements necessary or convenient in the exercise of powers granted by the Act; and

WHEREAS, Minnesota Statutes, Section 471.656, as amended, authorizes a municipality to issue obligations to finance the acquisition or improvement of property located outside of the corporate boundaries of such municipality if the obligations are issued under a joint powers agreement between the municipality issuing the obligations and the municipality in which the property to be acquired or improved is located. Pursuant to Minnesota Statutes, Section 471.59, as amended, by the terms of a joint powers agreement entered into through action of their governing bodies, two or more municipalities may jointly or cooperatively exercise any power common to the contracting parties or any similar powers, including those which are the same except for the territorial limits within which they may be exercised and the joint powers agreement may provide for the exercise of such powers by one or more of the participating governmental units on behalf of the other participating units; and

WHEREAS, the City of Maplewood, Minnesota ("Maplewood" or the "Host City"), has received from New Harmony Care Center, Inc. (the "Borrower"), a Minnesota nonprofit corporation and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"), the sole member of which is Elim Care, Inc., a Minnesota nonprofit corporation, the sole member of which is Cassia, a Minnesota nonprofit corporation, a proposal that the City of Hampton, Minnesota ("Hampton"), the City of Landfall Village, Minnesota ("Landfall Village"), the City of Falcon Heights, Minnesota ("Falcon Heights"), and the City of Little Canada, Minnesota ("Little Canada" and, together with Hampton, Landfall Village, and Falcon Heights, the "Issuers"), undertake a program to finance the Project (as defined below) through the issuance of revenue notes, revenue bonds, or other obligations, in one or more series,

pursuant to the Act and, in connection with that proposal, the Issuers are to issue the following obligations: (i) City of Hampton, Minnesota Senior Housing and Healthcare Revenue Note (New Harmony Project), Series 2021A (the "Hampton Note"), (ii) City of Landfall Village, Minnesota Senior Housing and Healthcare Revenue Note (New Harmony Project), Series 2021B (the "Landfall Village Note"), (iii) City of Falcon Heights, Minnesota Senior Housing and Healthcare Revenue Note (New Harmony Project), Series 2021C (the "Falcon Heights Note" and, together with the Hampton Note and the Landfall Village Note, the "Senior Notes"), and (iv) City of Little Canada, Minnesota Subordinate Senior Housing And Healthcare Revenue Bonds (New Harmony Project) , Series 2021D (the "Subordinate Bonds" and, together with the Senior Notes, the "Series 2021 Obligations" or "Obligations"), with the Senior Notes to be issued in an aggregate principal amount not to exceed \$28,000,000 and the Subordinate Bonds to be issued in an aggregate principal amount not to exceed \$8,000,000; and

The "Project" to be financed by the Series 2021 Obligations consists of (i) financing the acquisition, construction, and equipping of a new senior healthcare and housing facility, including approximately 48 skilled nursing beds, 16 transitional skilled nursing beds, 35 independent apartment units, 36 assisted living apartment units, 14 memory care apartment units, and 12 care suite apartment units (the "Facility"), to be located at 1534 County Road C East in Maplewood; (ii) funding any required reserve funds; and (iii) paying all or a portion of the costs of issuance of the Series 2021 Obligations (collectively, the "Project"). The Facility will be owned and operated by the Borrower; and

WHEREAS, as required by the Act and Section 147(f) of the Code, a Notice of Public Hearing was published in Maplewood's official newspaper and newspaper of general circulation, for a public hearing on the proposed issuance of the Obligations by the Issuers and the proposal to undertake and finance the Project; and

WHEREAS, as required by the Act and Section 147(f) of the Code, the City Council of Maplewood has on this same date held a public hearing on the issuance of the Obligations by the Issuers and the proposal to undertake and finance the Project located within the jurisdictional limits of Maplewood, at which all those appearing who desired to speak were heard and written comments were accepted; and

WHEREAS, Maplewood has been advised that the Obligations, as and when issued, will not constitute a charge, lien, or encumbrance, legal or equitable, upon any property of Maplewood or the Issuers, except the revenues to be derived from one or more loan agreements to be entered into between the Issuers and the Borrower. Such Obligations will not give rise to a pecuniary H1, Attachment 1 liability of Maplewood or the Issuers or be a charge against the general credit or taxing powers of Maplewood or the Issuers, but are payable from sums to be paid by the Borrower pursuant to the loan agreements; and

WHEREAS, Maplewood and the Issuers are proposing to enter into a Joint Powers Agreement (the "Joint Powers Agreement") pursuant to which Maplewood will consent to the issuance of the Obligations by the Issuers to finance the Project and the Issuers will agree to issue the Obligations to finance the Project;

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

1 Recital of Representations Made by the Borrower. The Borrower has agreed to pay any and all costs incurred by Maplewood in connection with the issuance of the Obligations, whether or not such issuance is carried to completion.

2 Host Approval. The City Council hereby gives the host approval required under Section 147(f) of the Code and, pursuant to Minnesota Statutes, Section 471.656, Subd. 2(2), the City Council hereby consents to the issuance of the Obligations by the Issuers.

3 Joint Powers Agreement. The Mayor and the City Manager are hereby authorized and directed to execute and deliver the Joint Powers Agreement and any other documents deemed necessary to fulfill the intentions of this resolution. All of the provisions of the Joint Powers Agreement, when executed and delivered as authorized herein, shall be deemed to be a part of this resolution as fully and to the same extent as if incorporated verbatim herein and shall be in full force and effect from the date of execution and delivery thereof. The Joint Powers Agreement shall be substantially in the form on file with the City which is hereby approved, with such omissions and insertions as do not materially change the substance thereof, or as the Mayor and the City Manager, in their discretion, shall determine, and the execution thereof by the Mayor and the City Manager shall be conclusive evidence of such determination.

Electronic Signatures Authorized. The execution of any instrument by the appropriate officer or officers of the City herein authorized may be by electronic signature if such an option is available and shall be conclusive evidence of the approval of such documents in accordance with the terms hereof. For purposes of this paragraph: (i) "electronic signature" means a manually signed original signature, an electronic image of a handwritten signature, or a digital signature provided by DocuSign, Adobe Sign, or any other electronic signature provider acceptable to the parties, which in each case is transmitted by electronic means; and (ii) "transmitted by electronic means" means sent in the form of a facsimile or sent via the internet as a PDF (i.e. portable document format) or other replicating image attached to an electronic mail or internet message.

Seconded by Councilmember Cave

Ayes – 4, via roll call  
Abstain – Knutson, due to business relationship

The motion passed.

**I. UNFINISHED BUSINESS**

None

**J. NEW BUSINESS**

**1. North Fire Station, 1530 County Road C East**

**a. Conditional Use Permit Amendment Resolution**

**b. Design Review Resolution**

Community Development Director Thomson gave the staff report. Fire and EMS Chief Mondor provided additional information.

Councilmember Juenemann moved to approve the resolution for a Conditional Use Permit Amendment for a New Fire Station Building at 1530 County Road C East.

Resolution 21-03-1930  
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 Michael Mondor, Fire Chief for the City of Maplewood, has requested approval of a conditional use permit amendment.

1.02 The property is located at 1530 County Road C East and is legally described as:

That part of Lots 33 and 34, Block 1 of AUDITORS SUBDIVISION NO. 76 as established and recorded in Ramsey County, Minnesota; being northerly of the southerly 234 feet thereof.

Subject to a road easement over, under, and across the easterly 33 thereof.

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 amendment request.

1. On March 16, 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 March 22, 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 February 4, 2021. 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. Comply with the requirements of the city's engineering department.
5. This permit fully replaces the special use permit approved on September 27, 1973.

Seconded by Councilmember Knutson

Ayes – All, via roll call

The motion passed.

Councilmember Juenemann moved to approve the resolution for a Design Review for Project Plans Date-Stamped February 4, 2021, for the Fire Station Building at 1530 County Road C East.

Resolution 21-03-1931  
DESIGN REVIEW RESOLUTION

Be it resolved by the City Council of the City of Maplewood, Minnesota, as follows:

Section 1. Background.

1.01 Michael Mondor, Fire Chief for the City of Maplewood, has requested approval of site and design plans for a new fire station project.

1.02 The property is located at 1530 County Road C East and is legally described as:

That part of Lots 33 and 34, Block 1 of AUDITORS SUBDIVISION NO. 76 as established and recorded in Ramsey County, Minnesota; being northerly of the southerly 234 feet thereof.

Subject to a road easement over, under, and across the easterly 33 thereof.

1.03 On February 16, 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 is in keeping with the character of the surrounding neighborhood and is 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. 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 design review request.

1. On February 16, 2021, the community design review board reviewed this project and recommended that the city council approve this resolution.
2. On March 22, 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 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 site and design plans date-stamped February 4, 2021. Approval is subject to the applicant doing the following:

1. Repeat this review in two years if the city has not issued a building permit for this project.
2. All requirements of the fire marshal and building official must be met.
3. Meet all requirements in the engineering report, dated February 9, 2021.
4. Meet all requirements in the environmental report, dated March 9, 2021.
5. The applicant shall obtain all required permits from the Ramsey-Washington Metro Watershed District.
6. All signs must meet the requirements of the city's sign ordinance. Freestanding or monument signs shall be designed to be consistent with the project's building materials and colors.
7. Prior to the issuance of a building permit, the applicant shall submit for staff approval the following items:
  - a. A revised site plan showing the inclusion of a sidewalk along County Road C East that also avoids the oak tree near the intersection of County Road C and Hazelwood Street.
  - b. Submit to staff elevations for the trash enclosure.

8. The applicant shall complete the following before occupying the building:
  - a. Replace any property irons removed because of this construction.
  - b. Provide continuous concrete curb and gutter around the parking lots and driveways.
  - c. Install all required landscaping and an in-ground lawn irrigation system for all landscaped areas.
  - d. Install all required outdoor lighting.
9. If any required work is not done, the city may allow temporary occupancy if:
  - a. The city determines that the work is not essential to public health, safety or welfare.
  - b. The owner or contractor shall complete any unfinished exterior improvements by June 1 of the following year if occupancy of the building is in the fall or winter or within six weeks of occupancy of the building if occupancy is in the spring or summer.
10. All work shall follow the approved plans. The director of community development may approve minor changes.
11. The applicant shall eliminate the “N” signage on the building design.

Seconded by Councilmember Villavicencio

Ayes – All, via roll call

The motion passed.

2. **Montana-Nebraska Area Pavement Rehabilitation, City Project 20-08**
  - a. **Resolution Approving Plans and Specifications and Advertising for Bids**
  - b. **Resolution Ordering Preparation of Assessment Roll**

Public Works Director Steve Love gave the staff report.

Councilmember Juenemann moved to approve the resolution Approving Plans and Specifications and Advertising Bids for Montana-Nebraska Area Pavement Rehabilitation, City Project 20-08.

Resolution 21-03-1932  
 APPROVING PLANS AND SPECIFICATIONS AND ADVERTISING FOR BIDS

WHEREAS, pursuant to resolution passed by the City Council on March 22<sup>nd</sup>, 2021, plans and specifications for the Montana-Nebraska Area Pavement Rehabilitation, City Project 20-08, have been prepared by (or under the direction of) the City Engineer, who has presented such plans and specifications to the City Council for approval,

WHEREAS, pursuant to a resolution of the City Council adopted March 22<sup>nd</sup>, 2021, fixed a date for a council hearing on the proposed street improvements for the Montana-Nebraska Area Pavement Rehabilitation, City Project 20-08.

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

1. Such plans and specifications are hereby approved and ordered placed on file in the office of the City Engineer.
2. The City Clerk or office of the City Engineer shall prepare and cause to be inserted into the official paper and Finance and Commerce an advertisement for bids upon the making of such improvement under such approved plans and specifications. The advertisement shall be published twice, at least twenty-one days before the date set for bid opening, shall specify the work to be done, shall state that bids will be publicly opened and considered by the council at 10:00 a.m. on the 16<sup>th</sup> day of April, 2021, at City hall and that no bids shall be considered unless sealed and filed with the clerk and accompanied by a certified check or bid bond, payable to the City of Maplewood, Minnesota for five percent of the amount of such bid.
3. The City Clerk and City Engineer are hereby authorized and instructed to receive, open, and read aloud bids received at the time and place herein noted, and to tabulate the bids received. The City Council will consider the bids, and the award of a contract, at the regular City Council meeting of May 10<sup>th</sup>, 2021.

Seconded by Councilmember Cave

Ayes – All, via roll call

The motion passed.

Councilmember Juenemann moved to approve the resolution Ordering Preparation of Assessment Roll for Montana-Nebraska Area Pavement Rehabilitation, City Project 20-08.

Resolution 21-03-1933  
ORDERING PREPARATION OF ASSESSMENT ROLL

WHEREAS, the City Clerk and City Engineer will receive bids for the Montana-Nebraska Area Pavement Rehabilitation, City Project 20-08.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MAPLEWOOD, MINNESOTA that the City Clerk and City Engineer shall forthwith calculate the proper amount to be specially assessed for such improvement against every assessable lot, piece or parcel of land abutting on the streets affected, without regard to cash valuation, as provided by law, and they shall file a copy of such proposed assessment in the city office for inspection.

FURTHER, the City Clerk shall, upon completion of such proposed assessment notify the City Council thereof.

Seconded by Councilmember Cave

Ayes – All, via roll call

The motion passed.

- 3. Southcrest-Ferndale Area Pavement Rehabilitation, City Project 20-09**
  - a. Resolution Approving Plans and Specifications and Advertising for Bids**
  - b. Resolution Ordering Preparation of Assessment Roll**

Public Works Director Love gave the staff report.

Councilmember Knutson moved to approve the resolution Approving Plans and Specifications and Advertising Bids for Southcrest-Ferndale Area Pavement Rehabilitation, City Project 20-09.

Resolution 21-03-1934

**APPROVING PLANS AND SPECIFICATIONS AND ADVERTISING FOR BIDS**

WHEREAS, pursuant to resolution passed by the City Council on March 22<sup>nd</sup>, 2021, plans and specifications for the Southcrest-Ferndale Area Pavement Rehabilitation, City Project 20-09, have been prepared by (or under the direction of) the City Engineer, who has presented such plans and specifications to the City Council for approval,

WHEREAS, pursuant to a resolution of the City Council adopted March 22<sup>nd</sup>, 2021, fixed a date for a council hearing on the proposed street improvements for the Southcrest-Ferndale Area Pavement Rehabilitation, City Project 20-09.

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

1. Such plans and specifications are hereby approved and ordered placed on file in the office of the City Engineer.
2. The City Clerk or office of the City Engineer shall prepare and cause to be inserted into the official paper and Finance and Commerce an advertisement for bids upon the making of such improvement under such approved plans and specifications. The advertisement shall be published twice, at least twenty-one days before the date set for bid opening, shall specify the work to be done, shall state that bids will be publicly opened and considered by the council at 2:00 P.M. on the 16<sup>th</sup> day of April, 2021, at City hall and that no bids shall be considered unless sealed and filed with the clerk and accompanied by a certified check or bid bond, payable to the City of Maplewood, Minnesota for five percent of the amount of such bid.
3. The City Clerk and City Engineer are hereby authorized and instructed to receive, open, and read aloud bids received at the time and place herein noted, and to tabulate the bids received. The City Council will consider the bids, and the award of a contract, at the regular City Council meeting of May 10<sup>th</sup>, 2021.

Seconded by Councilmember Juenemann

Ayes – All, via roll call

The motion passed.

Councilmember Knutson moved to approve the resolution Ordering Preparation of Assessment Roll for Southcrest-Ferndale Area Pavement Rehabilitation, City Project 20-09.

Resolution 21-03-1935  
ORDERING PREPARATION OF ASSESSMENT ROLL

WHEREAS, the City Clerk and City Engineer will receive bids for the Southcrest-Ferndale Area Pavement Rehabilitation, City Project 20-09.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MAPLEWOOD, MINNESOTA that the City Clerk and City Engineer shall forthwith calculate the proper amount to be specially assessed for such improvement against every assessable lot, piece or parcel of land abutting on the streets affected, without regard to cash valuation, as provided by law, and they shall file a copy of such proposed assessment in the city office for inspection.

FURTHER, the City Clerk shall, upon completion of such proposed assessment notify the City Council thereof.

Seconded by Councilmember Juenemann

Ayes – All, via roll call

The motion passed.

**K. AWARD OF BIDS**  
None

**L. ADJOURNMENT**

Each councilmember was given the opportunity to share additional thoughts.

Mayor Abrams adjourned the meeting at 8:26 p.m.



---

Andrea Sindt, City Clerk