



**New Brighton City Council
Business Meeting Agenda
New Brighton City Hall | Council Chambers
803 Old Highway 8 NW, New Brighton, MN 55112
6:30 PM March 24, 2026**

Members of the City Council will attend the meeting in person unless eligible to attend remotely per MN Stat. 13D.02

To participate in this meeting, members of the public may:

- **Attend the meeting in person.**
- **Watch the meeting electronically.** Tune into CTV Channel 8023 (CenturyLink) or Channel 16 (Comcast). To observe the meeting as a livestream or a webcast, visit NBMN.info/View-A-Meeting
- **Join the meeting electronically.** Members of the public who need to interact with our public officials about agenda items, City Administration, and matters that are otherwise of public concern to the City Council but are unable to or not comfortable attending the meeting in person, may join the meeting electronically at: <https://newbrightonmn.gov/zoom> (no app needed), by scanning the QR Code on the right, or by using their Zoom app to join and entering: Meeting ID 898 6240 2361, Passcode 867530



I. Call to Order and Roll Call

- ___ Mayor Kari Niedfeldt-Thomas
- ___ Councilmember Graeme Allen
- ___ Councilmember Emily Dunsworth
- ___ Councilmember Jeanne Vint Frischman
- ___ Councilmember Jason Steffenhagen

II. Pledge of Allegiance

III. Public Comment Forum

IV. Approval of Agenda

V. Special Order of Business

1. Consider Resolution Recognizing the Service of Outgoing Commissioners
2. Consider Resolution Recognizing Paul Zisla's 30 years as a City Commissioner and

Naming Him a City Ambassador

VI. Consent Agenda

1. Consider Approval of Payments
2. Consider Approval of City Council Minutes
 - a. 2026.03.03 Worksession Minutes
 - b. 2026.03.10 Worksession Minutes
 - c. 2026.03.10 City Council Minutes
3. Accept Receipt of Commission Minutes
 - a. 2025.12.08 Public Safety Commission Minutes
 - b. 2026.02.09 Public Safety Commission
4. Consider Approval of Renewal of Tobacco License for NB Tobacco Inc.
5. Approve Annual Agreement with Northeast Youth and Family Services (NYFS)
6. Consider Memorandum of Understanding between Law Enforcement Labor Services Local No. 263 and the City of New Brighton regarding Multilingual Pay Policy
7. Consider Resolution Accepting Feasibility Study and Set Public Improvement Hearing Date for City Project 26-1, 2026 Street Rehabilitation
8. Consider Resolution Authorizing Execution of the 2023 Metropolitan Council Municipal Inflow and Infiltration Grant
9. Consider Ordinance 924 for Chapter 16: Fire Protection and Prevention, Article III, effective July 1, 2026
10. Consider Resolution Authorizing Publication of Ordinance 924 by Title and Summary
11. Authorize Staff to Purchase a Falcon 3100 Camera Trailer from Mobile Pro Systems
12. Consider approving \$50,000 in Local Affordable Housing Aid (LAHA) for emergency rental assistance and authorizing staff to enter into an agreement for services with Mounds View Public Schools (ISD 621)
13. Consider Ordinance 930: An Ordinance to update the official flood insurance rate maps in the City to the newest map versions which reflect the latest approved floodplain data for the City of New Brighton.

14. Consider Resolution Appointing Individuals to Advisory Commissions

VII. Public Hearings

1. 2026 Special Assessment Report and Public Hearing for City Project 24-1, 2024 Street Rehabilitation
2. Consider a resolution approving a minor subdivision with a variance to subdivide the land at 1639 14th Avenue NW.

VIII. Council Business

1. Downtown Vision Plan Concepts Review
2. Brightwood Hills Clubhouse Public/Private Partnership Proposals

IX. Commission Liason Reports, Announcements, and Updates

City Manager Devin Massopust
Councilmember Graeme Allen
Councilmember Emily Dunsworth
Councilmember Jeanne Vint Frischman
Councilmember Jason Steffenhagen
Mayor Kari Niedfeldt-Thomas

X. Adjournment



Agenda Section:	Special Order of Business
Meeting Date:	March 24, 2026

REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY

ITEM DESCRIPTION: Consider Resolution Recognizing the Service of Outgoing Commissioners

Action Requested: Motion

Form of Action: Resolution

Votes Needed: 3 Votes

Summary Statement:	In accordance with the City's recognition policy, outgoing commissioners who have served 1 - 5 years are recognized for their service with a resolution and letter of commendation. Those who have served 6 - 12 years receive a certificate recognizing their service and those who have served 12 or more years receive a City Ambassador plaque.
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Recommendations:	Approve Resolution Recognizing the Service of Outgoing Commissioners
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Applicable Deadlines:	The terms of current commissioners end March 31, 2026.
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Community	Recognizing the dedication of volunteer advisory commissioners does
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Impact:	more than honor an individual — it strengthens the fabric of the community as a whole. When residents see their neighbors giving years, and sometimes decades, of their time to shape local policy and guide city decisions, it reinforces the idea that civic engagement matters and that one person's contributions can leave a lasting mark. Public acknowledgment of this service also inspires others to get involved, helping ensure that boards and commissions remain filled with passionate, committed volunteers. Ultimately, honoring those who serve sends a powerful message: that the city values the people who show up, do the work, and help build a better community for everyone.
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Legislative History:	The City Council recognizes the service of outgoing commissioners annually.
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Strategic Priority:	<u>Community Engagement & Belonging</u>
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Fiscal Impact:	Financial Consideration?	<u>No</u>
	Revenue/Expenditure Amount:	\$
	Financing Source:	<u>N/A</u>
	Notes:	

Attachments:	<table border="1" style="width: 100%;"> <tr> <td style="width: 5%;">1.</td> <td>Resolution Recognizing Outgoing Commissioners</td> </tr> </table>	1.	Resolution Recognizing Outgoing Commissioners
1.	Resolution Recognizing Outgoing Commissioners		

RESOLUTION NO. _____
STATE OF MINNESOTA
COUNTY OF RAMSEY
CITY OF NEW BRIGHTON

RECOGNIZING THE SERVICE OF OUTGOING COMMISSIONERS

WHEREAS, the City of New Brighton’s advisory commissions play an integral role in reviewing and making recommendations to the City Council regarding matters of public policy; and

WHEREAS, each individual appointed to the City’s commission spent hours each month researching, reading and participating in discussions to advise the City Council on:

- matters concerning industrial and commercial development for the city,
- matters concerning diversity, equity and inclusion,
- the proper use of and care for parks and the natural environment as well as recreational activities in the City,
- all land use planning matters; and matters related to the goals, and
- policies and operations of public safety functions; and

WHEREAS, each individual appointed to the City’s advisory commissions volunteers their time as a way to give back to their community and make the City of New Brighton a better place to live;

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of New Brighton recognizes significant contributions and appreciates the service of the following individuals as they leave the service of the City as a volunteer advisory commissioner:

1 – 5 years of service

- Carlos Herrera – Equity Commission
- Ellen Weber – Equity Commission
- Sophie Jung – Equity Commission
- Mark Jansen – Public Safety Commission
- Kena Abdissa- Public Safety Commission

6 - 12 years of service

- Gary Bank – Parks, Recreation and Environmental Commission
- Liza Allen – Planning Commission and Public Safety Commission

30 years of service

- Paul Zisla – Planning Commission (1/9/1996 – 5/11/2011) and Economic Development Commission (5/11/2015 – 3/31/2026)

ADOPTED this 24th day of March 2026 by the New Brighton City Council with a vote of _____ ayes and _____ nays.

Kari Niedfeldt-Thomas, Mayor

ATTEST:

Devin Massopust, City Manager

Terri Spangrud, City Clerk



Agenda Section:	Special Order of Business
Meeting Date:	March 24, 2026

REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY

ITEM DESCRIPTION: Consider Resolution Recognizing Paul Zisla's 30 years as a City Commissioner and Naming Him a City Ambassador

Action Requested: Motion

Form of Action: Resolution

Votes Needed: 3 Votes

Summary Statement:	<p>After more than 30 years of dedicated service to the City of New Brighton, Paul Zisla has decided to step down from his role as City Commissioner. First appointed to the Planning Commission in January 1996, Paul served there until May 2011, when he transitioned to the Economic Development Commission, where he went on to serve eight years as commission chair.</p> <p>In accordance with the City's recognition policy, all outgoing commissioners are recognized for their service with a resolution and letter of commendation. Those who have served 6 - 12 years receive a certificate recognizing their service and those who have served 12 or more years receive a City Ambassador plaque.</p>
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Recommendations:	Approve Resolution Recognizing Paul Zisla's 30 years as a City Commissioner and Naming Him a City Ambassador
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Applicable Deadlines:	His term ends 3/31/2026.
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Community Impact:	Recognizing the dedication of volunteer advisory commissioners does more than honor an individual, it strengthens the fabric of the community as a whole. When residents see their neighbors giving years, and sometimes decades, of their time to shape local policy and guide city decisions, it reinforces the idea that civic engagement matters and that one person's contributions can leave a lasting mark. Public acknowledgment of this service also inspires others to get involved, helping ensure that boards and commissions remain filled with passionate, committed volunteers. Ultimately, honoring those who serve sends a powerful message: that the city values the people who show up, do the work, and help build a better community for everyone.
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Legislative History:	The City Council recognizes the service of outgoing commissioners annually.
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Strategic Priority:	<u>Community Engagement & Belonging</u>
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Fiscal Impact:	Financial Consideration?	<u>No</u>
	Revenue/Expenditure Amount:	\$
	Financing Source:	<u>N/A</u>
	Notes:	

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Attachments:	<table border="1"><tr><td>1.</td><td>Resolution Recognizing Paul Zisla</td></tr></table>	1.	Resolution Recognizing Paul Zisla
1.	Resolution Recognizing Paul Zisla		

RESOLUTION NO. _____
STATE OF MINNESOTA
COUNTY OF RAMSEY
CITY OF NEW BRIGHTON

WHEREAS, the strength and success of a community are built upon the dedication and service of individuals who commit their time and expertise to the betterment of their city; and

WHEREAS, Paul Zisla has honorably served the city of New Brighton through his membership on its advisory commissions for an extraordinary thirty plus years, from January 9, 1996 until March 31, 2026; and

WHEREAS, during his tenure, Paul dedicated fifteen years and four months to the Planning Commission, helping to shape the vision for New Brighton's land use, development, and sustainable growth, ensuring that the community's long-term interests were thoughtfully represented in decisions that continue to define the character and future of New Brighton; and

WHEREAS, following his service on the Planning Commission, Paul further demonstrated his unwavering commitment to the city by serving an additional fourteen years and eleven months on the City's Economic Development Commission, including eight years as Chair, during which he provided thoughtful guidance on strategies to strengthen New Brighton's economic vitality, support local businesses, and foster a thriving environment for those who live, work, and invest in the community; and

WHEREAS, through his service, Paul has contributed thousands of hours of dedicated effort, reviewing plans, attending meetings, engaging with residents and business owners, and providing invaluable insight to support policies that enhance the quality of life for all who live, work, and play in New Brighton; and

WHEREAS, Paul's leadership, expertise, and dedication have left a lasting impact on the community, ensuring that New Brighton remains a vibrant and welcoming city; and

WHEREAS, in appreciation of Paul's years of service and unwavering commitment to the city,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the city of New Brighton, Minnesota, that Paul Zisla is hereby recognized and commended for his exemplary service, dedication, and significant contributions to the community; and

BE IT FURTHER RESOLVED that Paul is officially appointed as a City Ambassador.

Adopted this 24th day of March 2026 by the New Brighton City Council with a vote of _____ ayes and _____ nays.

Kari Niedfeldt-Thomas, Mayor

ATTEST:

Devin Massopust, City Manager

Terri Spangrud, City Clerk



Agenda Section:	Consent Agenda
Meeting Date:	March 24, 2026

REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY

ITEM DESCRIPTION: Consider Approval of Payments

Action Requested:

Form of Action:

Votes Needed:

Summary Statement:	<p>The following summary of claims have been submitted to the City’s Finance Department for payment. A detailed listing is also attached.</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td>EFT:</td> <td>\$2,018,304.51</td> </tr> <tr> <td>ACH:</td> <td>\$779,143.17</td> </tr> <tr> <td>Check:</td> <td>\$77,702.42</td> </tr> <tr> <td>Total:</td> <td>\$2,875,150.10</td> </tr> </table>	EFT:	\$2,018,304.51	ACH:	\$779,143.17	Check:	\$77,702.42	Total:	\$2,875,150.10
EFT:	\$2,018,304.51								
ACH:	\$779,143.17								
Check:	\$77,702.42								
Total:	\$2,875,150.10								

Recommendations: To approve the payment of invoices as listed in the attachment.

Applicable Deadlines: The Council Meeting immediately following the disbursement of funds.

Community Impact:	All payments of claims are accounted for in the City’s budgets and/or long-term financial plans and may be funded by the community through the property tax levy, user fees or other charges.
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Legislative History:	Minnesota Statute 412.271 requires the City Council to approve all payments of claims. Per the City’s Purchasing Policy, the City Council delegates to the City Manager or his/her designee its authority to pay claims prior to obtaining Council approval. A list of all payments are to be provided to the City Council at the next available Council meeting, and earlier payment does not affect the right of the City Council or any taxpayer to challenge the validity of a claim.
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Strategic Priority:	<u>Operational Effectiveness</u>
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Fiscal Impact:	Financial Consideration?	<u>Yes: \$2,875,150.10</u>
	Revenue/Expenditure Amount:	\$
	Financing Source:	<u>Budgeted</u>
	Notes:	

Attachments:	<table border="1" style="width: 100%;"> <tr> <td style="width: 5%; text-align: center;">1.</td> <td>VI_1 Consider Approval of Payments</td> </tr> </table>	1.	VI_1 Consider Approval of Payments
1.	VI_1 Consider Approval of Payments		

VI_1 APPROVAL OF PAYMENTS

CHECK DISBURSEMENT REPORT FOR CITY OF NEW BRIGHTON

Check Date	Payee	Description	Amount
02/28/2026	MN DEPT OF TRANSPORTATION	LICENSE BUREAU ACH STATE SWEEPS FEBRUARY	13,107.13
02/28/2026	MN DEPT OF TRANSPORTATION	LICENSE BUREAU ACH STATE SWEEPS FEBRUARY	1,775,815.95
02/28/2026	MN DEPT OF TRANSPORTATION	LICENSE BUREAU ACH STATE SWEEPS FEBRUARY	29.00
			<u>1,788,952.08</u>
03/02/2026	XCEL ENERGY	CITY HALL/PSB 01/15-02/17/26	2,360.05
03/02/2026	XCEL ENERGY	CITY HALL/PSB 01/15-02/17/26	2,850.45
03/02/2026	XCEL ENERGY	CITY HALL/PSB 01/15-02/17/26	3,923.48
03/02/2026	XCEL ENERGY	CITY HALL/PSB 01/15-02/17/26	9,220.01
			<u>18,353.99</u>
03/02/2026	XCEL ENERGY	STREET LIGHTS 01/15-02/17/26	3,904.90
03/02/2026	XCEL ENERGY	STREET LIGHTS 01/15-02/17/26	3,528.00
03/02/2026	XCEL ENERGY	STREET LIGHTS 01/15-02/17/26	13.19
03/02/2026	XCEL ENERGY	STREET LIGHTS 01/15-02/17/26	8.69
			<u>7,454.78</u>
03/02/2026	XCEL ENERGY	PARKS 01/15-02/17/26	2,645.35
03/02/2026	XCEL ENERGY	PARKS 01/15-02/17/26	469.43
			<u>3,114.78</u>
03/02/2026	XCEL ENERGY	OLD HWY 8 STREET LIGHTS AND MAINT GARAGE GAS 01/15-02/17/26	1,628.78
03/02/2026	XCEL ENERGY	OLD HWY 8 STREET LIGHTS AND MAINT GARAGE GAS 01/15-02/17/26	199.33
			<u>1,828.11</u>
03/02/2026	XCEL ENERGY	PARKS 01/15-02/17/26	612.13
03/02/2026	XCEL ENERGY	500 13TH AVE NW 01/15-02/17/26	126.47
03/06/2026	XCEL ENERGY	WELLS & LIFT STATIONS 01/16-02/18/26	(376.25)
03/06/2026	XCEL ENERGY	WELLS & LIFT STATIONS 01/16-02/18/26	1,688.93
03/06/2026	XCEL ENERGY	WELLS & LIFT STATIONS 01/16-02/18/26	393.61
03/06/2026	XCEL ENERGY	WELLS & LIFT STATIONS 01/16-02/18/26	45.76
03/06/2026	XCEL ENERGY	WELLS & LIFT STATIONS 01/16-02/18/26	392.93
03/06/2026	XCEL ENERGY	WELLS & LIFT STATIONS 01/16-02/18/26	2,086.46
03/06/2026	XCEL ENERGY	WELLS & LIFT STATIONS 01/16-02/18/26	27,331.30
03/06/2026	XCEL ENERGY	WELLS & LIFT STATIONS 01/16-02/18/26	9,836.55
03/06/2026	XCEL ENERGY	WELLS & LIFT STATIONS 01/16-02/18/26	12.95
			<u>41,412.24</u>
03/06/2026	XCEL ENERGY	STREETLIGHTS 02/03-03/02/26	10,789.12
03/06/2026	XCEL ENERGY	PARKS 02/17-02/23/26 - CHARGED DAY AFTER PAID LAST BILL 1555 5TH ST	2.64
03/05/2026	BETTER HEALTH COLLECTIVE	SOURCEWELL HEALTH INSURANCE FOR MARCH	124,499.00
03/05/2026	BETTER HEALTH COLLECTIVE	SOURCEWELL HEALTH INSURANCE FOR MARCH	3,870.00
03/05/2026	BETTER HEALTH COLLECTIVE	SOURCEWELL HEALTH INSURANCE FOR MARCH	523.00
			<u>128,892.00</u>
03/11/2026	XCEL ENERGY	NBCC/BHGC 01/16-02/18/26	4,629.69
03/11/2026	XCEL ENERGY	NBCC/BHGC 01/16-02/18/26	6,183.57
03/11/2026	XCEL ENERGY	NBCC/BHGC 01/16-02/18/26	564.21
03/11/2026	XCEL ENERGY	NBCC/BHGC 01/16-02/18/26	573.18
			<u>11,950.65</u>
03/11/2026	XCEL ENERGY	PARKS 02/17-02/24/26	354.33
03/01/2026	FISERV	NBCC FEB 2026 ACH FEES	67.54
03/01/2026	FISERV	NBCC FEB 2026 ACH FEES	45.03
03/01/2026	FISERV	GOLF FEBRUARY 2026 CC FEES	15.00
03/01/2026	FISERV	NBCC FEB 2026 CC FEES	812.28

VI_1 APPROVAL OF PAYMENTS

CHECK DISBURSEMENT REPORT FOR CITY OF NEW BRIGHTON

Check Date	Payee	Description	Amount
03/01/2026	FISERV	NBCC FEB 2026 CC FEES	1,218.41
03/01/2026	FISERV	WEB FEB 2026 CC FEES	852.69
03/01/2026	FISERV	WEB FEB 2026 CC FEES	1,279.04
			<u>4,289.99</u>
03/02/2026	GLOBAL PAYMENTS, INC	NBCC FEBRUARY 2026 CC FEES	68.48
03/02/2026	GLOBAL PAYMENTS, INC	NBCC FEBRUARY 2026 CC FEES	102.72
			<u>171.20</u>
03/06/2026	A-1 HYDRAULIC SALES & SERVICE	#1301 PUSH OUT RAM REBUILD	636.00
03/06/2026	ALEXANDER-SUSENS, TIFFANY	FEBRUARY DEALER RUNS	146.96
03/06/2026	ANCHOR SOLAR INVESTMENTS, LLC	SOLAR POWER PAYMENT - MARCH	1,674.27
03/06/2026	ANCHOR SOLAR INVESTMENTS, LLC	SOLAR POWER PAYMENT - MARCH	412.22
03/06/2026	ANCHOR SOLAR INVESTMENTS, LLC	SOLAR POWER PAYMENT - MARCH	412.22
03/06/2026	ANCHOR SOLAR INVESTMENTS, LLC	SOLAR POWER PAYMENT - MARCH	343.40
03/06/2026	ANCHOR SOLAR INVESTMENTS, LLC	SOLAR POWER PAYMENT - MARCH	1,271.30
			<u>4,113.41</u>
03/06/2026	BOLTON & MENK, INC	10 STREET NW CULVERT REPLACEMENT	3,610.00
03/06/2026	CHESS, INC	MAINTENANCE PLAN FEB 2026 & SAFETY GRANT APPLICATION	2,230.00
03/06/2026	CHESS, INC	MAINTENANCE PLAN FEB 2026 & SAFETY GRANT APPLICATION	975.00
			<u>3,205.00</u>
03/06/2026	CRAWFORD, LEIGH	2026 FEBURARY DLR BANK RUNS	343.51
03/06/2026	FACTORY MOTOR PARTS CO	RV ANTIFREEZE SHOP STOCK	9.25
03/06/2026	FACTORY MOTOR PARTS CO	GLOVES & RV ANTIFREEZE SHOP STOCK	64.48
03/06/2026	FACTORY MOTOR PARTS CO	#084 BATTERY	153.44
03/06/2026	FACTORY MOTOR PARTS CO	CORE RETURN	(9.00)
			<u>218.17</u>
03/06/2026	FERGUSON ENTERPRISES, LLC	INSIDE DROP BOWLS 8 INCH BRACKETS	694.44
03/06/2026	FERGUSON ENTERPRISES, LLC	INSIDE DROP BOWL FOR 7TH ST NW	602.18
			<u>1,296.62</u>
03/06/2026	FLEXIBLE PIPE TOOL COMPANY	PARTS FOR TV TRAILER	421.00
03/06/2026	FRONTIER PRECISION, INC	SURVEY EQUIPMENT MAINTENANCE PLAN	846.00
03/06/2026	GECK, DUEA & OLSON, PLLC	GDO FILE NO: R. MONTHLY CONTRACT RATE	7,665.00
03/06/2026	HAWKINS, INC.	LPC-4	5,085.21
03/06/2026	HOSE PROS LLC	FILL HOSE FOR TANKER TO JETTER TANK	52.53
03/06/2026	IDENTISYS INCORPORATED	CARD PRINTER COLOR RIBBON	755.45
03/06/2026	INSTRUMENTAL RESEARCH, INC	FEBRUARY WATER TESTING	649.50
03/06/2026	KATH FUEL OIL SERVICE	DEF SHOP STOCK	227.50
03/06/2026	KRAUS-ANDERSON CONSTRUCTION COMPANY	2510147- CITY OF NEW BRIGHTON - HANSEN PARK WEST PROJECT	251,287.74
03/06/2026	LHB, INC.	PROFESSIONAL SERVICES 1/30/2026	5,394.00
03/06/2026	LHB, INC.	HANSEN PARK WEST PROFESSIONAL SERVICES THROUGH JANUARY 30, 2026	3,750.00
03/06/2026	LHB, INC.	HANSEN PARK WEST BUILDING PROFESSIONAL SERVICES THROUGH NOVEMBER 21, 2025	3,750.00
			<u>12,894.00</u>
03/06/2026	METROPOLITAN COUNCIL	MARCH WASTE WATER SERVICES	180,430.35
03/06/2026	NCPERS GROUP LIFE INS	PERA LIFE INS FOR MARCH	224.00
03/06/2026	OXYGEN SERVICE COMPANY, INC.	CYLINDER RENTAL- FEBRUARY	180.49
03/06/2026	SCHADEGG MECHANICAL, INC.	QTRLY PREVENTIVE MAINTENANCE AGREEMENT 3/1/2026-5/31/2026	4,375.00

VI_1 APPROVAL OF PAYMENTS

CHECK DISBURSEMENT REPORT FOR CITY OF NEW BRIGHTON

Check Date	Payee	Description	Amount
03/06/2026	SPRINGER, GEORGE	INTERNET REIMBURSEMENT	105.26
03/06/2026	ST CROIX RECREATION FUN PLAYGROUNDS	SHADE STRUCTURES FOR HANSEN PARK WEST	28,586.00
03/06/2026	ST CROIX RECREATION FUN PLAYGROUNDS	SHADE STRUCTURES FOR HANSEN PARK WEST	28,586.00
			<u>57,172.00</u>
03/06/2026	STREET FLEET	2026 LB COURIER STREET FLEET FEBRUARY 2026 (02/18/2026) REPORT COURIER	28.16
03/06/2026	STREET FLEET EXPEDITED, LLC	2026 LB COURIER STREET FLEET FEBRUARY 2026 (02/25/2026) REPORT COURIER	28.16
			<u>56.32</u>
03/06/2026	THE MPX GROUP	DIRECT MAIL LETTER	5,194.71
03/06/2026	THE MPX GROUP	BUSINESS CARDS FOR LORI HOKENSON AND STEPHANIE COUGHLIN	115.56
			<u>5,310.27</u>
03/06/2026	TITAN MACHINERY	#2309 FILTER KIT	297.20
03/06/2026	TITAN MACHINERY	#1514 FILTERS	350.15
			<u>647.35</u>
03/06/2026	TOTAL MECHANICAL SERVICES, INC	SERVICE ON THE FURNACE AT THE GC	1,729.86
03/06/2026	TRI-STATE BOBCAT, INC.	2026 TOOLCAT UW53 #2603	20,950.00
03/06/2026	TRI-STATE BOBCAT, INC.	2026 TOOLCAT UW56 #2604	20,950.00
03/06/2026	TRI-STATE BOBCAT, INC.	2026 TOOLCAT UW56 #2605	20,950.00
03/06/2026	TRI-STATE BOBCAT, INC.	WINDSHIELD REPLACED #2405	1,399.61
			<u>64,249.61</u>
03/06/2026	VIKING AUTOMATIC SPRINKLER	NBCC REPLACE AND CLEAN SPRINKLER HEADS	2,210.00
03/13/2026	AERCOR WIRELESS, INC	WIRELESS ACCESS POINT	1,134.90
03/13/2026	BARR ENGINEERING COMPANY	PROGRESS ON NEW BRIGHTON EXCHANGE I-694 & I-35W BARR INVOICE PERIOD 2 (JAN 24 - FEB 20 2026)	188.00
03/13/2026	BARR ENGINEERING COMPANY	PROGRESS ON NEW BRIGHTON EXCHANGE I-694 & I-35W BARR INVOICE PERIOD 2 (JAN 24 - FEB 20 2026)	188.00
03/13/2026	BARR ENGINEERING COMPANY	PROGRESS ON NEW BRIGHTON EXCHANGE I-694 & I-35W BARR INVOICE PERIOD 2 (JAN 24 - FEB 20 2026)	644.00
03/13/2026	BARR ENGINEERING COMPANY	PROGRESS ON NEW BRIGHTON EXCHANGE I-694 & I-35W BARR INVOICE PERIOD 2 (JAN 24 - FEB 20 2026)	1,179.63
03/13/2026	BARR ENGINEERING COMPANY	PROFESSIONAL SERVICES JANUARY 24, 2026 TO FEBRUARY 20, 2026	24,173.75
			<u>26,373.38</u>
03/13/2026	BREANNE ROTHSTEIN	CONSULTING SERVICES - GRANT MET COUNCIL - HOUSING ACTION PLAN	6,500.00
03/13/2026	CHET'S SHOES LLC	BOOTS- TOSO 2026	284.73
03/13/2026	ELECTRO WATCHMAN INC	ACCESS CARDS - NBCC MEMBERSHIP	5,830.65
03/13/2026	LARSON, MARIA	REIMBURSEMENT FOR DONUT PURCHASE CUB FOODS	115.99
03/13/2026	LOFFLER COMPANIES, INC	BREAKFAST/BINGO MARCH 2	118.94
03/13/2026	LOFFLER COMPANIES, INC	PUBLIC SAFETY PRINTER OVERAGE 2/1/2026-2/28/2026	118.94
03/13/2026	LOFFLER COMPANIES, INC	TONER WASTE CONTAINERS & TONER FOR 633324 & 633067 AT CITY HALL	536.06
03/13/2026	LOFFLER COMPANIES, INC	CONTRACT OVERAGE CHARGE FOR THE 2/9/26 TO 3/8/26 OVERAGE PERIOD	194.06
			<u>849.06</u>
03/13/2026	LOVDAHL PITCHING ACADEMY	BASKETBALL AND VOLLEYBALL LESSONS WINTER 2026	1,761.60
03/13/2026	MARCO TECHNOLOGIES, LLC	MICROSOFT 365 SUBSCRIPTION	5,374.95
03/13/2026	METROPOLITAN COUNCIL	FEBRUARY 2026 SAC	49,700.00
03/13/2026	METROPOLITAN COUNCIL	FEBRUARY 2026 SAC	(497.00)
			<u>49,203.00</u>

VI_1 APPROVAL OF PAYMENTS

CHECK DISBURSEMENT REPORT FOR CITY OF NEW BRIGHTON

Check Date	Payee	Description	Amount
03/13/2026	METROPOLITAN COUNCIL	TEMPORARY CAPACITY CHARGE@ WTP #1 15,373,000 GALLONS WASTEWATER 1/1/25- 12/31/25	19,216.25
03/13/2026	METROPOLITAN COURIER CORPORATION	SERVICES FOR THE MONTH OF FEBRUARY	688.25
03/13/2026	MINUTE MAKER SECRETARIAL	SECRETARIAL SERVICE; 2/17 PLANNING COMM; 2/19 EQUITY COMM; 2/24 CITY COUN & WORK SESS	783.00
03/13/2026	MTI DISTRIBUTING, INC.	Z MASTER 7500 D VEHICLE #2606	31,390.00
03/13/2026	NORTH SUBURBAN ACCESS CORPORATION	2026-FEB MONTHLY MUNICIPAL MEETING AV SERVICES CITY OF NEW BRIGHTON	1,655.08
03/13/2026	RAMSEY COUNTY ECOM	911 DISPATCH SERVICES FOR FEBRUARY 2026	10,744.33
03/13/2026	RAMSEY COUNTY ECOM	CAD SERVICES FOR FEBRUARY 2026	1,614.42
03/13/2026	RAMSEY COUNTY ECOM	RAMSEY COUNTY FLEET SUPPORT FEBRUARY 2026	53.04
03/13/2026	RAMSEY COUNTY ECOM	RAMSEY COUNTY FLEET SUPPORT FEBRUARY 2026	586.56
			<u>12,998.35</u>
03/13/2026	RITHVEASNA KE	MARCH 2026 MAHJONG INVOICE	350.00
03/13/2026	STREET FLEET	2026 LB COURIER STREET FLEET MARCH 2026 (03/04/2026) REPORT	28.16
03/13/2026	THE PARTNERS GROUP LLC	COURIER	28.16
		CONSULTANT SERVICES FEB 2026	3,300.00
03/13/2026	TRI-STATE BOBCAT, INC.	WINDSHIELD REPLACED #2405 HAZARDOUS MATERIALS AND SHOP SUPPLIES PAGE 2	61.71
03/13/2026	VIA ACTUARIAL SOLUTIONS	2026 GASB 75 ACTUARIAL VALUATION REPORT	1,100.00
			<u>1,100.00</u>
03/05/2026	DRAACK, CHRISTOPHER	UB refund for account: 218354-01	338.77
03/05/2026	DUMRA, RANJAN	UB REFUND FOR ACCOUNT: 311274-01	17.31
03/05/2026	DUMRA, RANJAN	UB REFUND FOR ACCOUNT: 311274-01	30.73
03/05/2026	DUMRA, RANJAN	UB REFUND FOR ACCOUNT: 311274-01	16.10
			<u>64.14</u>
03/05/2026	ESTATE OF FRANCIS ROSS METZGER	UB REFUND FOR ACCOUNT: 104034-01	146.47
03/05/2026	FLEETPRIDE, INC	OIL FILTERS SHOP	43.08
03/05/2026	FLEETPRIDE, INC	FILTERS SHOP	52.86
03/05/2026	FLEETPRIDE, INC	CABIN FILTER SHOP	11.56
03/05/2026	FLEETPRIDE, INC	#005 FILTERS	27.11
03/05/2026	FLEETPRIDE, INC	CABIN FILTER SHOP	28.29
03/05/2026	FLEETPRIDE, INC	FILTERS SHOP STOCK	100.09
			<u>262.99</u>
03/05/2026	LMCIT	CLAIM 526635, 524837	191.98
03/05/2026	LMCIT	CLAIM 526635, 524837	590.95
03/05/2026	LMCIT	CLAIM 526817	564.03
			<u>1,346.96</u>
03/05/2026	LMCIT	DEDUCTIBLE - ELECTRIC VEHICLE CHARGING STATION DAMAGE - CLAIM 484440	24,171.44
03/05/2026	MOUA, TOUA / PHENG, KONG	UB REFUND FOR ACCOUNT: 313783-01	75.73
03/05/2026	OASIS AND DELI	FOOD FOR COMMUNITY ENGAGEMENT	3,731.84
03/05/2026	POPPYSEED LLC	UB REFUND FOR ACCOUNT: 315580-01	513.76
03/05/2026	RDO EQUIPMENT CO.	FILTERS SHOP STOCK	124.89
03/05/2026	SMIGLESKI, ELIZABETH	MAILBOX DAMAGE REIMBURSEMENT	35.04
03/05/2026	VOLUNTEER FIREFIGHTERS BENEFIT	VOLUNTEER FIREFIGHTERS BENEFIT RENEWAL	539.00
03/05/2026	WANGMO, KALSANG	SECURITY DEPOSIT REFUND	500.00
03/12/2026	ADAM, HANAD	YOUTH MEMBERSHIP REFUND - MARCH 2026	22.00
03/12/2026	DAMON FARBER ASSOCIATES, INC	CRITICAL CORRIDORS GRANT - DOWNTOWN NEW BRIGHTON	11,456.82
03/12/2026	MAMA	DEVIN MASSOPUST: LUNCHEON COSTS - FEBRUARY 26	35.00
03/12/2026	MN DEPT OF HEALTH	QUARTERLY WATER SERVICE CONNECTION FEE	22,772.00
03/12/2026	MOE'S OF MOUNDS VIEW, INC	COMMUNITY LUNCH CATERING MARCH 19	2,540.47
03/12/2026	MORELOS, EVA	CANCELATION REFUND CHECK	1,553.58

VI_1 APPROVAL OF PAYMENTS

CHECK DISBURSEMENT REPORT FOR CITY OF NEW BRIGHTON

Check Date	Payee	Description	Amount
03/12/2026	NEWTON, JESSICA	SECURITY DEPOSIT REFUND	300.00
03/12/2026	OKUMU, OMOT	CANCELATION REFUND CHECK	1,777.10
03/12/2026	PAICHANG, KUNCHOK	SECURITY DEPOSIT REFUND	300.00
03/12/2026	STEPHEN TOKLE INSPECTIONS INC	FEBRUARY 2026 TOKLE INSPECTIONS	4,594.42
03/12/2026	VINCENT K ROSE	MUSIC FOR WINTER PARK DISCOVERY	500.00
TOTAL PAYMENTS			<u>\$ 2,875,150.10</u>



Council Worksession
March 3, 2026
5:00 pm

Present: Mayor Kari Niedfeldt-Thomas
Councilmember Graeme Allen
Councilmember Emily Dunsworth (excused from the meeting at 6:02 p.m.)
Councilmember Jeanne Vint Frischman
Councilmember Jason Steffenhagen

Absent:

Staff in Attendance: Devin Massopust

Guests in Attendance: Pauline Alfors, Greta Klebe, Laura Connolly, Eric Nelsen, James Sorbel, Pang Vang, Kevin Dostal Dauer, Bob Kinney, Kristin Hicks, Sara Sipple, Maggie Luck, Destiny Thomas

Commission Interviews

Mayor Niedfeldt-Thomas thanked Pauline Alfors for coming in and applying for this position.

Councilmember Dunsworth asked Ms. Alfors to explain how both your personal and professional experiences will help you be an effective commissioner, if appointed.

Ms. Alfors stated she has been a resident of New Brighton for the past 27 years. She indicated she has been on the PREC Commission for the past six years. She noted she was a retired software engineer and worked in corporate leadership as well. She explained she volunteered at Valley View Elementary School and served on her church HR Committee.

Councilmember Vint Frischman asked Ms. Alfors to tell the Council which Commission you are most interested in serving on and why.

Ms. Alfors explained she was most interested in serving on the PREC Commission because she loves the outdoors. She reported open spaces and healthy environments are so important to the community. She stated it was important to have a sense of community where people feel comfortable and safe, while having places to gather so people can get to know one another.

Councilmember Steffenhagen explained commissioners serve in an advisory role to the City Council. Can you describe how you would respond if the City Council made a final decision that differed from a recommendation you strongly supported?

Ms. Alfors indicated she served on the climate action planning group over Zoom and noted this group proposed doing a road guide for the City's streets. She commented last year there was a review of the 2025 plan and the City changed its mind, which she thought was wonderful. She appreciated how the City Council listened to the residents that were impacted and made a decision that would best fit their streets and neighborhood.

Councilmember Allen requested Ms. Alfors describe a situation where you had to listen more than you spoke. How do you ensure that all voices are heard, especially those that may not be the loudest in the room?

Ms. Alfors stated she appreciated how the City Council worked to listen to all voices. She commented it was challenging to hear all voices, but was extremely important. She explained the climate action planning group had a diverse group of individuals that met over Zoom. She indicated she tended to take notes and while there were some dominating voices, she tried to draw people out in order to hear others comments or concerns.

Mayor Niedfeldt-Thomas thanked Ms. Alfors for coming in and applying for this position. She noted City Clerk Spangrud would be in touch with further information on how the Council was moving forward. She explained the next person to be interviewed was Greta Klebe.

Councilmember Dunsworth asked Ms. Klebe to explain how both your personal and professional experiences will help you be an effective commissioner, if appointed.

Ms. Klebe stated she was a family law paralegal which meant she had a background in following process. She commented she grew up as a middle child which helped her learn to be a good listener and form her own opinion in matters. She also learned to approach matters gently and with kindness.

Councilmember Vint Frischman asked Ms. Klebe to tell the Council which Commission you are most interested in serving on and why.

Ms. Klebe explained she was most interested in serving on PREC and Planning and Zoning. She noted she was an avid runner and she runs in the community often. She stated she had ideas on creating gathering spaces in the City's parks. She commented on how important it was to build community and for the City to focus on people.

Councilmember Steffenhagen explained commissioners serve in an advisory role to the City Council. Can you describe how you would respond if the City Council made a final decision that differed from a recommendation you strongly supported?

Ms. Klebe explained as a paralegal she works closely with attorneys and there opinions often differed. She understood it was important to have open lines of communication and hearing where others were coming from. She noted it was important to have respectful conversation and be able to back someone up 100%, to be a united front once a final decision is made. She understood in a Commission position, she would be working on the Council's behalf and be a voice for the community.

Councilmember Allen requested Ms. Klebe describe a situation where you had to listen more than you spoke. How do you ensure that all voices are heard, especially those that may not be the loudest in the room?

Ms. Klebe stated she volunteers with Treehouse for Hope with teenagers and noted this work took a lot of listening. She spoke to how important it was to read body language and to encourage individuals to speak to hear if they haven't contributed to the group.

Mayor Niedfeldt-Thomas thanked Ms. Klebe for coming in and applying for this position. She noted City Clerk Spangrud would be in touch with further information on how the Council was moving forward. She explained the next person to be interviewed was Laura Connolly.

Councilmember Dunsworth asked Ms. Connolly to explain how both your personal and professional

experiences will help you be an effective commissioner, if appointed.

Ms. Connolly stated she works full time as a continuous improvement professional at Boston Scientific. She reported she has been in this field for the past 15 years and described how she works to get consensus amongst people who have differing opinions. She believed her skills and problem solving ability would benefit the City.

Councilmember Vint Frischman asked Ms. Connolly to tell the Council which Commission you are most interested in serving on and why.

Ms. Connolly explained she was interested in serving on the EDC. She noted she has been living in New Brighton for the past four years and she was hoping to become more imbedded in the community. She stated she was most interested in economic development.

Councilmember Steffenhagen explained commissioners serve in an advisory role to the City Council. Can you describe how you would respond if the City Council made a final decision that differed from a recommendation you strongly supported?

Ms. Connolly indicated she was used to working in groups that make decisions that do not align with her opinions. She explained if she would want to understand the why behind the decision as this may help her steer conversations in a different direction or help her understand if she was off the path for what the Council was hoping to pursue.

Councilmember Allen requested Ms. Connolly describe a situation where you had to listen more than you spoke. How do you ensure that all voices are heard, especially those that may not be the loudest in the room?

Ms. Connolly stated she facilitates conversations for a living, from executive vice presidents to the people doing the work. She discussed how she likes to restate what she has heard from the people speaking to reiterate that they have been heard and then she asks if there were other opinions to be shared. She explained she likes to make sure everyone's voice is valued and that the environment is safe.

Mayor Niedfeldt-Thomas thanked Ms. Connolly for coming in and applying for this position. She noted City Clerk Spangrud would be in touch with further information on how the Council was moving forward. She explained the next person to be interviewed was Eric Nelsen.

Councilmember Dunsworth asked Mr. Nelsen to explain how both your personal and professional experiences will help you be an effective commissioner, if appointed.

Mr. Nelsen stated he has served for two terms on the Planning Commission. He noted he has chaired a couple of meetings during this time. He explained he has worked in government professionally in libraries and archive management for the past 23 years. He indicated he works with the public daily and has managed teams. He discussed how he worked to balance voices while trying to reach compromises through a rule set to establish a non-adversarial relationship. He was of the opinion he has a decent skill set to pursue this work.

Councilmember Vint Frischman asked Mr. Nelsen to tell the Council which Commission you are most interested in serving on and why.

Mr. Nelsen explained he likes the work of the Planning Commission. He noted he was a dual citizen and he went through the work of being a dual citizen in Australia. He recognized that the way things are set up was for a reason and he liked following processes. He stated based on his professional background he would like to continue serving on the Planning Commission, or where the City Council best saw fit for him to serve the

community.

Councilmember Steffenhagen explained commissioners serve in an advisory role to the City Council. Can you describe how you would respond if the City Council made a final decision that differed from a recommendation you strongly supported?

Mr. Nelsen indicated he understood he was part of a process, where he can review objections and concerns in order to bring voices forward. He understood the Planning Commission made recommendations and not final decisions. He stated he was comfortable with this. He discussed how his work in libraries was similar as he worked as a middle manager and the elected officials make all final decisions. He explained it was his job to live with final decisions that he may not always agree with in order to proceed with his work.

Councilmember Allen requested Mr. Nelsen describe a situation where you had to listen more than you spoke. How do you ensure that all voices are heard, especially those that may not be the loudest in the room?

Mr. Nelsen commented on a recent event at work where he spoke with a concerned resident about the books that were in the teen section of the library. He explained his approach in these situations were to listen and hear the concerns in order for the person to feel respected. He indicated this event took a great deal of time and while the outcome was not what he wanted, he took the time to allow this individual to be heard. He spoke further to the financial rollover that occurred at a library he worked at and noted he had to work with 25 different people on this matter. He explained it was very important for all 25 voices to be heard throughout this situation.

Mayor Niedfeldt-Thomas thanked Mr. Nelsen for coming in and applying for this position. She noted City Clerk Spangrud would be in touch with further information on how the Council was moving forward. She explained the next person to be interviewed was Jamse Sorbel.

Councilmember Dunsworth asked Mr. Sorbel to explain how both your personal and professional experiences will help you be an effective commissioner, if appointed.

Mr. Sorbel thanked the City Councilmembers for their service to the community. He explained he has lived in New Brighton for the past 25 years and he planned on living here for life. He indicated he was excited to live in this community and he was excited about the path this City was on. He stated professionally, he produced TV commercials for clients. He discussed how he worked on budgets, timelines and worked to bring a team together in order to bring the best product forward for his clients.

Councilmember Vint Frischman asked Mr. Sorbel to tell the Council which Commission you are most interested in serving on and why.

Mr. Sorbel explained he was most interested in serving on the Planning Commission. He commented he read through the 2040 plan for the City and discussed how planning shapes all aspects of the community.

Councilmember Steffenhagen explained commissioners serve in an advisory role to the City Council. Can you describe how you would respond if the City Council made a final decision that differed from a recommendation you strongly supported?

Mr. Sorbel indicated it was important to remember who the community elected to make decisions and as a commissioner, you may have strong opinions, but in the end the final decision was made by the City Council.

Councilmember Allen requested Mr. Sorbel describe a situation where you had to listen more than you spoke.

How do you ensure that all voices are heard, especially those that may not be the loudest in the room?

Mr. Sorbel discussed the congressional advocacy work he does for the Alzheimer Association. He noted his role with this group was to serve as the ambassador for congressional District 4. He explained this involved working with volunteers in this district. He stated it was his job to make all of these volunteers to feel comfortable and supported, to ensure they feel safe speaking up. He indicated there were times he had to listen and allow others on his team to speak. He stated people cannot learn anything if they are only talking.

Mayor Niedfeldt-Thomas thanked Mr. Sorbel for coming in and applying for this position. She noted City Clerk Spangrud would be in touch with further information on how the Council was moving forward. She explained the next person to be interviewed was Pang Vang.

Councilmember Dunsworth asked Ms. Vang to explain how both your personal and professional experiences will help you be an effective commissioner, if appointed.

Ms. Vang stated she was an IT project manager with Donaldson Company for work and as a public servant she tries to lead without power and provide recommendations. She discussed how the commissioner positions fits into what she does at work because she coordinates, facilitates and communicates with groups, while building cross functional relationships. She stated she was always open to listening to everyone's views while working to understand where people are coming from.

Councilmember Vint Frischman asked Ms. Vang to tell the Council which Commission you are most interested in serving on and why.

Ms. Vang explained she was most interested in serving on the Public Safety Commission. She noted she has always been engaged with the community, noting she was a minority and an immigrant. She indicated she lives in Wexford Heights which was considered more of a white neighborhood of privilege but at the same time she was being impacted by what was happening. She wanted to be able to understand how the City was providing safety for the community, especially as a refugee in the community working to pursue the American dream. She wanted to be able to effect change and be part of this process.

Councilmember Steffenhagen explained commissioners serve in an advisory role to the City Council. Can you describe how you would respond if the City Council made a final decision that differed from a recommendation you strongly supported?

Ms. Vang indicated part of her role at work was to gather all of the information necessary for the leaders to make an informed decision. She anticipated the City Council worked in much the same manner in that they were making decisions based on fact and not bias. She hoped that the divide between the decisions she would recommend and the final decisions made by the City Council were closely aligned. If there was a divide, she would want to understand what led the Council to their decision.

Councilmember Allen requested Ms. Vang describe a situation where you had to listen more than you spoke. How do you ensure that all voices are heard, especially those that may not be the loudest in the room?

Ms. Vang stated in her work it was important to hear everybody. She explained as a project manager she always wanted to lead in and allow those who know be the voice for the project. She commented further on how important it was to listen before making a decision.

Mayor Niedfeldt-Thomas thanked Ms. Vang for coming in and applying for this position. She noted City Clerk Spangrud would be in touch with further information on how the Council was moving forward. She explained

the next person to be interviewed was Kevin Dostal Dauer.

Councilmember Dunsworth asked Mr. Dostal Dauer to explain how both your personal and professional experiences will help you be an effective commissioner, if appointed.

Mr. Dostal Dauer discussed his experience as a Commissioner on the Public Safety Commission and noted professionally he works at the University of Minnesota as the director of international health and safety. He noted he does a lot of liaising with the university police department dealing with health and safety issues for students that were traveling outside the United States.

Councilmember Vint Frischman asked Mr. Dostal Dauer to tell the Council which Commission you are most interested in serving on and why.

Mr. Dostal Dauer explained he was interested in continuing to serve with the Public Safety Commission. He noted he took over the Chair role approximately six month ago for this group and indicated he would like the opportunity to continue to grow in this role. He indicated his second choice, if he had to change Commissions would be PREC.

Councilmember Steffenhagen explained commissioners serve in an advisory role to the City Council. Can you describe how you would respond if the City Council made a final decision that differed from a recommendation you strongly supported?

Mr. Dostal Dauer indicated he had no problem with this. He stated he worked with faculty at the university all the time and he could not tell them what to do. He reported he can make recommendations, but in the end, the faculty members were allowed to make final decisions, which was similar to the role between Commissioners and the City Councilmembers.

Councilmember Allen requested Mr. Dostal Dauer describe a situation where you had to listen more than you spoke. How do you ensure that all voices are heard, especially those that may not be the loudest in the room?

Mr. Dostal Dauer stated higher education works through committees and he works in a number of committees. He reported as a leader on a number of these committees he believed it was important to ensure all voices are heard. He commented further on how important it was to listen and ask questions in order to get to the root of the problem in order to reach the proper solution for students and faculty members. He explained as the Chair of the Public Safety Commission he understood it was important to allow each member to ask their questions and be heard.

Mayor Niedfeldt-Thomas thanked Mr. Dostal Dauer for coming in and applying for this position. She noted City Clerk Spangrud would be in touch with further information on how the Council was moving forward. She explained the next person to be interviewed was Bob Kinney.

Mayor Niedfeldt-Thomas asked Mr. Kinney to explain how both your personal and professional experiences will help you be an effective commissioner, if appointed.

Mr. Kinney stated he worked in a senior IT role professionally and he works on large IT projects. He spoke to how important it was to engage with people from all sides of the organization, to hear all perspectives, to verify goals and be flexible. He explained it was also important to build and maintaining good relationships.

Councilmember Vint Frischman asked Mr. Kinney to tell the Council which Commission you are most interested in serving on and why.

Mr. Kinney explained he was most interested in serving on the Planning Commission. He noted he has lived in New Brighton for the past 30 years and he raised his family in the community. He indicated he enjoyed this community and he wanted to give back.

Councilmember Steffenhagen explained commissioners serve in an advisory role to the City Council. Can you describe how you would respond if the City Council made a final decision that differed from a recommendation you strongly supported?

Mr. Kinney indicated if he had a strong viewpoint he would advocate for this, but at the end of the day, he understood the Planning Commission was an advisory group and the City Council made all final decisions. He explained he would support whatever decisions the City Council makes. He stated he may seek to better understand the thought and logic behind the Council's decision in order to better support the decision.

Councilmember Allen requested Mr. Kinney describe a situation where you had to listen more than you spoke. How do you ensure that all voices are heard, especially those that may not be the loudest in the room?

Mr. Kinney stated he used to work in software and when he worked for this company he had a disgruntled client who really wanted to express their opinions. He explained he gathered his team and encouraged them to listen to the client because something was missed. He spoke to the importance of listening with empathy. He discussed how the concerns were addressed by his team, the temperature came down and the client felt heard.

Mayor Niedfeldt-Thomas thanked Mr. Kinney for coming in and applying for this position. She noted City Clerk Spangrud would be in touch with further information on how the Council was moving forward. She explained the next person to be interviewed was Kristin Hicks.

Mayor Niedfeldt-Thomas asked Ms. Hicks to explain how both your personal and professional experiences will help you be an effective commissioner, if appointed.

Ms. Hicks stated she was first appointed as a Commissioner in 2021. She believed she has become a better Commissioner over the years and has a better depth of understanding of the parks department. She explained professionally she has experience in IT change management and business analysis. She stated her brain was focused on how will people understand and use technology that was being put in place. She indicated she has a very empathetic point of view and wants people to feel supported.

Councilmember Vint Frischman asked Ms. Hicks to tell the Council which Commission you are most interested in serving on and why.

Ms. Hicks explained she would like to continue serving on the PREC Commission or Equity Commission, but noted her sister in law serves on the Equity Commission.

Councilmember Steffenhagen explained commissioners serve in an advisory role to the City Council. Can you describe how you would respond if the City Council made a final decision that differed from a recommendation you strongly supported?

Ms. Hicks indicated her role was to serve as a Commissioner and provide the City Council with recommendations and feedback. She explained she trusted the Council's perspective and how much they cared about the community.

Councilmember Allen requested Ms. Hicks describe a situation where you had to listen more than you spoke.

How do you ensure that all voices are heard, especially those that may not be the loudest in the room?

Ms. Hicks stated this was skill set of hers as a business analyst. She indicated she likes to make people feel comfortable in the work they do, listening to what they do and documenting this work.

Mayor Niedfeldt-Thomas thanked Ms. Hicks for coming in and applying for this position. She noted City Clerk Spangrud would be in touch with further information on how the Council was moving forward. She explained the next person to be interviewed was Destiny Thomas.

Mayor Niedfeldt-Thomas asked Ms. Thomas to explain how both your personal and professional experiences will help you be an effective commissioner, if appointed.

Ms. Thomas stated she has a lot of personal and professional experience. She noted she was a high school student at Irondale High School and she was a member of key club, which was a non-profit organization. She indicated this club had given her experience in giving back to the community. She discussed the public speaking she completed and noted she likes to take charge and provide feedback.

Councilmember Vint Frischman asked Ms. Thomas to tell the Council which Commission you are most interested in serving on and why.

Ms. Thomas explained she was most interested in serving on the Equity Commission, but she was not a New Brighton resident. For this reason she was applying to serve on the EDC.

Councilmember Steffenhagen explained commissioners serve in an advisory role to the City Council. Can you describe how you would respond if the City Council made a final decision that differed from a recommendation you strongly supported?

Ms. Thomas indicated she was used to conflict and serving as a leader. She believed being open minded was the best solution and seeing other thoughts outside of your own was extremely important. She believed there should be a lot more representation from youth in the community in order for their voices to be heard.

Councilmember Allen requested Ms. Thomas describe a situation where you had to listen more than you spoke. How do you ensure that all voices are heard, especially those that may not be the loudest in the room?

Ms. Thomas stated she was very involved in Youth in Government, which was a mock government group. She explained she had the pleasure of going to the capitol this year and she enjoyed hearing from the impressive speakers. She spoke to how important it was to listen and be keen to what other people were saying. She thanked the City Council for this opportunity and for taking the time hear from her.

Mayor Niedfeldt-Thomas thanked Ms. Thomas for coming in and applying for this position. She noted City Clerk Spangrud would be in touch with further information on how the Council was moving forward. She explained the next person to be interviewed was Maggie Luck.

Mayor Niedfeldt-Thomas asked Ms. Luck to explain how both your personal and professional experiences will help you be an effective commissioner, if appointed.

Ms. Luck stated she has three kids and two step kids. She explained being a parent was its own sort of commission and she has experience working with children mostly. She described the program she used to work for in Omaha that provided after school services to a mostly Hispanic community of children. She reported she was also a professional artist and illustrator, which meant she had to work with a wide variety of clients.

Councilmember Vint Frischman asked Ms. Luck to tell the Council which Commission you are most interested in serving on and why.

Ms. Luck explained she was interested in serving on the Equity Commission. She cared about things being acceptable and fair for everyone. She noted she was from Worthington which was a majority minority community. She grew up there in the 1990's and she appreciated seeing how different this community was. She indicated this community was thriving now in a way that it previously wasn't because there was access to services and information for all.

Councilmember Steffenhagen explained commissioners serve in an advisory role to the City Council. Can you describe how you would respond if the City Council made a final decision that differed from a recommendation you strongly supported?

Ms. Luck indicated she would have made her opinions known and if a decision was made by the Council that differed this was okay. She noted she had served on juries before and this was the lawful process.

Councilmember Allen requested Ms. Luck describe a situation where you had to listen more than you spoke. How do you ensure that all voices are heard, especially those that may not be the loudest in the room?

Ms. Luck stated all of her children have different sensory and developmental needs. She indicated this meant she had to pay attention and use discernment to notice when someone was not able to voice their needs, feelings or opinions. She believed this was aligned with a tendency to notice when people need to speak. It was important to her that people were seen and heard at the same level as everyone else.

Mayor Niedfeldt-Thomas thanked Ms. Luck for coming in and applying for this position. She noted City Clerk Spangrud would be in touch with further information on how the Council was moving forward.

Update from Ralph Reeder Food Shelf

Massopust stated the Council would be receiving an update from representatives from the Ralph Reeder Food Shelf on the rental assistance that was being provided to the community at this time.

Shane Johnson reported since the government shut down in October there has been a general increase in people coming in. He explained the ICE activity caused concern for families as well. He indicated 150 families had food delivered over the past month. He reported there has been a 30% increase over the past three years. He discussed how SNAP changes were impacting residents and seniors. He commented on the school based programs that were offered by Ralph Reeder.

Mr. Johnson stated as families were sheltering in place due to concerns from ICE, this meant the individuals were not working and were not able to pay rent or their utilities. He explained this led Ralph Reeder to offer rental and utility assistance. He indicated his organization has over \$32,000 in requests for assistance and he was working to close this gap while further evaluating the need in the community.

Councilmember Steffenhagen asked if Ralph Reeder has received \$32,000 in donations to meet this need. Mr. Johnson indicated he had received \$15,000 for rental assistance at this time.

Mayor Niedfeldt-Thomas requested further information regarding the rent requests. Mr. Johnson reported the requests were for back rent and utilities that have been accumulating. Karl Brown explained they were working to get families in contact with the cultural liaisons within the schools in order to receive additional assistance

from the County.

Councilmember Steffenhagen inquired what utilities were being covered. Mr. Johnson stated the main requests were for heat and water.

Mayor Niedfeldt-Thomas thanked Ralph Reeder for the food and rental assistance they were providing to the community and those who were in need at this time. She asked if Ralph Reeder had a social worker that was working with the families most in need. Mr. Johnson described the trusted relationships Ralph Reeder had with the social workers and cultural liaisons within the school districts.

Councilmember Allen questioned if there was anything the City could be doing to help besides referring folks to Ralph Reeder and encouraging residents to make financial donations. Mr. Johnson thanked the City for referring folks to Ralph Reeder. He noted March was the organization's biggest donation month and he appreciated the City advertising Ralph Reeder and encouraging the public to make financial donations.

Mayor Niedfeldt-Thomas inquired how people could learn about how to make a donation to Ralph Reeder. Mr. Johnson encouraged residents to visit Ralph Reeder's website to make a financial donation and if these individuals wanted to make a donation towards the rental assistance program this could be mentioned in the comment section.

Mayor Niedfeldt-Thomas asked how the word got out to seniors in the community. Mr. Johnson indicated he tried to advertise to all different groups. He noted he recently spoke at the New Brighton Senior Thrive Expo to make them aware of the services available at Ralph Reeder. Mr. Brown discussed the Meals on Wheels program that was offered through the County.

Councilmember Allen questioned what the City should know about the growing needs in the community that the City maybe doesn't know. Mr. Johnson reported the senior population was growing and they were also the fastest growing group visiting food shelves. He indicated seniors were living on a fixed income and food prices have increased by 20% since 2018. He stated food shelves will always be necessary because short term crises happen for families. He appreciated how hard the food shelf works to provide culturally appropriate food for individuals in need. Mr. Brown spoke to how COVID impacted families and noted there were individuals who have still not recovered. He greatly appreciated the support from the community because it makes the work of Ralph Reeder possible.

Councilmember Steffenhagen inquired if the \$32,000 number would increase over time. Mr. Johnson anticipated this number would increase, especially as more and more people become aware of the assistance that was available.

Councilmember Allen stated the challenge for the City at this time was to find those who were struggling, such as seniors who were not on social media, and get them properly connected to the right groups.

Mayor Niedfeldt-Thomas reported the City could post information in its upcoming newsletter and on social media regarding the food share campaign and rental/utility assistance. She thanked Ralph Reeder for offering rental assistance, noting the City Council had discussed providing this help. Mr. Brown provided the Council with further information on the process that had to be followed in order to provide individuals with rental or utility assistance.

Mayor Niedfeldt-Thomas indicated she would like the City Council to further discuss making a financial contribution to Ralph Reeder.

Councilmember Allen supported this recommendation.

Councilmember Vint Frischman asked if there was a way to make financial assistance to Ralph Reeder a sustainable part of the City's budget because this may be the new normal.

Councilmember Allen discussed the contract the City has with CPY and NYFS. He stated the Council could consider doing the same thing with Ralph Reeder.

Councilmember Vint Frischman indicated she also wanted to know how to provide Ralph Reeder with assistance that provided the most bang for the buck, which meant contributions should be made in March or October. Massopust reported this discussion would have to be held along with the budget discussions for 2027.

Councilmember Steffenhagen explained he supported making this type of contribution a long-term budget item as well.

Massopust requested direction from the Council on if they wanted to make a rental assistance contribution to Ralph Reeder. The consensus of the Council was to provide Ralph Reeder with a contribution for rental assistance and recommended a future discussion be held regarding a long-term budget item for Ralph Reeder.

Worksession adjourned at 7:53 pm

Respectfully submitted,

Terri Spangrud
City Clerk



Council Worksession
March 10, 2026
5:00 pm

Present: Mayor Kari Niedfeldt-Thomas
Councilmember Graeme Allen
Councilmember Jeanne Vint Frischman
Councilmember Jason Steffenhagen

Absent: Councilmember Emily Dunsworth

Staff in Attendance: Devin Massopust, Terri Spangrud, Ben Gozola

Guests in Attendance: Methok Namsey, Palkyi Namsey, Sara Sipple, Breanne Rothstein, Thrive LLC

Commission Appointments

Mayor Niedfeldt-Thomas thanked Methok Namsey for coming in and applying for this position.

Councilmember Vint Frischman asked Ms. Namsey to explain how both your personal and professional experiences will help you be an effective commissioner, if appointed.

Ms. Namsey stated she was a Thai American and she went to a Chinese Immersion school for seven or eight years which immersed her in the Chinese culture. She indicated she could bring this into the Public Safety Commission. She understood how this culture worked. She explained she was CODA as her dad was deaf. She discussed how she had to advocate for him or have a translator especially when it came to his health care. She stated professionally, she volunteered at Regions in St. Paul and she sees lots of homeless individuals and has first hand experience how to help and advocate for them.

Councilmember Steffenhagen asked Ms. Namsey to tell the Council which Commission you are most interested in serving on and why.

Ms. Namsey explained she wanted to serve on the Public Safety Commission. She believed her diverse experience would be useful. She commented on how people of her culture downplay emergencies. She indicated she would also be able to bring to light the difficulties facing the deaf and children of deaf parents.

Councilmember Allen explained commissioners serve in an advisory role to the City Council. Can you describe how you would respond if the City Council made a final decision that differed from a recommendation you strongly supported?

Ms. Namsey indicated she would ask why they want that would want to learn what the other persons perspective was to ensure they have all of the information possible. She stated if the decision goes against that, she would ask them to revise that in the best way possible to ensure everyone is included so a the decision is not discriminatory or someone is overlooked.

Mayor Niedfeldt-Thomas requested Ms. Namsey describe a situation where you had to listen more than you spoke. How do you ensure that all voices are heard, especially those that may not be the loudest in the room?

Ms. Namsey stated if there was something that she really agreed on and if it was just her beliefs, she would think it over to ensure she does not offend anyone. She didn't want to come off as mean. She understood everyone has their own viewpoints and perspectives and having everyone's voices included and heard would lead to a better policy and more well rounded procedure.

Mayor Niedfeldt-Thomas thanked Ms. Namsey for coming in and applying for this position. She noted City Clerk Spangrud would be in touch with further information on how the Council was moving forward. She explained the next person to be interviewed was Palkyi Namsey.

Councilmember Vint Frischman asked Ms. Namsey to explain how both your personal and professional experiences will help you be an effective commissioner, if appointed.

Ms. Namsey stated she volunteers over at Regions Hospital in St. Paul. She explained she has seen how important emergency response was for the public along with clear communication. She reported she started her own club called the UNICEF Club and noted she also served on the student council. She indicated both of these have helped her learn how to organize initiatives and hear different viewpoints to ensure she gets the best possible outcome.

Councilmember Steffenhagen asked Ms. Namsey to tell the Council which Commission you are most interested in serving on and why.

Ms. Namsey explained she was most interested in serving on the Public Safety Commission because this group impacts people the most, especially youth, whether this is safety in schools or safety in public areas. She indicated she was also interested in mental health awareness. She believed she could help consider the policies and how they would impact the younger people in New Brighton.

Councilmember Allen explained commissioners serve in an advisory role to the City Council. Can you describe how you would respond if the City Council made a final decision that differed from a recommendation you strongly supported?

Ms. Namsey indicated she understood Commissioners serve in an advisory role and if the City Council were to make a decision she disagreed with she would try to understand it and ultimately respect it. She indicated she would then move on and try to do her best to continue to serve.

Mayor Niedfeldt-Thomas requested Ms. Namsey describe a situation where you had to listen more than you spoke. How do you ensure that all voices are heard, especially those that may not be the loudest in the room?

Ms. Namsey stated she helps people and patients try and figure out where to go. She explained over the past few months she has learned to speak less and less because people want to be heard. She commented on how with the student council she works to find the quieter voices and if they are not comfortable speaking she will meet with people one on one.

Mayor Niedfeldt-Thomas thanked Ms. Namsey for coming in and applying for this position. She noted City Clerk Spangrud would be in touch with further information on how the Council was moving forward. She explained the next person to be interviewed was Sara Sipple.

Councilmember Vint Frischman asked Ms. Sipple to explain how both your personal and professional

experiences will help you be an effective commissioner, if appointed.

Ms. Sipple stated she was a professional and a mom. She explained she leads cross functional teams, plans high level meetings for leadership and she leads these meetings with an agenda. She commented as a mom she was managing a 2½ year old and her wife was a full time firefighter that worked 24 hour shifts, which meant she managed the household, schedules and she had to remain on top of things.

Councilmember Steffenhagen asked Ms. Sipple to tell the Council which Commission you are most interested in serving on and why.

Ms. Sipple explained she was interested in serving on the Public Safety Commission. She stated ever since ICE has occupied Minnesota, it has been top of mind for her to get involved in the community. She noted she moved to New Brighton in 2023 and when she was growing up her parents were very involved in the community, which was something she always looked up to. She commented she met with the Mayor and indicated she wanted to become more involved.

Councilmember Allen explained commissioners serve in an advisory role to the City Council. Can you describe how you would respond if the City Council made a final decision that differed from a recommendation you strongly supported?

Ms. Sipple indicated this happens a lot in her day job and the one thing that does not happen, is she does not have an opportunity to give thoughts on why this was the wrong decision. She explained she would want to create a dissent and write out her thoughts and why she thought this was the right decision in the event someone wanted to review this option in the future.

Mayor Niedfeldt-Thomas requested Ms. Sipple describe a situation where you had to listen more than you spoke. How do you ensure that all voices are heard, especially those that may not be the loudest in the room?

Ms. Sipple stated she had to do this a lot when onboarding for work, to ensure she was not overtaking the conversation and to make sure you are taking in all of the information. She explained for the second part, as a leader she understands how important all voices were in a room. She indicated in the past for big meetings she hosts, when someone gets off track, she may intervene and lead the group into a question or ask if anyone else had thoughts or comments they would like to share.

Mayor Niedfeldt-Thomas thanked Ms. Sipple for coming in and applying for this position. She noted City Clerk Spangrud would be in touch with further information on how the Council was moving forward.

Mayor Niedfeldt-Thomas reviewed the information that was provided to the City Council in the packet for all of the candidates that were interviewed for the open Commission seats. She encouraged the Councilmembers to use the ID's for each individual and to not use names.

Massopust noted that a Public Safety Commission opening that had initially been overlooked was added to the worksheet and that applicants had been randomly assigned letters as identifiers for the purpose of discussion.

Mayor Niedfeldt-Thomas commented she was pleased to see the student candidates that were interested in serving on the EDC and Public Safety Commission.

Councilmember Vint Frischman explained candidates C and U led very similar lives and did a lot together. She did not want to lose one because they could not be put together. Massopust anticipated the City would be able to place both individuals, one serving on the Public Safety Commission and the other serving on the Equity

Commission.

Mayor Niedfeldt-Thomas suggested the Council discuss the student commissioner appointments first. She noted there was only one student interested in serving on PREC. The Council supported this appointment.

Mayor Niedfeldt-Thomas commented there were two youth that selected the EDC and both were non-residents. The Council supported appointing candidate V to the EDC.

Mayor Niedfeldt-Thomas questioned which youth members should be appointed to the Public Safety Commission. She supported candidate U being appointed. The Council supported this recommendation.

Councilmember Steffenhagen suggested candidate C be appointed to the Equity Commission. The Council supported this recommendation.

Massopust asked if the Council supported reseating all of the Commissioners that reapplied. He indicated this would mean the PREC would have candidates T and E. He reported Planning would have candidate I and Public Safety would have candidate L. The Council supported these reappointments.

Councilmember Vint Frischman stated she appreciated the fact candidate M sent a follow-up email to the City Council.

Mayor Niedfeldt-Thomas indicated she believed the background of candidate M would be very good for EDC.

Councilmember Steffenhagen agreed.

The Council supported candidate M serving on the EDC.

Mayor Niedfeldt-Thomas suggested candidates O and N be placed on the Public Safety Commission. She indicated R would be another great candidate for the Public Safety Commission.

Councilmember Vint Frischman stated she supported N and O being appointed to the Public Safety Commission.

Councilmember Steffenhagen agreed and suggested the final seat be filled by candidate R.

Mayor Niedfeldt-Thomas suggested candidate S be appointed to PREC. The Council supported this recommendation.

Councilmember Steffenhagen recommended F and A serve on the Equity Commission.

Mayor Niedfeldt-Thomas suggested candidates F and R could also serve on Equity and candidate P could serve on Public Safety.

Councilmember Steffenhagen stated he felt more strongly about candidate A than candidate R for Equity. He suggested candidate R serve on Public Safety.

The Council supported candidates P and R serving on Public Safety.

The Council supported candidates A, F and C serving on the Equity Commission.

Mayor Niedfeldt-Thomas summarized the Commission appointments which were as follows:

EDC:	M and V
Equity:	F, A and C
PREC:	T, S, E and K
Planning:	I
Public Safety:	L, N, O, U, and R

Spangrud reported staff would have this item on the Council's next consent agenda, the candidates would begin onboarding in order to begin serving on the City's Commissions in April.

Home Improvement Loan Program Provider Selection

Massopust stated Breanne Rothstein from Thrive LLC, as part of on-going Housing Action Plan efforts, worked to obtain proposals from prospective City partners for the Home Improvement Loan Program desired by Council. He explained Council will be presented with in-hand proposals and will be asked to select which provider to use. Moving forward, staff will negotiate final program details with the selected partner, draft an official contract for services, and prepare a formal budget amendment for Council consideration. Once everything is approved, the program will be launched.

Breanne Rothstein, Thrive LLC, commented on the discussion she had with the Equity Commission and noted she was very impressed by the questions that were raised by this group. She reviewed the amendments that were made to the program based on these comments. She then reviewed the with the Council the two proposals she received for the City's third party administrator's for the City's proposed home loan program. She discussed how the Council could decide which costs were passed along to the borrower and which were paid by the City. She explained staff would recommend the City Council move forward with the CEE proposal. She stated it would be staffs intent to bring this item back to the Council for consideration on April 14.

Mayor Niedfeldt-Thomas questioned how many of CEE's home repair programs were connected to energy efficiency or sustainability. Ms. Rothstein reported CEE might offer energy upgrade improvements with home energy audits, but noted this was completely separate work.

Councilmember Vint Frischman asked how quickly loans could be available for New Brighton residents if this item were considered by the Council on April 14. Ms. Rothstein explained it would take several weeks to set up the program with the third party vendor that was selected and then the program would have to be marketed to the public. She anticipated the loans could be available three or four weeks after the program was approved.

Councilmember Vint Frischman inquired if information could be sent to the public about this program in the next City newsletter. Massopust reported the next newsletter would be sent out mid-May

Councilmember Vint Frischman supported the City posting information regarding the home repair program in this newsletter.

Mayor Niedfeldt-Thomas requested staff speak with other cities that work with CEE on home loan programs to ensure they were able to properly distribute LAHA funds through the City's proposed loan programs. She recommended cities within Ramsey County be contacted.

Councilmember Vint Frischman stated she has worked with both third party administrators in her professional career and she looked forward to the City being able to offer LAHA dollars through the proposed home repair loan program.

Councilmember Steffenhagen asked if CEE was a non-profit. Ms. Rothstein reported this was the case.

Councilmember Allen stated based on the feedback staff receives from the other cities experience this could tip his opinion to one vendor over the other.

Ms. Rothstein explained she would reach out to other communities in Ramsey County that were using CEE as their third party administrator and would bring this item back to the Council for consideration on April 14. She indicated the draft inclusionary housing policy would be discussed by the Council at their April 7 worksession meeting.

Worksession adjourned at 6:23 pm

Respectfully submitted,

Terri Spangrud
City Clerk



COUNCIL PROCEEDINGS THE CITY OF NEW BRIGHTON

Pursuant to notice thereof, a regular meeting of the New Brighton City Council was held Tuesday, March 10, 2026 at 6:30 pm in the New Brighton Council Chambers.

Present: Mayor Niedfeldt-Thomas, Councilmembers Allen, Vint Frischman and Steffenhagen

Absent: Councilmember Dunsworth

Also Present: Devin Massopust-City Manager, Sarah Sonsalla-City Attorney (attending remotely), Gina Foschi-Finance Director

Call to Order

Mayor Niedfeldt-Thomas called the meeting to order at 6:30 pm.

Pledge of Allegiance

Mayor Niedfeldt-Thomas led the Council in the Pledge of Allegiance.

Public Comment Forum

Mayor Niedfeldt-Thomas opened the Public Forum for comments from the public. There were no comments from the public.

Approval of Agenda

Approval of the March 10, 2026 Council Agenda.

Motion by Councilmember Steffenhagen, seconded by Councilmember Vint Frischman to approve the agenda as submitted.

4 Ayes, 0 Nays-Motion Carried

Special Order of Business

1. Proclamation Declaring March 10, 2026 Tibet Day in the City of New Brighton.

Mayor Niedfeldt-Thomas read a proclamation in full for the record declaring March 10, 2026 to be Tibet Day in the City of New Brighton.

Consent Agenda

1. Consider Approval of Payments.
2. Approve City Council Minutes:
 - a. February 24, 2026 City Council Worksession Meeting Minutes.
 - b. January 26, 2026 City Council Meeting Minutes.

Call to Order

Pledge of Allegiance

Public Comment Forum

Approval of Agenda

Approval of the March 10, 2026 Agenda.

Special Order of Business

Consent Agenda

- 3. Accept Receipt of Commission Minutes:
 - a. December 18, 2025 Equity Commission Meeting Minutes.
 - b. January 15, 2026 Equity Commission Meeting Minutes.
- 4. Consider Authorization for Annual Renewal of Tobacco Licenses.
- 5. Consider Resolution Accepting Bids and Award of Contract for City Project 26-2B, 2026 Mill and Overlay.
- 6. Consider Resolution Accepting Bids and Award of Contract for City Project 26-4, 2026 Sanitary Sewer Lining.
- 7. Consideration Authorization to Purchase a 2025 Police Interceptor Utility Hybrid to Replace Unit 2411.
- 8. Resolution to Consider Bids and Award Contract for City Project 25-11, Well #16 Wellhouse Construction with alternative bids.
- 9. Consider a Resolution Authorizing Staff to Pursue Livable Community Grant funds from the Metropolitan Council.
- 10. Consider Approval of Annual Fee and Renewal of Agreement for Recreational Software, CivicRec.

Motion by Councilmember Vint Frischman, seconded by Councilmember Steffenhagen to approve the Consent Agenda as presented.

4 Ayes, 0 Nays - Motion Carried

Public Hearing

None.

Council Business

- 1. Consider Authorizing Staff to Enter into an Agreement with Northland Securities, Inc. to Conduct a Utility Rate Study and Rate Structure Review.

City Manager Massopust indicated Finance Director Foschi would be presenting this item to the Council. Finance Director Foschi stated staff are seeking authorization for the Finance Director to enter into an agreement with Northland Securities, Inc. (Northland) to conduct a utility rate study and rate structure review. Staff are also seeking feedback from Council regarding any questions or requests they may want the Project Management Team to consider. The City has been internally conducting annual 20-year utility rate analyses for many years. Staff find it important to consult with an outside firm to review the work already being done, but to also conduct a rate structure review in response to several questions and requests that arose during the 2026 utility rate discussions with Council. The project will include a long-term financial model based on 2 years of historic data, comparison to other cities, and proposed changes to the City's current rate structure for the Water, Sewer and Stormwater Funds. The project is intended to be completed in time to inform 2027 utility rate decisions. The City received proposals from two respected public finance firms based in Minnesota. Staff have selected Northland based on cost, proposed process, and recommendations from peer municipal finance professionals. Staff provided further information on the analysis that would be completed through the utility rate study and recommended the Council authorize staff to enter into an agreement with Northland. Councilmember Steffenhagen inquired how spending these dollars will impact end users or the finances of the City

Public Hearing

Council Business

- 1. Consider Authorizing Staff to Enter into an Agreement with Northland Securities, Inc. to Conduct a Utility Rate Study and Rate Structure Review.

long-term. Finance Director Foschi explained the rate study would assist the City with projecting revenues that were needed to properly cover costs. City Manager Massopust explained staff does not have any preconceived notions as to the results of the utility rate study, but noted there had been enough questions around the rate structure that a study should be completed to assist staff with setting rates for the next 20 years.

Mayor Niedfeldt-Thomas questioned how long the current rate model has been in place. Finance Director Foschi stated the current rate model has been in place since 2015 or 2016. She stated at that time the structure was changed to differentiate between residential and commercial water users.

Mayor Niedfeldt-Thomas explained the consultant would be looking back one or two years when analyzing the City's rate data. She asked if this would provide the consultant with enough information. Finance Director Foschi indicated this was the typical process followed by consultants and noted she would be bringing this up because the City typically does a five year look back.

Mayor Niedfeldt-Thomas requested staff also take a look at the Climate Action Plan to see if a tiered structure could be put in place to incentivize water conservation. She inquired if multi-family housing units could be separated from commercial rates. Finance Director Foschi stated this was discussed with the consultants and noted she would look to see what the industry norms were for multi-family properties.

Councilmember Allen stated it was his understanding the rationale for charging more for multi-family units was due to the infrastructure that was in place to provide water to these buildings.

Mayor Niedfeldt-Thomas questioned when this project would be complete and when would the City be notifying the public of the new utility rates. Finance Director Foschi indicated the rate study would begin next week and should be completed in August. It was staff's hope to have the utility rates communicated to the public later this fall with the new rates approved by the Council in December.

Councilmember Allen commented he supported the City going through this process in order to ensure the City was covering its costs for water and sewer services, while also pursuing a rate structure that was more equitable for the users.

Motion by Councilmember Vint Frischman, seconded by Councilmember Allen to authorize staff to enter into an agreement with Northland to conduct a utility rate study and rate structure review.

4 Ayes, 0 Nays-Motion Carried

Commission Liaison Reports, Announcements and Updates

Devin Massopust

City Manager Massopust reported he would be at the State capitol tomorrow meeting with legislators. He commented the manufactured home bill of rights bill was moving forward. He noted he would be sending letters of support on behalf of the City for the congregate care bills. He explained the Safe and Stable Cities Coalition has continued to meet and was discussing how communities have been impacted. He encouraged the public to participate in the spring gnome search which will begin in Lions Park on Wednesday, March 11.

Graeme Allen

Councilmember Allen reported PREC did not meet in March due to the community iftar dinner. He stated he was able to attend the community iftar dinner and he appreciated how this event brought the community together. He indicated he would be advocating for the City tomorrow at the Day at the Hill.

Jeanne Vint Frischman

Councilmember Vint Frischman reported the Public Safety Commission met on Monday, March 9 where Public Safety Director Paetznick provided the group with a presentation on the calls for service for 2025. She was pleased to report criminal activity was down in 2025. She noted the Public Safety Department held their annual awards meeting and gala in February. She congratulated all of the firefighters and police officers that were recognized at this event. She noted the most recent edition of the parks and recreation activity guide was now available to the public. She encouraged residents to sign their children up for the Safety Fair which will be held on Tuesday, June 16 from 6:00 p.m. to 8:00 p.m.

Commission Liaison
Reports, Announcements
and Updates

Jason Steffenhagen

Councilmember Steffenhagen reported the EDC met on Wednesday, March 4 and the group discussed the public private partnership for the Brightwood Hills Clubhouse.

Mayor Niedfeldt-Thomas

Mayor Niedfeldt-Thomas thanked staff and the St. Anthony School District for all of their efforts on the community iftar dinner. She reported the Council received an update from Ralph Reeder last week at their worksession meeting and wanted the public to know this organization now has funds available to assist with rent and utility bills. She noted she was grateful for the fact immigration activity has gone down in the community. She explained the Safe and Stable Communities Coalition was focused on legislative efforts and the negative economic impacts at this time. She stated she participated in a career highlight session at Irondale High School where she discussed her role as mayor and her full time job. She noted the Regional Council of Mayors met on Monday, March 9 where a legislative update was provided. She indicated she also attended a Nine Cities mayor and city manager meeting where the group discussed the recent ICE presence and local development projects. She stated the Council was invited to attend three different Metro Cities sessions that would assist the Council with the upcoming comprehensive planning process. She explained she would be participating in the League of Minnesota Cities Day on the Hill. She commented the next winter market would be held at the Community Center on Wednesday, March 11. She indicated the next parks discovery event would be held at Hansen Park on Thursday, March 12 from 5:00 p.m. to 8:00 p.m.

Adjournment

Mayor Niedfeldt-Thomas adjourned the meeting at 7:06 p.m.

Adjournment

The meeting adjourned at 7:06 p.m.

Kari Niedfeldt-Thomas, Mayor

ATTEST: _____
Terri Spangrud, City Clerk



MINUTES
Public Safety Commission
December 8, 2025 City Hall
Council Chambers 6:30 p.m.

I. Call to Order

The meeting was called to order at 6:36 p.m.

II. Roll Call:

Members Present: Commissioners Liza Allen, Kevin Dostal Dauer, Tom Harkins (arrived at 6:39 p.m.), Duncan Potter, and Roberto Valdizan.

Members Absent: Commissioners Kena Abdissa, Tom Harkins, Mark Jansen and Adam Stout.

Also Present: Deputy Director Trevor Hamdorf, Fire Marshal Jeremy Berger, Council Member Jeanne Frischman and Dave Matteson (Allina Health).

III. Approval of Agenda

Motion by Allen, seconded by Potter to approve the December 8, 2025 agenda as presented. Motion carried 4-0.

IV. Approval of Minutes

Motion by Valdizan, seconded by Potter to approve the November 10, 2025 minutes as presented. Motion carried 3-0-1 (Commissioner Allen abstained).

V. Presentations and Business Items

A. Fire Marshal Updates

Fire Marshal Jeremy Berger introduced himself to the Commission. He explained he was a 20 year resident of New Brighton and had over 14 years of experience in fire services. He reported he was a strong advocate for fire prevention and community risk reduction. He provided the Commission with further information on the duties of the fire marshal, discussed how fires impact the community and described how modern fires have changed reducing the time to evacuate. He reported as the fire marshal he was focused on educational programming, plan reviews, conducting fire inspections, responding to emergencies and investigating fires. He discussed where fires were occurring in the community, commented on the people who were most impacted and noted the cost for the property damage that occurs each year noting the costs for fires was going up each year.

Discussion included:

- Fire Marshal Berger commented on the importance of every family having an escape plan and meeting place.
- Fire Marshal Berger urged all residents in New Brighton to have an AA 10 BC fire extinguisher, noting these items could be found in a big box store locally.
- Deputy Director Hamdorf spoke to the hiring process and timeline for the New Brighton fire division.
- Fire Marshal Berger discussed the educational program (GLOW - Giving Little Ones Wisdom) he was designing for 4th graders in the community.
- The Commission thanked Fire Marshal Berger for his detailed presentation.

VI. Reports and Updates

A. Allina Health

Dave Matteson provided the Commission with an update from Allina Health. He reviewed the number of calls for service in November along with the average response times. He noted 66% of the calls were emergent. He explained his staff would be receiving airway training in 2026 as well as receiving pediatric advanced life support certification. Further discussion ensued regarding calls that occurred in the community.

B. City Council Update – Jeanne Vint Frischman

Councilmember Frischman provided the Commission with an update from the City Council. She reported the Council held a Truth in Taxation last week and would be approving the 2026 budget and tax levy on Tuesday, December 9. She commented on the discussions the Council was having regarding creating a community campus on Block B. She noted there was a group of youth in the community working to address the sale of flavored tobacco and vaping in the community. She commented on a podcast that was recently posted of Mayor Niedfeldt-Thomas and the owners of Lucky Strains.

C. Public Safety Update – Deputy Director Trevor Hamdorf

Deputy Director Hamdorf reviewed fire stats with the Commission along with the October and November Police stats. In addition, he commented on the use of force numbers for October. The preliminary crime stats for November were reviewed with the Commission. He urged residents to not warm up their cars with their keys in the car as this leads to stolen cars in the community.

VII. Adjournment

Motion by Allen, seconded by Potter to adjourn the meeting at 8:05 p.m. Motion carried 5-0.

Respectfully submitted,



Trevor Hamdorf
Deputy Director of Public Safety



MINUTES
Public Safety Commission
February 9, 2026 City Hall
Council Chambers 6:30 p.m.

I. Call to Order

The meeting was called to order at 6:30 p.m.

II. Roll Call:

Members Present: Commissioners Kena Abdissa, Liza Allen (attending remotely), Kevin Dostal Dauer, Tom Harkins (arrived at 6:34 p.m.), Duncan Potter, Adam Stout and Roberto Valdizan (arrived at 6:33 p.m.)

Members Absent: None.

Also Present: Director Tony Paetznick, Council Member Jeanne Vint Frischman and Dave Matteson (Allina Health).

III. Approval of Agenda

Motion by Abdissa, seconded by Stout to approve the February 9, 2026 agenda as presented. A roll call vote was taken. Motion carried 5-0.

IV. Approval of Minutes

Motion by Stout, seconded by Potter to approve the December 8, 2025 minutes as presented. A roll call vote was taken. Motion carried 5-0.

V. Presentations and Business Items

A. Law Enforcement Policy Manual Overview and Updates

Director Paetznick stated consisting of about 150 topics across nearly 700 pages, the New Brighton Department of Public Safety Police Division Law Enforcement Policy Manual establishes clear expectations and practical guidance for the daily operations of this organization. He provided a high-level overview that discussed the source, development, and ongoing maintenance of the manual, including training and implementation by staff. Staff commented further on the policy manual and asked for comments or questions.

Discussion included:

- Staff commented on the Minnesota Post board mandated and model policies.
- Staff discussed the value of having Lexipol policy training and management services.

- Top of Mind Policies were reviewed with the Commission.
- The Department's duty to intercede, deescalate and duty to report requirements were discussed.
- Staff provided further information regarding the officer involved shooting that occurred in Mounds View at Merwin's Liquor.
- Discussion ensued regarding how the department covers mutual aid events.
- Staff provided the Commission with an update on the license plate reader cameras, noting only one was operational at this time as there were delays with licensing with the County. It was noted that the City's LPR data was not being shared with federal law enforcement organizations.
- Staff encouraged the public to always call 911 if they are in need.
- Further discussion ensued regarding ICE calls that had been responded to in the community.
- Frustration was expressed regarding how ICE officers were not properly identified in the community.
- Staff reviewed the list of immigration resources that were listed on the City's website.
- The Commission thanked staff for the detailed information on the Law Enforcement Policy Manual.

VI. Reports and Updates

A. Allina Health

Dave Matteson provided the Commission with an update from Allina Health. He reviewed the number of calls for service for 2025, which was 2,535 which was down by 28 calls. He commented on the average response time calls for service and discussed the number of emergent versus non-emergent calls. He noted he would be holding training with the New Brighton Public Safety Department on Thursday, February 12, where cardiac arrest information will be provided. The response plan that would be followed for multi-incident events was further discussed. He explained he has had a good experience working with ICE agents at the Whipple Center and noted he has had no issues to date.

B. City Council Update – Jeanne Vint Frischman

Councilmember Vint Frischman provided the Commission with an update from the City Council. She commented on the resources and FAQ page that was available on the City's website for immigration resources. She noted the City would be sending out a letter and flyer from the City that had additional information on immigration resources. She stated the Council was holding Commissioner interviews for the vacant positions at this time. She explained the Council was in the midst of holding conversations for the downtown vision for the area of the City from the Community Center to Paddle North and from City Hall to 35W. She reported there was no intention of eliminating any housing, but rather the City was interested in creating a more walkable downtown area and perhaps moving the City Hall and Community Center to the other side of I-694.

Chair Dostal Dauer encouraged the Commissioners to get involved in the conversations that are being held for the downtown visioning process.

Councilmember Vint Frischman thanked the New Brighton Public Safety Department for the tremendous service they provide to the community and for keeping residents safe.

C. Public Safety Update – Director Tony Paetznick

Director Paetznick reviewed fire stats with the Commission along with the November and December Police stats. In addition, he commented on the use of force numbers for November and December. The preliminary crime stats for December and January were reviewed with the Commission. He commented further on the DWI saturation event that was held over the past weekend. He discussed the cross departmental training that was completed by the City. He commended the school resource officers for the great work they were doing in the schools in order to maintain a safe and secure learning environment. He then reviewed the staffing levels for the police and fire departments. He stated January was an unexpected month but his police officers stepped up and responded with respect and dedicated service on behalf of all of the members of the community.

VII. Adjournment

Motion by Harkins, seconded by Valdizan to adjourn the meeting at 8:16 p.m. A roll call vote was taken. Motion carried 7-0.

Respectfully submitted,

A handwritten signature in black ink that reads "Anthony S. Paetznick". The signature is written in a cursive, flowing style.

Tony Paetznick
Director of Public Safety



Agenda Section:	Consent Agenda
Meeting Date:	March 24, 2026

REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY

ITEM DESCRIPTION: Consider Approval of Renewal of Tobacco License for NB Tobacco Inc.

Action Requested: Motion

Form of Action: Other/NA

Votes Needed: 3 votes

Summary Statement:	All Tobacco Licenses expire annually on March 31. NB Tobacco Inc. has submitted the required application materials and paid the required fee to renew their license. If approved, the license will be valid April 1, 2026 through March 31, 2027.
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Recommendations:	Authorize the renewal of a Tobacco Products Shop License for NB Tobacco Inc. effective April 1, 2026 through March 31, 2027.
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Applicable Deadlines:	Today. All Tobacco Products Shop License renewals must be approved and issues before their March 31 expiration.
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Community Impact:	The annual renewal of tobacco licenses is a key regulatory function that allows the City to maintain oversight of tobacco sales and ensure compliance with local and state requirements. The renewal process
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	confirms that licensed retailers continue to meet eligibility standards and provides an opportunity to address any violations, ownership changes, or operational updates. Consistent licensing supports the City’s public health responsibilities, particularly efforts to limit youth access to tobacco products and promote responsible retail practices. Renewing all tobacco licenses also ensures accurate records, fair enforcement, and consistent application of City ordinances across all businesses.
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Legislative History:	Tobacco Licenses are regulated through MN State Law and City Code Chapter 10. All other tobacco licenses were renewed earlier this month.
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Strategic Priority:	<u>NA</u>
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Fiscal Impact:	All license applicants pay a licensing fee, which is reflected in the City budget.
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Attachments:	
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Agenda Section:	Consent Agenda
Meeting Date:	March 24, 2026

REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY

ITEM DESCRIPTION: Approve Annual Agreement with Northeast Youth and Family Services (NYFS)

Action Requested: Motion

Form of Action: Contract/Agreement

Votes Needed: 3 Votes

Summary Statement:	<ul style="list-style-type: none"> • The City of New Brighton has contracted with NYFS for years to assist in providing mental health and other services to members or our community. The 2026 contribution is \$57,448.91. • The City of New Brighton also is a member of the Community Advocate program through NYFS. The 2026 contribution is \$12,424.61. • NYFS is a community-driven, trauma-informed, and culturally responsive mental health and community service agency. They serve clients of all ages and specialize in supporting youth and their families. • Jennifer Fink, Parks and Recreation Director, is the City’s representative on NYFS and she serves as Chair of the NYFS Board.
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Recommendations:	Approve annual, budgeted agreement with NYFS and the Community Advocate professional services agreement.
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Applicable Deadlines:	None
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Community Impact:	<p>NYFS provided the following 2025 report on programs that directly affect the city of New Brighton.</p> <ul style="list-style-type: none"> • Over 870 mental health sessions • 28 hours of youth diversion services • 79 sessions of restoring power services • 14 Community Advocate contacts
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Legislative History:	12/10/2024: 2025 NYFS agreements approved
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Strategic Priority:	<u>N/A</u>
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Fiscal Impact:	Financial Consideration?	No <u>Yes</u>
	Revenue/Expenditure Amount:	\$ 69,873.52
	Financing Source:	<u>Budgeted</u>
	Notes:	

Attachments:	<table border="1"> <tr> <td>1.</td> <td>Agreement - NYFS</td> </tr> </table>	1.	Agreement - NYFS
1.	Agreement - NYFS		

	2.	Professional Services Agreement - Community Advocate_v2
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AGREEMENT

1. PARTIES

This agreement is made and entered into by and between the City of New Brighton, Minnesota (“Municipality”) and Northeast Youth and Family Services (“NYFS”).

2. RECITALS

- a. NYFS is a non-profit social service agency whose mission is to meet the unmet developmental needs of at-risk youth and families within their community environment with emphasis on providing services through collaboration and coordination with existing community resources. These services are available to youth and families residing in the northern suburbs of Ramsey and Washington County, including, but not limited to, the municipalities which are signatory to agreements which are identical to this Agreement (“participating municipalities”) and students and families from Independent School Districts 621, 622, 623, 624, 282, and 832.
- b. Through this Agreement the Municipality intends to contract with NYFS to provide such services to its residents and to act as a sponsor of NYFS by providing financial support, a method to establish appropriate services to be provided and policy guidance for its activities.
- c. This Agreement shall be used as the formal agreement between NYFS and each of the participating municipalities. This Agreement is intended to continue the spirit of cooperation and collaboration in the provision of social services between the Municipality and NYFS.

3. TERMS AND CONDITIONS

In consideration of the mutual understandings of this Agreement, the parties hereby agree as follows:

- a. Prior Agreements Cancelled. By execution of this Agreement any prior agreements and amendments thereto between the parties are hereby cancelled.
- b. Services Provided. NYFS shall provide the Municipality and its residents with youth and family programs set forth in the Addendum attached hereto.
- c. Principles of Service and Program Establishment and Operations. On a yearly basis and prior to submission of its annual budget, as provided for hereafter, NYFS shall:

- i. Report regarding proposed changes in services and programs to the Municipality; and
- ii. Establish a fair and open bidding/request for proposal (RFP) process to contract, manage or provide such services and programs, which are not directly provided by NYFS staff.

d. Funding

- i. In addition to the participating municipalities' share of the annual budget, funds for the operation of NYFS will be raised by NYFS endeavoring to secure user fees, grants and appropriations from private organizations, the State of Minnesota, Federal and County agencies, and other legal and appropriate sources.
- ii. The Municipality shall pay annually to NYFS the base amount listed in Exhibit A. This base amount will be adjusted annually for inflation/deflation based on the Standard Metropolitan Statistical Area Consumer Price Index for All Urban Consumers (CPI-U) and municipal population estimates based on MN State Demographic Center. Any adjustment in the payment beyond those indicated by reference to the CPI-U shall require approval of each of the participating municipalities.
- iii. Any new municipality joining into this agreement will pay a base amount annually to NYFS that is on par with the amount paid by current participating municipalities.
- iv. Amounts payable by the Municipality shall be paid to NYFS on or before January 30th of each year, or at a date mutually agreed upon by both parties, to cover the Municipality's share for that year.

e. Board Representation. The Municipality shall have the right to NYFS Board Representation of City Council, staff or community members (as designated by the Municipality and approved by NYFS Board) on the Board of Directors as either a Board Member or Board Advisor.

f. Further Obligations of NYFS. In addition to the obligations set forth elsewhere in this Agreement, this Agreement is further contingent upon NYFS doing the follows:

- i. The Bylaws of NYFS shall be amended to add provisions requiring an open process for contracting services as provided for in paragraph C.2., above, and prohibiting NYFS from supporting or opposing individual candidates for election to public office in any of

the participating municipalities; and adding the requirement that IRS 501.C3 status be maintained.

- ii. On or before June 30, of any year NYFS shall submit the proposed city budgeted amount for the subsequent year.
 - iii. On or before December 31, of any year NYFS shall submit a written report to the Municipality including an Annual Report, the audited financial statement, and a program specific summary of services provided to the municipality; in addition, biannually NYFS shall submit a written report to the participating municipality.
 - iv. Periodically advising the Municipality of services available through NYFS to the Municipality's residents;
 - v. Establishing a sliding scale for services available through NYFS to the Municipality's residents and periodically advising the Municipality of such fees;
 - vi. Providing other reasonable information requested by the Municipality;
 - vii. Purchasing a policy of liability insurance in the amount of at least \$1,500,000.00, naming the Municipality as an additional insured and providing a copy of the insurance certificate evidencing such policy to the Municipality;
 - viii. Upon Request NYFS will provide the Municipality with a copy of its Articles of Incorporation, Bylaws, Amendments thereto, and the IRS tax exempt status letter;
 - ix. NYFS shall defend and indemnify the Municipality from any and all claims or causes of actions brought against the Municipality of any matter arising out of this Agreement or the services provided pursuant to this Agreement; and,
 - x. Without the written approval of the Municipality, NYFS will not enter into any agreement with any other municipality which differs from the terms and conditions of this Agreement.
- g. Term. The term of this agreement will be through December 31, 2026. Unless either party gives at least 6 months written notice of its intent to cancel this Agreement effective December 31 of the year in which the notice is made, NYFS will continue to provide services to the Municipality if a successor agreement has not been executed prior to the end of the term.

h. (A) Distribution of Assets Upon Dissolution.

If NYFS ceases to operate, the Board of Directors will do one of the following:

- i. Give the assets to one or more non-profit agencies providing similar social services in the northern suburbs of Ramsey County; or,
- ii. Form a new Foundation to fund appropriate social service programming in the northern suburbs of Ramsey County.

The final Distribution of Assets Plan must be approved by the Ramsey County District Court.

(B) Deviation from the Mission.

If the City Council determines that NYFS has materially deviated from its mission (See II. Recitals, A.), the City Council may ask the NYFS Board of Directors to consider dissolving the agency and liquidating the assets. The Board will do one of the following:

- iii. Consider the request and by a majority vote deny it.
- iv. Consider the request and by a majority vote agree to modify the programs to be consistent with the mission.
- v. Consider the request and by a majority vote agree with the request and move to dissolve the agency and liquidate the assets.

IN WITNESS WHEREOF, the parties have executed this Agreement on this date set forth below.

MUNICIPALITY

City of New Brighton

By: _____

Elected Official

Its: _____

Clerk/Manager/Administrator

Dated: _____

NYFS

Northeast Youth & Family Services

By: _____

Its: President/CEO

By: _____

Its: Chair of the Board of Directors

Dated: _____

PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT, made and entered into effective January 1, 2026, by and between the City of New Brighton, Minnesota, a municipal corporation under the laws of the State of Minnesota, hereinafter referred to as "City," and Northeast Youth & Family Services, a Minnesota Nonprofit Corporation located at 3490 Lexington Ave North, Suite 205, Shoreview, MN 55126 ("Provider").

The City and Provider, in consideration of the mutual terms and conditions, promises, covenants, and payments hereinafter set forth, agree as follows:

Provider agrees to provide the services described in this Agreement.

Statement of work. Provider will provide community advocacy services to households referred from City law enforcement departments. Services will be provided by the Community Advocate, an employee of the Provider who will work on a fulltime basis independently and collaboratively with the City. The Community Advocate will be supervised by the designee within Northeast Youth & Family Services.

The Community Advocate will provide "follow up" activities to referred households which will include efforts to establish a relationship, assess needs, develop a Goal Action Plan, connect to resources, and follow up on the impact of the Goal Action Plan.

The Community Advocate will maintain regular communication with an identified City "point of contact" regarding new referrals, progress on current referrals and follow up on closed referrals.

The Community Advocate will typically work a traditional Monday through Friday schedule during business hours, with occasional evening hours as contact with referrals necessitate. Generally, the work schedule may be set between the Community Advocate and the supervisor designee at Northeast Youth & Family Services.

Time For Completion.

The services rendered by Provider will commence on January 1, 2026, and will continue for one year, unless this agreement is terminated or renewed in accordance with the relevant provisions within.

Project Management.

Provider will assign specific individuals as principal project members and ensure that the major work and coordination will remain the responsibility of these individuals during the term of the Agreement. Provider is responsible to place an appropriate employee in the role of Community Advocate.

The City will designate a “point of contact” as the project manager for this Agreement, and the individual to whom all communications pertaining to the Agreement shall be addressed. The project manager shall have the authority to transmit instructions, receive information, and interpret and define the City's policy and decisions pertinent to the work covered by this Agreement.

Billings and Payment.

Services provided to the City will be provided as part of a collaborative program at an approved upon cost of \$ 12,424.61 to the City. The City shall have no liability or bear any responsibility for payment for any services provided by Provider outside the scope of this agreement, even if the individual was identified or referred for such services via the services provided for in this agreement.

City Responsibilities.

The City will provide Provider with access to information from City documents, staff, and other sources needed by Provider to complete the work described in this Agreement.

Amendment or Changes to Agreement.

A. City or Provider may request changes that would increase, decrease, or otherwise modify the Scope of Services. Such changes must be authorized in writing in advance by either the City or Provider.

B. Any alterations, amendments, deletions, or waivers of the provisions of this Agreement are valid only when reduced to writing and duly signed by the parties.

C. Modifications or additional schedules may not be construed to adversely affect vested rights or causes of action which have accrued prior to the effective date of such amendment, modification, or supplement. The term "this Agreement" includes any future amendments, modifications, and additional schedules made in accordance with these terms.

Notices.

Except as otherwise stated in this Agreement, any notice or demand to be given under this Agreement must be delivered in person or deposited in United States Certified Mail, Return Receipt Requested. Any notices or other communications must be addressed as follows:

To the City
City of New Brighton
Attn: New Brighton Police Department
803 Old Highway 8 NW
New Brighton, MN 55112

To the Provider
Northeast Youth & Family Services
Attn: President & CEO
3490 Lexington Ave North, Suite 205
Shoreview, MN 55126

Survival of Obligations.

A. The respective obligations of the parties under these terms and conditions, which by their nature would continue beyond termination, cancellation, or expiration, will survive termination, cancellation, or expiration of this Agreement.

B. If a court or governmental agency with proper jurisdiction determines that this Agreement, or a provision of the Agreement is unlawful, this Agreement or that provision, will terminate. If a provision is so terminated but the parties legally, commercially, and practicably can continue this Agreement without the terminated provision, the remainder of this Agreement will continue in effect.

Records, Dissemination of Information.

A. For purposes of this Agreement, the following words and phrases have the meanings given in this section, except where the context clearly indicates that a different meaning is intended.

"Work product" means any report, recommendation, paper, presentation, drawing, demonstration, or other materials, whether in written, electronic, or other format that results from Provider's services under this Agreement. "Work Product" does not include any data or information in any form that relates to the provision of services to an individual by the Provider that are outside the scope of this Agreement, even if the individual was identified or referred for such services via the services provided by the Provider to the City in this Agreement.

"Supporting documentation" means any surveys, questionnaires, notes, research, papers, analyses, whether in written, electronic, or in other format and other evidences used to generate any and all work performed and work products generated under this Agreement. "Supporting Documentation" does not include any data or information in any form that relates to the provision of services to an individual by the Provider that are outside the scope of this Agreement, even if the individual was identified or referred for such services via the services provided by the Provider to the City in this Agreement.

"Business records" means any books, documents, papers, account records and other evidences, whether written, electronic, or in other forma, belonging to Provider and pertaining to work performed under this Agreement.

"Business records" does not include any data or information in any form that relates to the provision of services to an individual by the Provider that are outside the scope of this Agreement, even if the individual was identified or referred for such services via the services provided by the Provider to the City in this Agreement.

B. All deliverable work products and supporting documentation that directly result from the Provider's services under this Agreement and that are not protected personally-identifiable information will be delivered to the City throughout the engagement under this Agreement and at the conclusion of services.

C. The Provider agrees not to release, transmit, or otherwise disseminate information associated with or generated as a result of the work performed under this Agreement without prior knowledge and written consent of the City.

D. In the event of termination, all documents finished or unfinished, and supporting documentation prepared by the Provider under this Agreement, and that are not protected personally-identifiable information, will be delivered to the City by Provider by the termination date and there will be no further obligation of the City to Provider except for payment of amounts due and owing for work performed and expenses incurred to the date and time of termination.

E. The parties agree to maintain all business records in such a manner as will readily conform to the terms of this Agreement and to make such materials available at reasonable times during this Agreement period and for six (6) years from the date of the final payment under the contract for audit or inspection by the City, the Auditor of the State of Minnesota, or other duly authorized representative.

F. The parties agree to abide strictly by Chapter 13, Minnesota Government Data Practice Act, and any other applicable data privacy and security laws and regulations. The requirements of this provision do not apply to any information or data created, collected, received, stored, used, maintained, or disseminated by Provider in providing services to an individual that are outside the scope of this Agreement, even if the individual was identified or referred for such services via the services provided by the Provider to the City in this Agreement.

G. Notwithstanding anything in this Agreement to the contrary, Provider will comply with all state and federal laws applicable to the disclosure of information related to the health status of or provision of health care to individuals served by Provider. In the event of any ambiguity or conflict between any laws regarding disclosure of such information, such ambiguity or conflict shall be resolved in favor of the law or interpretation that is most protective of the privacy and confidentiality of the individual served.

Provider will create, maintain, and secure personally-identifiable health information as appropriate to document interventions or care provided by Provider in Provider's sole discretion.

Personally-identifiable health information may be reported to the City only as authorized by law. Personally-identifiable data may be shared with the subject's consent. Personally-identifiable information may be shared without the subject's consent to prevent or lessen a serious or imminent threat to the health or safety of an individual or the public or if the subject is involved in an emergency interaction and disclosure of information is necessary to protect the health or safety of the referred person or another person. Certain data obtained by the City to respond to an emergency are private data on individuals and will not be used for any other purpose. To the extent possible, private data released to the City to respond to an emergency will be marked and designated as private data by the releasing party or person.

The parties will document releases of information as required by law, including the date and circumstances under which the release was made, the person or agency to whom the release was made, and the information released.

Human Rights/Affirmative Action/Economic Opportunity.

Provider agrees to comply with all federal, state and local laws, resolutions, ordinances, rules, regulations and executive orders pertaining to unlawful discrimination on account of race, creed, religion, color, sex, sexual or affectional orientation, national origin, ancestry, familial status, age, disability, marital status, or status with regard to public assistance and will take affirmative steps to ensure that applicants are employed and employees are treated during employment without regard to the same.

Compliance With Applicable Law.

The parties agree to comply with all federal, state and local laws or ordinances, and all applicable rules, regulations and standards established by any agency of such governmental units, insofar as they relate to the performance of the provisions of this Agreement. Each party is responsible to obtain all permits or licenses required for the performance of services under this Agreement as applicable to the actions of the respective party.

Conflict of Interest.

Provider's acceptance of this agreement indicates compliance with City code. As such, except as permitted by law, no City official or employee shall be a party to or have a direct financial interest in any sale, lease, or contract with the City. The Provider also affirms that to the best of the Provider's knowledge, their involvement in this contract does not result in a conflict of interest with any part or entity which may be affected by the terms of this contract. The Provider agrees that should any conflict or potential conflict of interest become known to the Provider, Provider will immediately notify the City of the situation so that a determination can be made about Provider's ability to continue performing services under this contract.

Responsibility for Acts and Omissions.

Each party agrees that it will be responsible for its own acts and omissions and the acts and omissions of its employees, elected officials, and agents as they relate to this Agreement and for any liability resulting therefrom, to the extent authorized by law, and will not be responsible for the acts and omissions of the other party or their employees, elected officials, and agents, or for any liability resulting therefrom. The City's liability is governed and limited by the Municipal Tort Claims Act, Minnesota Statutes chapter 466, and other applicable law.

Each party warrants that it is able to comply with the obligations of this Agreement through commercial insurance or a self-funding program.

All insurance policies or self-insurance certificates are open to inspection by the other party and copies of the policies or certificates of self-insurance shall be submitted to a party upon written request.

Assignment.

The City and Provider each binds itself and its successors, legal representatives, and assigns of such other party, with respect to all covenants of this Agreement; and neither the City nor the Provider will assign or transfer their interest in this Agreement without the written consent of the other.

Termination.

This Agreement will continue in full force and effect until completion of the project unless either party terminates the Agreement. Either party may terminate this Agreement, without or without cause, by providing 60 days written notice to the other party.

In the event of termination, the Provider will deliver all work products and supporting documentation developed up to the time of termination.

Renewal.

This Agreement may be renewed or extended by the written agreement of the parties.

Alterations.

Any alteration, variation, modification or waiver of the provisions of the specifications that may have occurred during the bidding process or amendments to this Agreement are valid only when reduced to writing.

Interpretation of Agreement, Venue.

This Agreement will be interpreted and construed according to the laws of the State of Minnesota. All litigation regarding this agreement must be venued in the District Court of the County of Ramsey, Second Judicial District, State of Minnesota.

Independent Provider.

It is agreed by the parties, that at all times and for all purposes, within the scope of the Agreement resulting from this solicitation, the relationship of the Provider to the City is that of independent Provider and not that of employee. No statement contained in this Agreement may be construed so as to find the Provider an employee of the City.

Cooperative agreement, independent authority

The parties are entering into this Agreement for the purposes of providing collaborative services to individuals experiencing crisis who are the subject of a police call for service. Each party agrees that its employees who act under this Agreement are granted independent authority to provide services within the employee's scope of practice, as regulated and governed by the respective employing party.

The parties agree that their respective employees will act collaboratively but exercise independent judgment, discretion, and acts within each respective employee's area of responsibility or authority, this includes independent assessment and exercise of authority under Minnesota Statutes chapters 148E, 2538, 626, 629 and any other statutory or other applicable authority. The parties agree and stipulate that none of its employees or agents has the authority to require the employees or agents of the other party to exercise any independent authority reserved by law.

Waiver.

The waiver by either party of any breach under the terms of this Agreement or any rights or remedies arising under the terms of this Agreement will not constitute a waiver of the party's right to any rights and/or remedies with respect to any subsequent breach or default of the terms of the Agreement.

Subcontracting.

Provider agrees not to enter into any subcontracts for any of the work contemplated under this Agreement without obtaining prior written approval of the City.

Insurance.

Provider is required to carry insurance of the kind and in the amounts shown below for the life of the Agreement. Certificates for General Liability Insurance should state that the City of New Brighton, its officials, employees, agents and representatives are Additional Insureds.

1. General or Business Liability Insurance
 - \$1,500,000 per occurrence
 - \$2,000,000 aggregate per project
 - \$2,000,000 products/completed operations total limit
 - \$1,500,000 personal injury and advertising

Policy must include an "all services, products, or completed operations" endorsement when appropriate.

2. Worker's Compensation and Employer's Liability. Provider must maintain appropriate Worker's Compensation coverage as required by Minnesota law.
3. Professional Liability Insurance is required when a contract is for service for which professional liability insurance is available for purchase.
 - a. \$1,000,000 per occurrence
 - b. \$2,000,000 aggregate

4. General Insurance Requirements

- a. All policies must be written on an occurrence basis or as acceptable to the City. Certificates of insurance must indicate if the policy is issued on a claims-made or occurrence basis. Agent must state on the certificate if company carries errors and omissions coverage.
- b. The Provider may not commence any work until Certificates of Insurance covering all of the insurance required for this project is approved and the Project manager has issued a notice to proceed. Insurance must remain in place for the duration of the original contract and any extension periods.
- c. The City reserves the right to review Provider's insurance policies at any time to verify that City requirements have been met.
- d. Satisfaction of policy limits required above for General Liability Insurance, may be met with the purchase of an umbrella or excess policy.

Any excess or umbrella policy will be written on an occurrence basis, and if such policy is not written by the same insurance carrier, the proof of underlying policies shall be provided with any certificate of insurance.

Force Majeure.

Neither the City nor the Provider may be held responsible for performance if its performance is prevented by acts or events beyond the party's reasonable control, including, but not limited to: severe weather and storms, earthquake or other natural occurrences, demonstrations, strikes and other labor unrest, power failures, electrical power surges or current fluctuations, nuclear or other civil military emergencies, or acts of legislative, judicial, executive.

Entire Agreement.

It is understood and agreed that this entire Agreement supersedes all oral agreements and negotiations between the parties relating to the subject matters of the Agreement.

NORTHEAST YOUTH & FAMILY SERVICES

CITY OF NEW BRIGHTON

By _____

By: _____

Title _____

Title _____

Date _____

Date _____

By: _____

Title _____

Date _____



Agenda Section:	Consent Agenda
Meeting Date:	March 24, 2026

REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY

ITEM DESCRIPTION: Consider Memorandum of Understanding between Law Enforcement Labor Services Local No. 263 and the City of New Brighton regarding Multilingual Pay Policy

Action Requested: Motion

Form of Action: Contract/Agreement

Votes Needed: 3 Votes

Summary Statement:	<ul style="list-style-type: none"> • On November 25, 2025, Council approved the 2026-2028 Master Labor Agreement between Law Enforcement Labor Services Local No. 263 and the City of New Brighton. • Sergeants are represented by Law Enforcement Labor Services Local No. 263. • The City of New Brighton Employee Handbook, approved December 9, 2025, includes a Multilingual Pay Policy to recognize the added value and responsibilities of staff who provide services in multiple languages by allowing eligible employees to receive a pay differential of \$1.00 per hour worked. The policy was developed by the internal Equity Strategic Action Team. • Management and labor agreed an MOU would be the best way to make the multilingual pay differential available to Sergeants. Both
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	parties are satisfied with the approach.
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Recommendations:	Approve Memorandum of Understanding between Law Enforcement Labor Services Local No. 263 and the City of New Brighton regarding Multilingual Pay Policy
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Applicable Deadlines:	None
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Community Impact:	Collective bargaining unions allow employees to negotiate wages, benefits, and workplace safety.
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Legislative History:	11/25/2025: Collective Bargaining Agreement approved by City Council 12/9/2025: Multilingual Pay Policy approved in Employee Handbook & 2026 Budget approved by City Council
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Strategic Priority:	<u>Staff Capabilities</u>
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Fiscal Impact:	Financial Consideration?	No <u>Yes</u>
	Revenue/Expenditure Amount:	\$ 2080 per approved individual, plus pay differential for any overtime hours
	Financing Source:	<u>Budgeted</u>
	Notes:	

Attachments:

1.

Memorandum of Understanding

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (MOU) is entered into by and between the City of New Brighton (City) and Law Enforcement Labor Services, Inc. Local No. 263 (LELS) in order to participate in the City's Multilingual Pay Policy. The City and the LELS are referred to collectively as "the Parties."

WHEREAS, the Parties entered into a Labor Agreement, effective January 1, 2026, through December 31, 2028, which governs the general terms and conditions of employment for Sergeants represented by LELS; and

WHEREAS, the City approved a Multilingual Pay Policy in section 12.16 of the City of New Brighton Employee Handbook to recognize the added value and responsibilities of staff who provide services in multiple languages; and

WHEREAS, the Multilingual Pay Policy allows eligible employees to receive a pay differential of \$1.00 per hour worked; and

WHEREAS the Parties have a mutual interest in making the Multilingual Pay Policy available to Sergeants,

NOW, THEREFORE, the Parties hereby agree that, per the City's Multilingual Pay Policy:

1. Sergeants meeting the eligibility criteria may initiate a request for the pay differential by submitting the Multilingual Pay Request Form to their supervisor.
2. Final approval of the pay differential is contingent upon meeting the eligibility requirements and Department Director approval.
3. An annual review is required for all employees receiving the multilingual pay differential and should be conducted in alignment with the annual performance evaluation cycle.
4. The City reserves the right to modify, suspend, or discontinue this policy at its discretion.

This MOU shall be effective January 1, 2026, and shall remain in full force and effect through December 31, 2028.

In witness whereof, the parties hereto have executed this AGREEMENT on this 9th day of March, 2026.

FOR THE CITY OF NEW BRIGHTON

Devin Massopust
City Manager

Kari Niedfeldt-Thomas
Mayor

FOR LELS LOCAL NO. 263

Matt Farmer

Matt Farmer
LELS Vice President

Scott Kingslien

Scott Kingslien
LELS President

Rick Mathwig

Rick Mathwig
LELS Business Representative



Agenda Section:	Consent Agenda
Meeting Date:	March 24, 2026

REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY

ITEM DESCRIPTION: Consider Resolution Accepting Feasibility Study and Set Public Improvement Hearing Date for City Project 26-1, 2026 Street Rehabilitation

Action Requested: Motion

Form of Action: Resolution

Votes Needed: 3 Votes

Summary Statement:	<p>The purpose of this item is for Council to accept the Feasibility Study prepared by staff and order a Public Improvement Hearing for proposed project 26-1, 2026 Street Rehabilitation. A presentation of the Feasibility Study will be made at the Public Improvement Hearing scheduled for April 14, 2026.</p> <p>If the Council approves the project at the Public Improvement Hearing, staff will then prepare plans and specifications based on the input received at the improvement hearing and previously collected information.</p>
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Recommendations:	<p>To adopt the attached resolution accepting the Feasibility Study and setting the Public Improvement Hearing date for City Project 26-1, 2026 Street Rehabilitation.</p>
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Applicable Deadlines:	None
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Community Impact:	Providing cost-effective infrastructure improvements.
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Legislative History:	<p>August 12, 2025 City Council approved a professional service agreement with E.G. Rud & Sons for land surveying services related to City Project 26-1, 2026 Street Rehabilitation.</p> <p>October 28, 2025 City Council approved a professional service agreement with Kimley Horn for engineering design services related to City Project 26-1, 2026 Street Rehabilitation.</p> <p>February 10, 2026 City Council adopted a resolution ordering staff to prepare a Feasibility Study for City Project 26-1, 2026 Street Rehabilitation.</p> <p>February 10, 2026 City Council authorized the purchase of fire hydrants and gate valves for the proposed project.</p> <p>March 19, 2026 An informational meeting was held with residents and business owners to be affected by the project.</p>
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Strategic Priority:	<u>City Assets</u>
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Fiscal Impact:	Financial Consideration?	<u>No</u>
	Revenue/Expenditure Amount:	\$
	Financing Source:	
	Notes:	

Attachments:	1.	Resolution Accepting Feasibility and Set Public Hearing Improvement Hearing for CP 26-1
	2.	2026 Street Rehabilitation Feasibility Study

Resolution No. 2026-

State of Minnesota
County of Ramsey
City of New Brighton

RESOLUTION ACCEPTING THE FEASIBILITY STUDY AND CALLING FOR A PUBLIC IMPROVEMENT HEARING ON PROPOSED IMPROVEMENT PROJECT 26-1, 2026 STREET REHABILITATION.

WHEREAS, pursuant to City Council order, a Feasibility Report has been prepared by the Department of Community Assets and Development of the City of New Brighton with reference to the construction of Improvement Project 26-1, 2026 Street Rehabilitation, and

WHEREAS, this Feasibility Report was received by the City Council of the City of New Brighton on March 24, 2026.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of New Brighton:

1. The Council will consider the construction of the proposed Improvement 26-1, 2026 Street Rehabilitation, in accordance with the report and the assessment of contiguous or benefiting properties for all or a portion of the cost of the installation, pursuant to Minnesota Statute 429.011, law 1955, Chapter 393, as amended, at the estimated cost of \$8,264,600.
2. That the Public Improvement Hearing will be held on said proposed improvement in the Council Chambers of City Hall at 6:30 p.m., April 14, 2026, and the Clerk shall give mailed and published notice of such hearing and improvement as required by law.

Adopted this 24th day of March, 2026, by the New Brighton City Council with a vote of _____ ayes and _____ nays.

Kari Niedfeldt-Thomas, Mayor

ATTEST:

Devin Massopust, City Manager

Terri Spangrud, City Clerk



FEASIBILITY STUDY

PROJECT 26-1 2026 STREET REHABILITATION

Prepared by

City of New Brighton
Department of Community Assets and Development

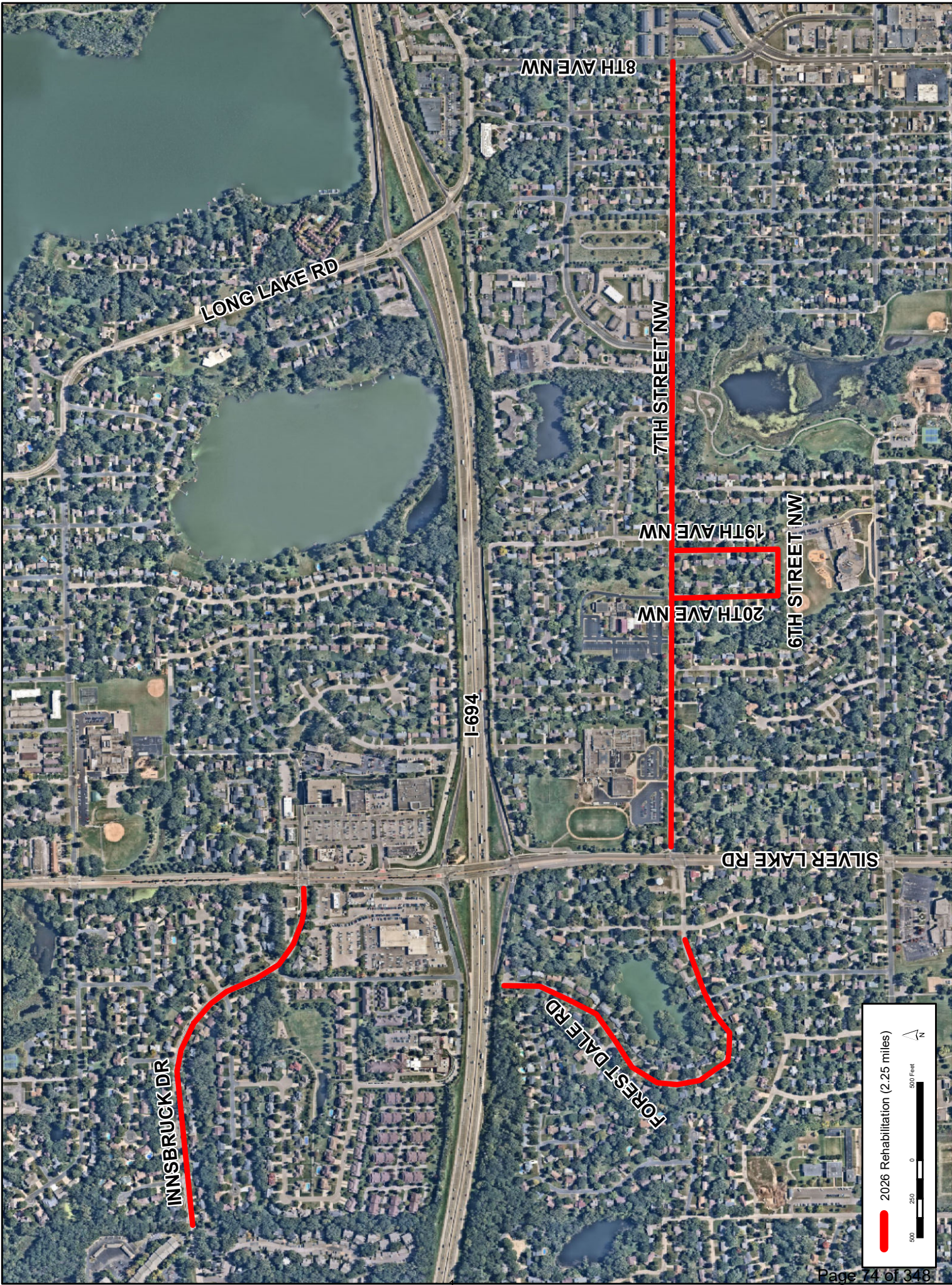
I hereby certify that this report was prepared by me or under my direct supervision and that I am a Licensed Engineer under the laws of the State of Minnesota.



Craig G. Schlichting P.E.

March 18, 2026

License No. 41295



INTRODUCTION

This report is an engineering Feasibility Study for proposed Improvement Project 26-1, 2026 Street Rehabilitation.

STREET REHABILITATION

The streets included for consideration in the street rehabilitation portion of this proposed project are:

7 th Street NW	- Silver Lake Road to 8 th Avenue NW
19 th Avenue NW	- 6 th Street NW to 7 th Street NW
20 th Avenue NW	- 6 th Street NW to 7 th Street NW
6 th Street NW	- 19 th Avenue NW to 20 th Avenue NW
Forest Dale Road	- Silver Lake Road to cul-de-sac
Innsbruck Drive	- Silver Lake Road to city limits

A map showing the location of the streets included in the project can be found on Page 1 of this report.

The total length of all streets included in this project is approximately 2.25 miles. 19th Avenue NW, 20th Avenue NW, 6th Street NW, and Forest Dale Road are low-speed, low volume local residential streets that vary in width from 24-feet to 30-feet. 7th Street NW and Innsbruck Drive are classified as Municipal State Aid (MSA) streets and by design carry higher traffic volumes and range in width from 32-feet to 47-feet. All streets in this project area have existing B618 concrete curb and gutter.

Historically, the City's approach to street rehabilitation has been to totally rehabilitate the pavement section and remove and replace damaged or settled sections of concrete curbing when the road is approximately 25-30 years old, and to rehabilitate on a neighborhood basis keeping the cost down and minimizing disruption to the area.

We are recommending the rehabilitation of these streets due to their age and deteriorating condition. The existing surfaces are extensively cracked and uneven from traffic, weather, and years of patching. Records indicate these streets were last rehabilitated between 1993 and 1996, except for Forest Dale Road, which was last rehabilitated in 1982 and received a mill and overlay in 2001. Rehabilitation of Forest Dale Road was originally planned for 2017 but was deferred at the request of benefitting residents until 7th Street NW is scheduled for rehabilitation.

Existing Street Condition Photos

7th Street NW



Forest Dale Road



Innsbruck Drive



INFORMATIONAL MEETING

An important step in the public improvement process and in preparation of the Feasibility Study is to hold an informal informational meeting with residents in the area. The meeting provides general information to residents regarding the street rehabilitation process and enables staff to receive feedback from residents regarding any specific concerns. The informational meeting for proposed Project 26-1 was held at 6:00 p.m. on Thursday, March 19, 2026. After a staff presentation of the proposed project, time was spent answering questions and addressing individual concerns.

It was explained to residents that the construction of this project will result in disruption to the area and residents should expect construction noise, traffic, dust, and mud. It was also explained that property access will be maintained except when major construction activities are being performed on their block. Staff will keep residents informed of construction activities and schedules and do everything reasonably possible to minimize the inconvenience.

Staff also met directly with representatives from Mounds View Public School District to review planned improvements near Highview Middle School and Bel Air Elementary School and to coordinate construction timing, assess potential impacts on school operations, and coordination efforts to minimize disruptions.

PROPOSED STREET REHABILITATION

Staff is proposing the existing bituminous section be removed and rehabilitated on all streets in the project corridor. Local streets (19th Avenue NW, 20th Avenue NW, 6th Street NW, and Forest

Dale Road) would be rehabilitated to a 9-ton residential design thickness. The proposed 9-ton design thickness will provide numerous benefits including improved performance, longevity, and reduced maintenance costs. Municipal State Aid streets (7th Street NW and Innsbruck Drive) would be rehabilitated to a greater design thickness to support higher traffic volumes and to meet Minnesota Department of Transportation design standards.

All construction activities of this proposed improvement project would be completed under a publicly bid contract by a private contractor. The Department of Community Assets and Development would administer the construction contract and provide construction management, oversight, and inspection. Design engineering, preliminary and construction surveying, soil engineering, and material testing would be conducted by the City's consultants.

LIVING STREETS PLAN

Proposed street improvements are guided by the Living Streets Plan which was adopted by City Council in 2024 with the vision to improve the quality of life in New Brighton through infrastructure improvements. Key components of the plan include designing streets to include safe and comfortable routes for pedestrians/bicyclists that also moves vehicles slowly but efficiently, creating a sense of place that celebrates the feeling of community in the city, and protecting and enhancing the urban forest environment.

To aid in implementation of the plan, a living streets checklist was created which was used to determine needed features and action items for each street in the project corridor. Features and action items include:

Streets

1. Reconstruction will include street width reduction to support:
 - a. 25 mph speed limits
 - b. Inclusion of pedestrian/bike facilities
 - c. Parking facility needs

Sidewalks

1. Install where the street is near a public school, public building, or park
2. Install on one side of MSA streets (space permitting)
3. Install on one or both sides of Collector roads (space permitting)

Bike Facilities

1. Install painted and/or protected bike lanes as streets are reconstruction/restriped in accordance with City Bike Map
2. Include wayfinding signage and décor to improve sense of place

Climate

1. Include boulevard trees to reduce heat island impacts

2. Install stormwater features to address flooding impacts and create groundwater recharge areas

Crosswalks

1. Install or replace double faced crosswalk signage (at identified crossings)
2. Restripe as paint fades
3. Utilize RRFB's, raised crosswalk/median islands, additional lighting, and curb extensions

Planned utility improvements were also considered during the review of each street. The ideal time to make geometric roadway changes (reduced width, curb extensions, etc.) is during a planned utility improvement that requires removal and replacement of the existing curb and gutter. For this project, watermain replacement is planned on 19th Avenue NW, 20th Avenue NW, 6th Street NW, and Innsbruck Drive.

Following review of the living street checklists, staff is proposing the following:

7th Street NW

1. Sidewalk and Trail Improvements – reconstruction of the existing 5-foot concrete sidewalk on the north side of the street into a 10-foot wide bituminous multi-use trail to better accommodate pedestrian traffic and provide a protected bicycle route through the corridor.
2. Street Improvements – to accommodate construction of the proposed 10-foot multi-use path, the existing parking lane on the south side of 7th Street will be removed and the street width reduced from its current width of 32 feet to 26 feet. It is also recommended that the existing entrance to Highview Middle School be redesigned to include a dedicated turn lane for westbound traffic on 7th Street. The turn lane will allow vehicle stacking within the turn lane during peak pick-up and drop-off times.
3. Pedestrian Improvements – during construction of the proposed multi-use trail, all pedestrian crossings will be updated to meet current ADA standards. It is also proposed that an enhanced pedestrian crossing (Rapid Rectangular Flashing Beacons) be installed at the crosswalk to Hansen Park, located between Emerald Drive and 8th Street NW. Additionally, the proposed reduced street width will inherently reduce traffic speeds and reduce the crossing distance for pedestrians.
4. Parking Considerations – with the removal of the parking lane on the south side of 7th Street, staff recommend constructing a dedicated parking “bump-out” adjacent to high density multi-family housing (Hyde Park Apartments, Emerald Manor Apartments). This will provide additional parking for those residents, particularly during snow clearing operations. Other properties along 7th Street have access to nearby side streets for on-street parking if needed.
5. Boulevard Trees – inclusion of boulevard trees between the proposed multi-use trail and the street will also be considered with the project to enhance urban tree cover.

Innsbruck Drive

1. Sidewalk and Trail Improvements – installation of a new 10-foot wide bituminous multi-use trail on the south side of Innsbruck Drive, extending from Silver Lake Road to the city border. This trail will improve pedestrian access to Innsbruck Park and provide a protected bicycle route through the corridor.
2. Street Improvements – to accommodate installation of the new multi-use trail, the existing parking lane on the south side of Innsbruck Drive will be removed and the street width reduced from its current width of 47 feet to 32 feet.
3. Pedestrian Improvements – during construction of the multi-use trail, all pedestrian crossings will be updated to meet current ADA standards. Similar to 7th Street, an enhanced pedestrian crossing (Rapid Rectangular Flashing Beacons) is proposed at the crosswalk located at the intersection of Innsbruck Drive and 27th Avenue NW, near the entrance to Innsbruck Park. Additionally, the proposed reduced street width will inherently reduce traffic speeds and reduce the crossing distance for pedestrians.
4. Parking Considerations – the existing parking lane on the north side of Innsbruck Drive will remain to provide on-street parking for residents, as alternative parking on side streets is limited in this corridor.
5. Boulevard Trees – inclusion of boulevard trees will also be considered with the project to enhance urban tree cover.

19th Avenue NW

1. Sidewalk Improvements – installation of a new 5-foot concrete sidewalk along the east side of 19th Street NW. This sidewalk will replace the existing striped walking lane used by Bel Air Elementary students to access the 7th Street corridor. Safe Routes to School assessments have identified this sidewalk segment as a necessary improvement. Staff also recommend extending the sidewalk onto Bel Air Elementary School property to provide a direct connection to the school's parking lot. The school district has been informed of this and is agreeable to this work.
2. Street Improvements – to accommodate installation of the new sidewalk, the existing street width will be reduced from its current width of 30 feet to 26 feet.

20th Avenue NW

1. Street Improvements – reduction of the street width from its current width of 30 feet to 27 feet to align with the Living Streets Plan and support 25mph speed limits and traffic calming.

6th Street NW

1. Street Improvements – the existing street width on 6th Street NW is proposed to be increased from 24 feet to 26 feet. This adjustment aligns with the proposed roadway width of 19th Avenue NW, providing consistency and continuity through the corridor.

Forest Dale Road

1. No changes to the roadway are proposed for Forest Dale Road. There are no planned utility improvements that would require complete removal of the existing curb and gutter, and the Living Streets Plan does not identify this segment as needed additional pedestrian improvements.

Completed living streets checklists can be found in Appendix A.

Proposed street section exhibits for each segment of street can be found in Appendix B.

STORM SEWER IMPROVEMENTS

The City's Surface Water Management Plan indicates no known flooding problems have occurred in the project corridor and a storm sewer condition survey has been completed. Any storm sewer structures made of block that are found to be in poor condition will be removed and replaced with modern precast concrete structures. Additional storm sewer structures will also be installed along MSA routes, including 7th Street NW and Innsbruck Drive, as needed to meet state aid design standards. Where existing curb lines are relocated, associated catch basins will also be removed and relocated to fit the new curb line locations.

All structures located within the roadway or curb lines will also receive an internal adjustment ring sealant (flex seal) to prevent loss of the underlying road surface. This work will be coordinated directly with the product installer outside of the project contract.

In conjunction with the street improvements on Innsbruck Drive, the project will also include dredging and pond outlet structure improvements for the pond adjacent to Innsbruck Drive, 27th Avenue NW, and the Innsbruck Park parking lot. Approximately 500 cubic yards of sediment that has accumulated over the years will be removed, tested, and disposed of in accordance with MPCA regulations. This maintenance is required under the MS4 Permit enforced by the MPCA and is critical to ensure proper pond functionality. Staff recommends completing this work during the winter months when the area is more accessible to construction equipment.

Refer to the Storm Sewer Improvement Maps on Pages 15-18.

WATER SYSTEM IMPROVEMENTS

Staff recommends replacing approximately 3,500 linear feet of watermain located along Innsbruck Drive, 19th Avenue NW, 20th Avenue NW, and 6th Street NW. These existing sections of watermain have experienced numerous breaks over the years. It is proposed that the watermain be replaced with zinc coated ductile iron pipe (D.I.P.), which is more corrosion resistant, has higher structural strength, and has a longer life expectancy. The watermain replacement in these areas will also include installation of new valves, hydrants, and water services from the main to the property line.

In areas not undergoing watermain replacement, any water services with a history of freezing will be insulated from the main to the property line. The existing fire hydrants were also inspected and were found to be in good operating condition and are not recommended for replacement.

Refer to the Watermain Improvement Maps on Pages 19-20.

SANITARY SEWER IMPROVEMENTS

The sanitary sewer mains in the proposed rehabilitation area have been inspected via televising. After reviewing the inspection reports, no problems were identified that would require open cutting of the street section to repair. During construction, all sanitary manholes will have the existing concrete adjustment rings removed, replaced, and adjusted to the proper height to fit the adjacent road surface. Similar to the storm sewer structures, the manholes will also receive an internal ring sealant (flex seal) to prevent infiltration and loss of the underlying road surface.

Refer to the Sanitary Sewer Improvement Maps on Pages 21-24.

CONSTRUCTION PHASING

Final construction plans will include construction phasing requirements, including targeted start and completion dates for each phase. Phasing will be designed to minimize impacts to the school district and avoid conflicts with city events, such as the Stockyard Days parade.

ESTIMATED PROJECT COSTS

The total estimated project cost for Project 26-1 is as follows:

	ESTIMATED COST
Construction Costs	\$6,728,400
Contingencies (10%)	\$672,800
Subtotal	\$7,401,200
Engineering and Administration	\$628,900
Surveying and Testing Services	\$175,000
Legal and Fiscal (1%)	\$39,000
Capitalized Interest (1%)	\$20,500
TOTAL ESTIMATED PROJECT COST	\$8,264,600

PROJECT FUNDING

This project, if approved, would be funded from a combination of City of New Brighton general taxes, special assessments, Municipal State Aid (MSA) Funds, Water Improvement Funds, Sanitary Sewer Improvement Funds, and Storm Water Improvement Funds.

Municipal State Aid funds will be utilized for costs associated with constructing the roadway on MSA designated streets (7th Street NW and Innsbruck Drive) to standards that are beyond what is typical for residential streets to be constructed to. These costs include additional pavement requirements, storm sewer improvements, street striping, curb and gutter costs, multi-use trail construction, enhanced pedestrian crossing treatments, and signal modifications.

A breakdown of the project cost can be found on the next page.

	CITY COSTS	ASSESSABLE COSTS	MSA COSTS	TOTALS
Street Reconstruction	1. \$1,759,950	2. \$586,650	3. \$3,369,190	\$5,715,790
Sidewalk Construction	\$78,140			\$78,140
Watermain Improvements	\$1,478,470			\$1,478,470
Sanitary Sewer Improvements	\$98,470			\$98,470
Storm Sewer Improvements	\$310,290		3. \$583,460	\$893,750
TOTALS	\$3,725,320	\$586,650	\$3,952,650	\$8,264,620

1. 75 percent of Street Reconstruction costs.
2. 25 percent of Street Reconstruction costs.
3. M.S.A. costs are costs associated with constructing roadways to standards that are beyond what is typical for residential streets would be constructed to. These costs include additional pavement requirements, storm sewer improvements, curb and gutter costs, multi-use trail construction, enhanced pedestrian crossing treatments, and signal modifications.

PROPOSED STREET RECONSTRUCTION FUNDING - In accordance with the assessment policies of New Brighton’s Comprehensive Street Plan for streets reconstructed to City standards with existing concrete curb and gutter, 25 percent of the street surfacing costs are special assessed against the benefiting properties in the project. The remaining costs are to be paid from City of New Brighton general taxes.

The assessment area for this project includes a mixture of single family lots, public and institutional properties, commercial uses, high density multi-family housing, and a common interest/HOA community. To address this, staff is proposing that each benefiting parcel be specially assessed on a per lot or per lot equivalent basis based on property classification. A description of the assessment methodology for each property classification is below.

Single Family Lots – It is proposed that each single family lot be assessed equally on a per lot basis. This method has historically been the most common and equitable type of special assessment where lots are generally the same size, same use, and receive the same benefit from the project.

Public and Institutional Properties – Public and institutional properties located in the project corridor include city owned park land, a public school, a church, and a cemetery. These parcels are typically not for profit, provide community wide benefits, and are unlikely to be redeveloped. It is proposed that each public or institutional parcel be assessed in terms of equivalent lots based on their street frontage. To do this, the assessable area will be calculated by dividing the total street frontage by the typical single family lot width of 75 feet to convert it to an equivalent number of single family lots.

Commercial and High-Density Multi-Family Properties – It is proposed that each commercial and high-density multi-family parcel be assessed in terms of equivalent lots based on their density, usage factors, and overall benefit from the project. To do this, the assessable area will be calculated by dividing the total parcel acreage by the typical single family lot size of 10,125 square feet to convert it to an equivalent number of single family lots that could potentially occupy the site if redeveloped.

Common Interest/HOA Community – The common interest/HOA property located in the project corridor, Brighton Place, fronts Innsbruck Drive but is accessed via a privately owned and maintained street. It is proposed that this property be assessed in terms of equivalent lots based on street frontage to Innsbruck Drive. To do this, the assessable area will be calculated by dividing the total street frontage by the typical single family lot width of 75 feet to convert it to an equivalent number of single family lots. The total assessment amount will then be split evenly between the 36 benefitting parcels included in the association.

A breakdown of the areas to be specially assessed is as follows:

SINGLE FAMILY LOTS

7 th Street NW	37 Lots
19 th Avenue NW	15 Lots
20 th Avenue NW	10 Lots
6 th Street NW	1 Lot
Forest Dale Road	47 Lots
Innsbruck Drive	32 Lots

PUBLIC & INSTITUTIONAL PROPERTIES

1150 27 th Avenue NW (Innsbruck Park)	0.99 Lots
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2300 7 th Street NW (Highview Middle School)	7.69 Lots
1900 7 th Street NW (Christ the King Lutheran Church)	8.81 Lots
1375 7 th Street NW (Hansen Park)	3.38 Lots
0 11 th Avenue NW (St Johns Baptist Cemetery)	3.85 Lots

COMMERCIAL & HIGH DENSITY MULTI-FAMILY PROPERTIES

1370 7 th Street NW (1370 Seventh Street LLC)	4.47 Lots
1380 7 th Street NW (Emerald Manor Apartments)	3.92 Lots
1390 7 th Street NW (Emerald Manor Apartments)	3.48 Lots
1168 Silver Lake Road (McDonalds)	4.73 Lots
1100 Silver Lake Road (New Brighton Ford)	13.04 Lots
2611 – 2677 Innsbruck Drive (Innsbruck Professional Center)	7.10 Lots
1200 Silver Lake Road (Wells Fargo)	3.96 Lots

COMMON INTEREST/HOA COMMUNITY

2504 – 2686 Innsbruck Trail (Brighton Place)	3.93 Lots
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Total Assessable Lots 211.35 Lots

Dividing the assessable cost of \$586,652 by 211.35 assessable lots equals an estimated assessment rate of ≈ \$2,800 per lot.

Assessment rate calculations and a map of the areas to be specially assessed can be found in Appendix C.

ASSESSMENT PROCEDURE - A special assessment hearing would be required to levy assessments if the project is ordered by the City Council and the project is constructed as proposed. At the special assessment hearing, the Council will determine the method of assessment to be used, the amounts of the assessment based on actual costs, the interest rate to be charged, and the period of years over which the assessment is to be spread. Property owners who are assessed are provided with a 30-day period to pay off their assessment without interest charges once the Council approves the assessment. Assessments that are not paid off during this 30-day period are certified to Ramsey County to be collected with real estate taxes under the terms set by Council at the assessment hearing. The first payment of the levied assessment would appear on the 2028 year's tax statement and would include about 15 months interest from the date of the assessment hearing through the end of 2028. Assessment rate calculations and an example special assessment payment schedule of the estimated assessment for this project appears in Appendix C.

The City has adopted an ordinance for the deferment of special assessments for elderly residents; see a copy of Section 2 of the New Brighton City Code in Appendix C. To qualify for a deferment, residents must be 65 years of age or older and the average annual amount of all their assessments must exceed one percent of their Federal adjusted gross income.

PROPOSED WATER SYSTEM REPLACEMENT FUNDING – All water system improvements are proposed to be paid for from the Water Improvement Fund, which was established to pay for water system improvements at the time of street reconstruction.

PROPOSED SANITARY SEWER REPAIR FUNDING - All sanitary system improvements are proposed to be funded by the Sanitary Sewer Improvement Fund.

PROPOSED STORM SEWER IMPROVEMENTS FUNDING – Storm sewer system improvements on local roadways are proposed to be funded by the Stormwater Improvement Fund. Storm sewer improvements on Municipal State Aid designated routes will be funded with MSA funds.

PROPOSED PROJECT SCHEDULE

We recommend the following schedule for this project:

Neighborhood Informational Meeting	March 19, 2026
Receive Feasibility Study and Set Improvement Hearing Date	March 24, 2026
Improvement Hearing	April 14, 2026
Award Contract	May 2026
Start Construction	Summer 2026
Project Completion	October 2026
Assessment Hearing	September 2027

RECOMMENDATION

The construction of this project is feasible, necessary, cost effective, and recommended by staff.

It is cost-effective and to the City’s benefit to construct this project at this time. Future material costs will continue to increase over the coming years, and will play a big part in overall rising project costs.

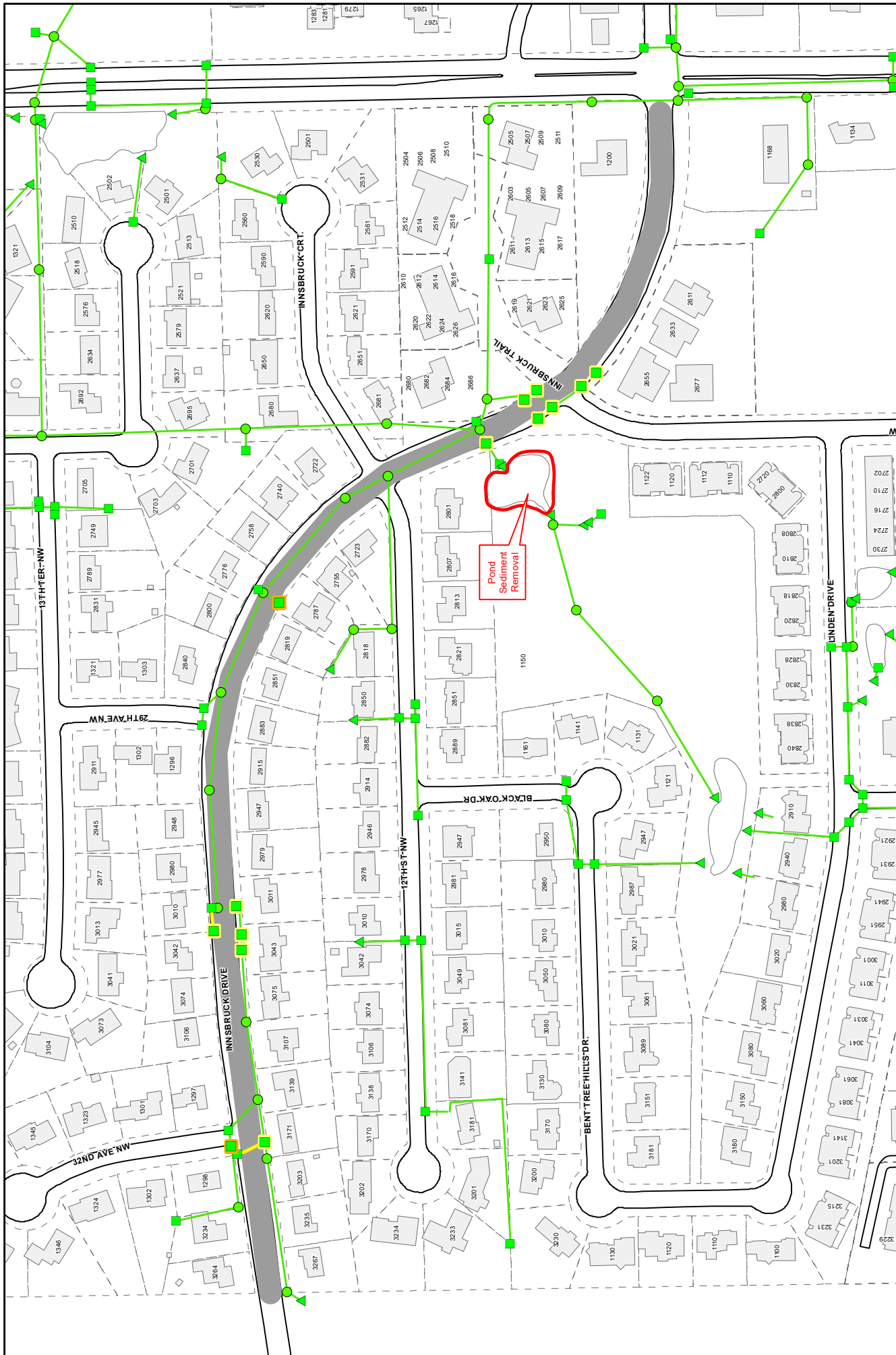
The action required by the City Council at the March 24, 2026 Council meeting is adoption of the following resolution which can be found on Page 25 of this report.

RESOLUTION ACCEPTING THE FEASIBILITY STUDY FOR PROJECT 26-1, 2026 STREET REHABILITATION, AND SETTING THE PUBLIC IMPROVEMENT HEARING DATE.

Adopting this resolution will accept this Feasibility Study and set the Public Improvement Hearing for April 14, 2026.

The Council action required at the April 14, 2026 Public Improvement Hearing is to hold the public hearing and take action on the project. Staff recommends that the City Council approves Project 26-1, 2026 Street Rehabilitation, and adopts the following resolution which can be found on Page 26 of this report.

RESOLUTION ORDERING PROJECT AND AUTHORIZING PREPARATION OF PLANS AND SPECIFICATIONS FOR PROJECT 26-1, 2026 STREET REHABILITATION.

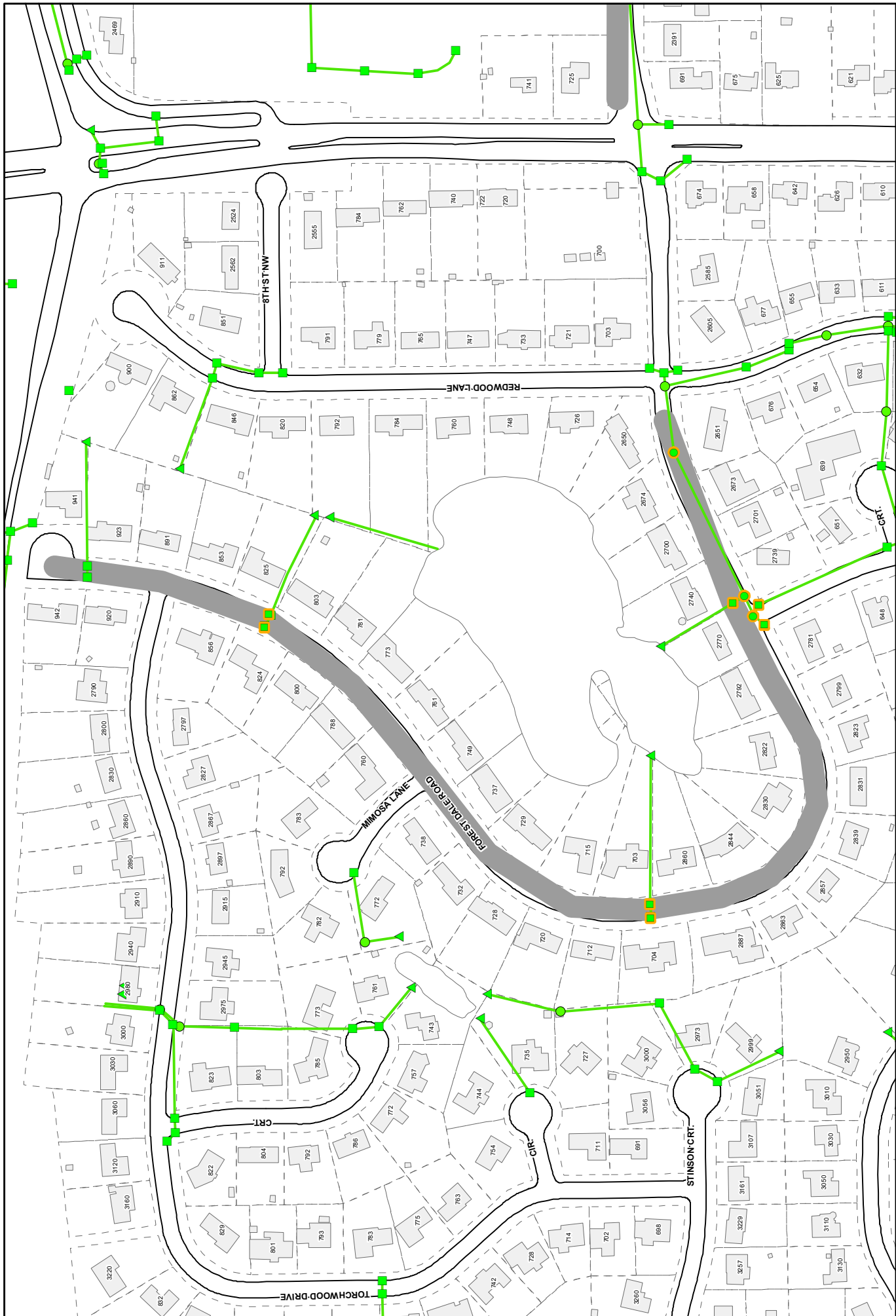


Storm Sewer Improvements For 2026 Street Reconstruction - Map 1

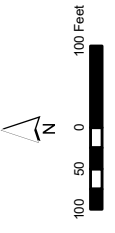
■ Catch Basin
▲ Apron
● Storm Manhole
— Storm Sewer
■ Install New Drainage Structure
▲ Remove & Replace Drainage Structure
● Install New Storm Sewer Pipe
 2026 Street Reconstruction

100 50 0 100 Feet

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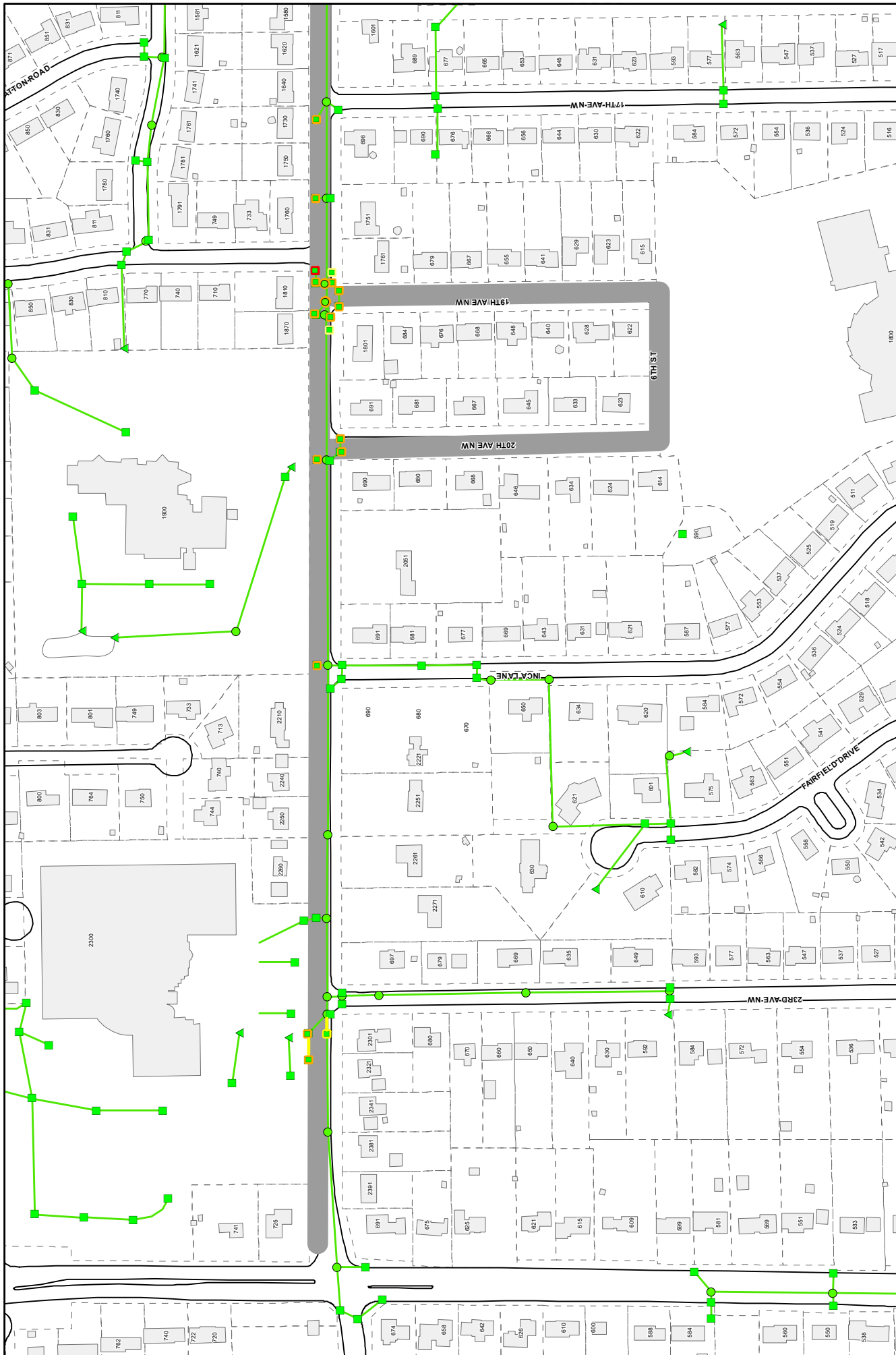


- Catch Basin
- ▲ Apron
- Storm Manhole
- Storm Sewer
- Remove & Replace Drainage Structure
- 2026 Street Reconstruction



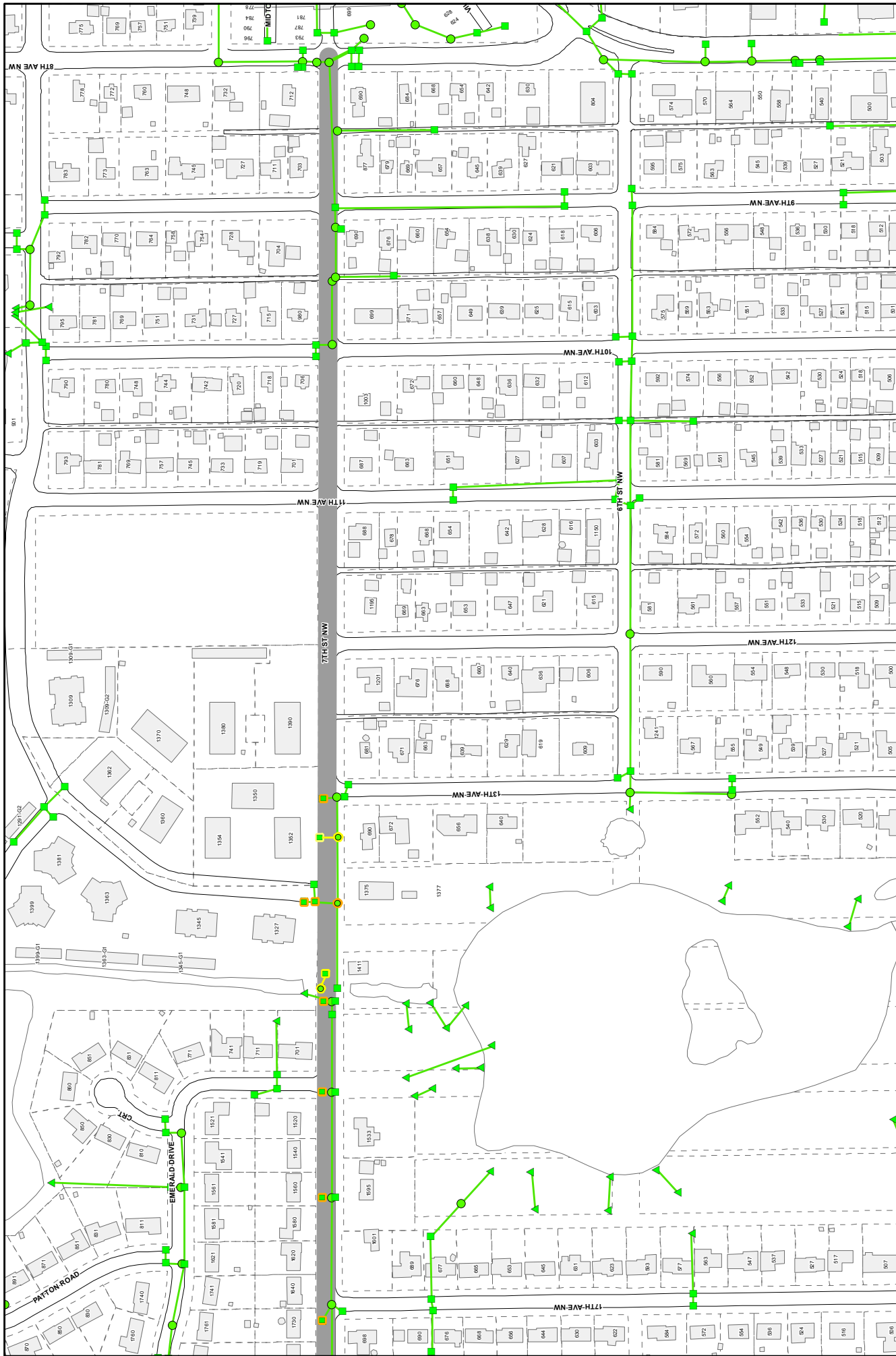
Storm Sewer Improvements For 2026 Street Reconstruction - Map 2



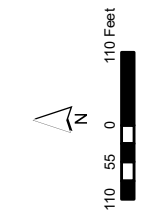


Storm Sewer Improvements For 2026 Street Reconstruction - Map 3

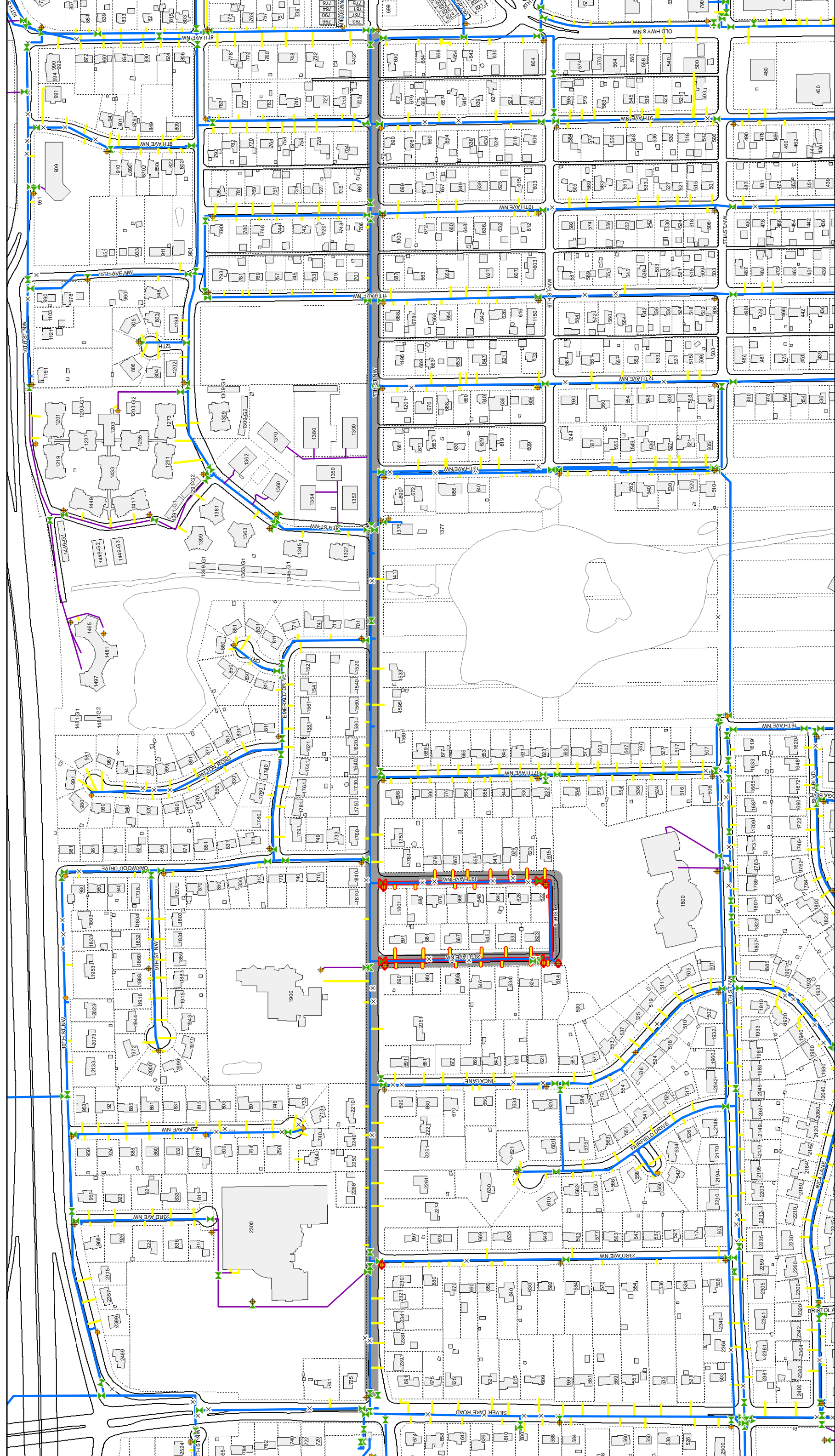




Storm Sewer Improvements For 2026 Street Reconstruction - Map 4

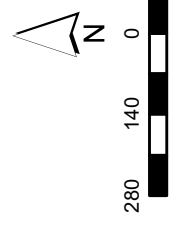


- Catch Basin
- ▲ Apron
- Storm Manhole
- Storm Sewer
- Install New Drainage Structure
- Remove & Replace Drainage Structure
- Install New Storm Sewer Pipe
- 2026 Street Reconstruction



Water System Replacement For 2026 Street Reconstruction

Map 1 of 2

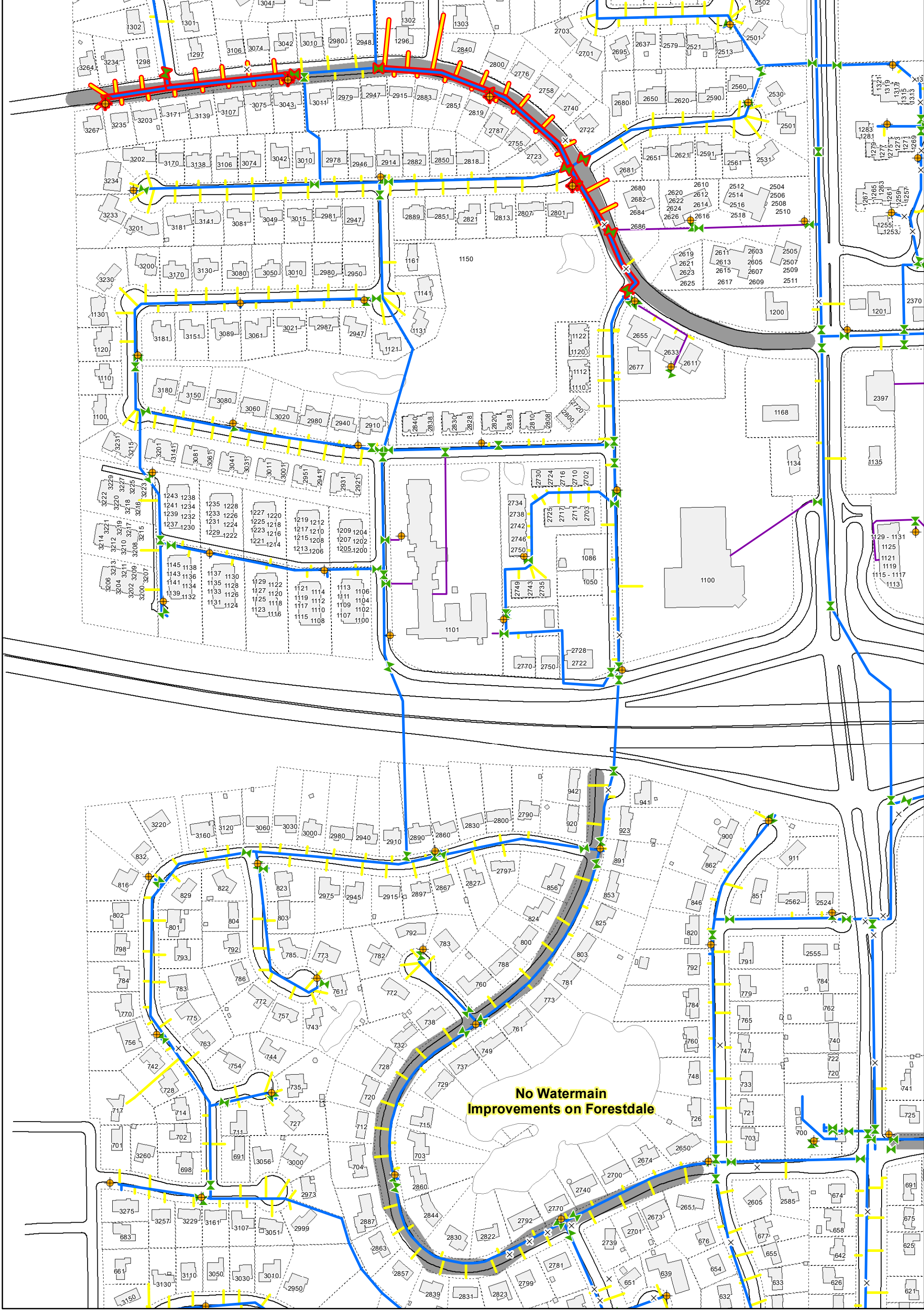


Features to be replaced are highlighted in red.

All other utilities will not be replaced.

Hydrants	5
Valves	4-6"
Water Service	28
Watermain	6" – 1,633 ft.

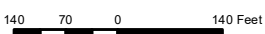
- Private Water Line
- Water Service
- Watermain
- 2026 Street Reconstruction
- Break
- Hydrant
- Valve



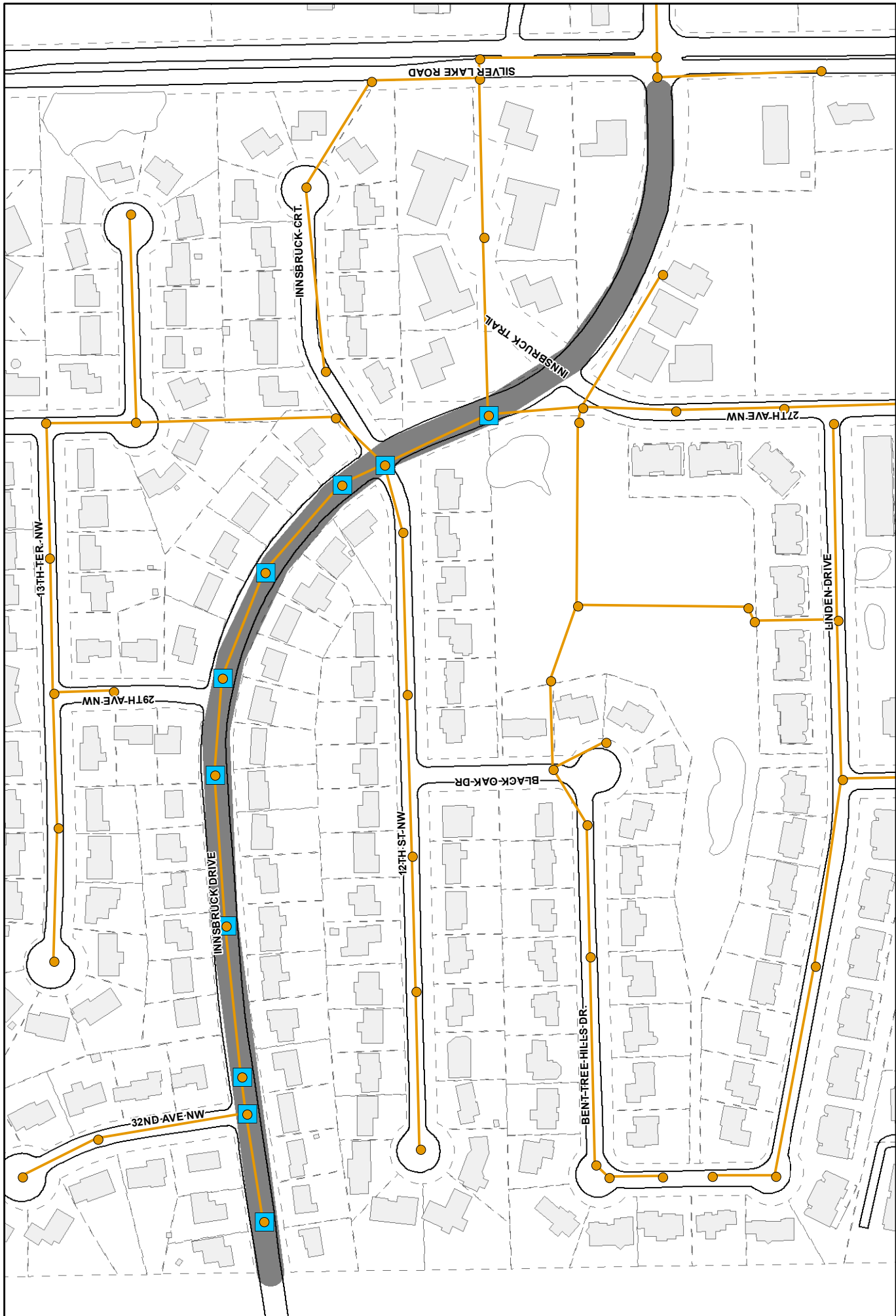
- Break
- Hydrant
- Valve
- Private Water Line
- Water Service
- Watermain
- 2026 Street Reconstruction

Hydrants	4
Valves	6" - 11 20" - 2
Water Services	39
Watermain	6" - 1,798 ft.

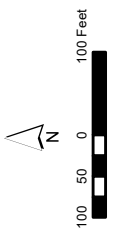
Features to be replaced are highlighted in red.
All other utilities will not be replaced.



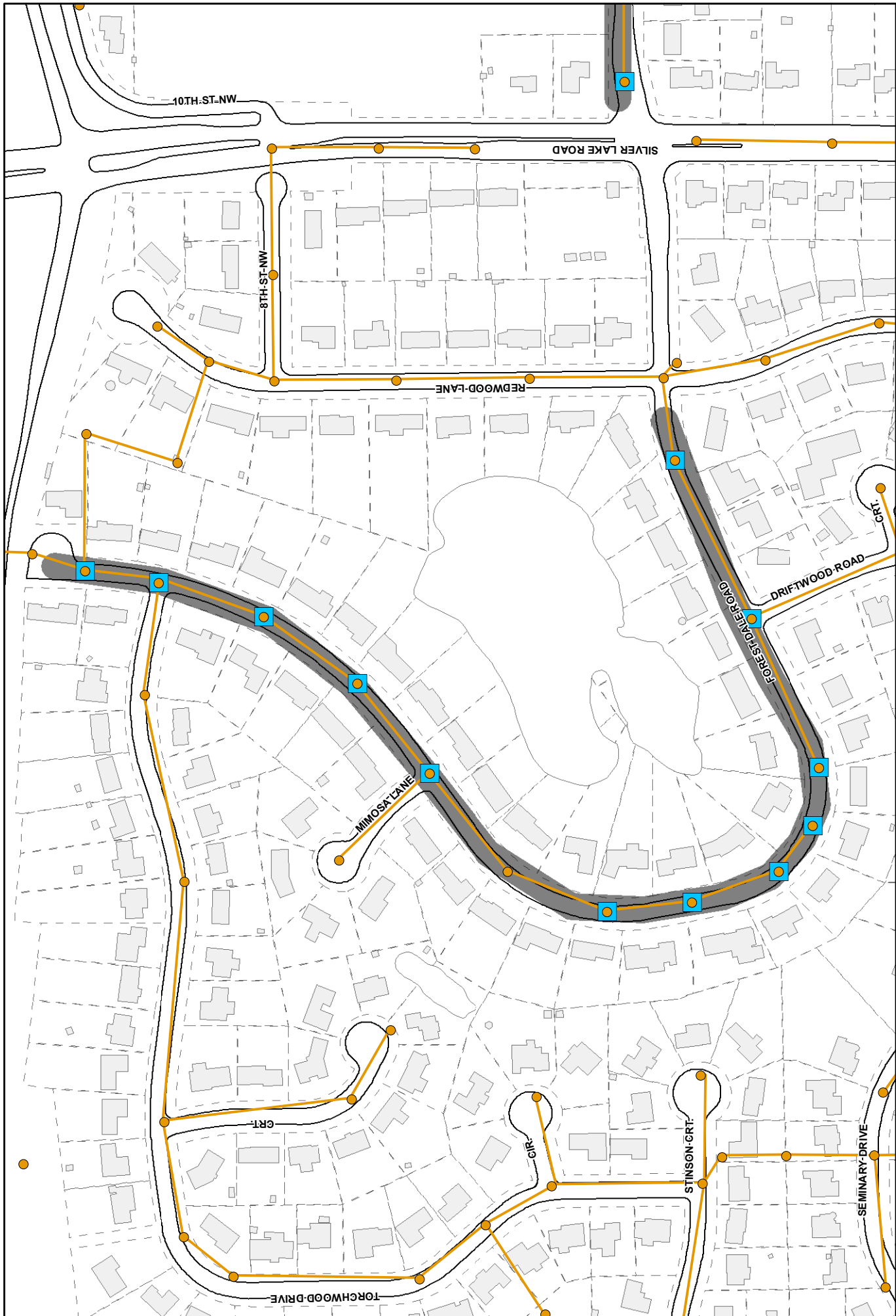
Water System Replacement For 2026 Street Reconstruction Map 2 of 2



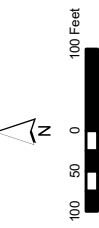
Sanitary Sewer Improvements For 2026 Street Reconstruction - Map 1



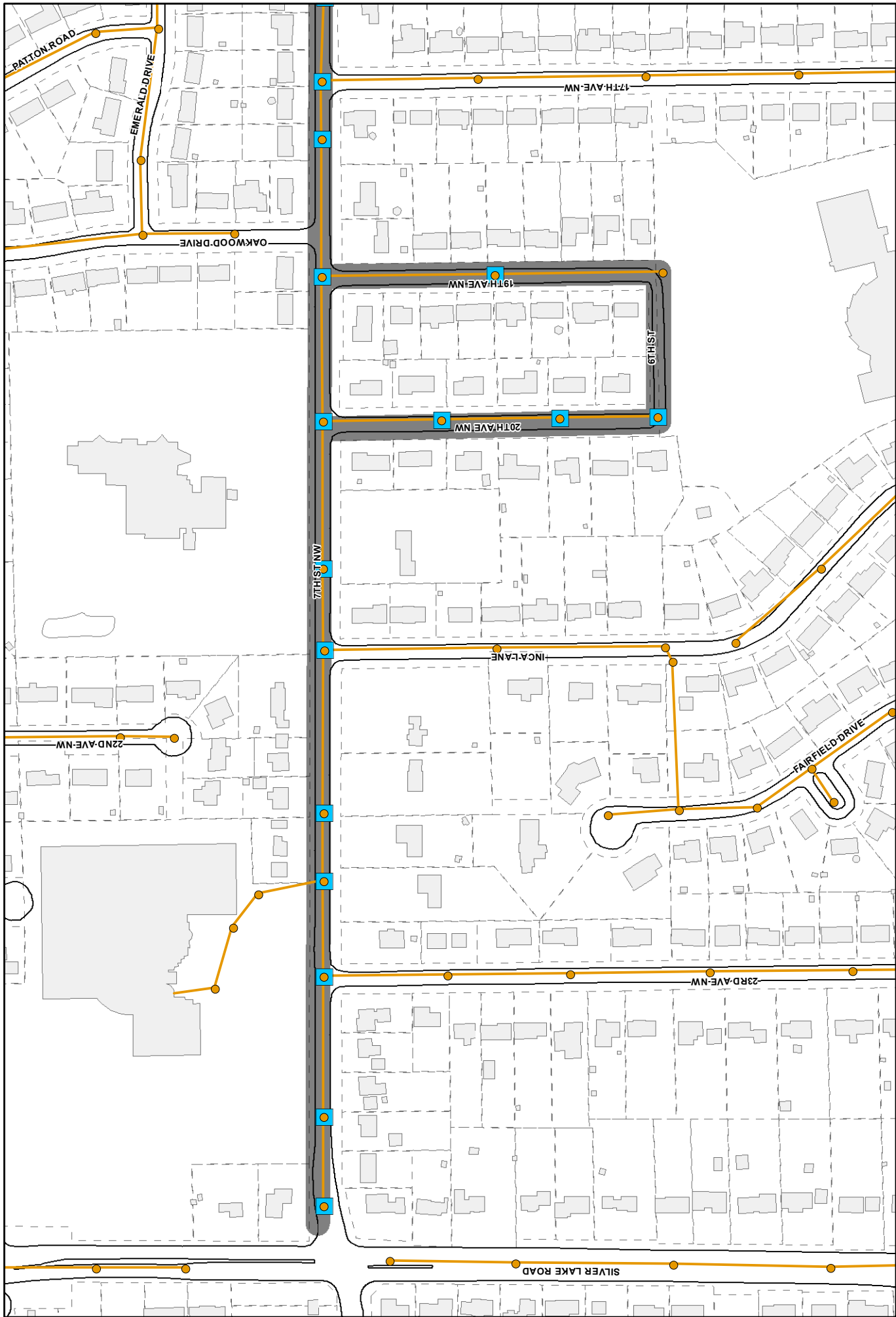
- Sanitary Line
- 2026 Street Reconstruction
- Flex Seal Adjustment Ring
- Sanitary Manhole



Sanitary Sewer Improvements For 2026 Street Reconstruction - Map 2

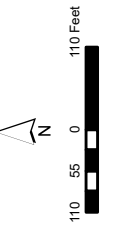


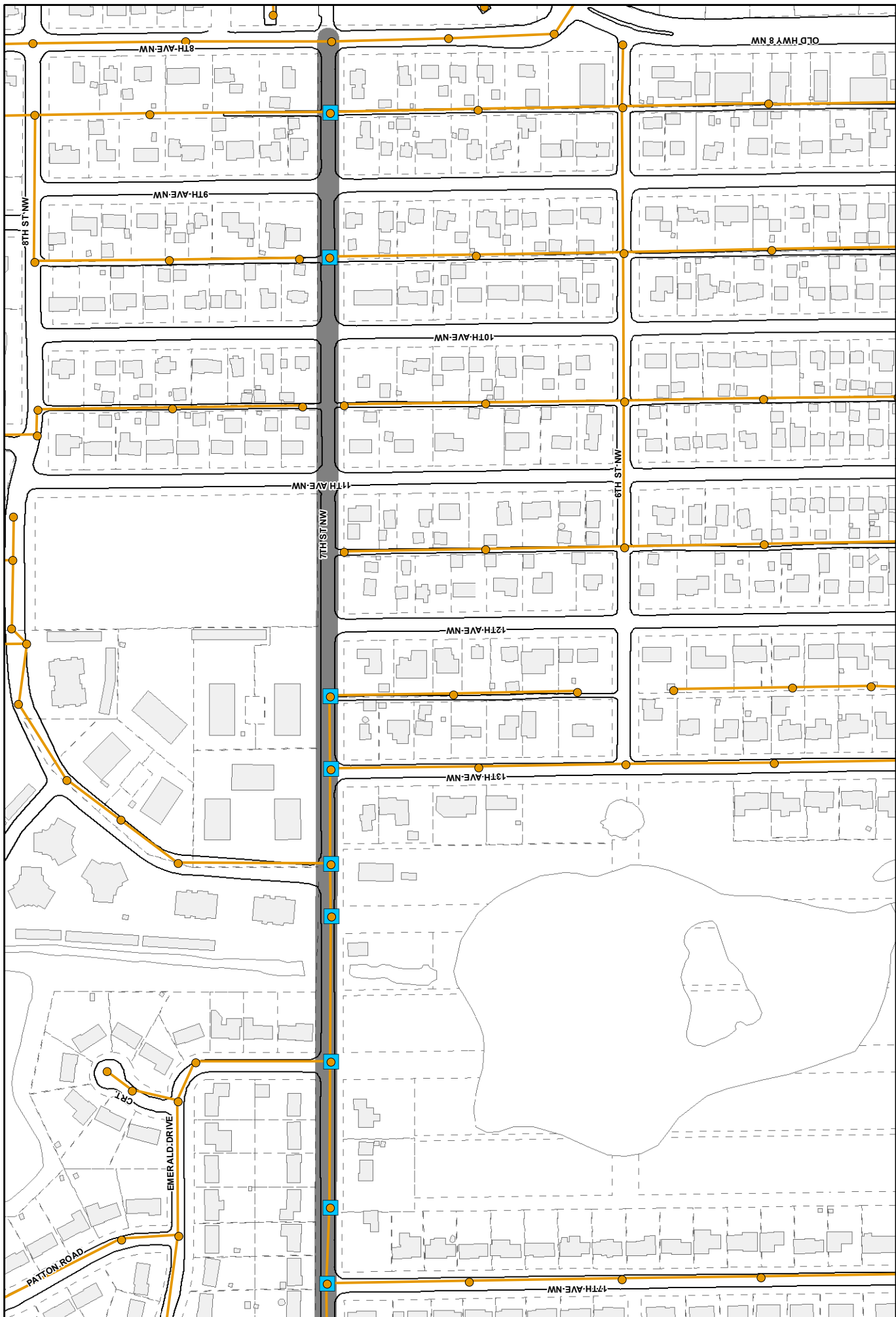
- Sanitary Line
- 2026 Street Reconstruction
- Flex Seal Adjustment Ring
- Sanitary Manhole



Sanitary Sewer Improvements
For 2026 Street Reconstruction - Map 3

- Sanitary Line
- 2026 Street Reconstruction
- Flex Seal Adjustment Ring
- Sanitary Manhole





Sanitary Sewer Improvements For 2026 Street Reconstruction - Map 4



- Sanitary Line
- Flex Seal Adjustment Ring
- Sanitary Manhole
- 2026 Street Reconstruction

RESOLUTION No. 2026-

STATE OF MINNESOTA
COUNTY OF RAMSEY
CITY OF NEW BRIGHTON

RESOLUTION ACCEPTING THE FEASIBILITY STUDY AND CALLING FOR A PUBLIC IMPROVEMENT HEARING ON PROPOSED IMPROVEMENT PROJECT 26-1, 2026 STREET REHABILITATION.

WHEREAS, pursuant to City Council order, a Feasibility Report has been prepared by the Department of Community Assets and Development of the City of New Brighton with reference to the construction of Improvement Project 26-1, 2026 Street Rehabilitation, and

WHEREAS, this Feasibility Report was received by the City Council of the City of New Brighton on March 24, 2026.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of New Brighton:

1. The Council will consider the construction of the proposed Improvement 26-1, 2026 Street Rehabilitation, in accordance with the report and the assessment of contiguous or benefiting properties for all or a portion of the cost of the installation, pursuant to Minnesota Statute 429.011, law 1955, Chapter 393, as amended, at the estimated cost of \$8,264,600.
2. That the Public Improvement Hearing will be held on said proposed improvement in the Council Chambers of City Hall at 6:30 p.m., April 14, 2026, and the Clerk shall give mailed and published notice of such hearing and improvement as required by law.

Adopted this 24th day of March, 2026, by the New Brighton City Council with a vote of _____ ayes and _____ nays.

Kari Niedfeldt-Thomas, Mayor

ATTEST:

Devin Massopust, City Manager

Terri Spangrud, City Clerk

RESOLUTION No. 2026-

STATE OF MINNESOTA
COUNTY OF RAMSEY
CITY OF NEW BRIGHTON

RESOLUTION ORDERING PROJECT AND AUTHORIZING PREPARATION OF PLANS AND SPECIFICATIONS FOR PROJECT 26-1, 2026 STREET REHABILITATION.

WHEREAS, pursuant to Resolution 2026- of the City Council of the City of New Brighton, adopted March 24, 2026, a date was set for a Council Hearing on proposed Improvement Project 26-1, 2026 Street Rehabilitation; and,

WHEREAS, ten days published notice of the hearing through two weekly publications of the required notice was given and the hearing was held thereon the 14th day of April, 2026, at which time all persons desiring to be heard were given an opportunity to be heard thereon.

NOW, THEREFORE LET IT BE RESOLVED by the City Council of the City of New Brighton:

1. Such improvement is hereby ordered as proposed.
2. The Director of Community Assets and Development is hereby designated as the engineer for this improvement and is hereby authorized to proceed with the preparation of the plans and specifications.

Adopted this 14 day of April, 2026, by the New Brighton City Council with a vote of _____ ayes and _____ nays.

Kari Niedfeldt-Thomas, Mayor

ATTEST:



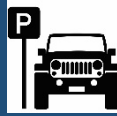



Devin Massopust, City Manager

Terri Spangrud, City Clerk



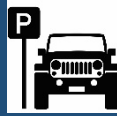
























Appendix A

Living Streets Checklists



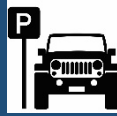



Living Streets Checklist

Roadway	Category	Features Needed						Transit Adjustments	Considerations for Future Study
		Sidewalk 	Bicycle Facilities 	Parking 	Bld Trees 	Storm Drain 	Place Making 		
6 th Street NW (19 th Ave NW to 20 th Ave NW)	<input checked="" type="checkbox"/> Local	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	None	None
	<input type="checkbox"/> Local (MSA)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	<input type="checkbox"/> Minor Collector	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	<input type="checkbox"/> Major Collector	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
		Check the appropriate box above							
		<input checked="" type="checkbox"/> High		<input type="checkbox"/> Medium		<input type="checkbox"/> Low			



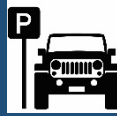



Living Streets Checklist

Roadway	Category	Features Needed						Transit Adjustments	Considerations for Future Study	
		Sidewalk 	Bicycle Facilities 	Parking 	Bld Trees 	Storm Drain 	Place Making 			
7 th Street NW (Silver Lake Road to 8 th Ave NW)	<input type="checkbox"/> Local							None	None	
	<input type="checkbox"/> Local (MSA)									
	<input type="checkbox"/> Minor Collector									
	<input type="checkbox"/> Major Collector									
		Check the appropriate box above								
		 High	 Medium					 Low		



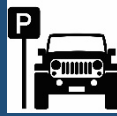



Living Streets Checklist

Roadway	Category	Features Needed						Transit Adjustments	Considerations for Future Study
		Sidewalk 	Bicycle Facilities 	Parking 	Bld Trees 	Storm Drain 	Place Making 		
19 th Avenue NW (6 th Street NW to 7 th Street NW)	<input checked="" type="checkbox"/> Local	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	None	None
	<input type="checkbox"/> Local (MSA)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	<input type="checkbox"/> Minor Collector	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	<input type="checkbox"/> Major Collector	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
		Check the appropriate box above <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;"><input checked="" type="checkbox"/> High</div> <div style="text-align: center;"><input type="checkbox"/> Medium</div> <div style="text-align: center;"><input type="checkbox"/> Low</div> </div>							



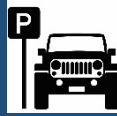
























Living Streets Checklist

Roadway	Category	Features Needed						Transit Adjustments	Considerations for Future Study
		Sidewalk 	Bicycle Facilities 	Parking 	Bld Trees 	Storm Drain 	Place Making 		
20 th Avenue NW (6 th Street NW to 7 th Street NW)	<input checked="" type="checkbox"/> Local	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	None	None
	<input type="checkbox"/> Local (MSA)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	<input type="checkbox"/> Minor Collector	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	<input type="checkbox"/> Major Collector	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
		Check the appropriate box above							
		<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low							

Living Streets Checklist

Roadway	Category	Features Needed						Transit Adjustments	Considerations for Future Study
		Sidewalk 	Bicycle Facilities 	Parking 	Bld Trees 	Storm Drain 	Place Making 		
Forest Dale Road (Silver Lake Road to cul-de-sac)	<input checked="" type="checkbox"/> Local	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	None	None
	<input type="checkbox"/> Local (MSA)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	<input type="checkbox"/> Minor Collector	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	<input type="checkbox"/> Major Collector	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
		Check the appropriate box above							
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Living Streets Checklist

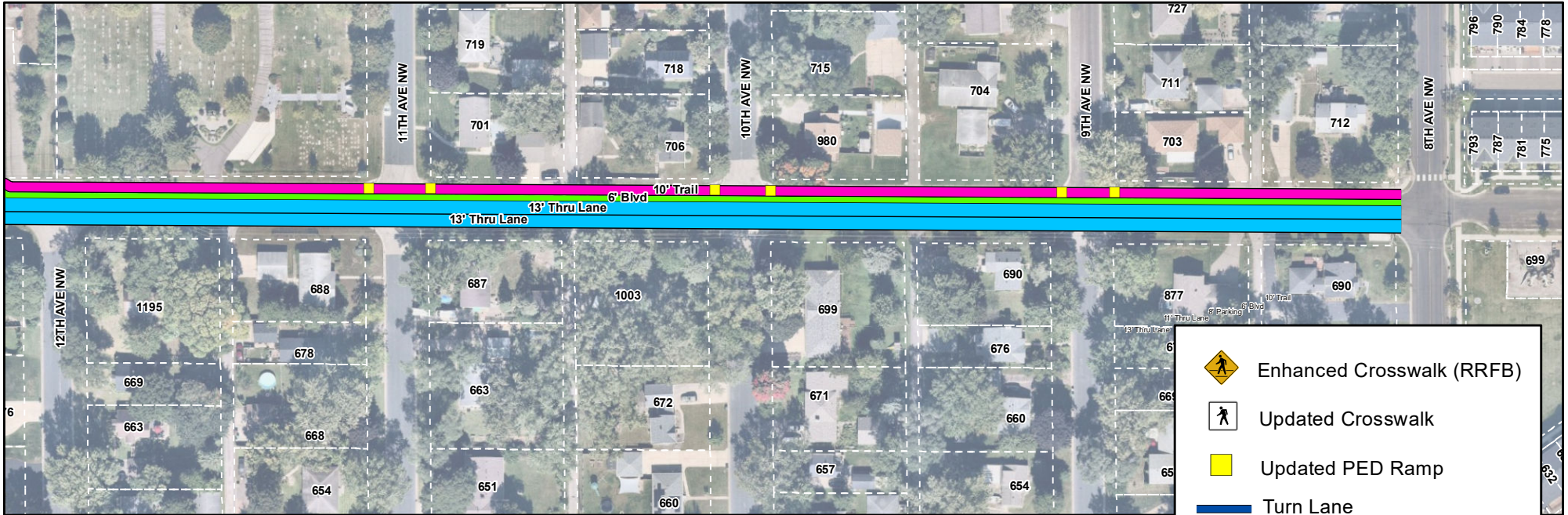
Roadway	Category	Features Needed						Transit Adjustments	Considerations for Future Study	
		Sidewalk 	Bicycle Facilities 	Parking 	Bld Trees 	Storm Drain 	Place Making 			
Innsbruck Drive (Silver Lake Road to city border)	<input type="checkbox"/> Local							None	None	
	<input type="checkbox"/> Local (MSA)									
	<input checked="" type="checkbox"/> Minor Collector									
	<input type="checkbox"/> Major Collector									
		Check the appropriate box above								
		 High	 Medium					 Low		

Appendix B

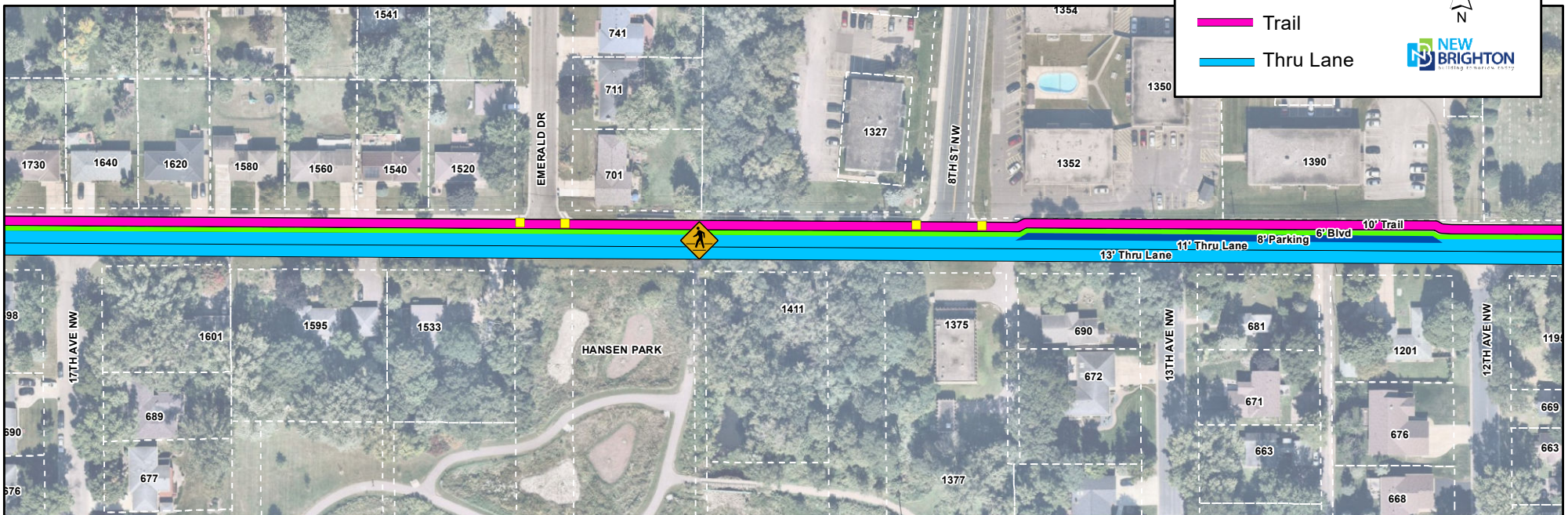
Street Section Exhibits

Proposed Street Section Exhibit

7th Street NW Street Rehabilitation - 8th Ave NW to 12th Ave NW

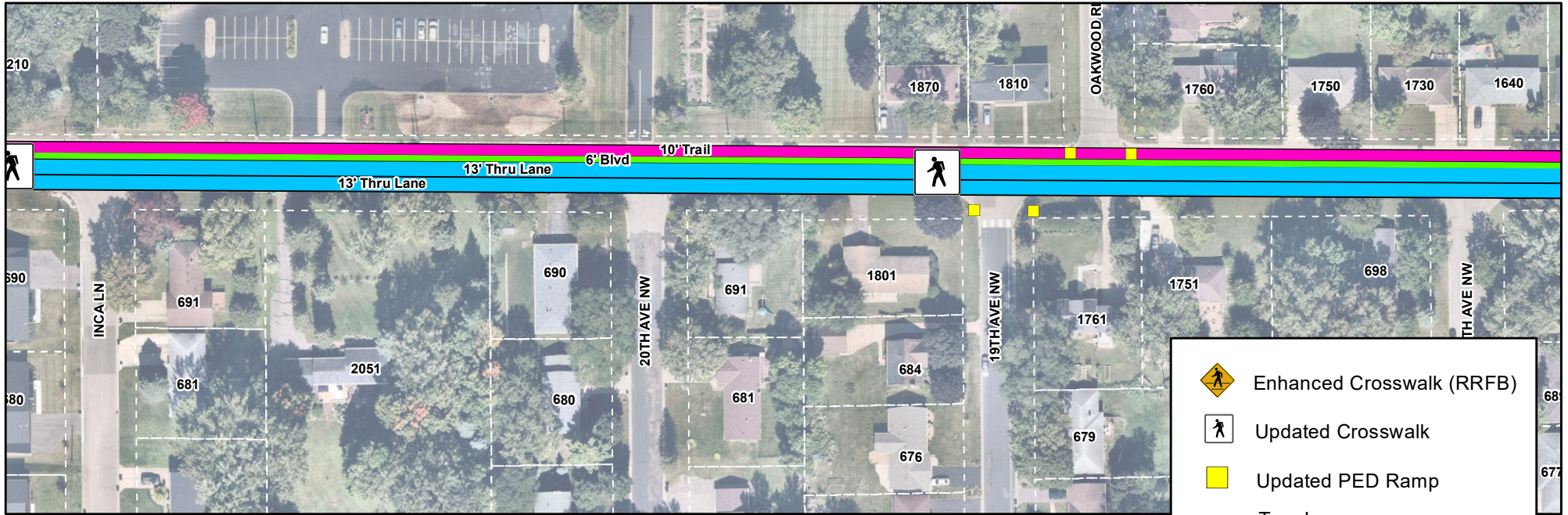


7th Street NW Street Rehabilitation - 12th Ave NW to 17th Ave NW



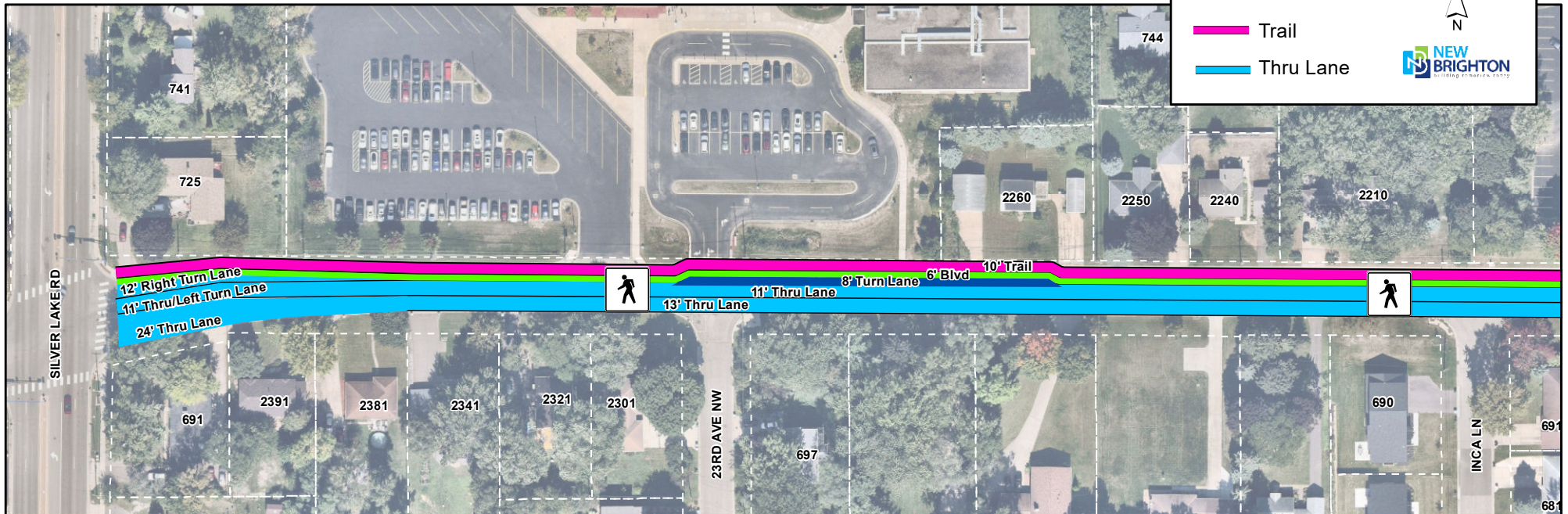
Proposed Street Section Exhibit

7th Street NW Street Rehabilitation - 17th Ave NW to Inca Ln.



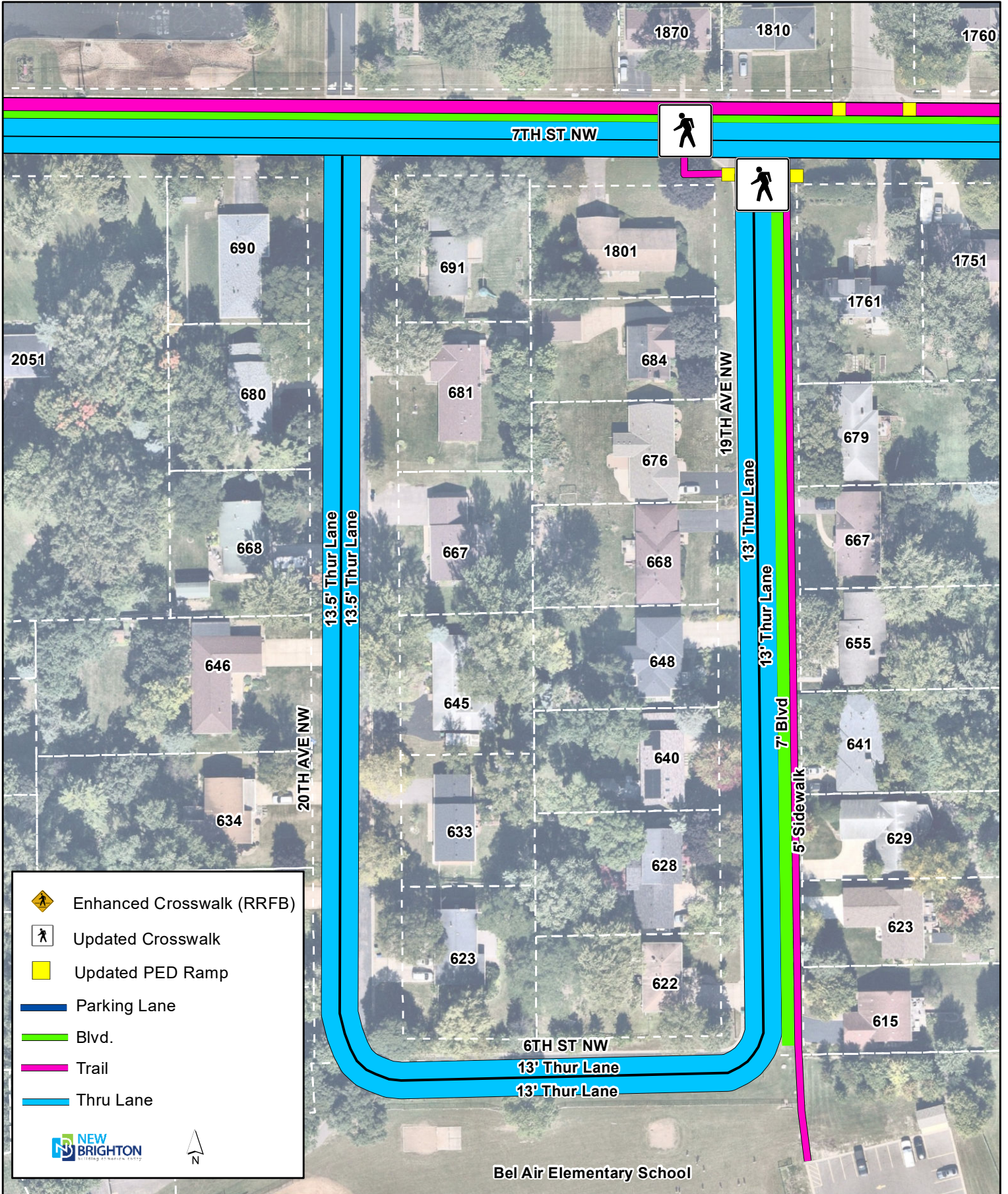
	Enhanced Crosswalk (RRFB)
	Updated Crosswalk
	Updated PED Ramp
	Turn Lane
	Blvd.
	Trail
	Thru Lane

7th Street NW Street Rehabilitation - Inca Ln. to Silver Lake Rd.



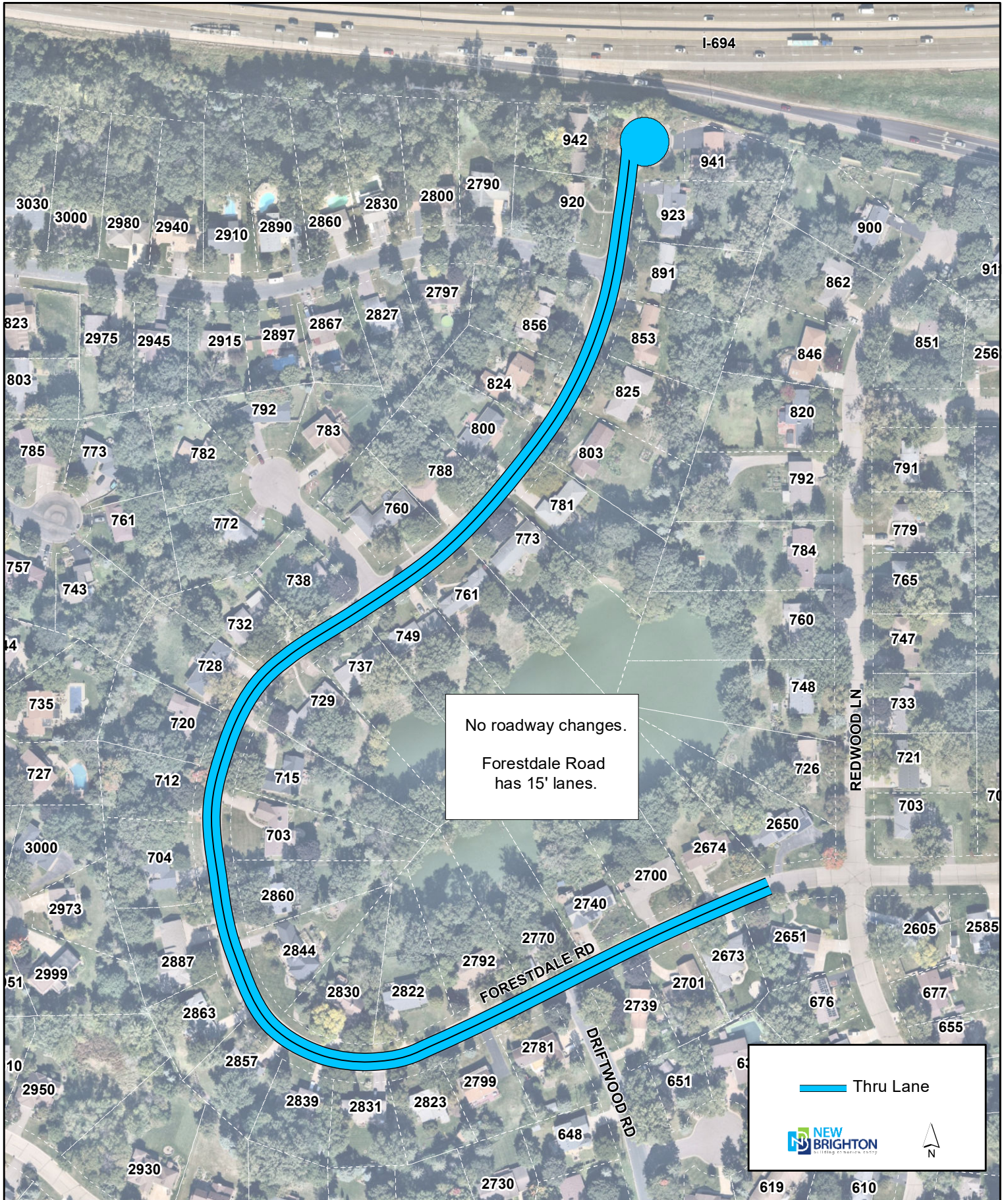
Proposed Street Section Exhibit

6th St, 20th Ave & 19th Ave Street Rehabilitation



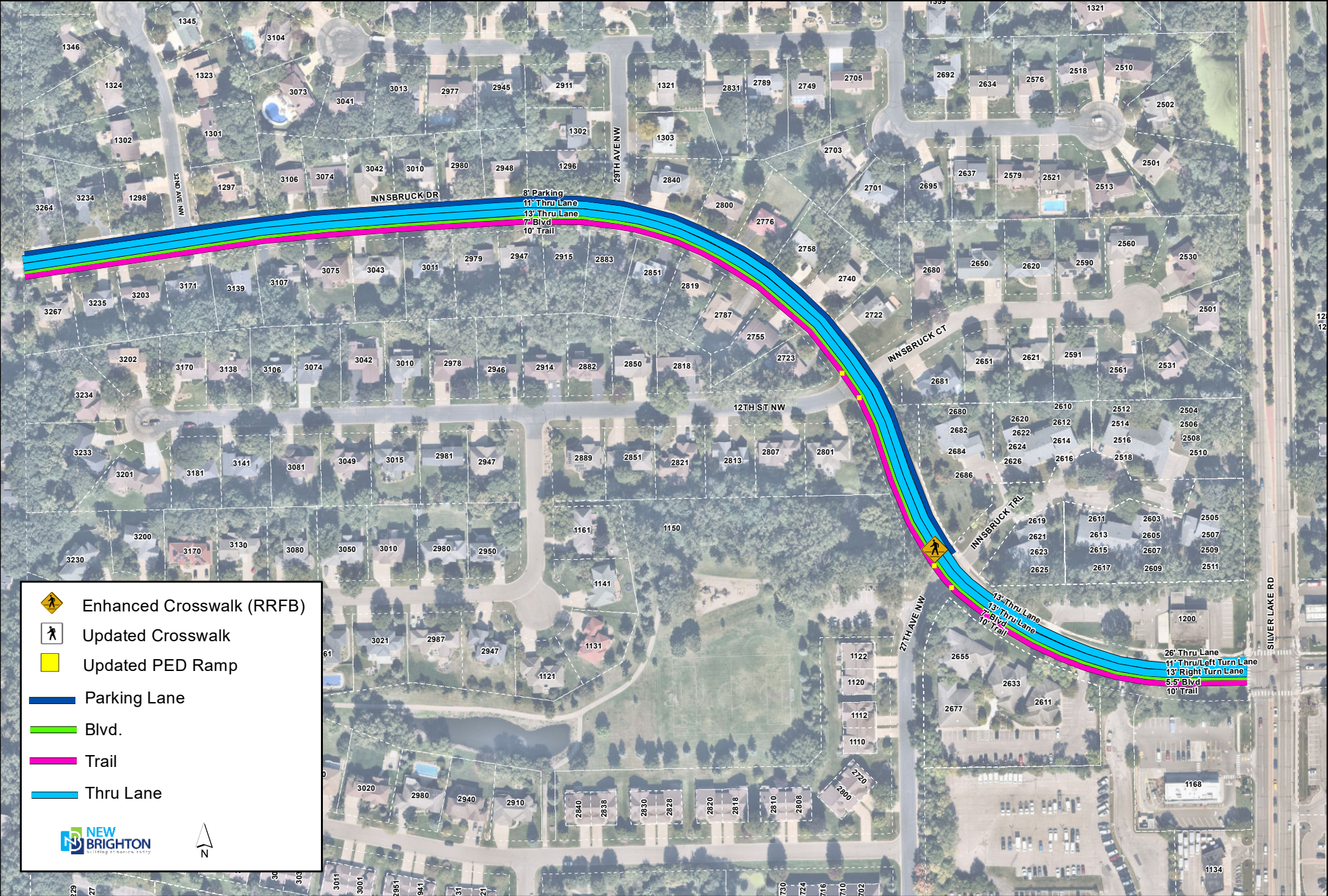
Proposed Street Section Exhibit

Forestdale Road Street Rehabilitation



Proposed Street Section Exhibit

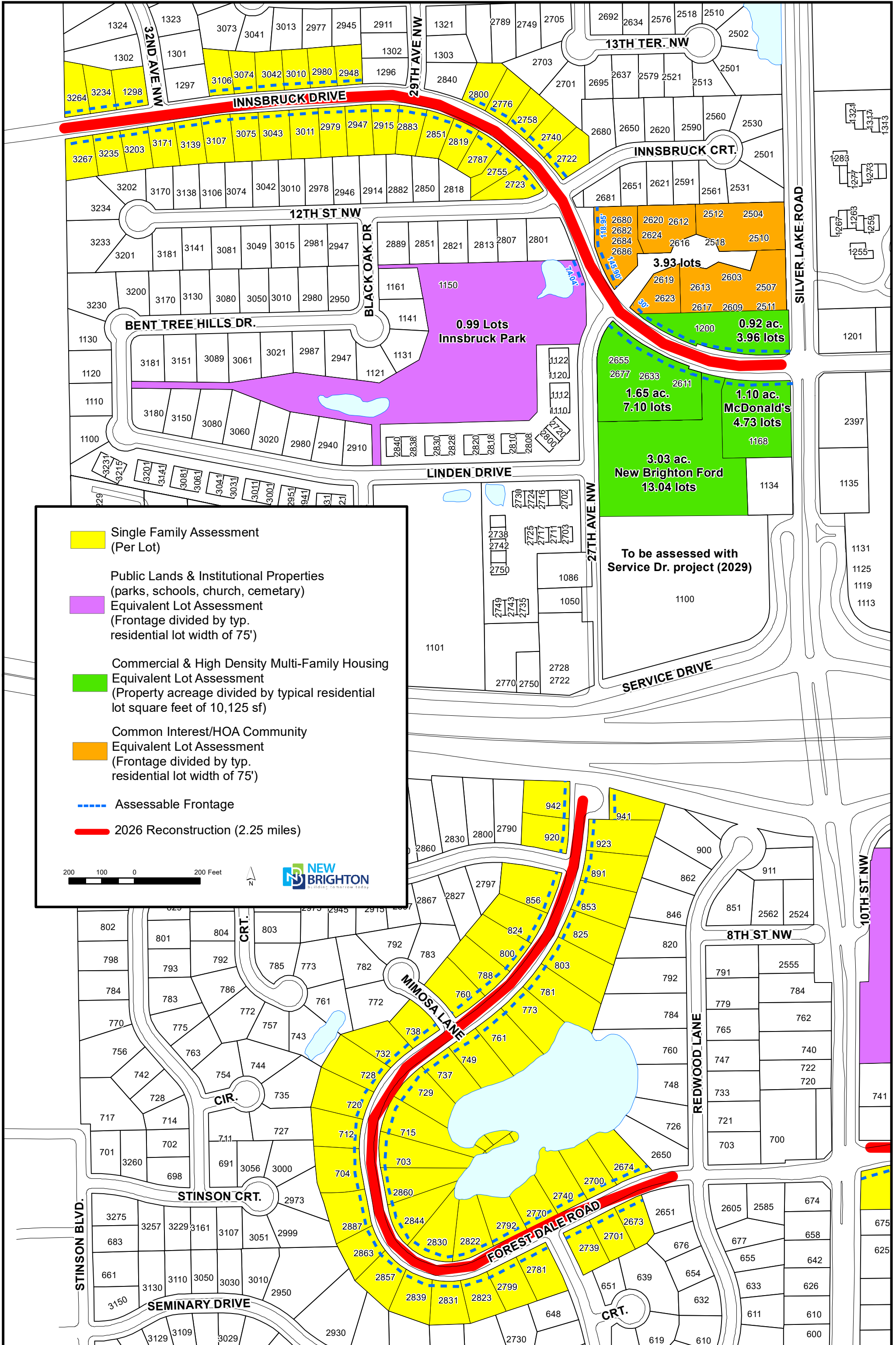
Innsbruck Drive Street Rehabilitation



Appendix C

Assessable Area Maps
Estimated Project Cost Breakdown
Estimated Assessment Rate Calculations
Preliminary Estimated Assessment Roll
Example Assessment Payoff Schedule
Senior Citizen Assessment Deferral Procedure

2026 Street Rehabilitation - Assessment Breakdown Map 1 of 2



Single Family Assessment (Per Lot)

Public Lands & Institutional Properties (parks, schools, church, cemetery)

Equivalent Lot Assessment (Frontage divided by typ. residential lot width of 75')

Commercial & High Density Multi-Family Housing Equivalent Lot Assessment (Property acreage divided by typical residential lot square feet of 10,125 sf)

Common Interest/HOA Community Equivalent Lot Assessment (Frontage divided by typ. residential lot width of 75')

Assessable Frontage

2026 Reconstruction (2.25 miles)

200 100 0 200 Feet

NEW BRIGHTON
building tomorrow today

3.93 lots

0.92 ac. 3.96 lots

1.65 ac. 7.10 lots

1.10 ac. McDonald's 4.73 lots

3.03 ac. New Brighton Ford 13.04 lots

To be assessed with Service Dr. project (2029)

0.99 Lots Innsbruck Park

SILVER LAKE ROAD

LINDEN DRIVE

SERVICE DRIVE

MIMOSA LANE

FOREST DALE ROAD

8TH ST NW

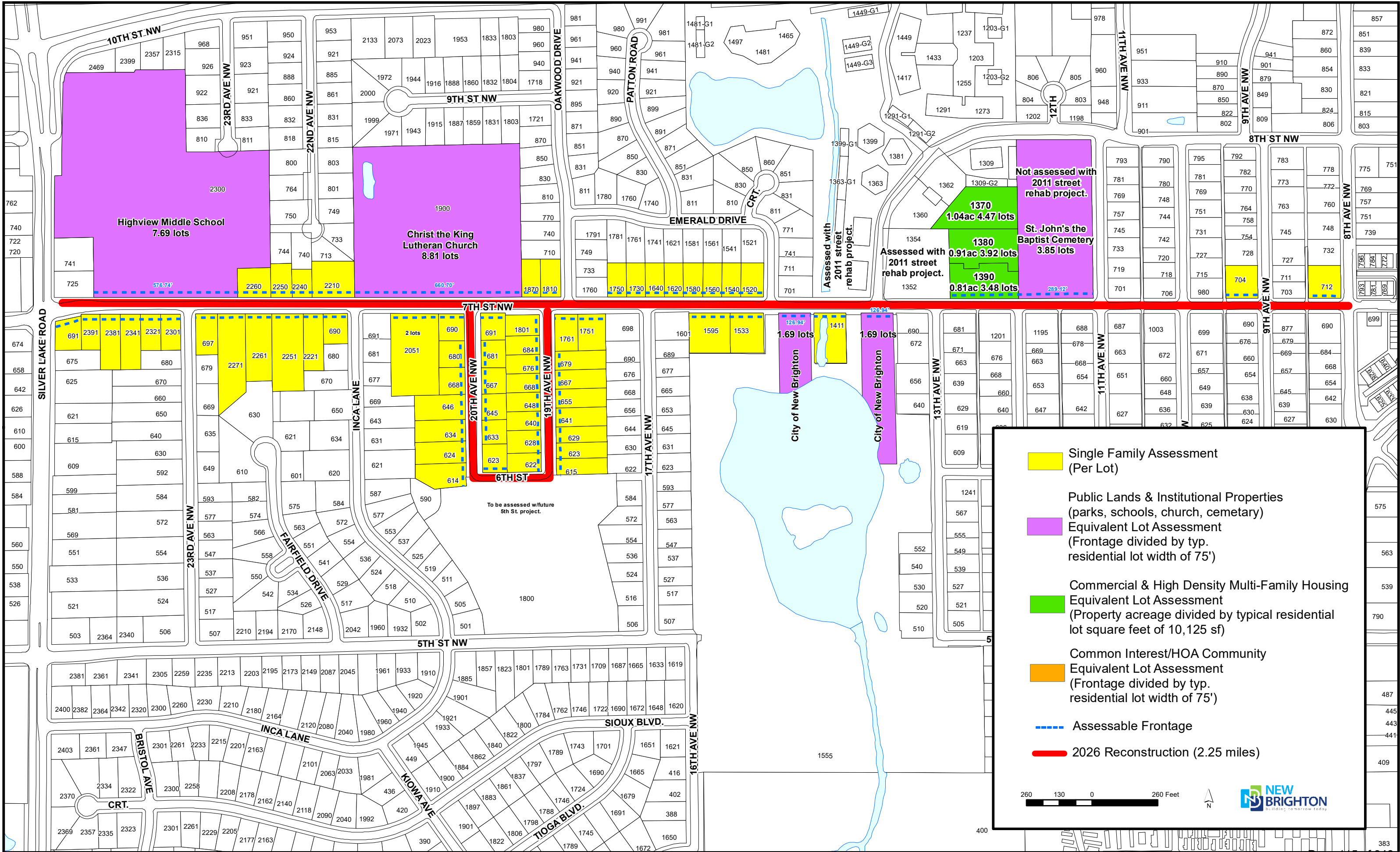
REDWOOD LANE

STINSON CRT.

SEMINARY DRIVE

10TH ST NW

2026 Street Rehabilitation - Assessment Breakdown Map 2 of 2



Single Family Assessment (Per Lot)

Public Lands & Institutional Properties (parks, schools, church, cemetery)

Equivalent Lot Assessment (Frontage divided by typ. residential lot width of 75')

Commercial & High Density Multi-Family Housing

Equivalent Lot Assessment (Property acreage divided by typical residential lot square feet of 10,125 sf)

Common Interest/HOA Community

Equivalent Lot Assessment (Frontage divided by typ. residential lot width of 75')

Assessable Frontage

2026 Reconstruction (2.25 miles)

260 130 0 260 Feet

NEW BRIGHTON
building tomorrow today

CITY OF NEW BRIGHTON
PROJECT 26-1, 2026 STREET REHABILITATION

BREAKDOWN OF ESTIMATED PROJECT COSTS

		ASSESSABLE COSTS	NON-ASSESSABLE COSTS						
		STREET REHABILITATION	MSA STREET & TRAIL CONSTRUCTION	MSA STORM SEWER IMPROVEMENTS	SIDEWALK CONSTRUCTION	WATERMAIN CONSTRUCTION	SANITARY SEWER CONSTRUCTION	STORM SEWER CONSTRUCTION	TOTALS
CONSTRUCTION COST		\$1,869,852	\$2,716,488	\$470,430	\$66,460	\$1,257,488	\$83,750	\$263,910	\$6,728,378
CONTINGENCY	10.00%	\$186,985	\$271,649	\$47,043	\$6,646	\$125,749	\$8,375	\$26,391	\$672,838
SUB-TOTAL		\$2,056,837	\$2,988,137	\$517,473	\$73,106	\$1,383,237	\$92,125	\$290,301	\$7,401,215
IN-HOUSE ENGINEERING & ADMIN		\$200,000							\$200,000
CONSULTANT ENGINEERING SERVICES			\$310,397	\$53,753	\$2,574	\$48,694	\$3,243	\$10,219	\$428,880
SURVEYING AND TESTING SERVICES		\$48,633	\$70,654	\$12,236	\$1,729	\$32,706	\$2,178	\$6,864	\$175,000
LEGAL & FISCAL	1.00%	\$20,568			\$731	\$13,832	\$921	\$2,903	\$38,956
CAPITALIZED INTEREST	1.00%	\$20,568							\$20,568
TOTAL PROJECT COSTS		\$2,346,607	\$3,369,187	\$583,462	\$78,139	\$1,478,470	\$98,468	\$310,288	\$8,264,620

ASSESSABLE PORTION

CONSTRUCTION COST		\$1,869,852
CONTINGENCY	10.00%	\$186,985
SUB-TOTAL		\$2,056,837
IN-HOUSE ENGINEERING & ADMIN.		\$200,000
SURVEYING AND TESTING SERVICES		\$48,633
LEGAL & FISCAL	1.00%	\$20,568
CAPITALIZED INTEREST		\$20,568
TOTAL PROJECT COSTS		\$2,346,607
25% ASSESSABLE		\$586,652
75% CITY		\$1,759,955

211.35 TOTAL NUMBER OF LOTS
 \$2,800 ESTIMATED ASSESSMENT PER LOT

**2026 STREET REHABILITATION
ASSESSMENT RATE CALCULATIONS**

<u>ITEM</u>	<u>ESTIMATED QUAN.</u>	<u>UNIT</u>	<u>ESTIMATED UNIT PRICE</u>	<u>TOTAL</u>
STREET CONSTRUCTION COSTS				
MOBILIZATION	1	LS	\$90,000.00	\$90,000.00
FULL DEPTH RECLAMATION	44500	S.Y.	\$2.50	\$111,250.00
SALVAGE MAILBOX	55	EACH	\$125.00	\$6,875.00
COMMON EXCAVATION	5893	C.Y.	\$35.00	\$206,255.00
SUBGRADE EXCAVATION	500	C.Y.	\$40.00	\$20,000.00
AGGREGATE BASE CLASS 5	5088	TON	\$45.00	\$228,960.00
NON WEARING COURSE MIXTURE	6890	TON	\$95.00	\$654,550.00
WEARING COURSE MIXTURE	4803	TON	\$98.00	\$470,694.00
BITUMINOUS MATERIAL FOR TACK COAT	1897	GAL.	\$5.00	\$9,485.00
SAW & SEAL JOINTS	11285	L.F.	\$4.50	\$50,782.50
INSTALL SALVAGED MAILBOX	55	EACH	\$200.00	\$11,000.00
TRAFFIC CONTROL	1	LS	\$10,000.00	\$10,000.00
STREET PROJECT COSTS				ASSESSABLE
CONSTRUCTION				\$1,869,851.50
CONTINGENCIES (10%)				\$186,985.15
SUBTOTAL				<u>\$2,056,836.65</u>
IN-HOUSE ENGINEERING & ADMIN				\$200,000.00
SURVEYING AND TESTING SERVICES				\$48,633.00
LEGAL & FISCAL (1%)				\$20,568.37
CAPITALIZED INTEREST (1%)				<u>\$20,568.37</u>
ASSESSABLE PROJECT COSTS				<u>\$2,346,606.38</u>
STREET COSTS PAID BY ASSESSMENTS			\$2,346,606.38	
CITY COST 75%			\$1,759,954.79	
ASSESSABLE COST 25%			\$586,651.60	
TOTAL			\$2,346,606.38	
TOTAL STREET ASSESSABLE COST		\$586,651.60		
TOTAL ASSESSABLE LOTS		211.35		\$2,800 PER LOT

ESTIMATED COST - STREET IMPROVEMENTS - MSA COSTS
PROJECT: 26-1, 2026 STREET REHABILITATION

ITEM	ESTIMATED QUAN.	UNIT	ESTIMATED UNIT PRICE	TOTAL
STREET CONSTRUCTION COSTS				
MOBILIZATION	1	LS	\$ 330,000.00	\$ 330,000.00
CLEAR AND GRUB TREE	10	EA	\$ 700.00	\$ 7,000.00
REMOVE SIGN	37	EA	\$ 50.00	\$ 1,850.00
SALVAGE SIGN	39	EA	\$ 50.00	\$ 1,950.00
SAWING CONCRETE PAVEMENT (FULL DEPTH)	1534	LF	\$ 5.00	\$ 7,670.00
SAWING BIT PAVEMENT (FULL DEPTH)	10172	LF	\$ 3.00	\$ 30,516.00
REMOVE CURB AND GUTTER	11547	LF	\$ 6.50	\$ 75,055.50
REMOVE CONCRETE WALK	2856	SY	\$ 20.00	\$ 57,120.00
REMOVE CONCRETE DRIVEWAY PAVEMENT	1161	SY	\$ 25.00	\$ 29,025.00
REMOVE CONCRETE PAVEMENT	12	SY	\$ 25.00	\$ 300.00
REMOVE BITUMINOUS DRIVEWAY PAVEMENT	920	SY	\$ 12.00	\$ 11,040.00
REMOVE BITUMINOUS PAVEMENT	8509	SY	\$ 12.00	\$ 102,108.00
MUCK EXCAVATION	500	CY	\$ 100.00	\$ 50,000.00
SUBGRADE EXCAVATION	1000	CY	\$ 40.00	\$ 40,000.00
EXCAVATION - COMMON	450	CY	\$ 25.00	\$ 11,250.00
GRANULAR EMBANKMENT (CV)	1000	CY	\$ 35.00	\$ 35,000.00
COMMON EMBANKMENT (CV)	1425	CY	\$ 6.00	\$ 8,550.00
STREET SWEEPER (WITH PICKUP BROOM)	133	HOUR	\$ 250.00	\$ 33,350.00
WATER	1000	M GALLON	\$ 1.00	\$ 1,000.00
AGGREGATE BASE (CV) CLASS 5	760	CY	\$ 45.00	\$ 34,200.00
CONCRETE PAVEMENT 6" HIGH-EARLY	2681	SY	\$ 150.00	\$ 402,150.00
CONCRETE PAVEMENT 8" HIGH-EARLY	821	SY	\$ 180.00	\$ 147,780.00
TYPE SP 9.5 WEARING COURSE MIX (2:B)	1587	TON	\$ 95.00	\$ 150,765.00
DESIGN SPECIAL 1	1	EA	\$ 15,000.00	\$ 15,000.00
4" CONCRETE WALK	2891	SF	\$ 6.50	\$ 18,791.50
4" BITUMINOUS WALK	49490	SF	\$ 4.00	\$ 197,960.00
CONCRETE CURB RAMP WALK	6699	SF	\$ 15.00	\$ 100,485.00
CONCRETE CURB AND GUTTER DESIGN B618	11579	LF	\$ 25.00	\$ 289,475.00
TRUNCATED DOMES	821	SF	\$ 55.00	\$ 45,155.00
TEMPORARY MAILBOX CLUSTER	27	EA	\$ 100.00	\$ 2,700.00
ALTERNATE PEDESTRIAN ROUTE	1	LS	\$ 10,000.00	\$ 10,000.00
INSTALL SIGN PANEL	1	EA	\$ 210.00	\$ 210.00
INSTALL SIGN	39	EA	\$ 800.00	\$ 31,200.00
SIGN	82	EA	\$ 75.00	\$ 6,150.00
SIGN PANEL	12	SF	\$ 30.00	\$ 360.00
PEDESTRIAN CROSSWALK FLASHER SYSTEM	2	EA	\$ 40,000.00	\$ 80,000.00
REVISE SIGNAL SYSTEM	2	EA	\$ 24,100.00	\$ 48,200.00
STABILIZED CONSTRUCTION EXIT	1	LS	\$ 8,000.00	\$ 8,000.00
EROSION CONTROL SUPERVISOR	1	LS	\$ 16,000.00	\$ 16,000.00
SILT FENCE; TYPE MS	185	LF	\$ 5.00	\$ 925.00
SEDIMENT CONTROL LOG TYPE WOOD FIBER	11815	LF	\$ 4.00	\$ 47,260.00
4" SOLID LINE PAINT	2987	LF	\$ 0.75	\$ 2,240.25
4" DBLE SOLID LINE PAINT	6292	LF	\$ 1.00	\$ 6,292.00
PAVT MSSG PAINT	45	SF	\$ 15.00	\$ 675.00
CROSSWALK PAINT	748	SF	\$ 10.00	\$ 7,480.00
COMMON TOPSOIL BORROW	1850	CY	\$ 45.00	\$ 83,250.00
SODDING	11100	SY	\$ 10.00	\$ 111,000.00
TRAFFIC CONTROL	1	LS	\$20,000.00	\$20,000.00
TOTAL MSA STREET CONSTRUCTION COSTS				\$2,716,488.25
CONTINGENCIES (10%)				\$271,648.83
SUBTOTAL				\$2,988,137.08
CONSULTANT ENGINEERING SERVICES				\$310,397.00
SURVEYING AND TESTING SERVICES				\$70,654.00
TOTAL MSA STREET IMPROVEMENT COSTS				\$3,369,188.08

STREET REHABILITATION
 ESTIMATED COST - 19TH AVE NW - SIDEWALK CONSTRUCTION
 PROJECT: 26-1, 2026 STREET REHABILITATION

17-Mar-26

ITEM	ESTIMATED			
	QUAN.	UNIT	UNIT PRICE	TOTAL
MOBILIZATION	1	LS	\$ 5,000.00	\$ 5,000.00
CLEARING AND GRUB TREE	1	EACH	\$ 1,000.00	\$ 1,000.00
COMMON EXCAVATION	155	C.Y.	\$ 35.00	\$ 5,425.00
AGGREGATE BASE CLASS 5	185	TONS	\$ 45.00	\$ 8,325.00
4" CONCRETE WALK	3,060	SQ.FT.	\$ 8.00	\$ 24,480.00
6" CONCRETE WALK	50	SQ.FT.	\$ 10.00	\$ 500.00
6" CONCRETE DRIVEWAY PAVEMENT H.E.	130	S.Y.	\$ 75.00	\$ 9,750.00
TRUNCATED DOMES	16	SQ.FT.	\$ 55.00	\$ 880.00
LANDSCAPE/IRRIGATION ALLOWANCE	1	LS	\$ 2,500.00	\$ 2,500.00
COMMON TOPSOIL BORROW	80	C.Y.	\$ 45.00	\$ 3,600.00
SODDING	500	S.Y.	\$ 10.00	\$ 5,000.00
TOTAL SIDEWALK CONSTRUCTION				\$ 66,460.00
CONTINGENCIES (10%)				\$ 6,646.00
SUBTOTAL				\$ 73,106.00
CONSULTANT ENGINEERING SERVICES				\$ 2,574.00
SURVEYING AND TESTING SERVICES				\$ 1,729.00
LEGAL & FISCAL (1%)				\$ 731.06
TOTAL SIDEWALK COSTS				\$ 78,140.06

ESTIMATED COST - STORM SEWER IMPROVEMENTS - LOCAL STREETS
PROJECT: 26-1, 2026 STREET REHABILITATION

ITEM	ESTIMATED QUAN.	UNIT	UNIT PRICE	TOTAL
MOBILIZATION	1	LS	\$ 6,000.00	\$ 6,000.00
REMOVE CURB AND GUTTER	1600	LF	\$ 5.00	\$ 8,000.00
REMOVE DRAINAGE STRUCTURE	17	EACH	\$ 500.00	\$ 8,500.00
REMOVE STORM SEWER PIPE	150	LF	\$ 20.00	\$ 3,000.00
REMOVE DRIVEWAY PAVEMENT (BIT)	0	SY	\$ 10.00	\$ -
REMOVE DRIVEWAY PAVEMENT (CONC)	50	SY	\$ 15.00	\$ 750.00
SALVAGE CASTING	0	EACH	\$ 250.00	\$ -
12" RCP DES 3006 CL V	107	LF	\$ 100.00	\$ 10,700.00
15" RCP DES 3006 CL V	36	LF	\$ 110.00	\$ 3,960.00
18" RCP DES 3006 CL V	0	LF	\$ 120.00	\$ -
CONNECT TO EXISTING DRAINAGE STRUCTURE	1	EACH	\$ 2,000.00	\$ 2,000.00
CONNECT TO EXISTING STORM SEWER	14	EACH	\$ 1,000.00	\$ 14,000.00
CONSTRUCT DRAINAGE STRUCURE DESIGN SPECIAL 1	0	LF	\$ 10,000.00	\$ -
CONSTRUCT DRAINAGE STRUCURE DESIGN G	41	LF	\$ 550.00	\$ 22,550.00
CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	51	LF	\$ 750.00	\$ 38,250.00
CASTING ASSEMBLY	18	EACH	\$ 1,150.00	\$ 20,700.00
ADJUST FRAME AND RING CASTING	19	EACH	\$ 750.00	\$ 14,250.00
INSTALL SALVAGED CASTING	0	EACH	\$ 850.00	\$ -
6" CONCRETE DRIVEWAY PAVEMENT H.E.	50	SY	\$ 75.00	\$ 3,750.00
WEARING COURSE MIXTURE (DRIVEWAY)	0	TON	\$ 250.00	\$ -
CURB AND GUTTER DESIGN B618	0	LF	\$ 25.00	\$ -
SPOT CURB AND GUTTER REPLACEMENT	1,600	LF	\$ 50.00	\$ 80,000.00
STORM SEWER INLET PROTECTION	21	EACH	\$ 300.00	\$ 6,300.00
FLEX SEAL ADJUSTMENT RINGS	21	EACH	\$ 600.00	\$ 12,600.00
COMMON TOPSOIL BORROW	80	CY	\$ 45.00	\$ 3,600.00
SODDING	500	SY	\$ 10.00	\$ 5,000.00
TOTAL STORM SEWER CONSTRUCTION				\$ 263,910.00
CONTINGENCIES (10%)				\$ 26,391.00
SUBTOTAL				\$ 290,301.00
CONSULTANT ENGINEERING SERVICES				\$ 10,219.00
SURVEYING AND TESTING SERVICES				\$ 6,864.00
LEGAL & FISCAL (1%)				\$ 2,903.01
TOTAL STORM SEWER COSTS				\$ 310,287.01

ESTIMATED COST - STORM SEWER IMPROVEMENTS - MSA COSTS
PROJECT: 26-1, 2026 STREET REHABILITATION

ITEM	ESTIMATED QUAN.	UNIT	UNIT PRICE	TOTAL
MOBILIZATION	1	LS	\$ 36,000.00	\$ 36,000.00
REMOVE CASTING	4	EACH	\$ 300.00	\$ 1,200.00
REMOVE CURB AND GUTTER	0	LF	\$ 5.00	\$ -
REMOVE DRAINAGE STRUCTURE	25	EACH	\$ 500.00	\$ 12,500.00
REMOVE STORM SEWER PIPE	798	LF	\$ 20.00	\$ 15,960.00
REMOVE DRIVEWAY PAVEMENT (BIT)	0	SY	\$ 10.00	\$ -
REMOVE DRIVEWAY PAVEMENT (CONC)	0	SY	\$ 15.00	\$ -
SALVAGE CASTING	0	EACH	\$ 250.00	\$ -
DEWATERING	1	LS	\$ 10,000.00	\$ 10,000.00
12" RCP DES 3006 CL V	521	LF	\$ 100.00	\$ 52,100.00
15" RCP DES 3006 CL V	281	LF	\$ 110.00	\$ 30,910.00
18" RCP DES 3006 CL V	38	LF	\$ 120.00	\$ 4,560.00
CONNECT TO EXISTING DRAINAGE STRUCTURE	18	EACH	\$ 2,000.00	\$ 36,000.00
CONNECT TO EXISTING STORM SEWER	10	EACH	\$ 1,000.00	\$ 10,000.00
CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 1	1	LF	\$ 10,000.00	\$ 10,000.00
CONSTRUCT DRAINAGE STRUCTURE DESIGN G	96	LF	\$ 550.00	\$ 52,800.00
CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	74	LF	\$ 750.00	\$ 55,500.00
CASTING ASSEMBLY	43	EACH	\$ 1,150.00	\$ 49,450.00
ADJUST FRAME AND RING CASTING	77	EACH	\$ 750.00	\$ 57,750.00
INSTALL SALVAGED CASTING	0	EACH	\$ 850.00	\$ -
6" CONCRETE DRIVEWAY PAVEMENT H.E.	0	SY	\$ 75.00	\$ -
WEARING COURSE MIXTURE (DRIVEWAY)	0	TON	\$ 250.00	\$ -
CURB AND GUTTER DESIGN B618	0	LF	\$ 25.00	\$ -
SPOT CURB AND GUTTER REPLACEMENT	0	LF	\$ 50.00	\$ -
STORM SEWER INLET PROTECTION	119	EACH	\$ 300.00	\$ 35,700.00
FLEX SEAL ADJUSTMENT RINGS	45	EACH	\$ 600.00	\$ 27,000.00
COMMON TOPSOIL BORROW	0	CY	\$ 45.00	\$ -
SODDING	0	SY	\$ 10.00	\$ -
TOTAL MSA STORM SEWER CONSTRUCTION				\$ 470,430.00
CONTINGENCIES (10%)				\$ 47,043.00
SUBTOTAL				\$ 517,473.00
CONSULTANT ENGINEERING SERVICES				\$ 53,753.00
SURVEYING AND TESTING SERVICES				\$ 12,236.00
TOTAL MSA STORM SEWER COSTS				\$ 583,462.00

STREET REHABILITATION
 ESTIMATED COST - SANITARY SEWER IMPROVEMENTS
 PROJECT: 26-1, 2026 STREET REHABILITATION

17-Mar-26

ITEM	ESTIMATED			
	QUAN.	UNIT	UNIT PRICE	TOTAL
MOBILIZATION	1	LS	\$ 5,000.00	\$ 5,000.00
SALVAGE CASTING	45	EACH	\$ 250.00	\$ 11,250.00
INSTALL SALVAGED CASTING	45	EACH	\$ 900.00	\$ 40,500.00
FLEX SEAL ADJUSTMENT RINGS	45	EACH	\$ 600.00	\$ 27,000.00
TOTAL SANITARY SEWER CONSTRUCTION				\$ 83,750.00
CONTINGENCIES (10%)				\$ 8,375.00
SUBTOTAL				\$ 92,125.00
CONSULTANT ENGINEERING SERVICES				\$ 3,243.00
SURVEYING AND TESTING SERVICES				\$ 2,178.00
LEGAL & FISCAL (1%)				\$ 921.25
TOTAL SANITARY SEWER COSTS				\$ 98,467.25

STREET REHABILITATION
ESTIMATED COST - WATERMAIN IMPROVEMENTS
PROJECT: 26-1, 2026 STREET REHABILITATION

17-Mar-26

ITEM	ESTIMATED			TOTAL
	QUAN.	UNIT	UNIT PRICE	
MOBILIZATION	1	LS	\$ 138,000.00	\$ 138,000.00
CLEARING AND GRUB TREE	10	EACH	\$ 1,000.00	\$ 10,000.00
REMOVE DRIVEWAY PAVEMENT (BIT)	200	S.Y.	\$ 10.00	\$ 2,000.00
REMOVE DRIVEWAY PAVEMENT (CONC)	340	S.Y.	\$ 15.00	\$ 5,100.00
REMOVE WATERMAIN	3500	L.F.	\$ 8.00	\$ 28,000.00
REMOVE HYDRANT, LEAD, AND VALVE	9	EACH	\$ 1,000.00	\$ 9,000.00
REMOVE GATE VALVE AND BOX	12	EACH	\$ 500.00	\$ 6,000.00
REMOVE CURB AND GUTTER	3,125	L.F.	\$ 5.00	\$ 15,625.00
CONNECT TO EXISTING WATERMAIN	19	EACH	\$ 2,500.00	\$ 47,500.00
HYDRANT WITH 6" GV	9	EACH	\$ 6,156.09	\$ 55,404.79
INSTALL HYDRANT AND GATE VALVE	9	EACH	\$ 3,250.00	\$ 29,250.00
6" GATE VALVE AND BOX	11	EACH	\$ 1,631.87	\$ 17,950.54
INSTALL 6" GATE VALVE AND BOX	11	EACH	\$ 750.00	\$ 8,250.00
20" GATE VALVE AND BOX	2	EACH	\$ 20,098.89	\$ 40,197.78
INSTALL 20" GATE VALVE AND BOX	2	EACH	\$ 3,500.00	\$ 7,000.00
ADJUST GATE VALVE AND BOX	35	EACH	\$ 500.00	\$ 17,500.00
6" D.I.P. WATERMAIN (INCLUDES HYDRANT LEADS) CL 52 ZINC COATED	3,500	L.F.	\$ 80.00	\$ 280,000.00
20" D.I.P. WATERMAIN CL 52 ZINC COATED	20	L.F.	\$ 250.00	\$ 5,000.00
1" CORPORATION STOP WITH SADDLE	67	EACH	\$ 600.00	\$ 40,200.00
1" CURB STOP AND BOX	67	EACH	\$ 750.00	\$ 50,250.00
1" TYPE K COPPER PIPE	2,050	L.F.	\$ 65.00	\$ 133,250.00
1" WATER SERVICE (DIRECTIONAL DRILL)	176	L.F.	\$ 120.00	\$ 21,120.00
DUCTILE IRON FITTINGS	2,000	LBS	\$ 15.00	\$ 30,000.00
TEMPORARY WATER SERVICE	1	LS	\$ 80,000.00	\$ 80,000.00
WEARING COURSE MIXTURE (DRIVEWAY)	42	TON	\$ 250.00	\$ 10,500.00
6" CONCRETE DRIVEWAY PAVEMENT H.E.	380	S.Y.	\$ 75.00	\$ 28,500.00
CURB AND GUTTER DESIGN B618	3,125	L.F.	\$ 25.00	\$ 78,125.00
COMMON TOPSOIL BORROW	417	C.Y.	\$ 45.00	\$ 18,765.00
SODDING	2,500	S.Y.	\$ 10.00	\$ 25,000.00
LANDSCAPE/IRRIGATION ALLOWANCE	1	LS	\$ 15,000.00	\$ 15,000.00
TRAFFIC CONTROL	1	LS	\$ 5,000.00	\$ 5,000.00
TOTAL WATERMAIN CONSTRUCTION				\$ 1,257,488.11
CONTINGENCIES (10%)				\$ 125,748.81
SUBTOTAL				\$ 1,383,236.92
CONSULTANT ENGINEERING SERVICES				\$ 48,694.00
SURVEYING AND TESTING SERVICES				\$ 32,706.00
LEGAL & FISCAL (1%)				\$ 13,832.37
TOTAL WATERMAIN COSTS				\$ 1,478,469.29

PROJECT 26-1, 2026 STREET REHABILITATION

ESTIMATED ASSESSMENT RATE CALCULATIONS

TOTAL STREET PROJECT COSTS \$2,346,606.38

CITY SHARE (75%) \$1,759,954.79
 ASSESSABLE SHARE (25%) \$586,651.60

TOTAL STREET ASSESSABLE COST \$586,651.60

 TOTAL ASSESSABLE LOTS 211.35 **≈ \$2,800 PER LOT**

SINGLE FAMILY LOTS

7TH STREET NW	37	LOTS	\$103,600 \$2,800 PER LOT
19TH AVENUE NW	15	LOTS	\$42,000 \$2,800 PER LOT
20TH AVENUE NW	10	LOTS	\$28,000 \$2,800 PER LOT
6TH STREET NW	1	LOT	\$2,800 \$2,800 PER LOT
FOREST DALE ROAD	47	LOTS	\$131,600 \$2,800 PER LOT
INNSBRUCK DRIVE	32	LOTS	\$89,600 \$2,800 PER LOT

PUBLIC AND INSTITUTIONAL PROPERTIES

1150 27TH AVENUE NW (INNSBRUCK PARK)	74.04	FEET FRONTAGE	\$2,772
74.04 / 75 (STANDARD LOT FRONTAGE)	0.99	EQUIVALENT LOTS	\$2,800 PER LOT
2300 7TH STREET NW (HIGHVIEW MIDDLE SCHOOL)	576.74	FEET FRONTAGE	\$21,532
576.74 / 75 (STANDARD LOT FRONTAGE)	7.69	EQUIVALENT LOTS	\$2,800 PER LOT
1900 7TH STREET NW (CHRIST THE KING LUTHERAN CHURCH)	660.70	FEET FRONTAGE	\$24,668
660.70 / 75 (STANDARD LOT FRONTAGE)	8.81	EQUIVALENT LOTS	\$2,800 PER LOT
1375 7TH STREET NW (HANSEN PARK)	253.88	FEET FRONTAGE	\$9,464
253.88 / 75 (STANDARD LOT FRONTAGE)	3.38	EQUIVALENT LOTS	\$2,800 PER LOT
0 11TH AVENUE NW (ST JOHNS BAPTIST CEMETERY)	289.12	FEET FRONTAGE	\$10,780
289.12 / 75 (STANDARD LOT FRONTAGE)	3.85	EQUIVALENT LOTS	\$2,800 PER LOT

COMMERCIAL AND HIGH DENSITY MULTI-FAMILY PROPERTIES

1370 7TH STREET NW (1370 SEVENTH STREET LLC)			\$12,516
1.04	PARCEL ACREAGE		
1.04 X 43,560 / 10,125 (STANDARD LOT SIZE)			
4.47	EQUIVALENT LOTS	\$2,800 PER LOT	
1380 7TH STREET NW (EMERALD MANOR APARTEMENTS)			\$10,976
0.91	PARCEL ACREAGE		
0.91 X 43,560 / 10,125 (STANDARD LOT SIZE)			
3.92	EQUIVALENT LOTS	\$2,800 PER LOT	
1390 7TH STREET NW (EMERALD MANOR APARTMENTS)			\$9,744
0.81	PARCEL ACREAGE		
0.81 X 43,560 / 10,125 (STANDARD LOT SIZE)			
3.48	EQUIVALENT LOTS	\$2,800 PER LOT	
1168 SILVER LAKE ROAD (MCDONALDS)			\$13,244
1.10	PARCEL ACREAGE		
1.10 X 43,560 / 10,125 (STANDARD LOT SIZE)			
4.73	EQUIVALENT LOTS	\$2,800 PER LOT	
1100 SILVER LAKE ROAD (NEW BRIGHTON FORD)			\$36,512
3.03	PARCEL ACREAGE		
3.03 X 43,560 / 10,125 (STANDARD LOT SIZE)			
13.04	EQUIVALENT LOTS	\$2,800 PER LOT	
2611 - 2677 INNSBRUCK DRIVE (INNSBRUCK PROFESSIONAL CENTER)			\$19,880
1.65	PARCEL ACREAGE		*TOTAL ASSESSMENT AMOUNT SPLIT EVENLY BETWEEN 13 PROPERTIES IN COMPLEX
1.65 X 43,560 / 10,125 (STANDARD LOT SIZE)			
7.10	EQUIVALENT LOTS	\$2,800 PER LOT	
1200 SILVER LAKE ROAD (WELLS FARGO)			\$11,088
0.92	PARCEL ACREAGE		
0.92 X 43,560 / 10,125 (STANDARD LOT SIZE)			
3.96	EQUIVALENT LOTS	\$2,800 PER LOT	
<u>COMMON INTEREST/HOA COMMUNITY</u>			
2504 - 2686 INNSBRUCK TRAIL (BRIGHTON PLACE)			\$11,004
294.85	FEET FRONTAGE		*TOTAL ASSESSMENT AMOUNT SPLIT EVENLY BETWEEN 36 PROPERTIES IN HOA
294.85 / 75 (STANDARD LOT FRONTAGE)			
3.93	EQUIVALENT LOTS	\$2,800 PER LOT	
TOTAL			\$591,780

PRELIMINARY ASSESSMENT ROLL

City of New Brighton
 City Project 26-1, 2026 Street Rehabilitation

211.35 # of Lots
 \$586,652 Total Assessment
 \$2,800 Per Lot

PIN	PROPERTY ADDRESS	TAX NAME	TYPE	LOTS	ESTIMATED ASSESSMENT
193023320046	3203 INNSBRUCK DR	HELENA JAGIELA	SINGLE FAMILY	1	\$2,800.00
193023320044	3139 INNSBRUCK DR	THOMAS P GRIFFIN & LAVONNE J GRIFFIN	SINGLE FAMILY	1	\$2,800.00
193023320047	3235 INNSBRUCK DR	THA V NGUYEN	SINGLE FAMILY	1	\$2,800.00
193023320041	3043 INNSBRUCK DR	TERRY XIONG & ANINTA VANG	SINGLE FAMILY	1	\$2,800.00
193023320039	2979 INNSBRUCK DR	A CURTIS RUPERT & JUDITH E RUPERT	SINGLE FAMILY	1	\$2,800.00
193023320040	3011 INNSBRUCK DR	SCOTT TACHENY	SINGLE FAMILY	1	\$2,800.00
193023320045	3171 INNSBRUCK DR	MILTON INAMAGUA & MARJORIE VIVANCO	SINGLE FAMILY	1	\$2,800.00
303023130089	2321 7TH ST NW	KALI THRASH & BRANDON THRASH	SINGLE FAMILY	1	\$2,800.00
303023120032	2260 7TH ST NW	RACHEL MARIE SPRENGER	SINGLE FAMILY	1	\$2,800.00
303023130016	2341 7TH ST NW	LISA NICOLE NELSON & ADAM JOHN NELSON	SINGLE FAMILY	1	\$2,800.00
303023130088	2301 7TH ST NW	STEVEN S GRASS & MACKENZIE A GRASS	SINGLE FAMILY	1	\$2,800.00
303023120049	2250 7TH ST NW	AUDREY L LARSON	SINGLE FAMILY	1	\$2,800.00
303023120035	2240 7TH ST NW	JONATHAN M DUMMER	SINGLE FAMILY	1	\$2,800.00
303023210035	749 FOREST DALE RD	CHUN C CHAO & YING Y CHAO	SINGLE FAMILY	1	\$2,800.00
303023210034	737 FOREST DALE RD	BRUCE A ADELSMAN & MARGARET A ADELSMAN	SINGLE FAMILY	1	\$2,800.00
303023240043	2799 FOREST DALE RD	JOHN DAVID & TAMDING DOLMA	SINGLE FAMILY	1	\$2,800.00
303023240031	2700 FOREST DALE RD	ADAM VALINE & ERINN VALINE	SINGLE FAMILY	1	\$2,800.00
303023240033	2770 FOREST DALE RD	DUNCAN W PORTER & KATHRYN L PORTER	SINGLE FAMILY	1	\$2,800.00
303023240034	2792 FOREST DALE RD	LEENA PATEL & JAMES NICHOLS	SINGLE FAMILY	1	\$2,800.00
303023240038	2860 FOREST DALE RD	DEREK DANIEL ANDERSON & CLAIR THERESE ANDERSON	SINGLE FAMILY	1	\$2,800.00
303023120036	2210 7TH ST NW	NICHOLAS ALAN ANDERSON	SINGLE FAMILY	1	\$2,800.00
303023130078	2271 7TH ST NW	NICHOLAS LAUGHLIN	SINGLE FAMILY	1	\$2,800.00
303023240032	2740 FOREST DALE RD	JOSEPH BEUCKMAN	SINGLE FAMILY	1	\$2,800.00
303023240029	2701 FOREST DALE RD	STEVEN H KLEMM & MARY M KLEMM	SINGLE FAMILY	1	\$2,800.00
303023130079	2261 7TH ST NW	HANS SCHMIDT	SINGLE FAMILY	1	\$2,800.00
303023140018	1761 7TH ST NW	ELIZABETH C SNYDER & ELI J SNYDER	SINGLE FAMILY	1	\$2,800.00
303023140034	691 20TH AVE NW	PASSANG DORJEE & DECHEN SALDON	SINGLE FAMILY	1	\$2,800.00
303023140036	667 20TH AVE NW	DIANN M FALKOWSKI	SINGLE FAMILY	1	\$2,800.00
303023140037	645 20TH AVE NW	ESTATE OF DONALD E JUDD	SINGLE FAMILY	1	\$2,800.00
303023140038	633 20TH AVE NW	GANQUJ ZHUOMA	SINGLE FAMILY	1	\$2,800.00
303023140019	679 19TH AVE NW	BRIAN G BARLOW	SINGLE FAMILY	1	\$2,800.00
303023140017	1751 7TH ST NW	RICHARD L AHLSTROM & DIANE C AHLSTROM	SINGLE FAMILY	1	\$2,800.00
303023140035	681 20TH AVE NW	LORI A SCHMIT	SINGLE FAMILY	1	\$2,800.00
303023140021	655 19TH AVE NW	JAMES J FERGUSON & YVONNE M FERGUSON	SINGLE FAMILY	1	\$2,800.00
303023140028	640 19TH AVE NW	JOEL B BIERBACH & DONNA J BIERBACH	SINGLE FAMILY	1	\$2,800.00
303023140030	668 19TH AVE NW	AHMET TOKER & ELIZABETH A TOKER	SINGLE FAMILY	1	\$2,800.00
303023140031	676 19TH AVE NW	PHILIP A BURFEIND & KIMBERLY B BURFEIND	SINGLE FAMILY	1	\$2,800.00
303023140032	684 19TH AVE NW	LOIS J HOIUM	SINGLE FAMILY	1	\$2,800.00
303023140033	1801 7TH ST NW	JEFFREY T JONES & SUZANNE B JONES	SINGLE FAMILY	1	\$2,800.00
303023140020	667 19TH AVE NW	NICHOLAS LAWSON & EMILY DURKOT	SINGLE FAMILY	1	\$2,800.00
303023140022	641 19TH AVE NW	WILLIAM C OWENS	SINGLE FAMILY	1	\$2,800.00
303023140029	648 19TH AVE NW	CARROLL P VANCE & MICHELE E VANCE	SINGLE FAMILY	1	\$2,800.00
303023140024	623 19TH AVE NW	ROBERT S O'DONNELL TR & MARY B O'DONNELL TR	SINGLE FAMILY	1	\$2,800.00
303023140025	615 19TH AVE NW	WILLIAM P HANSEN & NANCY L HANSEN	SINGLE FAMILY	1	\$2,800.00
303023140027	628 19TH AVE NW	COLLEEN A HANSEN & NOEL A HANSEN	SINGLE FAMILY	1	\$2,800.00
303023140023	629 19TH AVE NW	KATHRYN PEDNEAU NESHEIM	SINGLE FAMILY	1	\$2,800.00
303023110076	1730 7TH ST NW	JACOB E KOLKE	SINGLE FAMILY	1	\$2,800.00
303023140045	680 20TH AVE NW	ROBERT JUSTICE & NICOLE JUSTICE	SINGLE FAMILY	1	\$2,800.00
303023140043	646 20TH AVE NW	JOSEPH KENDALL FERNSTROM & MADISON JOYCE MARION	SINGLE FAMILY	1	\$2,800.00
303023140042	634 20TH AVE NW	JOANNE L WADDINGTON	SINGLE FAMILY	1	\$2,800.00
303023110074	1620 7TH ST NW	ANGELA GREEN	SINGLE FAMILY	1	\$2,800.00
293023220029	1520 7TH ST NW	DONALD E KARLS	SINGLE FAMILY	1	\$2,800.00
293023220026	1580 7TH ST NW	HPA II BORROWER 2020-2 LLC	SINGLE FAMILY	1	\$2,800.00
303023140046	690 20TH AVE NW	THAI LEE	SINGLE FAMILY	1	\$2,800.00
303023140047	2051 7TH ST NW	MARK C FAVRE & JACQUELINE M FAVRE	SINGLE FAMILY	2	\$5,600.00
303023140044	668 20TH AVE NW	MARK L HOVDE & LAURIE BAEKER HOVDE	SINGLE FAMILY	1	\$2,800.00
303023110075	1640 7TH ST NW	JAMYANG TENPA & LHAMO CHEN TENPA	SINGLE FAMILY	1	\$2,800.00
293023220027	1560 7TH ST NW	YEON CHUNG	SINGLE FAMILY	1	\$2,800.00
303023110077	1750 7TH ST NW	DIANE L MCGEE	SINGLE FAMILY	1	\$2,800.00
293023220028	1540 7TH ST NW	JOHN A LAURIE & REMERIZA C LAURIE	SINGLE FAMILY	1	\$2,800.00
293023230042	1533 7TH ST NW	STEVEN J MARTY	SINGLE FAMILY	1	\$2,800.00
303023110060	1870 7TH ST NW	THERESA WESTBERG MARRS	SINGLE FAMILY	1	\$2,800.00
303023110061	1810 7TH ST NW	JANE N LASUK	SINGLE FAMILY	1	\$2,800.00
293023230017	1411 7TH ST NW	JAMES L ORGAN	SINGLE FAMILY	1	\$2,800.00
303023110083	1900 7TH ST NW	CHRIST THE KING EVA LUTH	INSTITUTIONAL PROPERTY	8.81	\$24,668.00
193023340049	1168 SILVER LAKE RD NW	MCDONALDS CORPORATION	COMMERCIAL PROPERTY	4.73	\$13,244.00
303023210041	853 FOREST DALE RD	MIDHAGA BEKELCHO & SOLEIMAN DUQOW	SINGLE FAMILY	1	\$2,800.00
193023310055	2915 INNSBRUCK DR	ALEXANDER WILSON & JING HAN	SINGLE FAMILY	1	\$2,800.00
193023320038	2947 INNSBRUCK DR	EDGAR J GARCIA & SANDRA M GARZON	SINGLE FAMILY	1	\$2,800.00
193023310054	2883 INNSBRUCK DR	AMBER KRUG & WILLIAM KRUG	SINGLE FAMILY	1	\$2,800.00
193023310053	2851 INNSBRUCK DR	MANSOOR TAHERIAN & FARIBA NADIMI	SINGLE FAMILY	1	\$2,800.00
193023320042	3075 INNSBRUCK DR	ALBERT A OGDIE & MAREN LECY	SINGLE FAMILY	1	\$2,800.00
193023320043	3107 INNSBRUCK DR	NORMAN R LIND TR & TARA J LIND TR	SINGLE FAMILY	1	\$2,800.00
193023310051	2787 INNSBRUCK DR	SHASHI KUMAR	SINGLE FAMILY	1	\$2,800.00
193023310050	2755 INNSBRUCK DR	TREVOR THOMAS CREW & CARISA GOODWIN	SINGLE FAMILY	1	\$2,800.00
303023210043	923 FOREST DALE RD	JOHN FICK	SINGLE FAMILY	1	\$2,800.00
303023210042	891 FOREST DALE RD	JEROME ODEGAARD &	SINGLE FAMILY	1	\$2,800.00
303023210040	825 FOREST DALE RD	JEFFREY S CARROLL & DENISE CARROLL	SINGLE FAMILY	1	\$2,800.00
303023210039	803 FOREST DALE RD	CHARLES L ISAACSON & PATRICIA ISAACSON	SINGLE FAMILY	1	\$2,800.00
303023210037	773 FOREST DALE RD	ROBERT L LOCKWOOD TR	SINGLE FAMILY	1	\$2,800.00
303023210038	781 FOREST DALE RD	BENJAMIN D SMITH	SINGLE FAMILY	1	\$2,800.00
303023210036	761 FOREST DALE RD	NATHAN A REOPELLE & JOY R ANDERSON	SINGLE FAMILY	1	\$2,800.00
303023210032	715 FOREST DALE RD	BRETT MICHAEL LARSEN & MEGAN E LARSEN	SINGLE FAMILY	1	\$2,800.00
303023210033	729 FOREST DALE RD	JONATHAN HAYES & HEATHER HAYES	SINGLE FAMILY	1	\$2,800.00

PIN	PROPERTY ADDRESS	TAX NAME	TYPE	LOTS	ESTIMATED ASSESSMENT
303023210031	703 FOREST DALE RD	SARAH BROWN & TYLER BROWN	SINGLE FAMILY	1	\$2,800.00
303023240037	2844 FOREST DALE RD	MOLLY DE LA VEGA & PHILLIP DE LA VEGA	SINGLE FAMILY	1	\$2,800.00
303023240035	2822 FOREST DALE RD	MATTHEW J HODSON & ELIZABETH A HODSON	SINGLE FAMILY	1	\$2,800.00
303023240036	2830 FOREST DALE RD	STEVEN R KUCZENSKI & JUDITH A KUCZENSKI	SINGLE FAMILY	1	\$2,800.00
303023240042	2823 FOREST DALE RD	DANIEL P CARON & RENEE E CARON	SINGLE FAMILY	1	\$2,800.00
303023240041	2831 FOREST DALE RD	NELSON M HARD & NAOMI HARD	SINGLE FAMILY	1	\$2,800.00
293023320007	1375 7TH ST NW	CITY OF NEW BRIGHTON	PUBLIC LAND	3.38	\$9,464.00
193023320048	3267 INNSBRUCK DR	TSAN KUO CHANG & CHUNG LINN KAO	SINGLE FAMILY	1	\$2,800.00
193023340016	2611 INNSBRUCK DR A	HELAL REAL ESTATE HOLDING COMPANY LLC	COMMERCIAL PROPERTY	0.55	\$1,529.23
193023340050	1100 SILVER LAKE RD NW	SAXON MANAGEMENT INC	COMMERCIAL PROPERTY	13.04	\$36,512.00
193023310049	2723 INNSBRUCK DR	RAYNER PEREZ	SINGLE FAMILY	1	\$2,800.00
193023320014	3106 INNSBRUCK DR	A & V GLOBAL INVESTMENTS LLC	SINGLE FAMILY	1	\$2,800.00
193023310042	2776 INNSBRUCK DR	JASON J LEE & TONY JOE	SINGLE FAMILY	1	\$2,800.00
193023310043	2758 INNSBRUCK DR	MICHAEL ROBERT ANDRES	SINGLE FAMILY	1	\$2,800.00
193023310052	2819 INNSBRUCK DR	JOANNE M DEHNBOSTEL	SINGLE FAMILY	1	\$2,800.00
193023310041	2800 INNSBRUCK DR	JOAN GEIGER & MATTHEW GEIGER	SINGLE FAMILY	1	\$2,800.00
193023310044	2740 INNSBRUCK DR	EZRA J FAGGETT & PATRICIA A FAGGETT	SINGLE FAMILY	1	\$2,800.00
193023310111	2722 INNSBRUCK DR	CYNTHIA LORD	SINGLE FAMILY	1	\$2,800.00
303023130009	697 23RD AVE NW	JOANNE M SMITH	SINGLE FAMILY	1	\$2,800.00
303023210030	2674 FOREST DALE RD	ROBERT M MEYER & PHOEBE MEYER	SINGLE FAMILY	1	\$2,800.00
303023240030	2739 FOREST DALE RD	THERESE A SALBER	SINGLE FAMILY	1	\$2,800.00
303023240028	2673 FOREST DALE RD	HEATHER W DONCAVAGE & KENT S DONCAVAGE	SINGLE FAMILY	1	\$2,800.00
303023240040	2839 FOREST DALE RD	JOHN B VOGT & JEANNE M VOGT	SINGLE FAMILY	1	\$2,800.00
303023240039	2857 FOREST DALE RD	ERIK THARALDSON & RACHEL THARALDSON	SINGLE FAMILY	1	\$2,800.00
303023210046	920 FOREST DALE RD	MATTHEW S MEIER & VANESSA LOTITO MEIER	SINGLE FAMILY	1	\$2,800.00
303023210048	824 FOREST DALE RD	COLLIN ANDERSON & ELIZABETH A ANDERSON	SINGLE FAMILY	1	\$2,800.00
303023210049	800 FOREST DALE RD	10TH ST PROPERTIES LLC	SINGLE FAMILY	1	\$2,800.00
303023210051	760 FOREST DALE RD	TRENT A NOECKER & CARINA M NOECKER	SINGLE FAMILY	1	\$2,800.00
303023210050	788 FOREST DALE RD	REBECCA ANN ORVIK TR	SINGLE FAMILY	1	\$2,800.00
303023210053	732 FOREST DALE RD	ELSIE K LATAWIEC	SINGLE FAMILY	1	\$2,800.00
303023220024	728 FOREST DALE RD	ADAM T GUCK & HAYLEY E RETASKIE	SINGLE FAMILY	1	\$2,800.00
303023220025	720 FOREST DALE RD	BLAINE A STEPHENS & JULIA Y STEPHENS	SINGLE FAMILY	1	\$2,800.00
303023220026	712 FOREST DALE RD	PATRICK N THIELEN TR	SINGLE FAMILY	1	\$2,800.00
303023220027	704 FOREST DALE RD	TREVOR FRANCIS URMAN & MICHAEL PAUL TAYLOR	SINGLE FAMILY	1	\$2,800.00
303023210045	942 FOREST DALE RD	JOHN S GULLIVER & KAREN GULLIVER	SINGLE FAMILY	1	\$2,800.00
303023210047	856 FOREST DALE RD	JOANNE D. WANG	SINGLE FAMILY	1	\$2,800.00
303023230002	2887 FOREST DALE RD	BENJAMIN J FEIST & SANDRA E FEIST	SINGLE FAMILY	1	\$2,800.00
303023230001	2863 FOREST DALE RD	ROBIN L MADSEN & STEPHEN MADSEN	SINGLE FAMILY	1	\$2,800.00
293023220009	1390 7TH ST NW	G & G MANAGEMENT LLC	HIGH DENSITY MULTI FAMILY	3.48	\$9,744.00
193023320015	3074 INNSBRUCK DR	BARBARA REILAND	SINGLE FAMILY	1	\$2,800.00
193023320003	1298 32ND AVE NW	SCOTT D ANDERSON & PHUNG Y ANDERSON	SINGLE FAMILY	1	\$2,800.00
193023320019	2948 INNSBRUCK DR	MICHELLE HURLEY & JASON POUND	SINGLE FAMILY	1	\$2,800.00
193023320080	2980 INNSBRUCK DR	SAMSAM HUSSEN ALI & HASSAN ADAN OMAR	SINGLE FAMILY	1	\$2,800.00
193023320001	3264 INNSBRUCK DR	TERRY L PEPPER & NATHALIE M PEPPER	SINGLE FAMILY	1	\$2,800.00
193023320016	3042 INNSBRUCK DR	HIEN K NGUYEN & MY N NGUYEN	SINGLE FAMILY	1	\$2,800.00
193023320002	3234 INNSBRUCK DR	RONALD G SCHLOESSER & KIMBERLY J SCHLOESSER	SINGLE FAMILY	1	\$2,800.00
193023320017	3010 INNSBRUCK DR	BRIAN J NAJARIAN & KELLY A NAJARIAN	SINGLE FAMILY	1	\$2,800.00
193023310097	2610 INNSBRUCK TRL	CATHERINE A ORECCHIA	HOA COMMUNITY	0.11	\$305.67
193023310148	2504 INNSBRUCK TRL	LAURA J BECKER	HOA COMMUNITY	0.11	\$305.67
193023310105	2680 INNSBRUCK TRL	PAMELA K HINZ	HOA COMMUNITY	0.11	\$305.67
193023340001	1200 SILVER LAKE RD NW	MINN FED SVG AND LOAN ASSOC	COMMERCIAL PROPERTY	3.96	\$11,088.00
193023340048	1150 27TH AVE NW	CITY OF NEW BRIGHTON	PUBLIC LAND	0.99	\$2,772.00
193023340017	2611 INNSBRUCK DR B	HELAL REAL ESTATE HOLDING COMPANY LLC	COMMERCIAL PROPERTY	0.55	\$1,529.23
193023340018	2633 INNSBRUCK DR A	2633 INNSBRUCK HOLDINGS LLC	COMMERCIAL PROPERTY	0.55	\$1,529.23
193023340019	2633 INNSBRUCK DR C	DARRIN M ENERSON	COMMERCIAL PROPERTY	0.55	\$1,529.23
193023340020	2633 INNSBRUCK DR D	55 RESERVE LLC	COMMERCIAL PROPERTY	0.55	\$1,529.23
193023340021	2655 INNSBRUCK DR A	CAVANAGH ENTERPRISES LLC	COMMERCIAL PROPERTY	0.55	\$1,529.23
193023340022	2655 INNSBRUCK DR B	CAVANAGH ENTERPRISES LLC	COMMERCIAL PROPERTY	0.55	\$1,529.23
193023340023	2655 INNSBRUCK DR E	CAVANAGH ENTERPRISES LLC	COMMERCIAL PROPERTY	0.55	\$1,529.23
193023340024	2677 INNSBRUCK DR A	IPC LLC	COMMERCIAL PROPERTY	0.55	\$1,529.23
193023340025	2677 INNSBRUCK DR B	IPC LLC	COMMERCIAL PROPERTY	0.55	\$1,529.23
193023340026	2677 INNSBRUCK DR C	IPC LLC	COMMERCIAL PROPERTY	0.55	\$1,529.23
193023340027	2677 INNSBRUCK DR D	IPC LLC	COMMERCIAL PROPERTY	0.55	\$1,529.23
193023340028	2677 INNSBRUCK DR E	IPC LLC	COMMERCIAL PROPERTY	0.55	\$1,529.23
193023310106	2682 INNSBRUCK TRL	TIMOTHY M KOCON TR	HOA COMMUNITY	0.11	\$305.67
193023310107	2684 INNSBRUCK TRL	ALICE OLENE WILLINGHAM	HOA COMMUNITY	0.11	\$305.67
193023310108	2686 INNSBRUCK TRL	JANINE PETERS	HOA COMMUNITY	0.11	\$305.67
193023310098	2612 INNSBRUCK TRL	CYNTHIA JACOSA SHEPHERD	HOA COMMUNITY	0.11	\$305.67
193023310099	2614 INNSBRUCK TRL	SUSAN E JOHNSON	HOA COMMUNITY	0.11	\$305.67
193023310100	2616 INNSBRUCK TRL	INGEBORG K CHAPIN	HOA COMMUNITY	0.11	\$305.67
193023310101	2620 INNSBRUCK TRL	PERRY H MERZ	HOA COMMUNITY	0.11	\$305.67
193023310102	2622 INNSBRUCK TRL	MONTY POWELL & DENISE V WILLIAMS-POWELL	HOA COMMUNITY	0.11	\$305.67
193023310103	2624 INNSBRUCK TRL	BRIT JOHNSON	HOA COMMUNITY	0.11	\$305.67
193023310104	2626 INNSBRUCK TRL	JARED BRAEGELMANN	HOA COMMUNITY	0.11	\$305.67
193023310136	2505 INNSBRUCK TRL	GARY L JUNTUNEN	HOA COMMUNITY	0.11	\$305.67
193023310132	2619 INNSBRUCK TRL	CHRISTINA LILLY KRAEMER	HOA COMMUNITY	0.11	\$305.67
193023310149	2506 INNSBRUCK TRL	JOHN HENTGES	HOA COMMUNITY	0.11	\$305.67
193023310150	2508 INNSBRUCK TRL	ERICA L MANGAN & WILLIAM MANGAN	HOA COMMUNITY	0.11	\$305.67
193023310151	2510 INNSBRUCK TRL	RODRIGO A DELGADO LOPEZ	HOA COMMUNITY	0.11	\$305.67
193023310152	2512 INNSBRUCK TRL	KAREN BOEHNE WARNER	HOA COMMUNITY	0.11	\$305.67
193023310153	2514 INNSBRUCK TRL	COLIN A JOHNSON	HOA COMMUNITY	0.11	\$305.67
193023310154	2516 INNSBRUCK TRL	ELIZABETH H OZIMEK	HOA COMMUNITY	0.11	\$305.67
193023310155	2518 INNSBRUCK TRL	RICHARD R SCHOLL & RITA D SCHOLL	HOA COMMUNITY	0.11	\$305.67
193023310137	2507 INNSBRUCK TRL	RICHARD B BURNS	HOA COMMUNITY	0.11	\$305.67
193023310138	2509 INNSBRUCK TRL	VICKI WESTRICK	HOA COMMUNITY	0.11	\$305.67
193023310139	2511 INNSBRUCK TRL	CHERRALLA HINTON	HOA COMMUNITY	0.11	\$305.67
193023310140	2603 INNSBRUCK TRL	PRADIP K GUPTA & KUMUD GUPTA	HOA COMMUNITY	0.11	\$305.67
193023310141	2605 INNSBRUCK TRL	EMILY J ENGEN	HOA COMMUNITY	0.11	\$305.67
193023310142	2607 INNSBRUCK TRL	JANET NIELSEN	HOA COMMUNITY	0.11	\$305.67
193023310143	2609 INNSBRUCK TRL	DANIEL S BATHEL	HOA COMMUNITY	0.11	\$305.67

PIN	PROPERTY ADDRESS	TAX NAME	TYPE	LOTS	ESTIMATED ASSESSMENT
193023310144	2611 INNSBRUCK TRL	CYNTHIA R TANDE	HOA COMMUNITY	0.11	\$305.67
193023310145	2613 INNSBRUCK TRL	ERIN TODD & JACOB POOL	HOA COMMUNITY	0.11	\$305.67
193023310146	2615 INNSBRUCK TRL	JOHN B WHITEBREAD & HEATHER M WHITEBREAD	HOA COMMUNITY	0.11	\$305.67
193023310147	2617 INNSBRUCK TRL	RHONDIJAAH A SERAAJ	HOA COMMUNITY	0.11	\$305.67
193023310133	2621 INNSBRUCK TRL	PATRICIA TURNER	HOA COMMUNITY	0.11	\$305.67
193023310134	2623 INNSBRUCK TRL	DUSTIN R HANSON	HOA COMMUNITY	0.11	\$305.67
193023310135	2625 INNSBRUCK TRL	ROSE IVERSON & ANDREW IVERSON	HOA COMMUNITY	0.11	\$305.67
293023210072	704 9TH AVE NW	JOHN E CHRISTOFFERSON & DIANE C CHRISTOFFERSON	SINGLE FAMILY	1	\$2,800.00
293023210086	712 8TH AVE NW	MEGHAN POFERL	SINGLE FAMILY	1	\$2,800.00
303023120054	2300 7TH ST NW	INDEPENDENT SCHOOL DIST 621	INSTITUTIONAL PROPERTY	7.69	\$21,532.00
293023230020	1595 7TH ST NW	BENTLEY GILLMAN & MONICA WALCH	SINGLE FAMILY	1	\$2,800.00
303023140026	622 19TH AVE NW	ANDREW D MICHOG	SINGLE FAMILY	1	\$2,800.00
303023140041	624 20TH AVE NW	JACOB PAULUS	SINGLE FAMILY	1	\$2,800.00
303023130018	2391 7TH ST NW	AVILAS REMODELING LLC	SINGLE FAMILY	1	\$2,800.00
303023210052	738 FOREST DALE RD	CHARLES E HOFFMAN JR & RUTH A LANGE	SINGLE FAMILY	1	\$2,800.00
303023240044	2781 FOREST DALE RD	DAVID J MARCHIAFAVA TR & MARY P MARCHIAFAVA TR	SINGLE FAMILY	1	\$2,800.00
303023210044	941 FOREST DALE RD	CONG NUONG T NGUYEN & NINH T NGUYEN	SINGLE FAMILY	1	\$2,800.00
303023140039	623 20TH AVE NW	JORDAN VELASCO & KEILA RAMOS DE VELASCO	SINGLE FAMILY	1	\$2,800.00
303023140040	614 20TH AVE NW	KIAN SALOUR	SINGLE FAMILY	1	\$2,800.00
303023130017	2381 7TH ST NW	JASON R MOORE	SINGLE FAMILY	1	\$2,800.00
303023130094	691 SILVER LAKE RD NW	THOMAS S SCHAFF & NEILA G SCHAFF	SINGLE FAMILY	1	\$2,800.00
293023220030	1380 7TH ST NW	G & G MANAGEMENT LLC	HIGH DENSITY MULTI FAMILY	3.92	\$10,976.00
303023130002	2251 7TH ST NW	DEBRA RENEE REDLING TR	SINGLE FAMILY	1	\$2,800.00
303023130101	690 INCA LN	ABHIJEET RAJPUROHIT & ANKITA RAJPUROHIT	SINGLE FAMILY	1	\$2,800.00
303023130100	2221 7TH ST NW	ASHLEY HEPPNER & JACOB HEPPNER	SINGLE FAMILY	1	\$2,800.00
293023210094	0 11TH AVE NW	ST JOHNS BAPTIST CATHOLIC CHU	INSTITUTIONAL PROPERTY	3.85	\$10,780.00
293023220006	1370 7TH ST NW	1370 SEVENTH ST LLC	HIGH DENSITY MULTI FAMILY	4.47	\$12,516.00

CITY OF NEW BRIGHTON

**PROJECT 26-1
2026 STREET REHABILITATION
EXAMPLE ASSESSMENT PAYOFF SCHEDULE**

AMOUNT OF PROPOSED ASSESSMENT = **\$2,800.00**

PRINCIPAL:	INTEREST:	YEARS:
<u>\$2,800.00</u>	<u>3.00%</u>	<u>10</u>

YEARS		PRINCIPAL		INTEREST	TOTAL	BALANCE
1	2028	\$280.00	*	\$106.68	\$386.68	\$2,520.00
2	2029	\$280.00		\$75.60	\$355.60	\$2,240.00
3	2030	\$280.00		\$67.20	\$347.20	\$1,960.00
4	2031	\$280.00		\$58.80	\$338.80	\$1,680.00
5	2032	\$280.00		\$50.40	\$330.40	\$1,400.00
6	2033	\$280.00		\$42.00	\$322.00	\$1,120.00
7	2034	\$280.00		\$33.60	\$313.60	\$840.00
8	2035	\$280.00		\$25.20	\$305.20	\$560.00
9	2036	\$280.00		\$16.80	\$296.80	\$280.00
10	2037	\$280.00		\$8.40	\$288.40	\$0.00
TOTALS		\$2,800.00		\$484.68	\$3,284.68	

$$\frac{\$3,284.68}{10} = \$328.47 \text{ AVERAGE ANNUAL PAYMENT}$$

$$\frac{\$328.47}{12} = \$27.37 \text{ AVERAGE MONTHLY PAYMENT}$$

* INCLUDES APPROXIMATELY 15.25 MONTHS OF INTEREST (3.81%)

ARTICLE I. IN GENERAL**Sec. 2-1. City boundaries.**

The corporate limits of the city shall be as shown and indicated on the official map on file at city hall.

(Code 1966; Code 2001, § 2-1)

Secs. 2-2—2-20. Reserved.**ARTICLE II. SPECIAL ASSESSMENTS*****Sec. 2-21. Generally.**

(a) When an assessment has been certified for collection to the county and a person desires to pay the remaining unpaid installments, the county is hereby authorized to establish the necessary procedures to make possible the payment of the balance to the county. This procedure shall be in lieu of making payment to the city as provided in M.S.A. § 429.061, subd. 3, as amended. The county is designated as an agent of the city in this matter.

(b) The county is authorized to collect installments for assessments along with the general property taxes. The purpose of this authorization is to afford the public the convenience of making payments at the same time.

(Code 1966; Code 2001, § 2-2; Ord. No. 258, 11-25-1969; altered in 2024 recodification)

State law reference—Authority to allow partial payments, M.S.A. § 429.061 subd. 3.

Sec. 2-22. Deferment of special assessments.

At its discretion, the city council may defer the payment of a special assessment adopted by the city when it determines by a three-fifths vote of all councilmembers that each of the following conditions are present:

- (1) The property upon which the assessment has been or is to be levied is homestead property.
- (2) One or more of the property owners is 65 years of age or older.
- (3) Payment of the assessment would be a hardship for the property owner.

(Code 1988; Code 2001, § 2-3; Ord. No. 381, 1-11-1977)

Sec. 2-23. Hardship defined.

(a) A hardship shall be deemed to prima facie exist when the average annual payment for all assessments levied against the subject property exceeds one percent of the adjusted gross income of the applicant as evidenced by the applicant's most recent federal income tax return.

***State law reference**—Special assessments, M.S.A. § 429.011 et seq.

(b) The average annual payment of an assessment shall be the total cost of the assessment, excluding interest, divided by the number of years over which it is spread.

(c) The city council may consider assessment deferral for other eligible applicants not meeting the prima facie test of this section.

(Code 1988; Code 2001, § 2-4; Ord. No. 381, 1-11-1977)

Sec. 2-24. Determination of interest rate.

Deferred assessments shall carry an interest rate equal to the interest rate imposed on all other assessments for the same public improvement.

(Code 1988; Code 2001, § 2-5; Ord. No. 381, 1-11-1977)

Sec. 2-25. Application.

Application for a deferral shall be made on a form as prescribed by the city.

(Code 1988; Code 2001, § 2-6; Ord. No. 381, 1-11-1977)

Sec. 2-26. Termination of deferment.

The deferment of payment of a special assessment shall cease and all amounts accruing plus interest shall become due and payable upon the occurrence of any of the events specified in this section. At its discretion, the city council may, at the time of termination of the deferral, provide for payment of the deferred sum in accordance with the terms of the original assessment.

- (1) The death of the property owner, provided that the spouse is unable to qualify for deferment.
- (2) The sale, transfer, or subdivision of the property or any part thereof.
- (3) The homestead status of the property is lost.
- (4) The city council determines that immediate or partial payment of the assessment would no longer be a hardship.

(Code 1988; Code 2001, § 2-7; Ord. No. 381, 1-11-1977)

Sec. 2-27. Personal liability and special assessments.

(a) *Authority.* This section is adopted pursuant to M.S.A. § 429.101.

(b) *Personal liability.* Except as otherwise provided by law, the owner of property on which (or adjacent to which) a service has been performed under this article is personally liable for the cost of the service. As soon as the service has been completed and the cost is determined, the finance director or other designated city official will prepare a bill and mail it to the owner, and, thereupon, the amount will be due and payable in the office of the finance director.

(c) *Assessment.* On or before September 15 of each year, the finance director will list the total unpaid charges for current services against each separate lot or parcel to which they are attributable under this section. The city council may then levy the unpaid charges against the property as a special assessment under M.S.A. § 429.101 and other pertinent statutes, for certification to the county auditor, and collection along with current taxes the following year or in annual installments, not exceeding ten, as the council determines. (Code 2001, § 2-8)

Sec. 2-28. Charges for emergency services; collection; collection of unpaid service charges and fees.

(a) *Authority.* This section is adopted pursuant to M.S.A. §§ 415.01, 366.011, and 366.012.

(b) *Charges for emergency services; collection.*

(1) The city may impose a reasonable service charge for emergency services, including fire, rescue, medical, and related services provided by the city or contracted for by the city. If the service charge remains unpaid for 30 days after a notice of delinquency is sent to the recipient of the service or the recipient's representative or estate, the city or its contractor on behalf of the city may use any lawful means allowed to a private party for collection of an unsecured delinquent debt. The city may also use the authority of subsection (c) of this section to collect unpaid service charges of this kind from delinquent recipients of services who are owners of taxable property in the city, or areas served by the city for emergency services.

(2) The powers conferred by this section are in addition and supplemental to the powers conferred by any other law for a city to impose a service charge or assessment for a service provided by the city or contracted for by the city.

(c) *Collection of unpaid service charges and fees.* If the city is authorized to impose a service charge or fee on the owner, lessee, or occupant of property, or any of them, for a governmental service provided by the city, the city may certify to the county auditor, on or before October 15 for each year, any unpaid service charges or fees which shall then be collected together with property taxes levied against the property. A charge or fee may be certified to the auditor only if, on or before September 15, the city has given written notice to the property owner of its intention to certify the charge or fee to the auditor. The service charges or fees shall be subject to the same penalties, interest, and other conditions provided for the collection of property taxes. This section is in addition to any other law authorizing the collection of unpaid costs and service charges or fees.

(Code 2001, § 2-9; Ord. No. 867, 9-24-2019)

Secs. 2-29—2-59. Reserved.

**APPLICATION AND AUTHORIZATION FOR DELAYED PAYMENT OF SPECIAL ASSESSMENTS
FOR SENIOR CITIZENS' HOMESTEAD
LAWS 1974, CHAPTER 206**

I, the undersigned, declare under penalties of perjury:

That I reside at _____

That I am not less than 65 years of age and that the date of my birth is _____

That I am the owner of the property legally described as: _____

Property Identification No. _____

That my interest in the ownership of the above property was acquired on _____ and is as follows:

1. Sole ownership (Enter yes, if applicable) _____
2. Joint tenancy, held with _____
3. Other undivided interest (Specify) _____

That on January 2, 2026, I owned and occupied the above property as my homestead and such occupancy began on _____.

That the installments for improvements on the special assessments duly adopted in ordinance by the City of New Brighton as of _____ which have been allocated against the subject property would create undue personal hardship on my behalf and I respectfully request that payment be delayed and that such installments be so deferred.

Signed _____

Date _____

I, _____, Clerk of the City of New Brighton in Ramsey County, State of Minnesota, do hereby certify that the application of _____ above named, has been duly reviewed and that in accordance with the minutes of official record in said chambers was duly _____ APPROVED or _____ DENIED as of _____, 2026.

That in accordance with approval granted, the special assessments listed below on the affiants subject property levied for annual collection in the amounts and for the years shown be so deferred with interest at the annual rate shown until such time as it is deemed the applicant no longer qualifies or the property loses its eligibility.

<u>Name of Assessment</u>	<u>Auditors Number</u>	<u>D/P No.</u>	<u>Total Amount</u>	<u>Years of Collection (Inclusive)</u>	<u>Interest Rate</u>
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Dated _____, 2026 _____ 3
(Clerk or Authorized Deputy)



Agenda Section:	Consent Agenda
Meeting Date:	March 24, 2026

REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY

ITEM DESCRIPTION: Consider Resolution Authorizing Execution of the 2023 Metropolitan Council Municipal Inflow and Infiltration Grant

Action Requested: Motion

Form of Action: Resolution

Votes Needed: 3 Votes

Summary Statement:	<p>In 2023, the Metropolitan Council Environmental Services (MCES) announced that the State of Minnesota awarded \$12 million for eligible municipalities to make capital improvements to public infrastructure to mitigate inflow and infiltration.</p> <p>Following application, staff received notice that the City was approved to participate in the grant program with a preliminary minimum reimbursement amount of \$50,000 for inflow and infiltration reduction work taking place between 1/1/2024 and 12/31/25.</p> <p>Staff identified and completed several inflow and infiltration reduction projects between that timeframe which were already identified in the 2024-2025 CIP and maintenance budgets. The grant funding received will subsequently offset portions of those project costs.</p>
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Recommendations:	To adopt the attached Resolution authorizing execution of the 2023 Metropolitan Council Municipal Inflow and Infiltration Grant.
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Applicable Deadlines:	None
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Community Impact:	Providing cost-effective sanitary sewer collection system improvements.
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Legislative History:	<p>December 7, 2023 City Council authorized submission of an application for participation in the 2023 Metropolitan Council Municipal Inflow and Infiltration Grant Program.</p> <p>February 5, 2024 A letter of Intent was received from the Metropolitan Council approving the City of New Brighton to participate in the grant program with a preliminary minimum reimbursement amount of \$50,000.</p>
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Strategic Priority:	<u>City Assets</u>
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Fiscal Impact:	Financial Consideration?	<u>Yes</u>
	Revenue/Expenditure Amount:	\$50,000
	Financing Source:	<u>Revenue</u>
	Notes:	

Attachments:	<table border="1"> <tr> <td>1.</td> <td>Resolution Authorizing Execution of the 2023 Metropolitan</td> </tr> </table>	1.	Resolution Authorizing Execution of the 2023 Metropolitan
1.	Resolution Authorizing Execution of the 2023 Metropolitan		

	<table border="1"><tr><td data-bbox="456 191 570 275"></td><td data-bbox="570 191 1455 275">Council Municipal Inflow and Infiltration Grant</td></tr></table>		Council Municipal Inflow and Infiltration Grant
	Council Municipal Inflow and Infiltration Grant		

Resolution No. 2026-

State of Minnesota
County of Ramsey
City of New Brighton

RESOLUTION AUTHORIZING EXECUTION OF A GRANT AGREEMENT BETWEEN THE METROPOLITAN COUNCIL AND THE CITY OF NEW BRIGHTON FOR THE 2023 METROPOLITAN COUNCIL MUNICIPAL INFLOW AND INFILTRATION GRANT PROGRAM

WHEREAS, the Minnesota State Legislature has appropriated \$12,000,000 in general obligation bond funds for grants to municipalities to reduce inflow and infiltration in their public system infrastructure, administered by the Metropolitan Council Environmental Services (MCES); and

WHEREAS, application to participate in the Metropolitan Council 2023 Municipal Inflow and Infiltration Grant Program (Grant Program) was approved on December 7, 2023 for reimbursement of a percentage of the construction costs for sanitary sewer rehabilitation, and with further refinement, sanitary sewer improvements were identified with City Projects; 23-1, 2023 Street Rehabilitation; 23-1, 2023 Concrete Street Rehabilitation; 24-1, 2024 Street Rehabilitation; and 2024 Sanitary Sewer Lining Project; and

WHEREAS, the City of New Brighton was notified by MCES Letter of Intent dated February 5, 2024, of approval to participate in the Grant program and of estimated Preliminary Minimum Allocation (PMA) of \$50,000; and

WHEREAS, the grant agreement between the Metropolitan Council and the City of New Brighton has been drafted by the MCES; and

WHEREAS, the City of New Brighton has completed \$195,627.90 of work eligible for \$50,000 in MCES grant funding and desires to enter into Grant Agreement to finalize the reimbursement process.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of New Brighton, Minnesota:

1. The City Council hereby approves the Grant Agreement between the Metropolitan Council and the City of New Brighton and authorizes the Director of Community Assets and Development to execute the Grant Agreement and Property Declaration, subject to minor modifications and final review by the City Attorney.

Adopted this 24th day of March, 2026, by the New Brighton City Council with a vote of _____ ayes and _____ nays.

Kari Niedfeldt-Thomas, Mayor

ATTEST: _____

Devin Massopust, City Manager

Terri Spangrud, City Clerk



Agenda Section:	Consent Agenda
Meeting Date:	March 24, 2026

REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY

ITEM DESCRIPTION: Consider Ordinance 924 for Chapter 16: Fire Protection and Prevention, Article III, effective July 1, 2026

Action Requested: Motion

Form of Action: Ordinance

Votes Needed: 3 Votes

Summary Statement:	<p>Summary Statements</p> <p>During the ongoing recodification process, City Code 16 was identified for updates and revisions. Chapter 16, Article III, outlines the Fire Code and Regulations for the City of New Brighton. This section has not undergone a comprehensive review for several years. The current sections of the city code do not address current fire safety practices and the changing fire environment. The amended chapter clarifies language within the Minnesota State Fire Code, establishes clear rules to ensure consistency in the installation and maintenance of fire protection systems and equipment, addresses advancements in new technology and promotes safety for the public and first responders.</p> <p>These changes were drafted by the New Brighton municipal attorney. These changes will go into effect on July 1, 2026.</p>
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Summary of changes:

Sec. 16-100 - Permits and cumulative work.

- Ensures that nonfunctioning and deficient fire alarm systems are properly repaired and updated to meet current codes and standards. This will ensure that the tenants have proper notification of a fire while reducing false alarms.

Sec. 16-102 - Fire hydrant systems and Sec. 16-103 - Clear space around hydrants.

- Ensures that fire hydrants are properly spaced and accessible for firefighters in an emergency.

Sec. 16-104 - Fire protection and utility equipment identification and access.

- Ensures that critical information such as fire alarm panel locations, hazardous spaces, and other items critical for emergencies are easily located and labeled in a consistent manner.

Sec. 16-106 - Key boxes.

- Clarifies and standardizes fire department key boxes for contractors and building owners.

Sec. 16-107 - Locking fire department connection caps.

- Updates fire department connection caps to current standard when the caps are damaged. The locking caps help to prevent vandalism and obstructions in the fire department connection,

Sec. 16-108 - Automatic sprinkler systems and Sec. 16-109 - Pump and riser room size.

- Ensures that the fire sprinkler system remains functional, that firefighters can locate and access valves, and helps to reduce false alarms.
- Ensures that in all new construction, the riser rooms are in a protected environment and able to be easily accessed by firefighters.

Sec. 16-110 - Fire alarm requirements

	<ul style="list-style-type: none"> • Clarifies and standardizes fire alarm installation and repairs to reduce false alarms and ensure ease of use for first responders. <p><u>Sec. 16-111 - Fire department connections.</u></p> <ul style="list-style-type: none"> • Ensures that all new fire department connections installed in the City of New Brighton are standardized to follow department procedures.
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Recommendations:	Adopt Ordinance 924 for Chapter 16: Fire Protection and Prevention, Article III, effective July 1, 2026
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Applicable Deadlines:	NA
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Community Impact:	The following amendments to the fire code will help to protect our residents and first responders by ensuring all fire protection systems are maintained, accessible and work as designed.
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Legislative History:	<ul style="list-style-type: none"> • In 2003 the City of New Brighton Adopted the Minnesota State Fire code. In 2020, the state of Minnesota then adopted the 2020 fire code based on the 2018 international fire code. • Chapter 16 was previously identified for needed revision during the city’s recent recodification process. This ordinance addresses some of these issues. • Per Minnesota State Fire Code 101.6: Any jurisdiction that adopts this code is authorized to make amendments to Chapter 1 of this code to provide a system for enforcement and administration within the jurisdiction. These amendments shall be equal to, in addition to, or more stringent than this code. • Per Minnesota State Fire Code 101.6.1: Any jurisdiction that adopts this code is authorized to adopt rules for the prevention and control of fires and fire hazards as may be necessary from time to time, to carry out the intent of this code, and that may be more restrictive than this code when the rules are necessary to protect
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	<p>life or property in the community. The governing body may adopt this code by ordinance.</p> <ul style="list-style-type: none"> • The proposed ordinance was based on ordinances from other local municipalities known to be leaders in fire safety and prevention. • The draft has been reviewed by the city municipal attorney, public safety, and the fire marshal.
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Strategic Priority:	<u>N/A</u>
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Fiscal Impact:	Financial Consideration?	<u>No</u>
	Revenue/Expenditure Amount:	\$
	Financing Source:	<u>N/A</u>
	Notes:	

Attachments:	<table border="1" style="width: 100%;"> <tr> <td style="width: 5%;">1.</td> <td>1062749-v3-Ordinance Amending Fire Code</td> </tr> </table>	1.	1062749-v3-Ordinance Amending Fire Code
1.	1062749-v3-Ordinance Amending Fire Code		

ORDINANCE NO. 924

STATE OF MINNESOTA
COUNTY OF RAMSEY
CITY OF NEW BRIGHTON

**AN ORDINANCE AMENDING THE FIRE CODE TO INCLUDE LOCAL
AMENDMENTS**

THE CITY OF NEW BRIGHTON ORDAINS:

SECTION 1. Chapter 16, Article III of the Code of Ordinances of the City of New Brighton, Minnesota is amended to include the underlined language as follows:

LOCAL AMENDMENTS.

Sec. 16-98 - Enforcement.

Section 104 of the Minnesota State Fire Code is amended by adding the following language:

- (1) The director of public safety, fire chief, fire captains, firefighters, licensed police officers, and the director's designees are authorized to administer and enforce the provisions of Chapter 16 of the New Brighton City Code

Sec. 16-99 - Temporary directive.

Section 111.1.1 of the Minnesota State Fire Code is amended by adding the following language:

A dangerous condition not specifically addressed by the adopted state fire code but in the opinion of the director of public safety, fire chief, deputy fire chief, fire marshal, or the fire code official, is a dangerous condition that relates to the intention of the adopted state fire code and that constitutes a distinct hazard to life or property; a temporary directive may be issued to address such condition. The directive shall expire no later than 60 days from the date of issuance.

Sec. 16-100 - Permits and cumulative work.

Section 105.1.5 of the Minnesota State Fire Code, Application for Permit, is amended by adding the following language:

- (1) Cumulative renovation or repair from January 1, 2020, on, of installed fire protection systems or fire alarm systems that totals more than 50 percent of devices shall require the system to be brought to the current adopted codes or standards. Other changes requiring a code update include:
 - a. Any change to an alarm systems transmission means will result in the transmission means meeting the current code.

- b. A change of the fire alarm panel where not replacing with an identical panel.
- c. Utilizing more recent codes for fire protection systems and alarms shall be allowable, as long as the code is utilized in its entirety and is the most current code or standard available.

Sec. 16-101 - Premises identification.

Section 505.1 of the Minnesota State Fire Code is amended by adding the following language:

- (1) Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property.
 - a. Numbers shall contrast with their background.
 - b. Numbers or letters shall be of approved font and size.
 - c. Buildings which have a range of addresses for one building shall display the range of numbers or addresses from lowest to highest.
 - d. Buildings with multiple tenants/addressees shall place approved numbers or addresses on front and rear doors identifying each address.
 - e. Address signage shall be maintained so as to be easily legible.
 - f. All commercial occupancy addresses shall be a minimum of eight inches in height.
- (2) Buildings that are remote/auxiliary from the main building shall display approved numbers or addresses on each building, and in such a manner as to be visible from either direction of travel on the road or street fronting the property.
- (3) If any building is too remote from the fronting road or street to make it unreasonable to be seen, a sign or post with approved numbers or addresses, or range of numbers or addresses from lowest to highest, shall be placed at the driveway entrance, so the numbers or addresses are visible from either direction of travel on the road or street.
- (4) Approved numbers or addresses shall be placed on all construction sites in such a way as to be plainly visible and legible from the street or road fronting the property.

Sec. 16-102 - Fire hydrant systems.

Section 507 of the Minnesota State Fire Code is amended by adding the following language:

- (1) All fire department connections shall have one fire hydrant within 100 feet of the fire department connection and be spaced in conjunction with Appendix C for additional hydrants.

- (2) In buildings with high piled combustible storage or buildings that are inherently hazardous in nature because of hazardous processes or which store, use, or handle flammable, combustible or hazardous materials, additional fire hydrants may be required by the code official.
- (3) Hydrants, where susceptible to being obstructed during winter months, shall be required to be marked by an approved means by the fire code official.

Sec. 16-103 - Clear space around hydrants.

Sections 507.5.5 of the Minnesota State Fire Code shall be deleted in its entirety, and the following language shall be added:

A five-foot clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved.

Exception: Hydrants shall be at least 15 feet away from all utilities, unless otherwise approved by the fire code official.

Sec. 16-104 - Fire protection and utility equipment identification and access.

Sections 509.1 of the Minnesota State Fire Code is amended by adding the following language:

Additional signage shall be placed to identify hazards or specific items as identified and required by the fire code official.

All signage shall be approved by the fire code official.

Sec. 16-105 - Maintenance of fire protection systems and equipment.

Sections 901.6.3 of the Minnesota State Fire Code is amended by adding the following language:

Contractors who perform inspection, testing or maintenance services on fire and life safety systems within the city shall submit all compliant and noncompliant reports, and other such reports and records in accordance with and as required by the state fire code, to the city fire department using the method approved by the fire marshal. The method approved by the fire marshal for filing reports and records may include electronic or computer-based reporting or recording systems.

Sec. 16-106 - Key boxes.

Section 506.1 of the Minnesota State Fire Code is amended by adding the following language:

- (1) Will be located above the fire department connection in sprinklered buildings at five feet above finished grade.
 - a. Or as approved by the fire code official.

- (2) Will be located next to the front or rear door as directed by the fire code official at a non-sprinklered building, at five feet above finished grade or as approved by the fire code official.
- (3) Additional boxes may be provided at more than one location when required because of the size of the building, number of keys, or other special hazards as required by the AHJ.
- (4) The box shall be of an approved vendor and model as approved by the fire code official.

Sec. 16-107 - Locking fire department connection caps.

Section 912.4.1 of the Minnesota State Fire Code is amended by adding the following language:

Systems put in service prior to January 1, 2026, are exempt from these devices unless routine inspections reveal a missing or damaged fire department connection cap. The devices installed shall be approved by the fire code official.

Sec. 16-108 - Automatic sprinkler systems.

Section 903 of the Minnesota State Fire Code is amended by adding the following language:

- (1) In multiple story buildings, fire sprinkler systems are to be zoned by floor.
- (2) Dry sprinkler systems shall only be utilized to protect areas that cannot be maintained above 40 degrees Fahrenheit.
- (3) Zone maps shall be provided next to the sprinkler riser and fire alarm panels for all systems.
- (4) The retard setting on flow switches shall be set between 40—50 seconds.
- (5) All systems shall have monitored tamper devices on all valves.
 - a. Any valve that is not currently monitored shall come into compliance retroactively.
- (6) Fire sprinkler control valves shall be set at a height approved by the fire code official.

Sec. 16-109 - Pump and riser room size.

Section 901.4.6 of the Minnesota State Fire Code is amended by adding the following language:

Fire sprinkler water mains shall be brought into a one-hour fire resistive room with exterior access, a floor drain, and a sidewalk to the public way.

- a. If the water main enters the basement, the main may be extended to the first floor into a room with the above requirements.
- b. If undue hardship exists, the fire code official may authorize the use of a yard or wall post indicator valve.

Sec. 16-110 - Fire alarm requirements

- (1) Manual pull stations shall be of the key re-settable type, utilizing the same key as the fire alarm panel.
- (2) Alarm verification is required for all smoke detectors; verification time shall not exceed 30 seconds.
 - a. Exception: Manual pull stations shall not use verification.
- (3) Record drawings and equipment specifications shall be provided in an approved fire alarm document box near the fire alarm panel or in another location approved by the fire code official.
- (4) Zone maps shall be posted near the fire alarm panel and all annunciators throughout the building.
- (5) Low air alarms shall be installed on all new dry sprinkler systems.
- (6) Low temperature alarms shall be installed in all new riser rooms with direct exterior access.
- (7) All fire suppression systems shall be monitored by an approved fire alarm.
- (8) Only one single fire alarm control panel shall be installed per building.
- (9) A fire alarm control panel or communicator shall transmit at a minimum the following four signals, to a central station as applicable: general, water flow, trouble, and supervisory.
- (10) All newly installed manual pull stations in publicly accessible areas shall be provided with tamper covers. In existing installations, after two false alarms due to the activation of a manual pull station, this requirement becomes retroactive.
- (11) All newly installed two-way communication systems shall be provided with a tamper cover.
- (12) Annunciator panels shall be required where the fire alarm control panel is not within close proximity to the main entrance or as required by the AHJ

- (13) Fire alarm control panels / fire alarm auxiliary panels shall not require an access or security code

Exception: AHJ approval

Sec. 16-111 - Fire department connections.

Section 912.4.2 of the Minnesota State Fire Code is replaced in its entirety with the following language:

- (1) A minimum of a five-foot in width by five-foot in depth clear space is required around fire department connections.
- (2) A minimum of ten feet separation shall be provided between the fire department connection and all utilities.
- a. Unless approved by the fire code official.
- (3) An approved path that can be maintained in all weather conditions shall be installed as approved by the fire code official for all new fire department connections installed after Jan 1, 2026.
- (4) Clear and ready access must be provided to all fire department connections, including the removal of snow or other barriers that could impede fire department response.
- (5) A 4” Storz connection shall be utilized for the fire department connection on all new fire sprinkler systems.

SECTION 2. Effective Date

This ordinance shall take effect July 1st, 2026 upon its adoption by the City Council, its publication in the City's official newspaper.

ADOPTED this 24th day of March, 2026, by the New Brighton City Council with a vote of _____ ayes and ___ nays.

Kari Niedfeldt-Thomas, Mayor

Devin Massopust, City Manager

ATTEST:

Terri Spangrud, City Clerk



Agenda Section:	Consent Agenda
Meeting Date:	March 24, 2026

REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY

ITEM DESCRIPTION: Consider Resolution Authorizing Publication of Ordinance 924 by Title and Summary

Action Requested: Motion

Form of Action: Resolution

Votes Needed: 4 Votes

Summary Statement:	MN State Statutes section 412.191, subdivision 4 requires approved ordinances to be published in the City's legal newspaper before they become effective. However, this statute also allows publication by title and summary in the case of lengthy ordinances or those containing maps or charts. This resolution authorizes publication of Ordinance 924 by title and summary.
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Recommendations:	Approve Resolution Authorizing Publication of Ordinance 924 by Title and Summary
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Applicable Deadlines:	NA
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Community Impact:	<p>Authorizing publication by title and summary can be more useful to residents than the full legal text. Technical ordinances such as fire codes are lengthy and written in precise legal and regulatory language that can be difficult for non-specialists to parse. Summary publications are written in plain English which allows any resident to understand what the ordinance does and how it may affect them at a glance, lowering the barrier to civic engagement and making city government more accessible.</p> <p>Publication by title and summary also produces direct cost savings for taxpayers. Newspaper publication is charged by length, and a lengthy technical ordinance can be expensive to publish in full. Reducing that cost keeps more resources in the city budget while retaining full transparency. The complete ordinance remains on file at City Hall and is available for any resident who wishes to review it in its entirety.</p>
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Legislative History:	<p>Authorizing publication by title and summary has historically been approved by the City Council for ordinances greater than a paragraph in length.</p>
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Strategic Priority:	<p><u>Financial Sustainability</u> <u>Community Engagement & Belonging</u></p>
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Fiscal Impact:	Financial Consideration?	<u>Yes</u>
	Revenue/Expenditure Amount:	\$
	Financing Source:	<u>Budgeted</u>
	Notes: It reduces publication costs for	

	the City.	

Attachments:	1.	Resolution to Publish

RESOLUTION No. _____
STATE OF MINNESOTA
COUNTY OF RAMSEY
CITY OF NEW BRIGHTON

RESOLUTION APPROVING A SUMMARY PUBLICATION FOR ORDINANCE No. 924

WHEREAS, the City Council of the City of New Brighton has adopted the above referenced ordinance amending Chapter 16, Section III of the New Brighton City Code relating to Fire Protection and Prevention and

WHEREAS, Minnesota Statutes, section 412.191, subdivision 4 allows publication by title and summary in the case of lengthy ordinances or those containing maps or charts; and

WHEREAS, the City Council believes that the following summary would clearly inform the public of the intent and effect of Ordinance No. 924;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of New Brighton that the following summary of Ordinance No. 924 shall be published in the official newspaper in lieu of the entire ordinance:

SUMMARY PUBLICATION

Ordinance No. 924:

An Ordinance Amending Chapter 16, Section III of the New Brighton City Code relating to Fire Protection and Prevention

Ordinance No. 924 was adopted by the City Council of the City of New Brighton on meeting date of March 24, 2026. The amended chapter clarifies language within the Minnesota State Fire Code, establishes clear rules to ensure consistency in the installation and maintenance of fire protection systems and equipment, addresses advancements in technology and fire safety practices, and promotes safety for the public and first responders. The full ordinance is available for review at New Brighton City Hall, 803 Old Highway 8 NW, New Brighton, Minnesota, 55112 during regular office hours or by contacting City Clerk Terri Spangrud at terri.spangrud@newbrightonmn.gov or 651-638-2045.

ADOPTED this 24th day of March, 2026 by the New Brighton City Council with a vote of _____ ayes and _____ nays.

Kari Niedfeldt-Thomas, Mayor

ATTEST:

Devin Massopust, City Manager

Terri Spangrud, City Clerk



Agenda Section:	Consent Agenda
Meeting Date:	March 24, 2026

REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY

ITEM DESCRIPTION: Authorize Staff to Purchase a Falcon 3100 Camera Trailer from Mobile Pro Systems

Action Requested: Motion

Form of Action: Contract/Agreement

Votes Needed: 3 Votes

Summary Statement:	The City has two camera trailers used for public safety functions. The trailers are used year round and frequently requested. Camera Trailer #1 was purchased in 2019 and was scheduled for replacement in the Non-Fleet Capital Plan in 2025. Staff deferred replacement of the trailer to 2026. The trailer no longer operates and is in need of replacement. The camera trailer is used for area monitoring, deterrence, and de-escalation, allowing officers to monitor an area without having to be in the immediate area. The non-fleet capital fund has \$48,700 allocated for this purchase. The purchase price is \$47,220.
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Recommendations:	Authorize staff to purchase a camera trailer from Mobile Pro pursuant to quote #31421.
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Applicable Deadlines:	NA.
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Community Impact:	The use of the camera trailers allow public safety to extend a presence in a non-confrontational way. The trailers are frequently requested by businesses and city functions and allow for cost savings by not needing to add police officers to monitor areas.
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Legislative History:	The item was budgeted in the 2026 non-fleet capital fund which was adopted by Council on December 9th, 2025.
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Strategic Priority:	<u>City Assets</u>
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Fiscal Impact:	Financial Consideration?	<u>Yes</u>
	Revenue/Expenditure Amount:	\$47,220.00
	Financing Source:	<u>Budgeted</u>
	Notes:	

Attachments:	<table border="1"> <tr> <td>1.</td> <td>31421_FALCON 3100_New Brighton Police Department_03-09-2026 02-17-PM</td> </tr> </table>	1.	31421_FALCON 3100_New Brighton Police Department_03-09-2026 02-17-PM
1.	31421_FALCON 3100_New Brighton Police Department_03-09-2026 02-17-PM		



QUOTE

31421

DATE: 3/9/2026
 QUOTE #: 31421
 QUOTE EXP: 4/10/2026
 PROJECT NAME: New Brighton Police Department /Mobile Surveillance

TO: New Brighton Police Department
 Trevor Hamdorf
 785 Old Hwy 8 NW
 New Brighton, MN 55112
 (651) 288-4100
 Trevor.Hamdorf@newbrightonmn.gov

SALES PERSON	PROJECT SCOPE	PAYMENT TERMS
KO	1 FALCON 3100 - SOLAR - GAS GEN	
QTY	DESCRIPTION	UNIT PRICE
1	MPS FALCON 3100 TRAILER SYSTEM	\$47,220.00
		EXTENDED PRICE
		\$47,220.00

QTY	MODEL NUMBER	DESCRIPTION
1	19468	FALCON 3100 BASE TRAILER SYSTEM W/18 ft STABILIZED MAST
1	16915	3100 GAS HIGH PERFORMANCE AUTONOMOUS GENERATOR SYSTEM 3KW
1	17715	900 AH/10.8KWH AGM BATTERY SYSTEM 3100
1	21028	3100 - 1200W (3 PANEL) SOLAR POWER SYSTEM
1	20601	FIXED MULTI CAM 4*2MP 360° IR - AXIS P3735-PLE W/MT
1	18530	PTZ CAM 2MP 32X IR - AXIS Q6135-LE W/MT
1	21504-CSE	CUSTOMER SUPPLIED CAMERA
2	19363	24VDC DUAL CHANNEL HI POE 70W
1	19362	24VDC HI POE 35W
1	19364	RACK PLATE WITH MOUNTING HARDWARE
1	20855	STOCK CAMERA MOUNT
3	11701	EXACQ PRO LICENSE
1	21189	LAPTOP SERVER - I5 - 16GB - OS W/CONFIG (NO HD)
1	20202	4TB SSD DRIVE WITH CONFIGURATION
1	19979	16 PORT NETWORK SWITCH
1	21545-CSE	CUSTOMER SUPPLIED SIM CARD FOR MODEM
1	21007	CRADLEPOINT CELLULAR ROUTER R980 5G KIT 1 YEAR
1	17626	TOP MAST LED STROBE LIGHT POD KIT W/3rd ARM RED/BLUE
1	18165	3100 - 6 BODY LED STROBE LIGHT KIT RED/BLUE
1	Warranty	Factory Warranty 1 Year
1	20506	MPStatus Interactive Dashboard & Technical Support 1st Year (\$360/YR After)

PROPOSAL CREATED BY:
 Karl Olson
 Solutions Consultant
 Mobile Pro Systems
 250 Lothenbach Ave.
 West St. Paul MN 55128
 Cell: 612-426-9978
 Direct: 952-600-2938
 Email: Karl.Olson@mobileprosystems.com

Total Less Options:
Estimated Sales Tax:
Estimated Shipping:
Estimate TOTAL:

\$47,220.00
TBD
TBD
\$47,220.00

Shipping TERMS:

TBD

Freight Charges To Be Determined (TBD) and are based upon quantity ordered and final shipping destination.....

I accept this estimate _____ DATE

System Includes a (1) One Year Limited Warranty
 This QUOTE is valid for 30 days.



Agenda Section:	Consent Agenda
Meeting Date:	March 24, 2026

REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY

ITEM DESCRIPTION: Consider approving \$50,000 in Local Affordable Housing Aid (LAHA) for emergency rental assistance and authorizing staff to enter into an agreement for services with Mounds View Public Schools (ISD 621)

Action Requested: Motion

Form of Action: Contract/Agreement

Votes Needed: 3 Votes

Summary Statement:	<ul style="list-style-type: none"> • During the March 2, 2026, City Council Work Session, Council expressed interest in contributing to rent and utility assistance services offered by Ralph Reeder. The Ralph Reeder Food Shelf and Community Resource Center is a Community Education Program of the Mounds View Public School District. They provide food, basic needs and connections to other services for any school district family as well as any low-income food-insecure neighbor. In response to community impacts following Operation Metro Surge, Ralph Reeder has expanded services to include rent and utility assistance. • Local Affordable Housing Aid (LAHA), authorized by the 2023 Legislative session and funded by a 0.25% metro sales tax, must go toward housing in some way, including emergency rental
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	<p>assistance for households earning less than 80% AMI, financial support to nonprofit affordable housing providers in their mission to provide safe, dignified, affordable, and supportive housing, or cost of operating emergency shelter facilities.</p> <ul style="list-style-type: none"> • The City of New Brighton's first distribution of LAHA funds was received in 2024, with a current balance of \$518,444. Funds must be committed by December 31 of the third year following receipt and spent by the fourth year. The City is currently working with a consultant as part of on-going Housing Action Plan efforts to determine a long-term, strategic use of the City's LAHA funds. • Staff will work with legal counsel and Mounds View Public Schools to develop an agreement ensuring the funds are used by Ralph Reeder for emergency rental assistance and utility assistance.
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Recommendations:	Approve \$50,000 in Local Affordable Housing Aid (LAHA) for emergency rental assistance and authorize staff to enter into an agreement for services with Mounds View Public Schools (ISD 621).
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Applicable Deadlines:	2024 LAHA funds must be committed by December 31, 2027 and spent by December 31, 2028.
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Community Impact:	During federal immigration enforcement activities under Operation Metro Surge, families began sheltering in place and many felt unsafe reporting to work. With reduced incomes, there is a delayed impact where leaders are now seeing more community families unable to pay rent or utilities. The City's contribution will help Ralph Reeder meet existing requests for rent and utility payment assistance, which results in housing and family stability for our residents and increased financial stability to property managers.
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Legislative History:	October 28, 2025 – Contract with Thrive LLC to lead Housing Action Plan efforts
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Strategic Priority:	<u>Economic Development</u>
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Fiscal Impact:	Financial Consideration?	No <u>Yes</u>
	Revenue/Expenditure Amount:	\$50,000
	Financing Source:	<u>Existing LAHA dollars</u>
	Notes:	

Attachments:	
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Agenda Section:	Consent Agenda
Meeting Date:	March 24, 2026

REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY

ITEM DESCRIPTION: Consider Ordinance 930: An Ordinance to update the official flood insurance rate maps in the City to the newest map versions which reflect the latest approved floodplain data for the City of New Brighton.

Action Requested: Motion

Form of Action: Ordinance

Votes Needed: 3 Votes

Summary Statement:	<p>The Hansen Park Comprehensive Water Management Project brought significant drainage improvements to the central area of the City to protect surrounding homes during times of potential flooding. Following completion of the improvements, the area's floodplain was remodeled to determine the new extent of floodplain around Hansen Park, and that modeling was recently approved for use by the DNR. Ordinance 930 will amend the City's Floodplain Ordinance to recognize the new Flood Insurance Rate Maps that recognize the new data. This revised floodplain is scheduled to become effective on April 21, 2026, and adoption of the new maps at this time will ensure our residents benefit from this change as soon as possible (i.e. many residents will no longer be legally mandated to pay for flood insurance by their mortgage company due to the official</p>
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	FIRM map showing their home in the floodplain).
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Recommendations:	Approval of Ordinance 930
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Applicable Deadlines:	Ordinance 930 must be approved by the April 14th Council meeting if the City wants the new maps to take effect on their official start date of April 21, 2026.
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Community Impact:	The new flood maps will take many homes and/or properties outside the floodplain, thereby alleviating the need/requirement of those owners to purchase flood insurance. Many residents will be able to save money thanks to adoption of this ordinance.
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Legislative History:	<ul style="list-style-type: none"> - 2011: the City experiences historic rainfall that highlights the need to improve stormwater drainage in the central portion of the community to prevent future flood events. - 2012: Floodwater modeling is completed to allow the city to identify needed drainage improvements; - 2013: Study initiated - 2015: Draft plans for improvements completed and presented to the public prior to adoption - 2016: Phase I of the improvement project starts - 2018: Phase II of the improvement project starts - 2026: Results of all improvements are finally confirmed by new modeling, and new floodplain maps are authorized by the DNR to go into effect.
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Strategic Priority:	<u>N/A</u>
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Fiscal Impact:	Financial Consideration?	<u>No</u>
	Revenue/Expenditure Amount:	\$

	Financing Source:	<u>N/A</u>
	Notes:	

Attachments:	1.	ORD 930: Floodplain Map Updates
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ORDINANCE NO. 930

STATE OF MINNESOTA
COUNTY OF RAMSEY
CITY OF NEW BRIGHTON

**AN ORDINANCE TO UPDATE THE OFFICIAL FLOOD INSURANCE RATE
MAPS IN THE CITY TO THE NEWEST MAP VERSIONS WHICH REFLECT
THE LATEST APPROVED FLOODPLAIN DATA FOR THE
CITY OF NEW BRIGHTON.**

THE CITY OF NEW BRIGHTON ORDAINS:

SECTION 1. The City Council of the City of New Brighton hereby amends New Brighton Zoning Code, Chapter 3, Section 3.8(D)(2)(b) as follows:

(2)(b) Official Zoning Map Established

The Official Zoning Map together with all materials attached thereto is hereby adopted by reference and declared to be a part of Section 3.8(D). The attached material shall include the Flood Insurance Study for Ramsey County, Minnesota (~~All Jurisdictions~~), Flood Insurance Rate Map panel therein numbered 27123C0004G, 27123C0005G, 27123C0010G, 27123C0012G, 27123C0016G and the Flood Insurance Rate Map Index numbered 27123CIND0A, all dated June 4, 2010 [and as updated by Letter of Map Revision case 24-05-0956P \(effective April 21, 2026\)](#). [All materials are](#) and prepared by the Federal Emergency Management Agency [and are incorporated into the](#) ~~The~~ Official Zoning Map, [which](#) shall be on file in the Office of the City Clerk and the Director of Community Assets and Development.

SECTION 2. **Effective Date**

This ordinance shall take effect upon its adoption by the city council and its publication in the city's official newspaper.

ADOPTED this 24th day of March 2026, by the New Brighton City Council with a vote of ___ ayes and ___ nays.

Kari Niedfeldt-Thomas, Mayor

Devin Massopust, City Manager

ATTEST:

Terri Spangrud, City Clerk



Agenda Section:	Consent Agenda
Meeting Date:	March 24, 2026

REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY

ITEM DESCRIPTION: Consider Resolution Appointing Individuals to Advisory Commissions

Action Requested: Motion

Form of Action: Resolution

Votes Needed: 3 Votes

Summary Statement:	<p>The City's Commission year traditionally runs from April 1 through March 30 annually. Most Commission members serve staggered three-year terms to ensure continuity and stability within the commissions. If there is a mid-term vacancy on a commission, an individual will instead be appointed to serve out the remainder of the vacated term.</p> <p>The City Council diligently reviewed applications and conducted interviews during their work sessions held on February 24, March 3, and March 10. Following these sessions, staff prepared a resolution appointing individuals to commissions in accordance with the City Council's directives from their discussion on March 10.</p>
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Recommendations:	Approve the Resolution Appointing Individuals to Advisory Commissions
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Applicable Deadlines:	Terms begin April 1.
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Community Impact:	Having dedicated individuals serving across these five advisory commissions strengthens the city's capacity to address key community priorities. These appointees bring not only their own expertise and perspectives, but also represent the voices and experiences of the neighborhoods and communities they're connected to. This broader network of representation ensures that diverse voices and perspectives are heard in discussions that shape city policies and services, ultimately leading to more responsive and effective governance.
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Legislative History:	City Commissions are regulated by City Code Chapter 2 Article V.
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Strategic Priority:	<u>Community Engagement & Belonging</u>
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Fiscal Impact:	Financial Consideration?	<u>No</u>
	Revenue/Expenditure Amount:	\$
	Financing Source:	<u>N/A</u>
	Notes:	

Attachments:	1. Resolution Appointing Individuals to Commissions_v2
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RESOLUTION NO. _____
STATE OF MINNESOTA
COUNTY OF RAMSEY
CITY OF NEW BRIGHTON

RESOLUTION APPOINTING INDIVIDUALS TO MUNICIPAL ADVISORY COMMISSIONS

WHEREAS, twenty-two applicants, including five high school students, offered their time and energy to serve our community and expressed their interest in filling one of eleven adult and five student positions; and,

WHEREAS, the City Council has met and reviewed all applications submitted by individuals interested in serving an appointment to one of the City's five municipal advisory commissions, and interviewed each new applicant;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of New Brighton that the following individuals be appointed to commissions to terms that begin April 1, 2026.

- Economic Development Commission
 - James Sorbel (ending 3/31/2029)
 - Rosalynne Spicer (ending 3/31/2027)

- Equity Commission
 - Kristan Clow (ending 3/31/2029)
 - Laura Connolly (ending 3/31/2029)
 - Methok Namsey (ending 3/31/2027)

- Parks, Recreation and Environmental Commission
 - Pauline Alfors (ending 3/31/2029)
 - Irie Haig (ending 3/31/2027)
 - Kristin Hicks (ending 3/31/2029)
 - Dawn Mikkelson (ending 3/31/2029)

- Planning Commission
 - Eric Nelsen (ending 3/31/2029)

- Public Safety Commission
 - Kevin Dostal Dauer (ending 3/31/2029)
 - Tannie Eshenaur (ending 3/31/2029)
 - Thomas Luong (ending 3/31/2027)
 - Palkyi Namsey (ending 3/31/2027)
 - Sara Sipple (ending 3/31/2028)

ADOPTED this 24 day of March 2026 by the New Brighton City Council with a vote of _____ ayes and _____ nays.

Kari Niedfeldt-Thomas, Mayor

ATTEST:

Devin Massopust, City Manager

Terri Spangrud, City Clerk



Agenda Section:	Public Hearings
Meeting Date:	March 24, 2026

REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY

ITEM DESCRIPTION: 2026 Special Assessment Report and Public Hearing for City Project 24-1, 2024 Street Rehabilitation

Action Requested: Public Hearing

Form of Action: Resolution

Votes Needed: 4 Votes

Summary Statement:	<p>The approval of City Project 24-1, 2024 Street Rehabilitation included the recommendation that costs associated with the street rehabilitation portion of the project be funded by general taxes and assessments against benefiting properties in the project area. Minnesota State Statute 429 requires a Public Hearing be held to adopt the proposed assessments.</p> <p>The 2026 Special Assessment Report for City Project 24-1, 2024 Street Rehabilitation is attached which contains project costs, assessment rates, project location maps, and the resolution necessary for adoption of the assessments.</p>
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Recommendations:	<p>To hold a Public Hearing and adopt the assessment resolution contained in the attached 2026 Special Assessment Report, Project 24-1, 2024 Street Rehabilitation.</p>
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Applicable Deadlines:	None
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Community Impact:	Providing cost-effective infrastructure improvements.
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Legislative History:	<p>September 26, 2023 City Council authorized the Director of Community Assets and Development to enter professional service agreements with E.G. Rud and Sons, Inc. and American Engineering Testing.</p> <p>November 14, 2023 City Council adopted a resolution ordering staff to prepare a Feasibility Study for City Project 24-1, 2024 Street Rehabilitation.</p> <p>January 9, 2024 City Council authorized the purchase of fire hydrants and gate valves for the proposed project.</p> <p>February 8, 2024 An informational meeting was held with residents to be affected by the proposed project.</p> <p>March 12, 2024 City Council accepted the Feasibility Study and set the Public Improvement Hearing for March 26, 2024.</p> <p>March 26, 2024 Public Improvement Hearing held and City Council ordered Public Improvement Project 24-1, 2024 Street Rehabilitation.</p> <p>April 23, 2024 City Council approved project plans and specifications and authorized advertisement for bids.</p> <p>May 28, 2024 City Council accepted all bids and adopted a resolution awarding a contract to Kuechle Underground, Inc. for City Project 24-1, 2024 Street Rehabilitation.</p> <p>February 24, 2026 City Council adopted a resolution declaring costs to be assessed, and set the date for the 2026 Special Assessment Hearing on City Project 24-1, 2024 Street Rehabilitation.</p>
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Strategic Priority:	<u>City Assets</u>
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Fiscal Impact:	<table border="1"> <tr> <td>Financial Consideration?</td> <td><u>Yes</u></td> </tr> </table>	Financial Consideration?	<u>Yes</u>
Financial Consideration?	<u>Yes</u>		

	Revenue/Expenditure Amount:	\$651,715.87
	Financing Source:	<u>Other</u>
	Notes:	

Attachments:	1.	Resolution Adopting Assessments 24-1 2024 Street Rehabilitation
	2.	CP24-1 2026 Special Assessment Report
	3.	24-1 Assessment Hearing Presentation
	4.	Objection - 80 Oakwood Drive

Resolution No. 2026-

State of Minnesota
County of Ramsey
City of New Brighton

RESOLUTION ADOPTING ASSESSMENTS ON PROJECT 24-1, 2024 STREET REHABILITATION

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

WHEREAS, pursuant to proper notice duly given as required by law, the City Council has met and heard and passed the proposed assessment of the benefited lots in the area.

BY: The construction of storm sewer, watermain improvements, sanitary sewer improvements, and street rehabilitation.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of New Brighton, Minnesota:

1. The total amount to be assessed is \$651,715.87.
2. Such proposed assessment, referred to as Special Assessment Number S632724100 is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the improvement in the amount of the assessment levied against it.
3. Such assessment shall be payable in equal annual principal installments extending over a period of ten (10) years, the first installment to be payable on or after the first Monday in January 2027 and shall bear the interest at the rate of 3.00 percent per annum from the adoption of this assessment resolution.
4. The owner of any property so assessed may, at any time prior to the certification of the assessment to the County Auditor pay the whole of the assessment on such property with interest accrued to the date of the payment, to the City Treasurer, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of this resolution and he may, at any time thereafter, pay the County Treasurer, the balance of assessments remaining unpaid with interest accrued in accordance with the statutes such in case made and provided.
5. The Clerk shall forthwith transmit a certified duplicate of this assessment to the County Auditor to be extended on the property tax list of the County and such assessments shall be collected and paid over the same manner as other municipal taxes.

Adopted this 24th day of March, 2026, by the New Brighton City Council with a vote of _____ ayes and _____ nays.

Kari Niedfeldt-Thomas, Mayor

ATTEST:

Devin Massopust, City Manager

Terri Spangrud, City Clerk



2026 SPECIAL ASSESSMENT REPORT

PROJECT 24-1, 2024 STREET REHABILITATION

City of New Brighton
Department of Community Assets and Development

PROJECT 24-1, 2024 STREET REHABILITATION

SPECIAL ASSESSMENT REPORT

INDEX

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APPENDIX

- A. Project 24-1 Resolution 2026-018 Declaring Costs and Setting Public Hearing
 - Project 24-1 Public Hearing Notice
 - Project 24-1 Public Hearing Information Letter

- B. Project 24-1 Project Cost Breakdown & Assessment Rate Computations
 - Project 24-1 First Year Interest Computations
 - Project 24-1 Example Assessment Payoff Schedule

- C. New Brighton City Code Senior Citizen Assessment Deferral Procedure

2026 SPECIAL ASSESSMENT REPORT PROJECT 24-1, 2024 STREET REHABILITATION

INTRODUCTION

This report contains the final project cost figures and special assessment information for Project 24-1, 2024 Street Rehabilitation to be assessed on March 24, 2026.

The final project costs, project area maps, assessment rate computations, and the resolution for adoption of the assessments are contained in the following sections of this report. A copy of the hearing notices and informational letters mailed to the residents concerning the special assessing of these projects are included in Appendix A of this report.

The procedure for payment of special assessments is as follows:

After the City Council orders the special assessments, residents can prepay the assessment amount in full without interest. The City will accept payments at the office of the City Clerk during this period which will be from March 25, 2026 to September 30, 2026. If residents choose not to pay off the assessment, it is certified to the County Auditor for collection with real estate taxes. The first installment of the special assessment will appear on the 2027 tax statement bearing approximately 15 months' interest for the period October 1, 2026 through December 31, 2027.

We are recommending an interest rate of 3.00 percent per year on the unpaid balance of the assessment be charged. We are recommending the assessments be spread over a 10-year collection period, which would be similar to past projects. Permanent financing for these projects will be provided for by City taxes, and special assessments.

The City has an ordinance for the deferment of special assessments for elderly residents. A copy of the Senior Citizen Assessment Deferral Procedure, Section 2-3 thru 2-7 of the New Brighton City Code is included in Appendix C of this report. To qualify for a deferment, residents must be more than 65 years old and the annual average amount of their assessment must exceed 1.00 percent of their adjusted annual gross income.



Craig Schlichting, P.E.

Director of Community Assets & Development

PROJECT 24-1, 2024 STREET REHABILITATION

REMARKS

Project 24-1, 2024 Street Rehabilitation, consisted of the rehabilitation of the following streets during the 2024 and 2025 construction seasons:

20th Avenue SW	County Road E to Skyhigh Drive
19th Avenue SW	County Road E to Haines Avenue
Haines Avenue	20 th Avenue SW to Oakwood Drive
Skyhigh Drive	20 th Avenue SW to Haines Avenue
Oakwood Drive	County Road E to Silver Lane
3rd Street SW	Oakwood Drive to 16 th Avenue SW
17th Avenue SW	3 rd Street SW to cul-de-sac
12th Avenue NW	4 th Street NW to 5 th Street NW
4th Street NW	12 th Avenue NW to Old Highway 8 NW
3rd Terrace NW	11 th Avenue NW to Old Highway 8 NW
11th Avenue NW	3 rd Street NW to 3 rd Terrace NW
3rd Street NW	9 th Avenue NW to cul-de-sac
2nd Street NW	3 rd Street NW to Old Highway 8 NW
9th Avenue NW	2 nd Street NW to 3 rd Street NW
Hansen Court	2 nd Street NW to cul-de-sac

The location of these streets is shown on the 2024 Street Rehabilitation Project Map on Page 15. The total length of all the streets included in this project is approximately 2.54 miles. All streets in the project corridor are low speed, low volume residential streets.

The City Council ordered this project at a Public Improvement Hearing on March 26, 2024. A contract was awarded to Kuechle Underground, Inc. who substantially completed the project in October of 2025. Prior to issuing the final payment, the contractor provided IC-134 documents indicating that all of the subcontractors have been paid. The contract quantities were agreed to by the contractor and the final payment amount was approved at the December 9, 2025 City Council Meeting.

CONSTRUCTION

All construction activities under this improvement project were performed under contract with Kuechle Underground, Inc. The Department of Community Assets and Development administered the contract and provided the engineering services, except for preliminary soil borings, material testing, topographic surveying, and construction staking.

Due to the extensive utility work involved with the project, it was originally bid with a phased schedule spanning two years. During the 2025 construction season, frequent rainfall events and contractor availability delayed construction and extended the project beyond the planned

**2026 SPECIAL ASSESSMENT REPORT
PROJECT 24-1, 2024 STREET REHABILITATION**

completion date. This, in turn, affected the timing of final administrative tasks, including project closeout and the assessment process. As a result, the city’s standard assessment procedure has been adjusted to align with the revised project timeline. Details of the revised procedure are provided on Page 11 of this report.

STREET REHABILITATION

The existing pavement section on all streets included in the project was removed and reconstructed to a 9-ton residential design thickness. The 9-ton design thickness provides numerous benefits including improved performance, longevity, and reduced maintenance costs.

LIVING STREETS

This project incorporated the Living Streets Plan, which guided improvements aimed at creating streets that provide safe and comfortable routes for pedestrian and bicyclists, while allowing vehicles to move slowly and efficiently.

During design, Living Streets checklists were developed to identify necessary improvements for each street segment. A review of the completed checklists highlighted several recommended actions which are summarized below along with the implemented improvements as part of the project.

1. Streets undergoing utility replacement/installation which required complete removal of the existing curb and gutter were guided to be reconstructed at a reduced width to support 25 mph speed limits and traffic calming. Implementation of this included reducing the overall street width on the following street segments:

Street Segment	Pre-Project Roadway Width	Post Project Roadway Width
4 th Street NW	30'	24'
2 nd Street NW	30'	24'
9 th Avenue NW	30'	24'
3 rd Street NW	30'	24'
20 th Avenue SW	30'	27'
Haines Avenue	30'	27'
Skyhigh Drive	30'	27'
19 th Avenue SW	30'	27'
Oakwood Drive	30'	24'
17 th Avenue SW	30'	27'

2. Safe pedestrian connections were identified as being needed on streets that have direct connections to Hansen Park and Silver Oaks Park. Implementation of this included installation of new concrete sidewalks along 4th Street NW, 2nd Street NW, 9th Avenue NW, 3rd Street NW, and Oakwood Drive.

**2026 SPECIAL ASSESSMENT REPORT
PROJECT 24-1, 2024 STREET REHABILITATION**

3. Stormwater improvements were identified as being needed at two locations that have historically experienced surface water drainage issues or flooding. Implementation of this is summarized below within Storm Sewer System Improvements.
4. Parking restrictions were identified as being needed on Oakwood Drive, specifically near Silver Oaks Park. This segment of street is subject to on-street parking due to scheduled sporting events at the park. With the street width reduced, there was a risk that vehicles may park on both sides of the street limiting through traffic movements. Implementation of this included establishing “No Parking” along the east side of Oakwood Drive from County Road E to Silver Lane.

Refer to the 2024 Street Rehabilitation Street Section Map on Page 17.

WATER SYSTEM IMPROVEMENTS

The watermain located along 20th Avenue SW, Skyhigh Drive, Haines Avenue, 19th Avenue SW, Oakwood Drive, 17th Avenue SW, 3rd Street NW, 9th Avenue SW, and sections of 2nd Street NW and 4th Street NW was replaced as part of this project. The original cast iron pipes, installed in the late 1950’s through the early 1960’s, had experienced numerous breaks over the years. The watermain was replaced with ductile iron pipe, which has a higher structural strength, is more corrosion resistant, and has a longer life expectancy. Water system improvements also included the replacement of valves, hydrants, and water services from the watermain to the property line.

In areas that did not undergo full watermain replacement, the existing fire hydrants were inspected and replaced based on age and lack of available parts to complete repairs if needed.

Refer to the Watermain Improvement Maps on Pages 18-19.

STORM SEWER SYSTEM IMPROVEMENTS

The City’s Surface Water Management Plan identified two areas within the project corridor that have historically experienced surface water drainage issues or flooding. The areas and improvements implemented with the project are summarized below.

Area 1

Oakwood Drive near Silver Oaks Park collects runoff from approximately 19.16 acres of southern New Brighton. Historically, during heavy or intense rainfall events, the catch basins located at the low point would become overwhelmed. An overland emergency overflow directs excess water between 381 and 389 Oakwood Drive. In 2011 and 2013, additional high-capacity catch basins were installed, and the existing storm sewer pipe was upsized to reduce the frequency of water reaching this overflow.

The 2024 Street Rehabilitation Project included removal of the existing curb and gutter and narrowing of Oakwood Drive. As part of the improvements, storm sewer catch basins were relocated to align with the new curb lines, and additional high-capacity inlet grates were installed to handle larger flows. The reduced street width, and therefore reduced impervious surface, will

**2026 SPECIAL ASSESSMENT REPORT
PROJECT 24-1, 2024 STREET REHABILITATION**

also decrease the volume of stormwater conveyed down the street to the low point of Oakwood Drive.

Area 2

Area 2 consists of a low point near 750 4th Street NW which was subject to flooding during high volume or intense rain events. There is also no overland flow route available to protect the existing structures. An analysis of the area was completed following the July 2011 rain event which resulted in nearly 5 inches of rain within 2 hours. Several potential solutions were identified and analyzed for the area. It was determined that separating Old Highway 8 and other flows from the 4th Street low area and increasing the 4th Street NW storm sewer capacity was the most cost effective and beneficial solution. Initial phases of this improvement were completed with the Old Highway 8 – 3 Lane Conversion Project and the Hansen Park East Redevelopment Project which included installation of a new dedicated 42” storm sewer line through Hansen Park. Storm sewer structures were also installed at the intersection of 4th Street NW and Old Highway 8 NW to accept a future 42” storm sewer extension along 4th Street NW.

The 2024 Street Rehabilitation Project included installation of the remainder of the 42” storm sewer line along 4th Street NW from Old Highway 8 NW to the easterly entrance of Hansen Park. This new line, combined with separation of Old Highway 8 flows, reduces tailwater impacts and increases overall capacity to meet the flood reduction goals.

In addition to the storm sewer improvements summarized above, the majority of the existing storm sewer catch basins throughout the project corridor were removed and relocated to fit the proposed curb line locations on streets that were reduced in width. All structures located within the roadway or curb line also received an internal ring-sealing compound to prevent infiltration and loss of the underlying road surface.

Refer to the Storm Sewer Improvement Maps on Pages 20-22.

SANITARY SEWER SYSTEM IMPROVEMENTS

Due to the trunk storm sewer line installation on 4th Street NW, 700 feet of sanitary sewer main and 4 sanitary structures were removed and relocated to create space needed to install the 42” concrete pipe. The remainder of the sanitary sewer mains and structures in the project corridor were inspected during the design phase of the project. Based on the inspection findings, one sanitary manhole constructed of block was replaced with a modern precast concrete structure to prevent infiltration into the sanitary sewer system. Additionally, one sanitary structure was relocated to avoid conflict with the sidewalk constructed on 3rd Street NW.

Similar to the storm sewer structures, all sanitary manholes received an internal ring-sealing compound to prevent infiltration and loss of the underlying road surface.

Refer to the Sanitary Sewer Improvement Maps on Pages 23-24.

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SIDEWALK IMPROVEMENTS

As recommended in the Living Streets Plan, sidewalks were constructed on the following street segments to improve pedestrian connectivity to Hansen Park and Silver Oaks Park:

- 4th Street NW – Old Highway 8 NW to 12th Avenue NW
- 2nd Street NW – Old Highway NW to 9th Avenue NW
- 9th Avenue NW – 2nd Street NW to 3rd Street NW
- 3rd Street NW – 9th Avenue NW to Hansen Park
- Oakwood Drive – County Road E to Silver Lane

Sidewalk improvements also included installation of ADA accessible pedestrian ramps at intersections and connections to other trail networks.

Refer to the 2024 Street Rehabilitation Street Section Map on Page 17 for sidewalk locations.

FINAL PROJECT COSTS

The total project costs for Project 24-1 are as follows:

	Project Item	Item Total
	Construction Costs	\$6,084,959.36
	In-house Engineering	\$254,166.83
(1)	Materials/Permits	\$200,936.62
(2)	Professional Services	\$198,873.34
	Printing & Publishing	\$542.75
(3)	Capitalized Interest	\$22,663.72
	Total Project Costs	\$6,762,142.62

- (1) Includes procurement of fire hydrants and gate valves
- (2) Includes testing, construction surveying services, geotechnical services, and flex seal installation
- (3) Internal carrying cost incurred by the City

PROJECT COST BREAKDOWN

This project is funded from a combination of City of New Brighton general taxes, special assessments, Water Improvement Funds, Sanitary Sewer Improvement Funds, and Storm Water Improvement Funds. A breakdown of the project cost is as follows:

	Project Total	City Costs	Special Assessment Costs
Street Rehabilitation	\$2,606,863.47	(1) \$1,955,147.60	(2) \$651,715.87

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Watermain Improvements	\$2,475,198.53	\$2,475,198.53	-
Sanitary Sewer Improvements	\$260,834.43	\$260,834.43	-
Storm Sewer Improvements	\$1,053,947.25	\$1,053,947.25	-
Sidewalk Improvements	\$365,298.94	\$365,298.94	
Totals	\$6,762,142.62	\$6,110,426.75	\$651,715.87

- (1) 75 percent of Street Rehabilitation costs.
- (2) 25 percent of Street Rehabilitation costs.

PROPOSED STREET RECONSTRUCTION FUNDING

In accordance with the assessment policies of New Brighton’s Comprehensive Street Plan for streets reconstructed to City standards with existing concrete curb and gutter, 25 percent of the street surfacing repair costs are special assessed against the benefiting properties in the project. The remaining costs are to be paid from City of New Brighton general taxes.

STREET REHABILITATION ASSESSMENTS

The assessment area of this project includes a mixture of single family lots, multi-family use properties, and large non-standard properties with a variety of uses (parks, commercial property, common interest community, and a mobile home park). To address this, staff recommends each benefitting parcel be specially assessed on a per lot or per lot equivalent basis based on property classification. A description of the assessment methodology for each property classification is below.

Single Family Lots – It is recommended that each single family lot be assessed equally on a per lot basis. This method has historically been the most common and equitable type of special assessment when lots are generally the same size, same use, and receive the same benefit from the project.

Multi-Family Lots – It is recommended that each multi-family lot be assessed in terms of equivalent lots based on their use and density. To do this, each multi-family lot will be converted to equivalent lots according to the number of addresses or dwelling units attached to each property identification number (PIN). Historically, this method has been used to assess properties of the same classification where property use and density are taken into account and each unit receives the same benefit from the project.

Non-Standard Lots – It is recommended that each non-standard lot be assessed in terms of equivalent lots based on the street frontage. To do this, the assessable area is calculated by dividing the total street frontage by the typical single family lot width of 75 feet to convert it to

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an equivalent number of single family lots. This method has historically been used when properties front project streets, however, are part of a much larger parcel.

Specific to the Heritage Oaks Townhome Association, the total assessment amount will be split evenly between the 29 benefitting properties included in the association.

A breakdown of the areas to be specially assessed is as follows:

Single Family Lots

20 th Avenue SW	13 Lots
19 th Avenue SW	23 Lots
Haines Avenue	7 Lots
Skyhigh Drive	13 Lots
Oakwood Drive	39 Lots
3 rd Street SW	13 Lots
17 th Avenue SW	16 Lots
12 th Avenue NW	12 Lots
3 rd Terrace NW	4 Lots
11 th Avenue NW	6 Lots
3 rd Street NW	20 Lots
2 nd Street NW	28 Lots
Hansen Court	4 Lots
9 th Avenue NW	4 Lots

Multi-Family Lots

20 th Avenue SW	6 Lots
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**2026 SPECIAL ASSESSMENT REPORT
PROJECT 24-1, 2024 STREET REHABILITATION**

Non-Standard Lots

*Typical New Brighton Single Family Lot
75' X 135' = 10,125 Square Feet*

340 Oakwood Drive (Silver Oaks Park)
299.95 Feet of Frontage
299.95 / 75 (Standard Lot Frontage) = 3.99 Lots

400 Old Highway 8 NW
257.16 Feet of Frontage
257.16 / 75 (Standard Lot Frontage) = 3.43 Lots

Oak Grove Mobile Home Park
1,902.63 Feet of Frontage
1,902.63 / 75 (Standard Lot Frontage) = 25.37 Lots

Heritage Oaks Association
233.34 Feet of Frontage
233.34 / 75 (Standard Lot Frontage) = 3.11 Lots

Total Assessable Lots 243.90 LOTS

The assessable properties are shown on the Street Rehabilitation Assessment Breakdown Map on Page 16.

**Dividing the cost to be assessed of \$651,715.87 by 243.90 lots equals an assessment rate of:
\$2,672.06 Per Lot
(was \$3,450.00 in Feasibility Study)**

CALCULATION DETAILS

TOTAL ASSESSABLE COST	\$651,715.87	
NUMBER OF LOTS	243.90	
ASSESSMENT RATE PER LOT	\$2,672.06	
<u>SINGLE FAMILY LOTS</u>		
20TH AVENUE SW	13	LOTS
	\$2,672.06	PER LOT
	\$34,736.78	TOTAL
19TH AVENUE SW	23	LOTS
	\$2,672.06	PER LOT
	\$61,457.38	TOTAL
HAINES AVENUE	7	LOTS
	\$2,672.06	PER LOT
	\$18,704.42	TOTAL

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SKYHIGH DRIVE	13	LOTS
	\$2,672.06	PER LOT
	\$34,736.78	TOTAL
OAKWOOD DRIVE	39	LOTS
	\$2,672.06	PER LOT
	\$104,210.34	TOTAL
3RD STREET SW	13	LOTS
	\$2,672.06	PER LOT
	\$34,736.78	TOTAL
17TH AVENUE SW	16	LOTS
	\$2,672.06	PER LOT
	\$42,752.96	TOTAL
12TH AVENUE NW	12	LOTS
	\$2,672.06	PER LOT
	\$32,064.72	TOTAL
3RD TERRACE NW	4	LOTS
	\$2,672.06	PER LOT
	\$10,688.24	TOTAL
11TH AVENUE NW	6	LOTS
	\$2,672.06	PER LOT
	\$16,032.36	TOTAL
3RD STREET NW	20	LOTS
	\$2,672.06	PER LOT
	\$53,441.20	TOTAL
2ND STREET NW	28	LOTS
	\$2,672.06	PER LOT
	\$74,817.68	TOTAL
HANSEN COURT	4	LOTS
	\$2,672.06	PER LOT
	\$10,688.24	TOTAL
9TH AVENUE NW	4	LOTS
	\$2,672.06	PER LOT
	\$10,688.24	TOTAL
<u>MULTI-FAMILY LOTS</u>		
20TH AVENUE SW	6	LOTS
	\$2,672.06	PER LOT
	\$16,032.36	TOTAL
<u>NON-STANDARD LOTS</u>		
340 OAKWOOD DRIVE (SILVER OAKS PARK)	3.99	LOTS
	\$2,672.06	PER LOT
	*\$10,661.96	TOTAL
*AN ADDITIONAL \$0.44 APPLIED TO CITY PROPERTY TO FACILITATE EQUAL PAYMENT AMOUNTS FOR EACH OF THE 243.90 ASSESSABLE LOTS		

**2026 SPECIAL ASSESSMENT REPORT
PROJECT 24-1, 2024 STREET REHABILITATION**

400 OLD HIGHWAY 8 NW	3.43 \$2,672.06 \$9,165.17	LOTS PER LOT TOTAL
OAK GROVE MOBILE HOME PARK	25.37 \$2,672.06 \$67,790.16	LOTS PER LOT TOTAL
HERITAGE OAKS ASSOCIATION	3.11 \$2,672.06 \$8,310.11	LOTS PER LOT TOTAL

(Assessment Rate Calculations can be found in Appendix B)

ASSESSMENT PROCEDURE

A special assessment hearing is required to levy assessments. At the special assessment hearing, the Council will determine the method of assessment to be used, the amounts of the assessment based on actual costs, the interest rate to be charged, and the period of years over which the assessment is to be spread.

Property owners subject to special assessments are provided a prepayment period during which they may pay the assessment in full without interest after the Council adopts the assessment roll. Typically, the assessment process begins in September of the year following project construction, and the prepayment period is 30 days from the date of adoption. This timeframe allows City staff and Ramsey County sufficient time to certify any unpaid assessments to the following year’s tax roll, which includes approximately 15 months of interest from the date of the assessment hearing through the end of the following year.

Due the project’s completion timing, which affected the assessment schedule, staff recommends a prepayment period from the day after adoption of the assessments through September 30, 2026. This extended period will provide residents with additional time to make interest free payments in full and will align with the City’s standard practice of certifying assessments in the final quarter of the year. It will also ensure consistency with the assessment schedule, with the first installment appearing on the 2027 property tax statement and including approximately 15 months of interest from the end of the prepayment period through the end of 2027.

Assessment rate calculations and an example special assessment payment schedule of the estimated assessment for this project appears in Appendix B.

The City has adopted an ordinance for the deferment of special assessments for elderly residents; see a copy of Section 2 of the New Brighton City Code in Appendix B. To qualify for a deferment, residents must be 65 years of age or older and the average annual amount of all their assessments must exceed one percent of their Federal adjusted gross income. Any applications submitted by residents who meet the deferral criteria will be presented to Council for review and action before final approval.

**2026 SPECIAL ASSESSMENT REPORT
PROJECT 24-1, 2024 STREET REHABILITATION**

WATERMAIN IMPROVEMENTS FUNDING – The total cost of the water system improvements, \$2,475,198.53 is to be paid from the Water System Improvement Fund.

SANITARY SEWER IMPROVEMENTS FUNDING - The total cost of the sanitary sewer system improvements, \$260,834.43 is to be paid from the Sanitary Sewer Improvement Fund.

STORM SEWER IMPROVEMENTS FUNDING – The total cost of the storm sewer system improvements, \$1,053,947.25 is to be paid from the Storm Sewer Improvement Fund. The city also received \$174,000 in grant funding from the Rice Creek Watershed District to support flood mitigation improvements, including installation of the new 42” storm sewer along 4th Street NW. These funds will be used to offset storm sewer utility costs.

SIDEWALK IMPROVEMENTS FUNDING – The total cost of the sidewalk improvements, \$365,298.94 is to be paid from the Street Fund.

RECOMMENDATION

To **APPROVE THE RESOLUTION ADOPTING THE SPECIAL ASSESSMENTS FOR PROJECT 24-1, 2024 STREET REHABILITATION**, found on Page 13.

This resolution includes a 3.00 percent interest rate and a 10-year collection period.

Resolution No. 2026-

State of Minnesota
County of Ramsey
City of New Brighton

RESOLUTION ADOPTING ASSESSMENTS ON PROJECT 24-1, 2024 STREET REHABILITATION

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

WHEREAS, pursuant to proper notice duly given as required by law, the City Council has met and heard and passed the proposed assessment of the benefited lots in the area.

BY: The construction of storm sewer, watermain improvements, sanitary sewer improvements, and street rehabilitation.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of New Brighton, Minnesota:

1. The total amount to be assessed is \$651,715.87.
2. Such proposed assessment, referred to as Special Assessment Number S632724100 is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the improvement in the amount of the assessment levied against it.
3. Such assessment shall be payable in equal annual principal installments extending over a period of ten (10) years, the first installment to be payable on or after the first Monday in January 2027 and shall bear the interest at the rate of 3.00 percent per annum from the adoption of this assessment resolution.
4. The owner of any property so assessed may, at any time prior to the certification of the assessment to the County Auditor pay the whole of the assessment on such property with interest accrued to the date of the payment, to the City Treasurer, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of this resolution and he may, at any time thereafter, pay the County Treasurer, the balance of assessments remaining unpaid with interest accrued in accordance with the statutes such in case made and provided.
5. The Clerk shall forthwith transmit a certified duplicate of this assessment to the County Auditor to be extended on the property tax list of the County and such assessments shall be collected and paid over the same manner as other municipal taxes.

Adopted this 24th day of March, 2026, by the New Brighton City Council with a vote of _____ ayes and _____ nays.

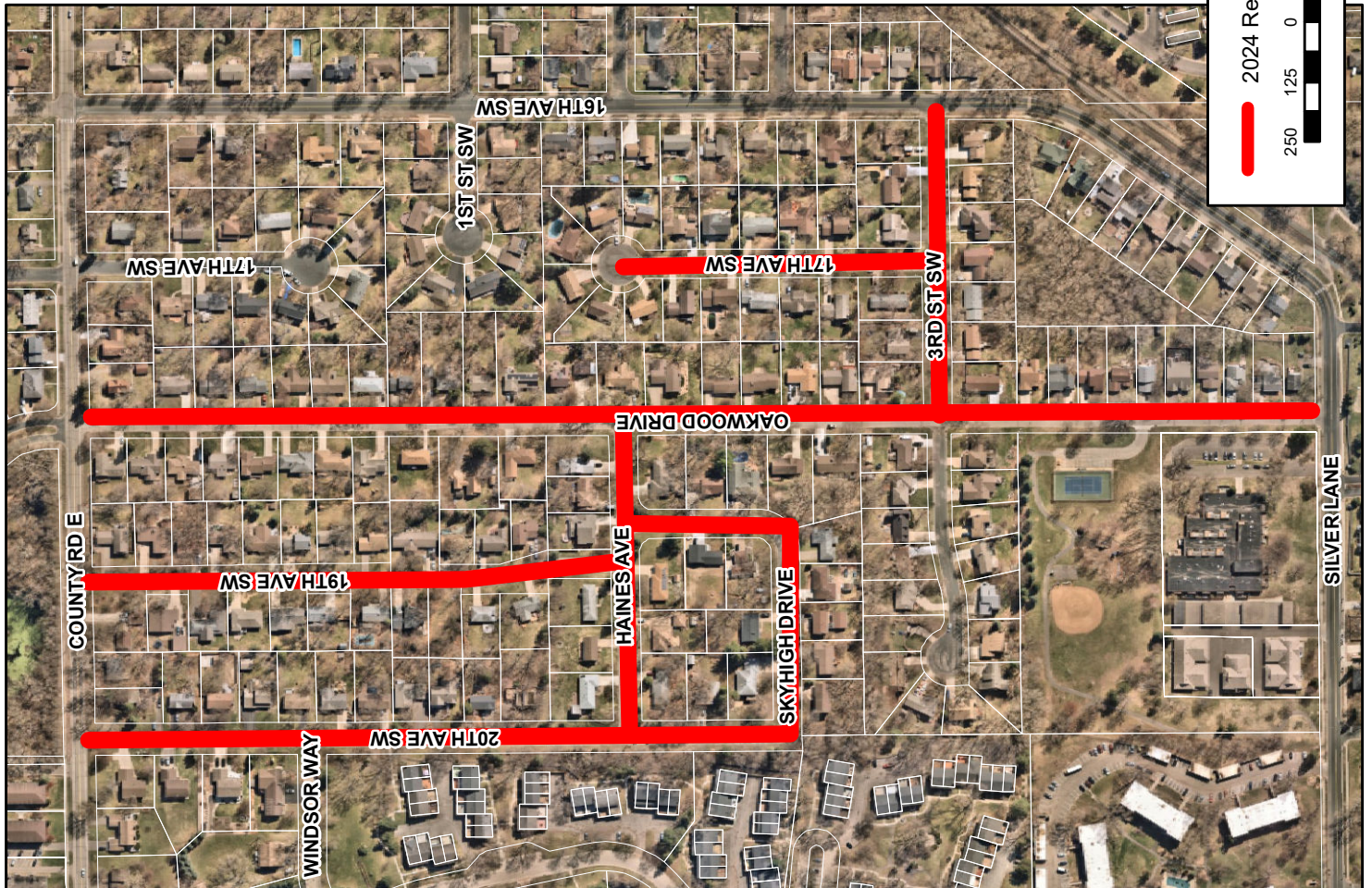
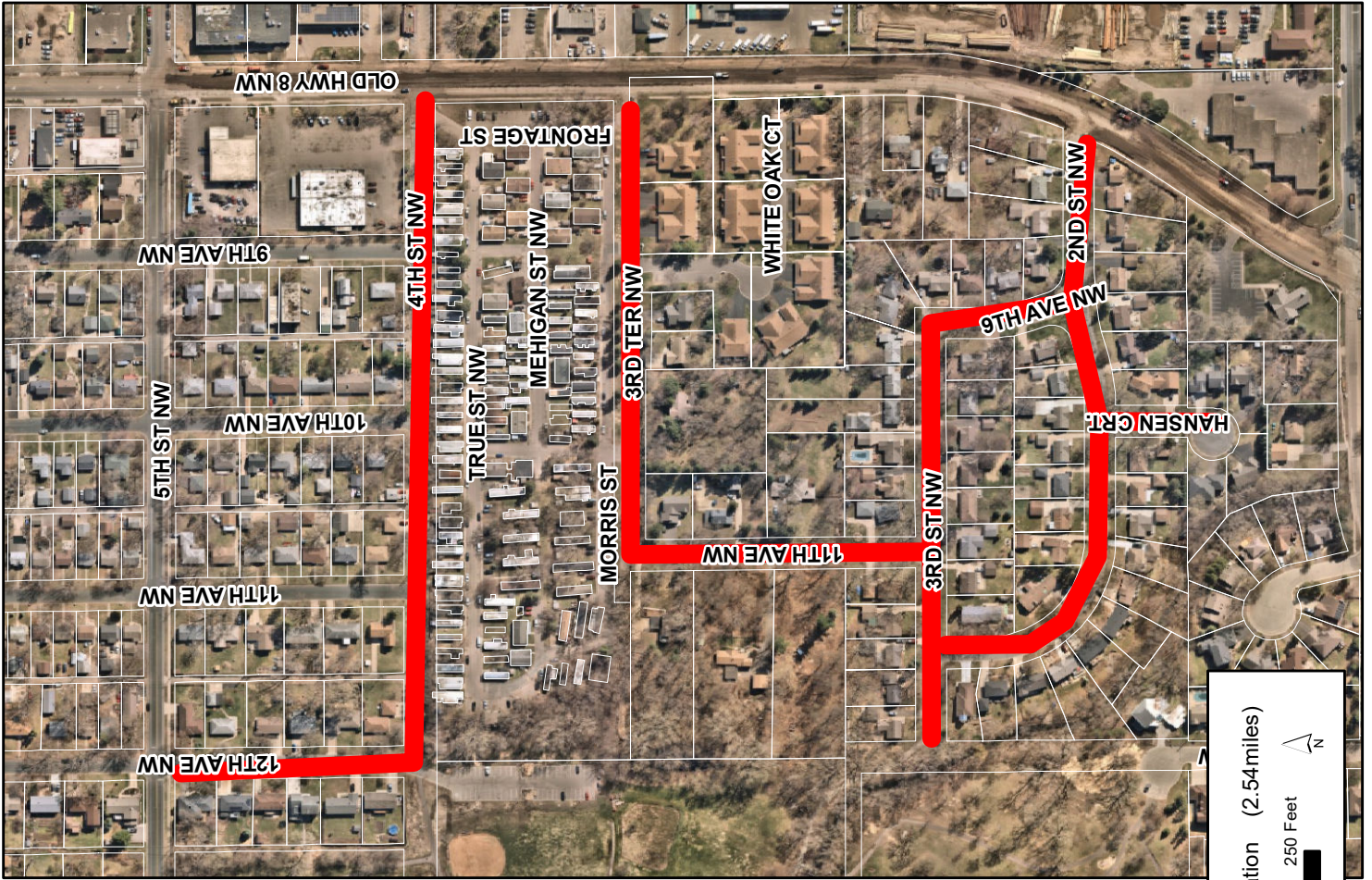
Kari Niedfeldt-Thomas, Mayor

ATTEST:

Devin Massopust, City Manager

Terri Spangrud, City Clerk

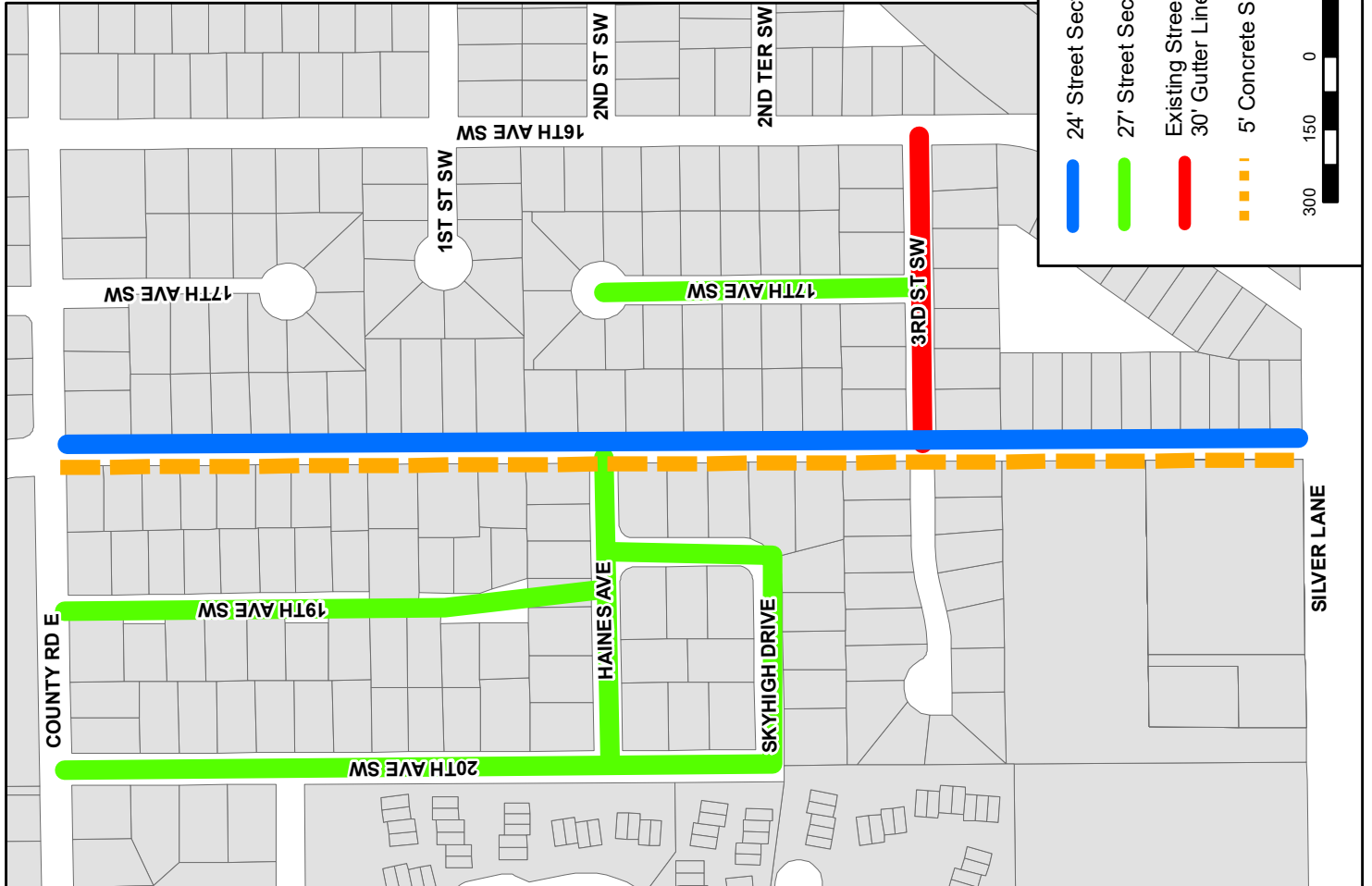
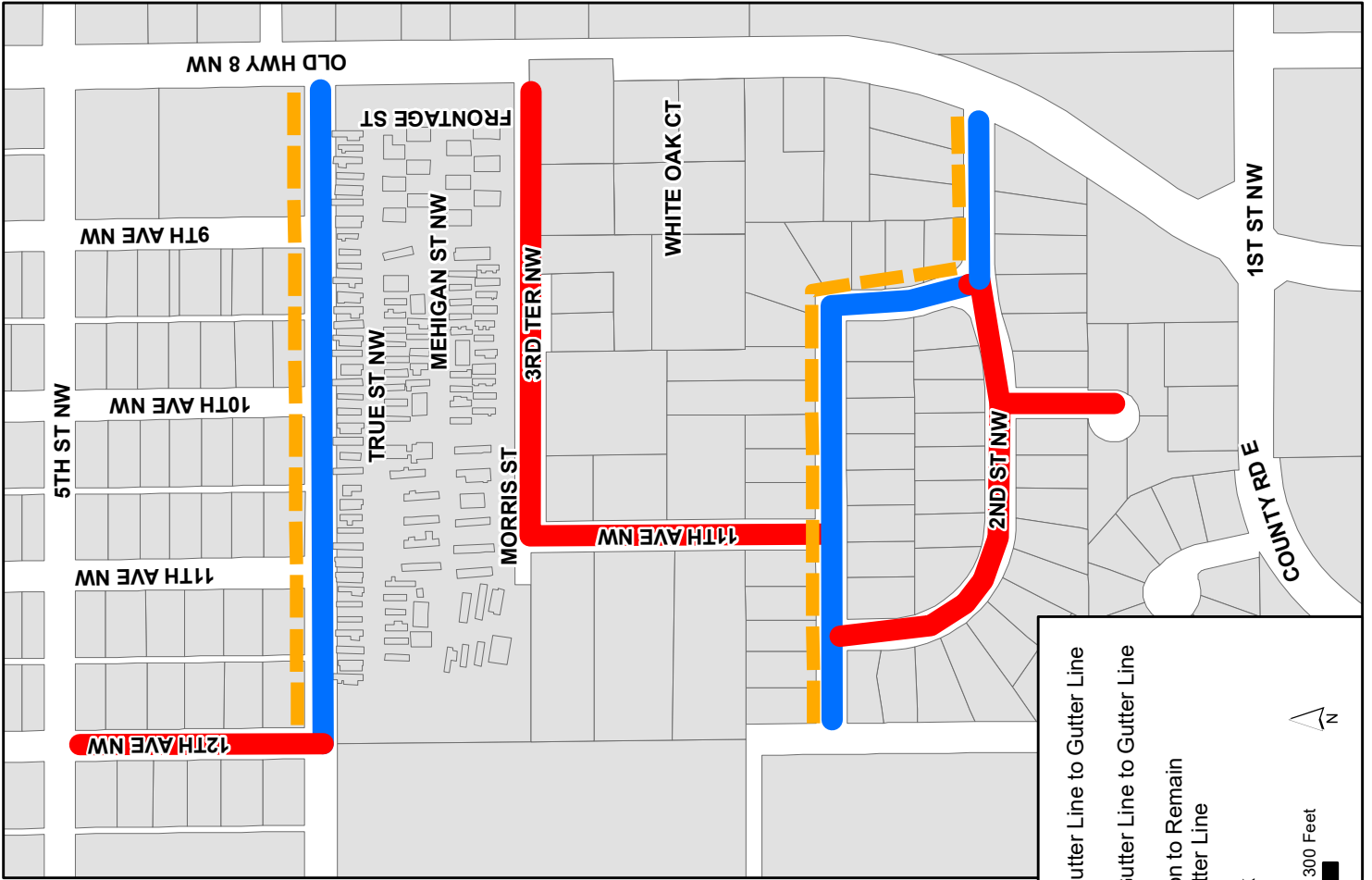
2024 Street Rehabilitation



2024 Rehabilitation (2.54 miles)

250 125 0 250 Feet

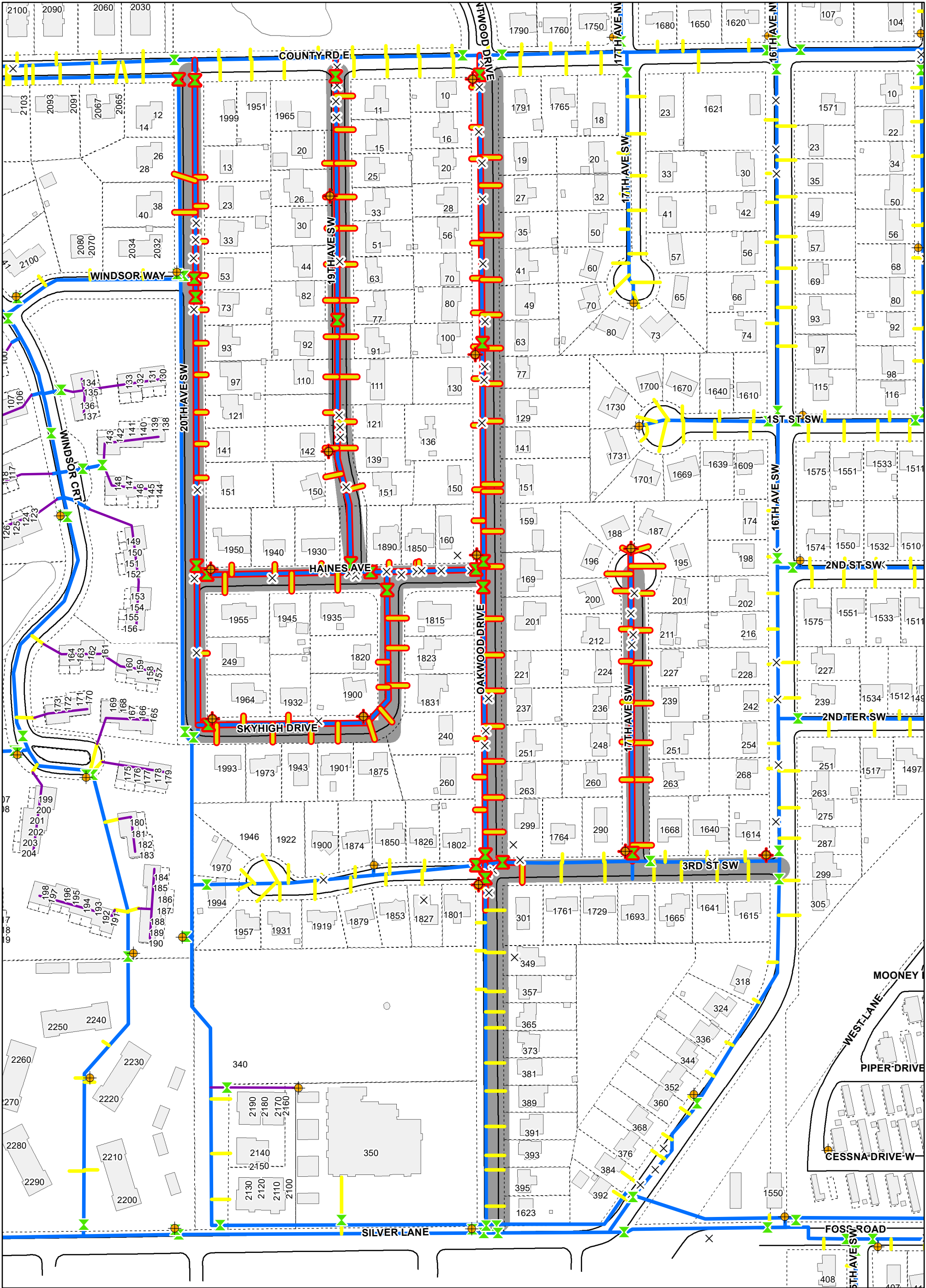
2024 Street Rehabilitation - Street Sections



- █ 24' Street Section - Gutter Line to Gutter Line
- █ 27' Street Section - Gutter Line to Gutter Line
- █ Existing Street Section to Remain
- - - 30' Gutter Line to Gutter Line
- █ 5' Concrete Sidewalk

300
 150
 0
 300 Feet

N
North Arrow

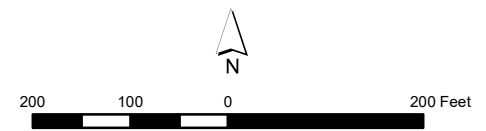


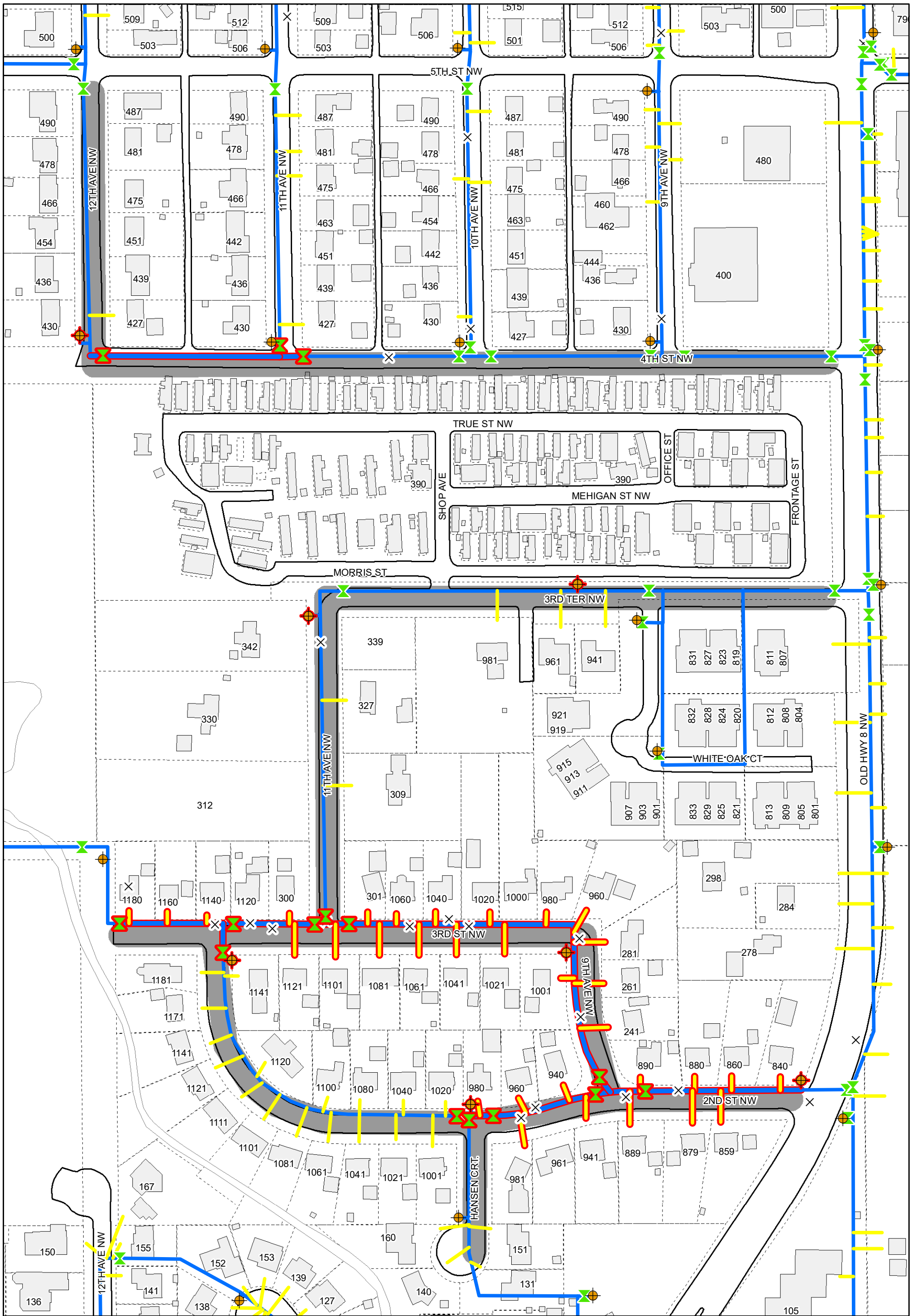
- X Break Location
- Hydrant
- ⊗ Valve
- Private Water Line
- Water Service
- Watermain
- 2024 Street Reconstruction

⊗ Features to be replaced are highlighted in red.

Hydrants	11
Valves	6" - 23
Water Service	108
Watermain	6" - 6,729

Water System Replacement For 2024 Street Reconstruction - Map 1



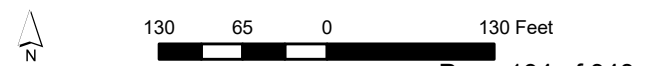


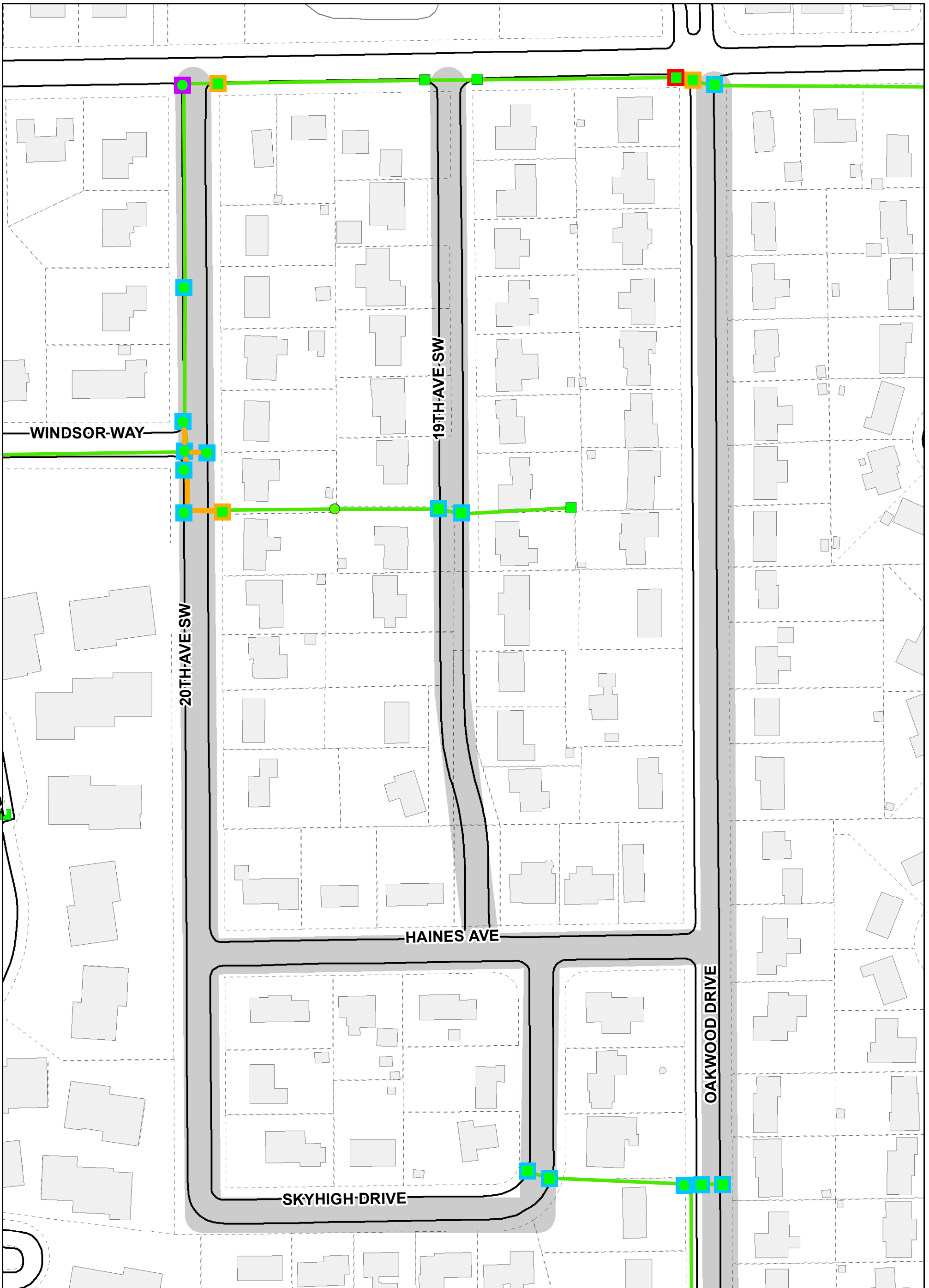
- Hydrant
- Valve
- Private Water Line
- Water Service
- Break Location
- Watermain
- 2024 Street Reconstruction

Hydrants	7
Valves	15
Water Service	32
Watermain	6" - 2,117 ft.












Features to be replaced are highlighted in red.

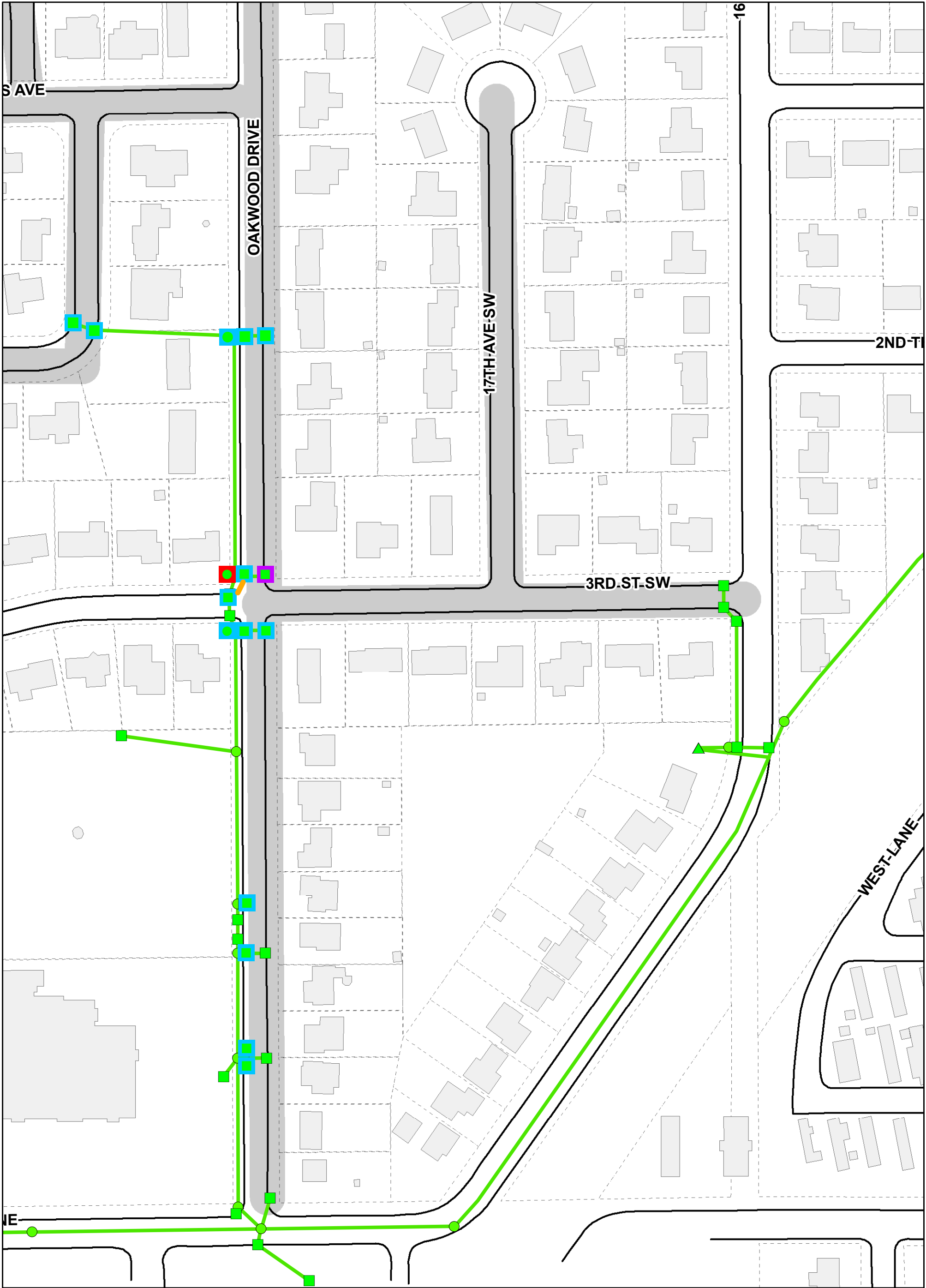
Water System Replacement For 2024 Street Reconstruction - Map 2
















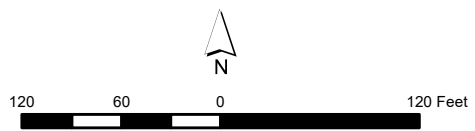
Storm Sewer Improvements For 2024 Street Reconstruction - Map 1

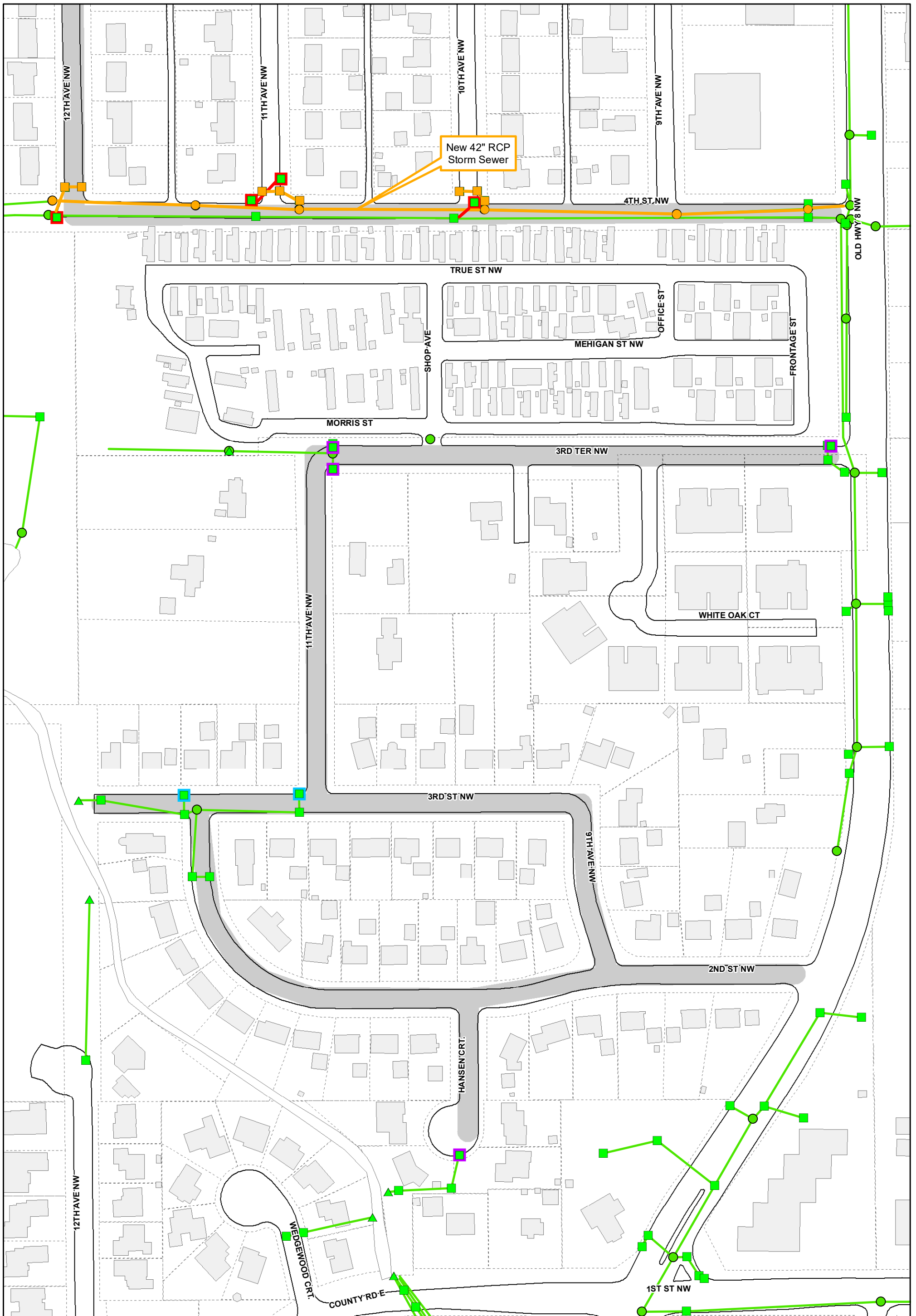
- | | |
|--|---|
|  Apron |  Remove Existing Drainage Structure |
|  Catch Basin |  Remove & Replace Drainage Structure |
|  Storm Manhole |  Remove & Replace Casting |
|  Storm Sewer |  Install New Drainage Structure |
|  2024 Street Reconstruction |  Remove Existing Storm Sewer Pipe |
| |  Install New Storm Sewer Pipe |



Storm Sewer Improvements For 2024 Street Reconstruction - Map 2

- | | |
|--|---|
|  Apron |  Remove Existing Drainage Structure |
|  Catch Basin |  Remove & Replace Drainage Structure |
|  Storm Manhole |  Remove & Replace Casting |
|  Storm Sewer |  Install New Drainage Structure |
|  2024 Street Reconstruction |  Remove Existing Storm Sewer Pipe |
| |  Install New Storm Sewer Pipe |

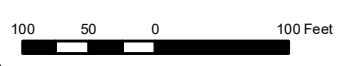


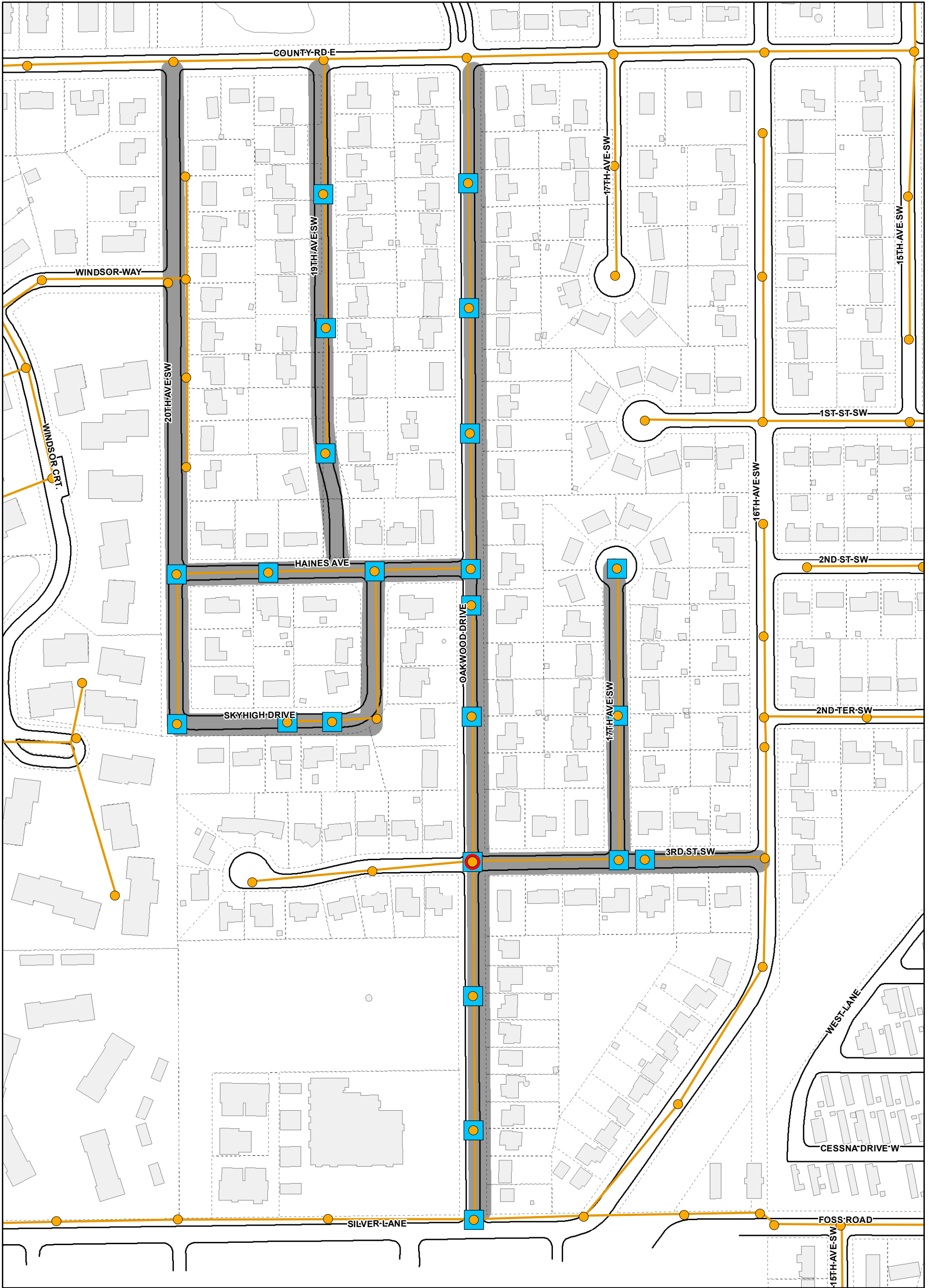


New 42" RCP Storm Sewer

- ▲ Apron
- Catch Basin
- Storm Manhole
- Storm Sewer
- 2024 Street Reconstruction
- Remove Existing Drainage Structure
- Remove & Replace Drainage Structure
- Remove & Replace Casting
- Remove Existing Storm Sewer Pipe
- Install New Storm Sewer Pipe

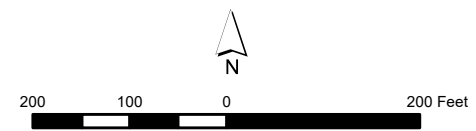
Storm Sewer Improvements For 2024 Street Reconstruction - Map 3

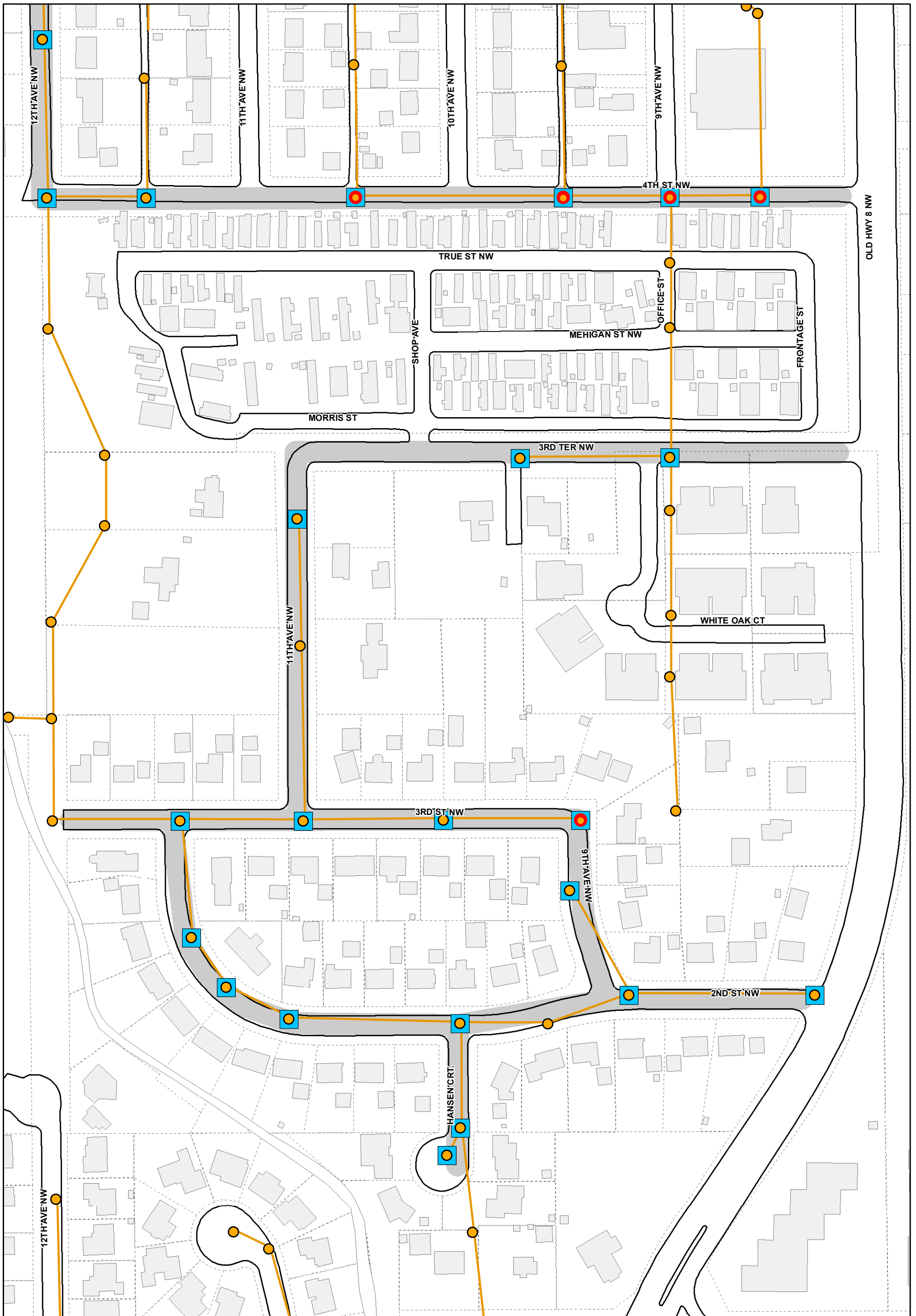




Sanitary Sewer Improvements For 2024 Street Reconstruction - Map 1

- Sanitary Manhole
- Sanitary Line
- 2024 Street Reconstruction
- Remove & Replace Sanitary Structure (1)
- Flex Seal Adjustment Rings (23)





- Sanitary Manhole
- Remove & Replace Sanitary Structure (5)
- Sanitary Line
- Remove & Replace Sanitary Sewer Main (687 ft.)
- 2024 Street Reconstruction
- Flex Seal Adjustment Rings (24)

Sanitary Sewer Improvements For 2024 Street Reconstruction - Map 2



Appendix A

Resolution 2026-018 Declaring Costs and Setting Public Hearing
Public Hearing Notice
Public Hearing Information Letter

Resolution No. 2026- 018

State of Minnesota
County of Ramsey
City of New Brighton

RESOLUTION DECLARING COSTS TO BE ASSESSED, ORDERING PREPARATION OF PROPOSED ASSESSMENTS, AND SETTING DATE FOR ASSESSMENT HEARING ON CITY PROJECT 24-1, 2024 STREET REHABILITATION.

WHEREAS, Public Improvement Project 24-1, 2024 Street Rehabilitation, was ordered by the City Council of the City of New Brighton at a Public Improvement Hearing, noticed, and held as required by law;


WHEREAS, the total final project costs is \$6,762,142.62.

WHEREAS, said improvement project is now completed so that the cost thereof can be special assessed.

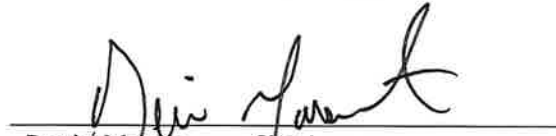
NOW THEREFORE BE IT RESOLVED by the City Council of the City of New Brighton, Minnesota that:

1. The cost of such improvement to be specially assessed is hereby declared to be \$651,715.87.
2. The City Clerk, with the assistance of the Director of Community Assets and Development (City Engineer), shall forthwith calculate the proper amount to be specially assessed for such improvement against every assessable lot, place, or parcel of land within the district affected, without regard to cash valuation, as provided by law and shall file a copy of such proposed assessments in his office for public inspection.
3. The Clerk shall, upon completion of such proposed assessment, notify the Council thereof.
4. That a public hearing on the proposed assessment be set for March 24, 2026, at 6:30 p.m. in the City of New Brighton City Council Chambers at 803 Old Highway 8 NW, New Brighton, Minnesota.
5. The mailed notices of this hearing are sent to each benefited property owner as required by law.

Adopted this 24th day of February, 2026, by the New Brighton City Council with a vote of 5 ayes and 0 nays.



Kari Niedfeldt-Thomas, Mayor



Devin Massopust, City Manager

ATTEST:



Terri Spangrud, City Clerk

**NOTICE OF HEARING ON PROPOSED ASSESSMENTS
IMPROVEMENT PROJECT 24-1, 2024 STREET REHABILITATION**

Notice is hereby given that the City Council of the City of New Brighton will meet at 6:30 p.m. on March 24, 2026, in the Council Chambers of the New Brighton City Hall, 803 Old Highway 8 NW, to conduct a public hearing to consider, and possibly adopt, the proposed assessments for the following improvement:

Project 24-1, 2024 Street Rehabilitation — the rehabilitation of the following streets in the City of New Brighton;

20 th Avenue SW	-	County Road E to Skyhigh Drive
19 th Avenue SW	-	County Road E to Haines Avenue
Haines Avenue	-	20 th Avenue SW to Oakwood Drive
Skyhigh Drive	-	20 th Avenue SW to Haines Avenue
Oakwood Drive	-	County Road E to Silver Lane
3 rd Street SW	-	Oakwood Drive to 16 th Avenue SW
17 th Avenue SW	-	3 rd Street SW to cul-de-sac
12 th Avenue NW	-	4 th Street NW to 5 th Street NW
4 th Street NW	-	12 th Avenue NW to Old Highway 8 NW
3 rd Terrace NW	-	11 th Avenue NW to Old Highway 8 NW
11 th Avenue NW	-	3 rd Street NW to 3 rd Terrace NW
3 rd Street NW	-	9 th Avenue NW to cul-de-sac
2 nd Street NW	-	3 rd Street NW to Old Highway 8 NW
9 th Avenue NW	-	2 nd Street NW to 3 rd Street NW
Hansen Court	-	2 nd Street NW to cul-de-sac

The total amount proposed to be assessed for Project 24-1 is \$651,715.87.

The proposed area to be assessed for Project 24-1 generally includes properties fronting or abutting the streets reconstructed in the project area on the streets listed above and as shown on the assessment area map on file with the City Engineer.

The proposed assessments are on file for public inspection in the office of the City Clerk.

Adoption by the council of the proposed assessment may occur at the hearing.

Written objections will also be considered at the hearing. No appeal may be taken as to the amount of any assessment unless a written objection is signed by the affected property owner and is filed with the City Clerk prior to the assessment hearing. The owner may appeal an assessment to District Court pursuant to Minnesota Statutes, Section 429.081 by serving notice of the appeal upon the Mayor or City Clerk within 30 days after adoption of the assessment and filing such notice with the District Court ten days after service upon Mayor or Clerk.

Under Minn. Stat. 435.193 to 435.195 and City Ordinance 27.5-11 to 27.5-15 entitled "Senior Citizen Assessment Deferral Procedure", the City Council may, in its discretion, defer the payment of this special assessment for any homestead property owned by a person 65 years of age or older or retired by virtue of a permanent and total disability for whom it would be a hardship to make the payment. Eligible senior citizens seeking deferral of special assessments may make application for

same on a form prescribed by the Ramsey County Department of Taxation. Each application will be considered and acted upon by the City Council.



March 3, 2026

Re: Notice of Assessment Hearing

Dear New Brighton Property Owner:

The New Brighton City Council will hold a Public Hearing to levy the assessments for Project 24-1, 2024 Street Rehabilitation. Legal notification of the public hearing is on the back of this sheet. The public hearing will be held at the **New Brighton City Hall Council Chambers, 803 Old Highway 8 NW in New Brighton, on March 24, 2026, at 6:30 p.m.**

The amount of the proposed assessment on your property is shown on the enclosed sheet titled 'Notice of Assessment Hearing' and will be the actual final amount due unless you are re-notified. The total amount of all assessments is \$651,715.87.

We are recommending the special assessments be spread over a **10-year period** with interest charged at a rate of **3.00 percent** per year on the unpaid balance. The first installment will appear on the 2027 tax statement and will include approximately 15 months interest. This 15 month period includes all of 2027 and the last three months of 2026.

You may prepay the **full** amount of the proposed special assessment; interest free, at the City Hall Finance office, 803 Old Highway 8 NW, New Brighton, Minnesota, 55112. **Payment in full is required; no partial payments will be accepted.** The prepayment period will be from March 25, 2026 to September 30, 2026. Assessments not prepaid on or before September 30, 2026 will be certified to Ramsey County, to be collected with the real estate taxes. After the assessments are certified to Ramsey County, payments are to be made directly to Ramsey County and will include accrued interest.

Eligible senior citizens may apply for deferral of these special assessments. Each application will be considered and acted upon by the City Council.

If you have any questions regarding these special assessments, please call the Department of Community Assets and Development at 651-638-2050.

NEW BRIGHTON DEPARTMENT OF COMMUNITY ASSETS AND DEVELOPMENT

Appendix B

Project 24-1 Cost Breakdown & Assessment Rate Calculations
First Year Interest Computations
Project 24-1 Example Assessment Payoff Schedule

PROJECT COST BREAKDOWN & ASSESSMENT RATE COMPUTATIONS
 PROJECT 24-1, 2024 STREET REHABILITATION

	TOTALS	NON-ASSESSABLE COSTS				ASSESSABLE COSTS
		STORM SEWER	WATERMAIN	SANITARY SEWER	SIDEWALK	STREET REHABILITATION
CONSTRUCTION COSTS	\$6,084,959.36	\$994,895.48	\$2,238,838.75	\$236,880.33	\$347,972.50	\$2,266,372.31
IN-HOUSE ENGINEERING	\$254,166.83					\$254,166.83
MATERIALS/PERMITS	\$200,936.62	\$558.32	\$185,993.13	\$35.65	\$6,942.45	\$7,407.07
PROFESSIONAL SERVICES	\$198,873.34	\$58,436.72	\$50,238.99	\$23,904.95	\$10,364.16	\$55,928.52
PRINTING & PUBLISHING	\$542.75	\$56.73	\$127.66	\$13.51	\$19.84	\$325.01
CAPITALIZED INTEREST	\$22,663.72					\$22,663.72
TOTAL PROJECT COSTS	\$6,762,142.62	\$1,053,947.25	\$2,475,198.53	\$260,834.43	\$365,298.94	\$2,606,863.47

ASSESSABLE STREET COSTS	TOTAL	CITY COSTS	ASSESS COSTS
STREET COSTS TO BE ASSESSED (25%) *	\$651,715.87	\$0.00	\$651,715.87
STREET COSTS FROM TAX (75%) **	\$1,955,147.60	\$1,955,147.60	\$0.00
TOTAL ASSESSABLE STREET PROJECT COSTS	\$2,606,863.47	\$1,955,147.60	\$651,715.87
TOTAL STORM SEWER COSTS	\$1,053,947.25	\$1,053,947.25	\$0.00
TOTAL WATERMAIN COSTS	\$2,475,198.53	\$2,475,198.53	\$0.00
TOTAL SANITARY SEWER COSTS	\$260,834.43	\$260,834.43	\$0.00
TOTAL SIDEWALK COSTS	\$365,298.94	\$365,298.94	\$0.00
TOTAL PROJECT COSTS	\$6,762,142.62	\$6,110,426.76	\$651,715.87

* 25% OF TOTAL STREET COSTS

** 75% OF TOTAL STREET COSTS LESS ASSESSABLE COSTS

2026 ASSESSMENT RATE CALCULATIONS		
	PROJECT 24-1	
TOTAL STREET PROJECT COSTS	\$2,606,863.47	
CITY SHARE (75%)	\$1,955,147.60	
ASSESSABLE SHARE (25%)	\$651,715.87	
	<hr/>	
	\$2,606,863.47	
TOTAL ASSESSABLE LOTS	243.90	
TOTAL STREET ASSESSABLE COST	\$2,672.06	\$3,450.00 ESTIMATED ASSESSMENT
	PER LOT	

ANNUAL ASSESSMENT INTEREST RATE:	10 YEAR COLLECTION PERIOD STARTING IN 2027
	TOTAL ANNUAL INTEREST RATE = 3.00%

CITY OF NEW BRIGHTON
2026 SPECIAL ASSESSMENT REPORT

PROJECT 24-1
2024 STREET REHABILITATION
EXAMPLE ASSESSMENT PAYOFF SCHEDULE

AMOUNT OF PROPOSED ASSESSMENT = **\$2,672.06**

PRINCIPAL:	INTEREST:	YEARS:
<u>\$2,672.06</u>	<u>3.00%</u>	<u>10</u>

YEARS		PRINCIPAL		INTEREST	TOTAL	BALANCE
1	2027	\$267.21	*	\$100.47	\$367.68	\$2,404.85
2	2028	\$267.21		\$72.15	\$339.35	\$2,137.65
3	2029	\$267.21		\$64.13	\$331.34	\$1,870.44
4	2030	\$267.21		\$56.11	\$323.32	\$1,603.24
5	2031	\$267.21		\$48.10	\$315.30	\$1,336.03
6	2032	\$267.21		\$40.08	\$307.29	\$1,068.82
7	2033	\$267.21		\$32.06	\$299.27	\$801.62
8	2034	\$267.21		\$24.05	\$291.25	\$534.41
9	2035	\$267.21		\$16.03	\$283.24	\$267.21
10	2036	\$267.21		\$8.02	\$275.22	(\$0.00)
TOTALS		\$2,672.06		\$461.20	\$3,133.26	

$$\frac{\$3,133.26}{10} = \$313.33 \text{ AVERAGE ANNUAL PAYMENT}$$

$$\frac{\$313.33}{12} = \$26.11 \text{ AVERAGE MONTHLY PAYMENT}$$

* INCLUDES APPROXIMATELY 15.02 MONTHS OF INTEREST (3.76%)

Appendix C

Senior Citizen Assessment Deferral Procedures

ARTICLE I. IN GENERAL**Sec. 2-1. City boundaries.**

The corporate limits of the city shall be as shown and indicated on the official map on file at city hall.

(Code 1966; Code 2001, § 2-1)

Secs. 2-2—2-20. Reserved.**ARTICLE II. SPECIAL ASSESSMENTS*****Sec. 2-21. Generally.**

(a) When an assessment has been certified for collection to the county and a person desires to pay the remaining unpaid installments, the county is hereby authorized to establish the necessary procedures to make possible the payment of the balance to the county. This procedure shall be in lieu of making payment to the city as provided in M.S.A. § 429.061, subd. 3, as amended. The county is designated as an agent of the city in this matter.

(b) The county is authorized to collect installments for assessments along with the general property taxes. The purpose of this authorization is to afford the public the convenience of making payments at the same time.

(Code 1966; Code 2001, § 2-2; Ord. No. 258, 11-25-1969; altered in 2024 recodification)

State law reference—Authority to allow partial payments, M.S.A. § 429.061 subd. 3.

Sec. 2-22. Deferment of special assessments.

At its discretion, the city council may defer the payment of a special assessment adopted by the city when it determines by a three-fifths vote of all councilmembers that each of the following conditions are present:

- (1) The property upon which the assessment has been or is to be levied is homestead property.
- (2) One or more of the property owners is 65 years of age or older.
- (3) Payment of the assessment would be a hardship for the property owner.

(Code 1988; Code 2001, § 2-3; Ord. No. 381, 1-11-1977)

Sec. 2-23. Hardship defined.

(a) A hardship shall be deemed to prima facie exist when the average annual payment for all assessments levied against the subject property exceeds one percent of the adjusted gross income of the applicant as evidenced by the applicant's most recent federal income tax return.

***State law reference**—Special assessments, M.S.A. § 429.011 et seq.

(b) The average annual payment of an assessment shall be the total cost of the assessment, excluding interest, divided by the number of years over which it is spread.

(c) The city council may consider assessment deferral for other eligible applicants not meeting the prima facie test of this section.

(Code 1988; Code 2001, § 2-4; Ord. No. 381, 1-11-1977)

Sec. 2-24. Determination of interest rate.

Deferred assessments shall carry an interest rate equal to the interest rate imposed on all other assessments for the same public improvement.

(Code 1988; Code 2001, § 2-5; Ord. No. 381, 1-11-1977)

Sec. 2-25. Application.

Application for a deferral shall be made on a form as prescribed by the city.

(Code 1988; Code 2001, § 2-6; Ord. No. 381, 1-11-1977)

Sec. 2-26. Termination of deferment.

The deferment of payment of a special assessment shall cease and all amounts accruing plus interest shall become due and payable upon the occurrence of any of the events specified in this section. At its discretion, the city council may, at the time of termination of the deferral, provide for payment of the deferred sum in accordance with the terms of the original assessment.

- (1) The death of the property owner, provided that the spouse is unable to qualify for deferment.
- (2) The sale, transfer, or subdivision of the property or any part thereof.
- (3) The homestead status of the property is lost.
- (4) The city council determines that immediate or partial payment of the assessment would no longer be a hardship.

(Code 1988; Code 2001, § 2-7; Ord. No. 381, 1-11-1977)

Sec. 2-27. Personal liability and special assessments.

(a) *Authority.* This section is adopted pursuant to M.S.A. § 429.101.

(b) *Personal liability.* Except as otherwise provided by law, the owner of property on which (or adjacent to which) a service has been performed under this article is personally liable for the cost of the service. As soon as the service has been completed and the cost is determined, the finance director or other designated city official will prepare a bill and mail it to the owner, and, thereupon, the amount will be due and payable in the office of the finance director.

(c) *Assessment.* On or before September 15 of each year, the finance director will list the total unpaid charges for current services against each separate lot or parcel to which they are attributable under this section. The city council may then levy the unpaid charges against the property as a special assessment under M.S.A. § 429.101 and other pertinent statutes, for certification to the county auditor, and collection along with current taxes the following year or in annual installments, not exceeding ten, as the council determines. (Code 2001, § 2-8)

Sec. 2-28. Charges for emergency services; collection; collection of unpaid service charges and fees.

(a) *Authority.* This section is adopted pursuant to M.S.A. §§ 415.01, 366.011, and 366.012.

(b) *Charges for emergency services; collection.*

- (1) The city may impose a reasonable service charge for emergency services, including fire, rescue, medical, and related services provided by the city or contracted for by the city. If the service charge remains unpaid for 30 days after a notice of delinquency is sent to the recipient of the service or the recipient's representative or estate, the city or its contractor on behalf of the city may use any lawful means allowed to a private party for collection of an unsecured delinquent debt. The city may also use the authority of subsection (c) of this section to collect unpaid service charges of this kind from delinquent recipients of services who are owners of taxable property in the city, or areas served by the city for emergency services.
- (2) The powers conferred by this section are in addition and supplemental to the powers conferred by any other law for a city to impose a service charge or assessment for a service provided by the city or contracted for by the city.

(c) *Collection of unpaid service charges and fees.* If the city is authorized to impose a service charge or fee on the owner, lessee, or occupant of property, or any of them, for a governmental service provided by the city, the city may certify to the county auditor, on or before October 15 for each year, any unpaid service charges or fees which shall then be collected together with property taxes levied against the property. A charge or fee may be certified to the auditor only if, on or before September 15, the city has given written notice to the property owner of its intention to certify the charge or fee to the auditor. The service charges or fees shall be subject to the same penalties, interest, and other conditions provided for the collection of property taxes. This section is in addition to any other law authorizing the collection of unpaid costs and service charges or fees.

(Code 2001, § 2-9; Ord. No. 867, 9-24-2019)

Secs. 2-29—2-59. Reserved.

**APPLICATION AND AUTHORIZATION FOR DELAYED PAYMENT OF SPECIAL ASSESSMENTS
FOR SENIOR CITIZENS' HOMESTEAD
LAWS 1974, CHAPTER 206**

I, the undersigned, declare under penalties of perjury:

That I reside at _____

That I am not less than 65 years of age and that the date of my birth is _____

That I am the owner of the property legally described as: _____

Property Identification No. _____

That my interest in the ownership of the above property was acquired on _____ and is as follows:

1. Sole ownership (Enter yes, if applicable) _____
2. Joint tenancy, held with _____
3. Other undivided interest (Specify) _____

That on January 2, 2026, I owned and occupied the above property as my homestead and such occupancy began on _____.

That the installments for improvements on the special assessments duly adopted in ordinance by the City of New Brighton as of _____ which have been allocated against the subject property would create undue personal hardship on my behalf and I respectfully request that payment be delayed and that such installments be so deferred.

Signed _____

Date _____

I, _____, Clerk of the City of New Brighton in Ramsey County, State of Minnesota, do hereby certify that the application of _____ above named, has been duly reviewed and that in accordance with the minutes of official record in said chambers was duly _____ APPROVED or _____ DENIED as of _____, 2026.

That in accordance with approval granted, the special assessments listed below on the affiants subject property levied for annual collection in the amounts and for the years shown be so deferred with interest at the annual rate shown until such time as it is deemed the applicant no longer qualifies or the property loses its eligibility.

<u>Name of Assessment</u>	<u>Auditors Number</u>	<u>D/P No.</u>	<u>Total Amount</u>	<u>Years of Collection (Inclusive)</u>	<u>Interest Rate</u>
---------------------------	------------------------	----------------	---------------------	--	----------------------

Dated _____, 2026

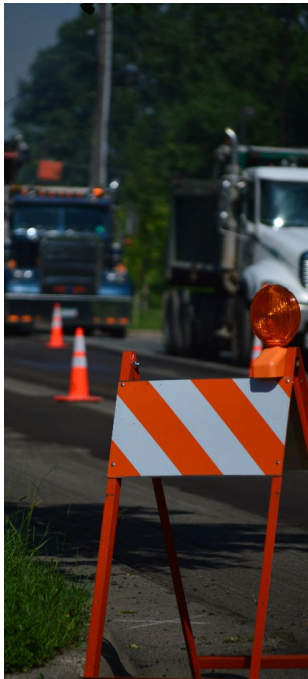
(Clerk or Authorized Deputy) 3



Department of Community Assets and Development

**2026 SPECIAL ASSESSMENT REPORT
PROJECT 24-1, 2024 STREET REHABILITATION**

March 24, 2026

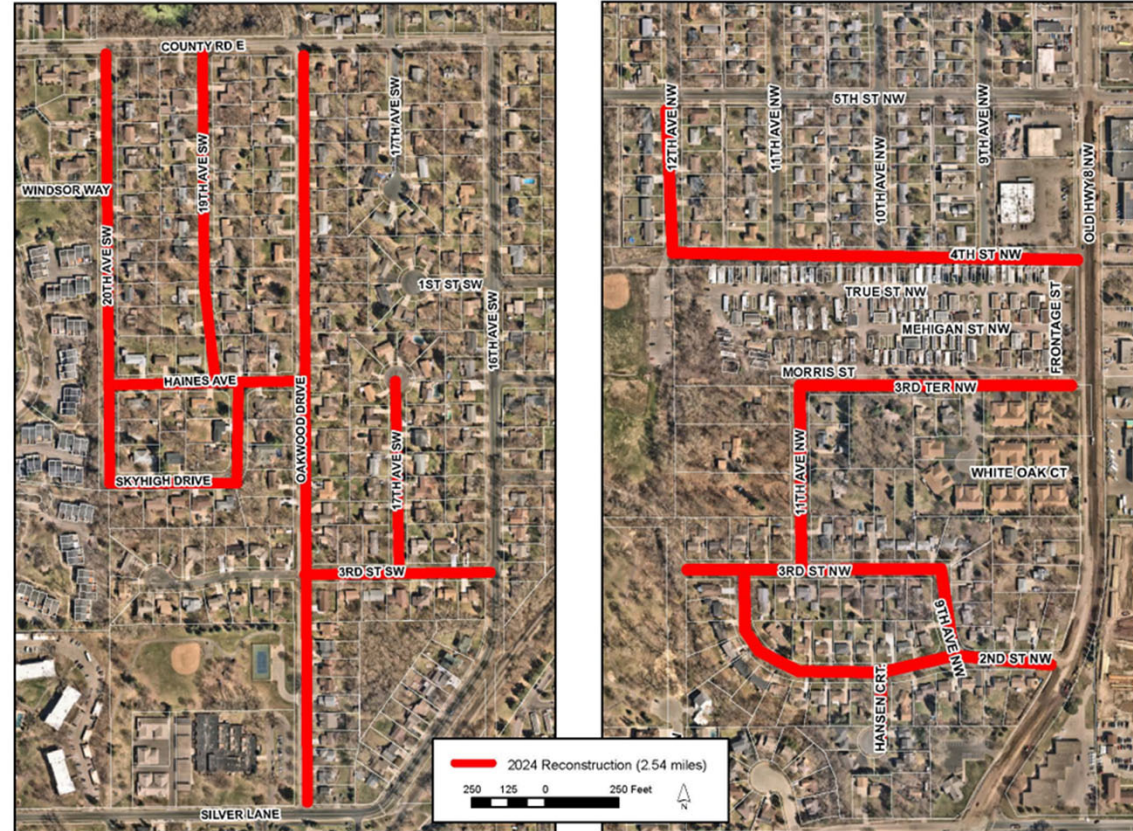


City Project 24-1
2024 Street Rehabilitation
2.54 Miles of Streets

20th Avenue SW
19th Avenue SW
Haines Avenue
Skyhigh Drive
Oakwood Drive
3rd Street SW
17th Avenue SW
12th Avenue NW
4th Street NW
3rd Terrace NW
11th Avenue NW
3rd Street NW
2nd Street NW
9th Avenue NW
Hansen Court

- County Road E to Skyhigh Drive
- County Road E to Haines Avenue
- 20th Avenue SW to Oakwood Drive
- 20th Avenue SW to Haines Avenue
- County Road E to Silver Lane
- Oakwood Drive to 16th Avenue SW
- 3rd Street SW to cul-de-sac
- 4th Street NW to 5th Street NW
- 12th Avenue NW to Old Highway 8 NW
- 11th Avenue NW to Old Highway 8 NW
- 3rd Street NW to 3rd Terrace NW
- 9th Avenue NW to cul-de-sac
- 3rd Street NW to Old Highway 8 NW
- 2nd Street NW to 3rd Street NW
- 2nd Street NW to cul-de-sac

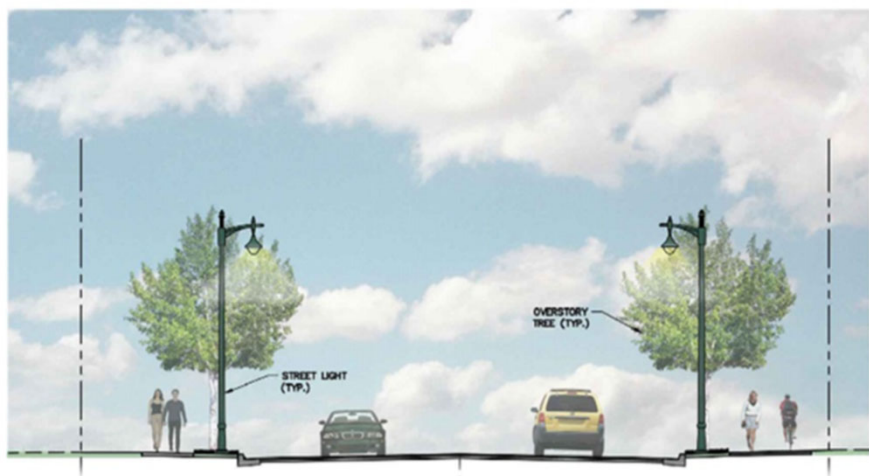
2024 Street Reconstructions



PROJECT 24-1 SCHEDULE

- November 14, 2023 • Council ordered preparation of Feasibility Study
- February 8, 2024 • Neighborhood Informational Meeting
- March 12, 2024 • Feasibility Study Accepted and Set Public Hearing Date
- March 26, 2024 • Public Improvement Hearing
- April 23, 2024 • Project Plans & Specifications to Council
- May 28, 2024 • Bid Award
- July 2024 • Start Construction (2 year phased construction)
- July 31, 2025** • Specified Project Completion Date
- October 2025 • Project Completion
- March 24, 2026 • Assessment Hearing

LIVING STREETS



January 9, 2024 City Council approved Living Streets Plan

Vision

Improve the quality of life in New Brighton through infrastructure improvements

- Designing streets to include safe and comfortable routes for pedestrians/bicyclists that also moves vehicles slowly but efficiently
- Creating a sense of place that celebrates the feeling of community in the city
- Protect and enhance the urban forest and environment

STREET IMPROVEMENTS – LIVING STREETS IMPLEMENTATION

Roadway	Category	Features Needed						Transit Adjustments	Considerations for Future Study
		Sidewalk	Bicycle Facilities	Parking	Blvd Trees	Storm Drain	Place Making		
Oakwood Drive (Silver Lane to County Road E)	<input checked="" type="checkbox"/> Local	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	This is not a transit route nor will it become one	Flooding has occurred at the low point adjacent to Silver Oaks Park and 389 Oakwood Drive Maintain emergency overflow between yards
	<input type="checkbox"/> Local (MSA)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	<input type="checkbox"/> Minor Collector	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	<input type="checkbox"/> Major Collector	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
		Check the appropriate box above							
		<input checked="" type="checkbox"/> High	<input type="checkbox"/> Medium					<input type="checkbox"/> Low	

Checklist Considerations

Street Category

- Local
- Minor Collector
- Major Collector

Needed Features and Action Items

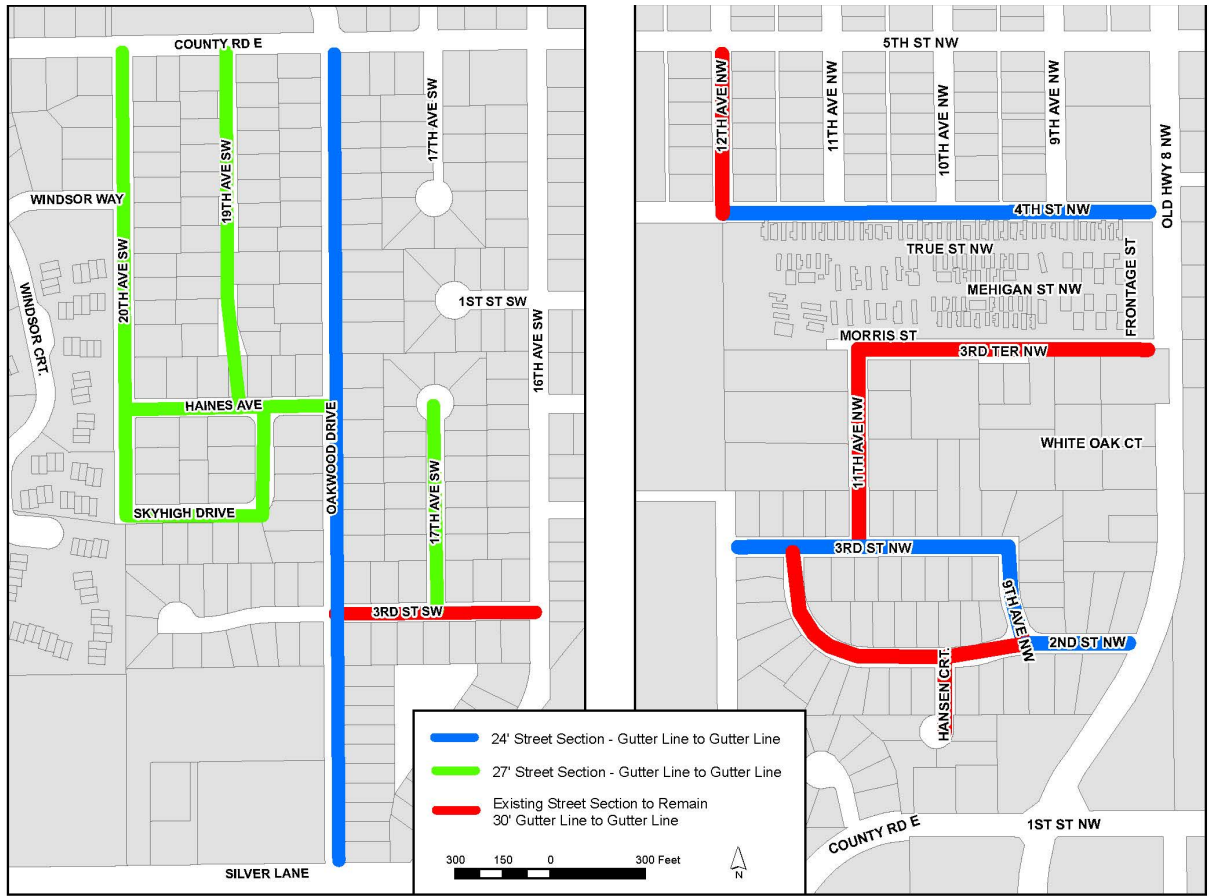
- Sidewalks – proximity and connectivity to parks, schools, trail networks, etc.
 - Bike facility needs – painted lanes or protected
 - Parking needs
 - Tree canopy improvements and boulevard trees
 - Storm sewer and drainage improvements
 - Place making opportunities
 - Public transit adjustments
 - Crosswalks and Safe Routes to School
-
- **Utility improvement impacts also considered during street review due to curb removal required for utility work**

Checklist Findings

Needed Features

1. Street width reduction to promote safer streets
2. Sidewalk connectivity to Silver Oaks Park and Hansen Park
3. Storm sewer improvements to reduce localized flooding
4. On street parking restrictions

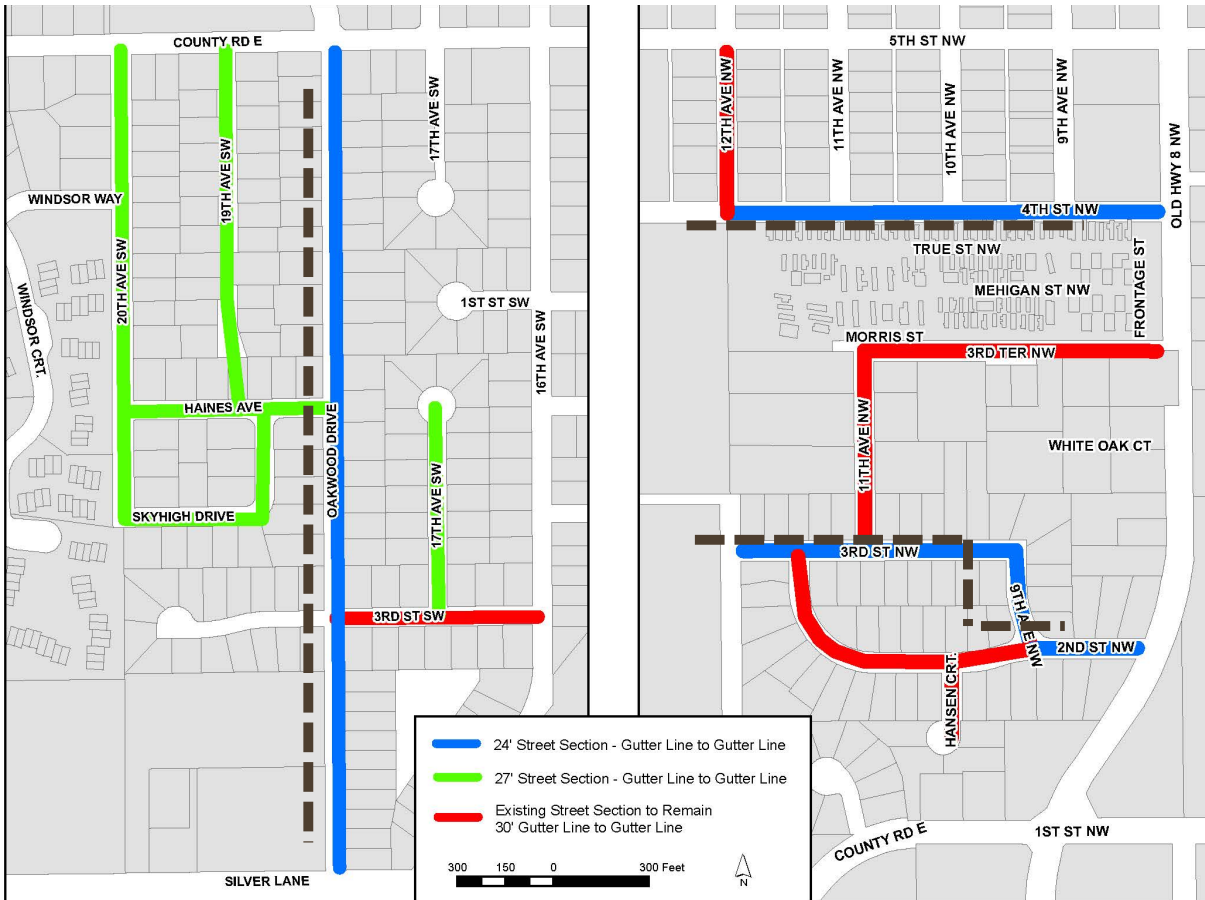
STREET IMPROVEMENTS – LIVING STREETS IMPLEMENTATION



Street Width Reduction

- **Green Streets** – Street width reduced from 30 feet to 27 feet
- **Blue Streets** – Street width reduced from 30 feet to 24 feet
- **Red Streets** – No changes to roadway width

STREET IMPROVEMENTS – LIVING STREETS IMPLEMENTATION



Sidewalk Installation

- West side of Oakwood Drive – County Road E to Silver Lane
- North side of 2nd Street NW/East side of 9th Ave NW/North side of 3rd Street NW
- North side of 4th Street NW

STREET IMPROVEMENTS – PARKING RESTRICTIONS



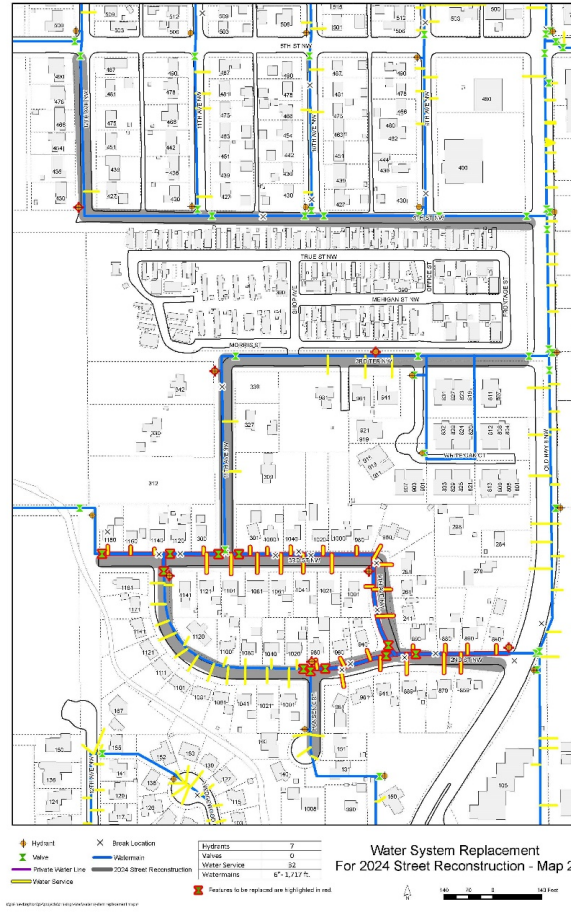
“No Parking” signage installed along the east side of Oakwood Drive between County Road E and Silver Lane

- Scheduled events at Silver Oaks Park
- Ensure adequate lane widths for motorists and emergency vehicles

WATER SYSTEM IMPROVEMENTS



**Water System Replacement
For 2024 Street Reconstruction - Map 1**



**Water System Replacement
For 2024 Street Reconstruction - Map 2**

Watermain and water services in areas with a high break history were replaced

- 9,000 feet of watermain
- 140 service lines (water main to curb stop)
- 38 watermain valves
- 18 fire hydrants

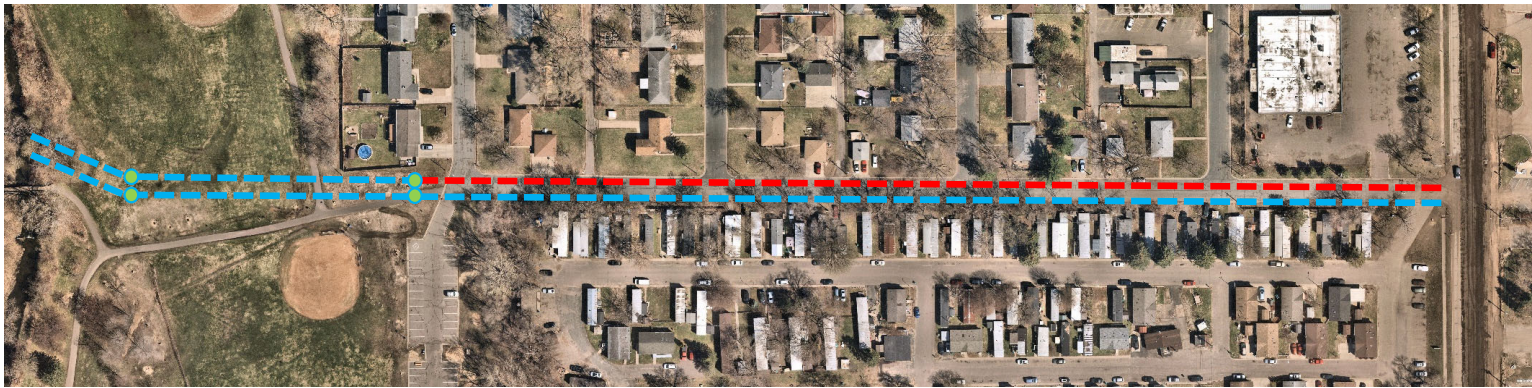
- Water services with a history of freezing were insulated

SANITARY SEWER SYSTEM IMPROVEMENTS



- Sewer mains televised. No issues found requiring open cutting of street
- 1 manhole constructed of block was removed and replaced with modern precast concrete structures
- Relocated 700 feet of sewer main and 4 manholes along 4th Street NW due to storm sewer installation
- Flex Seal manhole adjustment rings to prevent inflow and infiltration

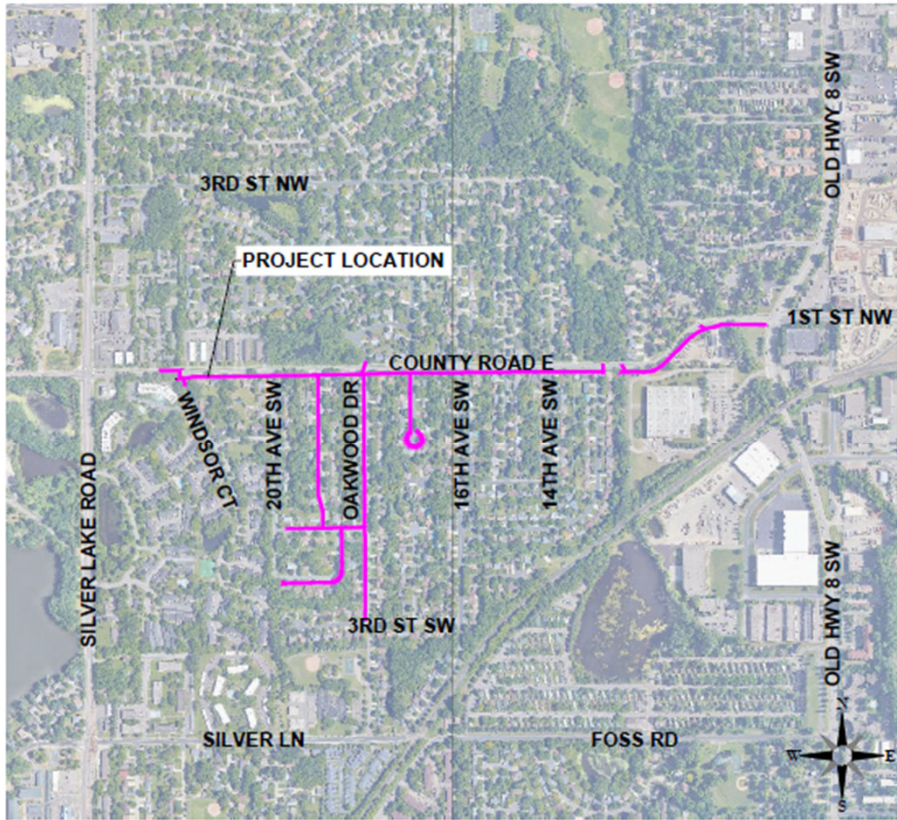
STORM SEWER SYSTEM IMPROVEMENTS



- Storm sewer catch basins relocated to match new curb lines
- Additional 42" storm sewer line along 4th Street NW installed
- Drainage improvements at low point on Oakwood Drive (adjacent to Silver Oaks Park)



PRIVATE UTILITY INSTALLATION



MAP LEGEND:
 UNDERGROUND
 AERIAL
 OVERPULL

LOCATION MAP
 SCALE IN FEET
 0 500 1000

- Xcel Gas replaced their facilities in coordination with the project
- Fiber Internet also installed in project areas by US Internet



24-1 Final Project Cost

<u>Project Item</u>	<u>Item Total</u>
Construction Costs	\$6,084,959.36
In-house Engineering	\$254,166.83
(1) Materials/Permits	\$200,936.62
(2) Professional Services	\$198,873.34
Printing & Publishing	\$542.75
(3) Capitalized Interest	\$22,663.72
Total Project Costs	\$6,762,142.62

- (1) Includes procurement of fire hydrants, gate valves, and irrigation repair reimbursements
(2) Includes testing, surveying services, soil engineering, and flex seal installation
(3) Internal carrying cost incurred by the City

Project 24-1 Breakdown of Total Costs

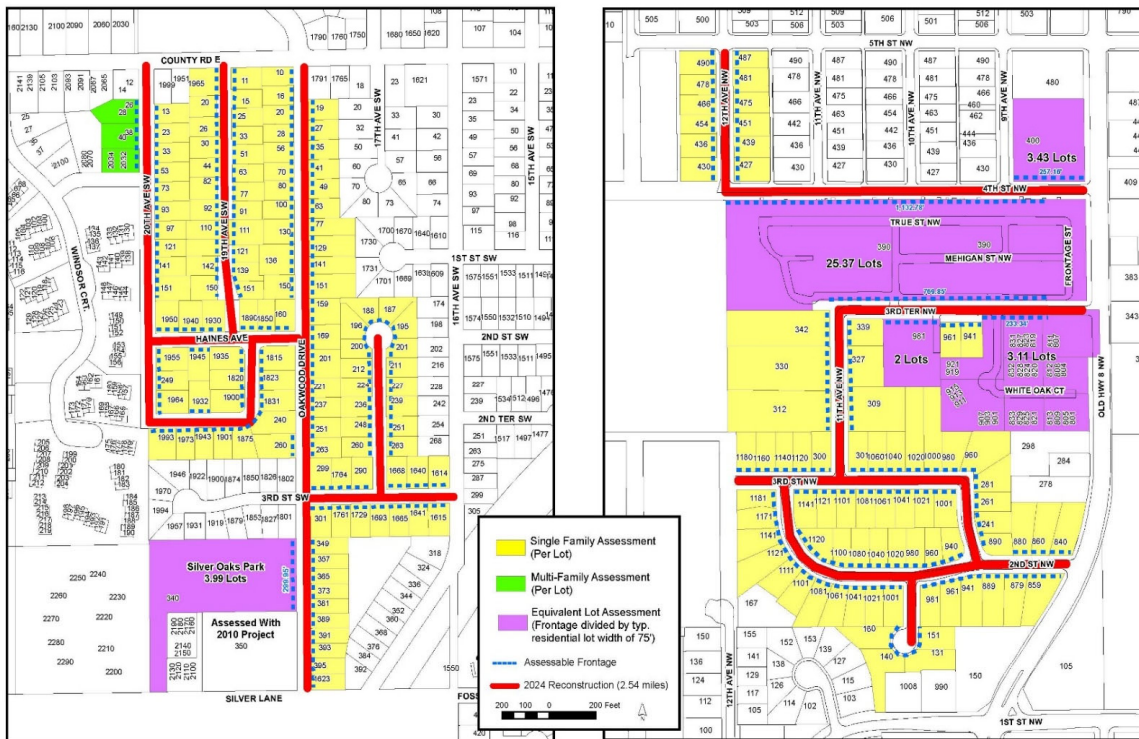
	PROJECT TOTAL	CITY COSTS	SPECIAL ASSESSMENT COSTS
Street Rehabilitation	\$2,606,863.47	(1) \$1,955,147.60	(2) \$651,715.87
Sidewalk Improvements	\$365,298.94	\$365,298.94	-
Watermain Improvements	\$2,475,198.53	\$2,475,198.53	-
Sanitary Sewer Improvements	\$260,834.43	\$260,834.43	-
Storm Sewer Improvements	\$1,053,947.25	\$1,053,947.25	-
TOTALS	\$6,762,142.62	\$6,110,426.76	\$651,715.87

(1) 75 percent of Street Rehabilitation costs.

(2) 25 percent of Street Rehabilitation costs.

ASSESSMENT RATES

Assessment Rate: \$2,672.06 / Lot or Equivalent Lots
(\$3,450 in Feasibility Study)



Single Family Lots

- Assessment Method: Per Lot Basis
- Assessment Amount: \$2,672.06 / Lot

Multi-Family

- Assessment Method: Per Address Basis
- Multiple Units Per Lot
- Higher Density
- Assessment Amount: \$2,672.06 / Address

Non-Standard Lots

- Assessment Method: Equivalent Lot Basis
- Frontage Divided by Typical Residential Lot Width of 75'
- Typ. Residential Lot Amount X \$2,672.06
- Assessment Amount: Varies depending on lot frontage

Assessment Payment

Pre-Payment

- Payment accepted in full between March 25, 2026 to September 30, 2026*

*Aligns with typical September Public Hearing Timeframe

- No interest charges

*Senior Citizen Assessment Deferral

- Property owner 65 years of age or older
- Property is homesteaded
- Avg. annual assessment payment (excluding interest) exceeds 1% of adjusted gross income
- Requires further City Council approval

Assessment Certification

\$2,672.06 @ 3.00% interest for 10 Years

YEAR	PRINCIPAL	INTEREST	TOTAL	BALANCE
2027	\$267.21	\$100.47	\$367.68	\$2,404.85
2028	\$267.21	\$72.15	\$339.35	\$2,137.65
2029	\$267.21	\$64.13	\$331.34	\$1,870.44
2030	\$267.21	\$56.11	\$323.32	\$1,603.24
2031	\$267.21	\$48.10	\$315.30	\$1,336.03
2032	\$267.21	\$40.08	\$307.29	\$1,068.82
2033	\$267.21	\$32.06	\$299.27	\$801.62
2034	\$267.21	\$24.05	\$291.25	\$534.41
2035	\$267.21	\$16.03	\$283.24	\$267.21
2036	\$267.21	\$8.02	\$275.22	(\$0.00)
TOTALS	\$2,672.06	\$461.20	\$3,133.26	

$$\frac{\text{Avg Annual Payment } \$3,133.26}{10} = \$313.33$$

$$\frac{\text{Avg Monthly Payment } \$313.33}{12} = \$26.11$$

Past Single Family Home Assessment Rates

Project	Assessment
2023 Street Rehabilitation	\$1,388.52
2022 Street Rehabilitation	\$1,703.99
2021 Street Rehabilitation	\$1,113.58
2020 Street Rehabilitation	\$2,101.57
2019 Street Rehabilitation	\$2,825.83
2018 Street Rehabilitation	\$2,557.80
2017 Street Rehabilitation	\$1,603.86
2016 Street Rehabilitation	\$1,401.64-\$1,675.55 ⁽¹⁾
2015 Street Rehabilitation	\$1,687.29-\$2,225.85 ⁽¹⁾
2014 Street Rehabilitation	\$2,356.97

(1) Variable Depending on Alley Frontage



Recommendations:

Hold Public Assessment Hearing for City Project 24-1.

Approve the Resolution adopting the 2026 Special Assessments for Project 24-1, 2024 Street Rehabilitation.



Dustin Lind

From: Cady Fosse
Sent: Monday, March 9, 2026 7:41 AM
To: Dustin Lind; Steven Toso
Subject: FW: Subject: Written Objection to Special Assessment – Project 24-1 – 80 Oakwood Dr

Follow Up Flag: Follow up
Flag Status: Completed



Cady Fosse
Permit Technician | City of New Brighton
803 Old Highway 8 NW | New Brighton, MN 55112
651-638-2043 | www.newbrightonmn.gov | [Find us on Facebook](#)

[CLICK HERE - Permit Processing and Scheduling Inspections](#)

From: Jesse Kennedy <jesse.kennedy.jk@gmail.com>
Sent: Sunday, March 8, 2026 12:59 PM
To: cityhall@newbrightonmn.gov; Permits <permits@newbrightonmn.gov>
Cc: Michelle Kennedy <michelle.kennedy.mk@gmail.com>
Subject: Subject: Written Objection to Special Assessment – Project 24-1 – 80 Oakwood Dr

To whom it may concern,

I am submitting a formal written objection to the proposed special assessment in the amount of \$2,672.06 related to Project 24-1, 2024 Street Rehabilitation.

Property ID: 313023110088

Address: 80 Oakwood Dr, New Brighton, MN

I respectfully request that the City Council review and reconsider the amount of this assessment. While I understand the need for street rehabilitation, I question whether the amount being assessed to my property accurately reflects the special benefit received by my property as required under Minnesota law.

The assessment appears high relative to the scope of the improvement and the direct benefit to my property. I request clarification on how this amount was calculated, how costs were allocated among affected properties, and how the City determined that the assessment does not exceed the increase in market value or benefit to my property resulting from the project.

In addition, this assessment represents a significant financial burden, and I ask the Council to consider whether any adjustment, reduction, or alternative allocation of costs may be appropriate.

I am unable to attend the public hearing scheduled for March 24, 2026, so I respectfully request that this written objection be entered into the official record for the assessment hearing.

Please confirm receipt of this objection and that it will be included as part of the hearing record.

Sincerely,

Jesse Kennedy

Michelle Kennedy

80 Oakwood Dr

New Brighton, MN 55112



Agenda Section:	Public Hearings
Meeting Date:	March 24, 2026

REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY

ITEM DESCRIPTION: Consider a resolution approving a minor subdivision with a variance to subdivide the land at 1639 14th Avenue NW.

Action Requested: Motion

Form of Action: Resolution

Votes Needed: 3 Votes

Summary Statement:	<p>Morgan and Thomas Brama are seeking to subdivide the property at 1639 14th Avenue NW into two lots. While the land is large enough to accommodate two conforming lots, splitting the land down the middle would necessitate the removal and relocation of the attached garage on the existing home causing unnecessary damage to the shoreland district. To avoid such impacts, the Brama family proposes to subdivide the property just south of the existing garage to meet setbacks necessitating a variance from minimum lot size requirements in the Shoreland district.</p>
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Recommendations:	<p>Approval of the proposed minor subdivision with a variance subject to conditions.</p>
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Applicable	<p>Based on a complete application date of 2/17/26, the statutory deadline</p>
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Deadlines:	for making a decision on this request is 4/18/26. This deadline may be extended an additional 60 days if needed.
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Community Impact:	None.
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Legislative History:	<ul style="list-style-type: none"> - Application submitted on 2/17/26 - PC public hearing on the variance scheduled for 3-17-26 - Council public hearing on the subdivision scheduled for 3-24-26
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Strategic Priority:	<u>N/A</u>
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Fiscal Impact:	Financial Consideration?	<u>No</u>
	Revenue/Expenditure Amount:	\$
	Financing Source:	<u>N/A</u>
	Notes:	

Attachments:	1.	Staff Report
	2.	Minor Subdivision Survey
	3.	Zoning Map
	4.	Mailings
	5.	Engineering Comments
	6.	Minor Subdivision Legal Opinion
	7.	Existing Conditions
	8.	Elevation Certificate

	9.	Resolution
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To: **City Council**

From: Ben Gozola, Assistant Director DCAD

Meeting Date: **3-24-26**

Applicants: **Morgan and Thomas Brama**

Main Contacts: <same>

Location: 1639 14th Avenue NW

Zoning: **RS-1**

Introductory Information

- | | |
|------------------------|---|
| <i>Project:</i> | <ul style="list-style-type: none"> ▪ Morgan and Thomas Brama are seeking to subdivide the property at 1639 14th Avenue NW into two lots. While the land is large enough to accommodate two conforming lots, splitting the land down the middle would necessitate the removal and relocation of the attached garage on the existing home causing unnecessary damage to the shoreland district. To avoid such impacts, the Brama family proposes to subdivide the property just south of the existing garage to meet setbacks. The resulting new lot will technically be smaller than the required shoreland lot size of 20,000 square feet, but the new lot will be larger than the abutting two properties to the south. Staff pre-reviewed this concept with the DNR, and both DNR and City staff agree this is the best path forward to minimize shoreland disruptions which is the intent of shoreland codes. The new lot will be 100% compliant with standard RS-1 requirements for width and area. |
| <i>History:</i> | <ul style="list-style-type: none"> ▪ The existing home dates to 1930 according to the County and back to the 1960s according to the applicant. Either way, it was constructed while this area was the Village of New Brighton. |

General Findings

- | | |
|--------------------------|--|
| <i>Site Data:</i> | <ul style="list-style-type: none"> ▪ Land Area ≈ 2.5 acres (109,026 sq ft) ▪ Existing Use – one single family home and outbuilding ▪ Existing Zoning – RS-1 ▪ Property Identification Number (PID): 20-30-23-22-0046 |
|--------------------------|--|



Comp Plan Guidance:	▪ The 2040 Comprehensive Plan guides this property for “Low Density Residential.”
Notable Code Definitions:	<ul style="list-style-type: none">▪ Boundary Lines. Any line indicating the bounds or limits of any tract or parcel of land. Also, a line separating the various use districts as shown on the City’s zoning map.▪ Frontage. The width of a lot or building site measured on the line separating it from the public street or way.▪ Front Line. A line separating the lot from the public street or way.▪ Lot. A parcel of land delineated upon and thereafter described by reference to a plat, registered land survey, or auditor's subdivision, or any similar recorded dedication document.▪ Lot Width. The mean horizontal distance between the side lot lines of a lot as measured within the lot boundaries.▪ Subdivision. The division of a parcel of land for the purpose of transfer of ownership or building development into two or more lots or parcels any of which resultant parcels is less than five acres in area or has a frontage of 300 feet or less on a public right-of-way; or, if a new street is involved, any division of a parcel of land. The term includes resubdivision and, when appropriate to the context, shall relate to the process of subdividing or to consolidation. For purposes of this Chapter, subdivision also means the division of any land within a single tax parcel, including the division of lots or parcels that have been combined for tax purposes.
Primary Applicable Codes:	<ul style="list-style-type: none">▪ City Code, Chapter 32, Article 1, In General Outlines various minimum requirements for lots within a subdivision and the minor subdivision process.▪ Zoning Code, Chapter 3, Section 3.4(C): RS-1 Zoning District Outlines various requirements for lots in the RS-1 zoning district.▪ Zoning Code, Chapter 3, Section 3.8(D): Floodplain Overlay District Outlines various requirements for new lots within the shoreland overlay district.
Specific Applications:	▪ After reviewing the various components of this subdivision against the subdivision code with the City Attorney, it was determined this request could be processed as a minor subdivision including a variance .

**Applicant's
Narratives:**

Good afternoon,

Thank you in advance for considering our variance request in conjunction with our application for a minor subdivision of our home at 163914th Avenue Northwest in New Brighton.

I grew up just a few minutes away in Northeast Minneapolis and then St. Anthony Village, and my wife, Morgan, grew up in Grand Forks, North Dakota. We have truly found a home in this wonderful pocket of New Brighton. We plan to remain in this neighborhood for the next 20+ years as we raise our family of four, and soon to be five. We both live and work in New Brighton and greatly value the character, stability, and friendliness of this community. Our neighbors are our best friends.

We purchased our home from a relative of the original owner, who lived here for decades. We understand that when the home was constructed in the 1960s, it was intentionally positioned on the lot in coordination with City planning staff so that the southern portion of the property could one day accommodate a second home. The lot consists of 67,990 square feet (1.56 acres), which is substantially larger than most surrounding lakefront properties.

Since that time, the Shoreland Overlay District ordinance was adopted, requiring newly created lake lots to be at least 75 feet wide and to contain 20,000 square feet of area above the Ordinary High Water (OHW) mark. While the proposed junior lot meets the 75-foot width requirement at 76 feet, it contains 15,275 square feet above the OHW mark due to the placement of the existing home and garage.

To meet the 20,000-square-foot requirement, we would need to demolish and reconstruct the existing attached garage in order to slightly widen the proposed southern lot. We believe this represents a practical difficulty created by a regulation enacted long after the home was designed and built.

With the support of City staff, we are requesting a variance from the 20,000-square-foot requirement so that the lot split may occur without unnecessary demolition and reconstruction. Both resulting lots will meet or exceed the size of most neighboring properties to the north and south and will comply with all other applicable zoning requirements. The character, spacing, and overall integrity of the neighborhood will remain unchanged.

Our hope is that this subdivision will preserve long-term flexibility for our family and allow, at some future point, the opportunity for a future home on what was always intended to function as a second buildable portion of the property.

Thank you for your thoughtful consideration.

Respectfully,

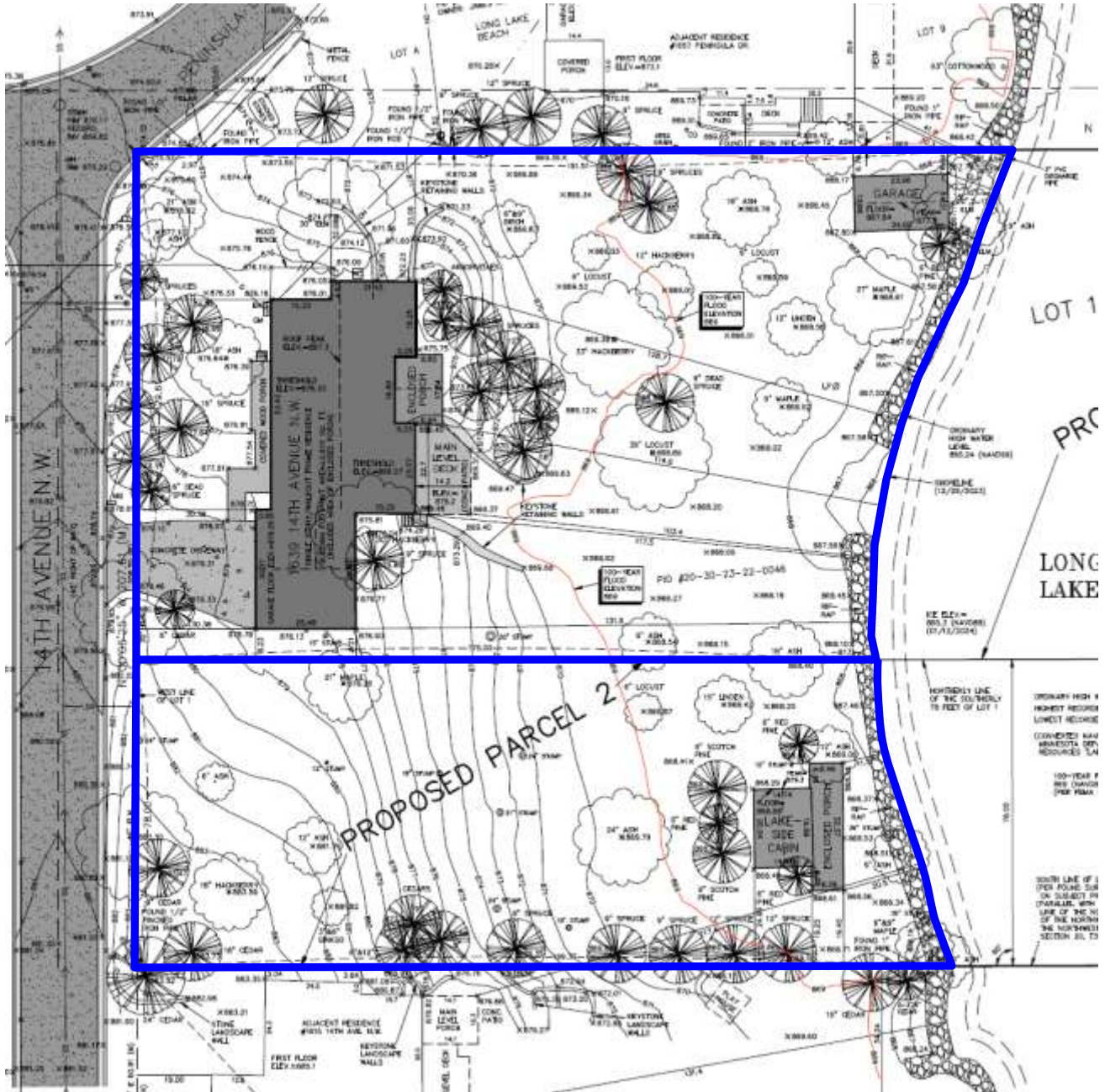
Thomas & Morgan Brama

Minor Subdivision Review

Existing Conditions:

- The property at 1639 14th Avenue NW is of sufficient size to be subdivided into two lots, but the existing home on the property (predating the City) is in a location that precludes a conforming subdivision conforming to shoreland standards adopted in 2016.

Proposed Split



- Proposed Lot Split:** The landowner is proposing to create two lots from the present parcel. Both lots will meet minimum standards for the RS-1 zoning district, but the southern lot would be non-conforming to the 20,000 square foot size requirement for new lots within the shoreland district.

PROPOSED	Northern Parcel	Southern Parcel *
Area (min 10,000 sq ft for RS-1) (min 20,000 sq ft for shoreland)	26,317 square feet above the OHW (conforming)	14,900 sq ft above the OHW (variance required)
Width (min 75 feet)	131' (conforming)	76' (conforming)
Bldg Coverage (30%)	conforming	conforming
Max Impervious (50%)	conforming	conforming

* the site must either be cleared of all improvements as a condition of approval ensuring no nonconformities, or the applicant will enter into a legal agreement requiring removal of the accessory structure by a certain time point if a new principal structure is not erected.

- Lot Access:** Both lots will have adequate roadway access off of 14th Avenue NW.

- Building Pads:** Proposed Parcel B will have sufficient areas for a new single-family dwelling. No concerns with potential impediments such as topography or vegetation.

- Easements / ROW:** Existing ROW for 14th Ave. NW is adequate, and engineering did not see need to request new drainage & utility easements on these lots.

- Utilities:**
- When Parcel B is proposed for improvement, DCAD staff will need to review the sanitary sewer and watermain in the area to determine if existing sanitary sewer and water services are available, and if so, are they usable given their age or other characteristics.
 - Sewer access charges and water access charges will apply to the new lot regardless of whether access points are pre-existing or not.

- Environmental Impacts:** The creation of one additional lot in this context does not trigger the need for any formal environmental review.

- Wetlands:** There are no wetlands on this site.

**Shoreland
District:**

- The subject property IS within the shoreland district. All such regulations should be consulted by the landowner with regard to proposed improvements on either lot.
- Both accessory structures on each Parcel are legal nonconforming to shoreland district standards, and each structure currently sits within the Shore Impact Zone (the area with the most restrictions on use around a lake). Uses will not be allowed to change in either structure, and maintenance of either structure will not be allowed to expand the structure in any way.
- Upon drawing the new lot line, the shed on Parcel B will immediately become an illegal accessory structure on a lot without a principal structure. The landowner may resolve this in one of two ways:
 1. Prior to filing the survey with Ramsey County to record the subdivision, the shed can be removed entirely from Parcel B; or
 2. Prior to filing the survey with Ramsey County, the landowner can enter into an agreement with the City that a building permit will be pulled within 6 months of filing of the minor subdivision. The agreement must include a waiver allowing the city to assess the property if the City is forced to remove the structure after the 6 month period is up, must give the city rights to access the property to complete the work, and must come with an escrow in an amount to be set by DCAD.

**Flood Plain &
Steep Slopes:**

- The 100-year floodplain on these lots extends to the 869 contour.
- Both homesites are well outside the floodplain, but both accessory structures are within the floodplain and are at significant risk of being impacted by flood events. Should either structure every need repairs in excess of 50% of the market value of the structure, removal shall be required or the applicant may seek to bring the structure into compliance with floodplain district requirements
- A very important aspect of floodplain regulations related to this lot is having to n comply with BOTH City regulations and Rice Creek Watershed District (RCWD) requirements regarding the 100-year flood elevation for Long Lake. This distinction has impacted recent new builds along Long Lake.
 1. Per city floodplain standards, the low floor elevation for new construction on either lot shall be at or above the regulatory flood protection elevation. The regulatory flood protection elevation is one foot above the regional flood elevation for Long Lake. This means the low floor for structures on either of these lots is 870.

- (cont.)
- 2. Unlike the City, the RCWD requires the lowest floor elevation to be at or above *their* modeled 100-year flood elevation of 871.90, plus an additional 2 feet of freeboard, resulting in a minimum low floor elevation of 873.90. This is clearly a significant different that impacts the existing lot more than the new lot, but something to be aware of on both lots moving forward.

We recommend that the applicant contact RCWD early in the process to discuss their requirements and determine whether a variance will be necessary through that agency.

**Watershed
District
Comments
(RCWD):**

- Per the Rice Creek Watershed District (RCWD):
As the subdivision is of an area one acre or more, the RCWD Rule C, Stormwater Management permit is required (with the water quality and rate control exemption).

**Park
Dedication:**

- Chapter 32, Article 4 of the City Code outlines requirements for park dedication at the time of subdivision/new development. Per the City of New Brighton Fee Schedule based on the needs outlined in the 2040 Parks Comprehensive Plan, the Park Dedication fee per **new** dwelling unit is \$1,825. This dedication must be paid for the one new lot prior to filing the new subdivision with Ramsey County.

Engineering:

- Engineering has reviewed the plans and their comments are contained on the attached memo dated 3/10/26.
- Main highlights:
 - a) City staff will review the existing sanitary sewer and watermain in the area to determine whether existing services are available to the proposed lot. Whether they are there or not, the developer should anticipate needing to excavate within the street to make utility connections and will need to incur the costs for repairs.
 - b) Developer should be aware of RCWD requirements (see Flood Plain & Steep Slopes discussion on pages 6 & 7).

**Resident
Concerns &
Feedback:**

- As of 3/19/26, only two members of the public had reached out to discuss this subdivision. The neighbor to the south wanted to know about the variance, and once the details were explained, they had no objections. A second anonymous caller understood that subdivision was a legal right of this property owner, but they still wanted to express their opposition to any changes within the neighborhood.
- There were no speakers (other than the applicant) at the public hearing.

Variance Review:

In General:

- For this subdivision, the applicant is requesting a **5,100 square foot variance from the 20,000 square foot minimum lot size required for properties within the shoreland district**. The newly proposed parcel will be 14,900 square feet in size.

APPLICANT COMMENTS: We are seeking this variance to allow subdivision of what was always intended to function as a second buildable portion of the property, while avoiding unnecessary demolition and reconstruction of the existing garage. The variance provides long-term flexibility for our family and allows the potential for a future home on the southern portion of the lot without creating avoidable construction impacts.

The request has been made in coordination with and with the support of City staff.

Staff Analysis: To begin this process, staff requested that the applicant first demonstrate that this parcel contained enough developable land to create two parcels within the shoreland district: it does. A minimum of 40,000 square feet of upland are necessary to create two lots, and a minimum of 150' of road frontage is required. Both requirements are satisfied by this land.

With that knowledge in hand, staff then reached out to the DNR with the concept currently up for consideration (subdivision, but with a variance). Staff's argument to the DNR was the entire purpose of shoreland codes is to minimize disturbance to our shoreland area, and a conforming subdivision under this set of fact will require major disturbance to the existing home and surrounding vegetation. The solution that better implements the intent of code is to draw the new lot line south of the existing home in a conforming location, and in such a manner that the new lot to the south will still be larger than the next two adjacent lots. DNR staff agreed that would be an ideal solution given these circumstances, so the applicant was instructed to proceed in this fashion.

Criteria Review:

Issuance of a variance from **zoning standards** requires an analysis of the proposed variation against the following specific review criteria:

- 1. The request is in harmony with the general purposes and intend of this ordinance.***

APPLICANT COMMENTS: The practical difficulty arises from the location of the existing home and attached garage, which were constructed in the 1960s and positioned in a manner that anticipated a future subdivision of the southern portion of the lot. The property is 67,990 square feet (1.56 acres), significantly larger than surrounding lakefront lots, which generally range from 0.25 to 0.7 acres.

(cont.)

Due to Shoreland Overlay District regulations adopted after the home was constructed, newly created lake lots must contain at least 20,000 square feet above the Ordinary High Water (OHW) mark. The proposed junior lot contains 15,275 square feet above the OHW mark. The only way to meet the 20,000 square foot requirement would be to demolish and reconstruct the existing attached garage to slightly widen the proposed junior lot. The placement of the existing structure creates a unique circumstance specific to our property.

Staff Analysis: This request is absolute in line with the intent of the shoreland ordinance in that it minimizes disturbances and vegetation removal within the shoreland area. DNR staff concur with this determination. **Criterion Met.**

2. *The Variance is consistent with the City's comprehensive plan.*

Staff Analysis: The comprehensive plan calls for this area of the community to be developed for low density residential purposes, and this subdivision will be in conformance with that guidance. **Criterion met.**

3. *The applicant can establish there are practical difficulties in complying with the zoning ordinance base on the following:*

a. *The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance.*

APPLICANT COMMENTS: *Granting the variance would allow subdivision of a lot that remains substantially larger than most surrounding properties while avoiding unnecessary demolition and reconstruction near the shoreline. Both resulting lots would meet or exceed most neighborhood lot sizes and comply with all other zoning requirements, including lot width and applicable setbacks.*

The variance would not increase density beyond what was historically contemplated of the property, nor would it alter shoreline setbacks or encroachments. Requiring demolition of the garage solely to gain additional square footage above the OHW mark would create avoidable construction disturbance without advancing the intent of the ordinance.

Staff Analysis: The subdivision with a variance under this set of facts is more than reasonable. The property has clearly been developable without a variance throughout most of New Brighton's history, and it wasn't until the Shoreland Overlay District was adopted were development rights thrown into question. As the entire goal of the overlay district is to minimize impacts to shoreland areas, a variance to lot size is the ideal path to achieve the ordinance objectives. **Criterion met.**

(cont.)

b. The plight of the landowner is due to circumstances unique to the property that are not created by the landowner.

APPLICANT COMMENTS: *The practical difficulty arose when the City adopted the Shoreland Overlay requirement [in 2016] establishing a 20,000 square foot minimum above the ordinary high-water mark. This ordinance was enacted decades after the design and construction of the existing home.*

Staff Analysis: The landowner had no role in the City deciding to adopt shoreland standards and had a reasonable expectation that their developable land would retain such rights even if the City enacted standards to protect lakeshore throughout the community. **Criterion met.**

c. A variance, if granted, will not alter the essential character of the locality.

APPLICANT COMMENTS: *The proposed subdivision will not alter the essential character of the neighborhood. Both the senior and junior lots will be larger than most adjacent properties to the north and south. All other zoning standards, including lot width and setbacks, will be met.*

The request preserves the existing home and avoids unnecessary exterior modification. The scale, spacing, and character of the two lots will remain consistent with the established neighborhood pattern.

Staff Analysis: The proposed variance will have no impact on the character of this neighborhood. The resulting lot, even with a variance, will still have more upland than the neighboring two lots with homes, and the proposed development of a new single-family home will be consistent with every other use in the area. **Criterion met.**

Issuance of a variance from **subdivision standards** requires an analysis of the proposed variation against the following specific review criteria:

4. The City Council may grant a deviation from the terms of this Chapter where the subdivider can show an exceptional and undue hardship on the enjoyment of a substantial property right provided such relief may be granted without detriment to the public welfare and without impairing the intent and purpose of these regulations.

Staff Analysis: As covered under the zoning criteria, the hardship in this case is caused by Shoreland district standards in two ways: 1) a fully developable property that can still be divided using underlying RS-1 requirements was only

(cont.) rendered undevelopable by the new Shoreland district minimum lot size requirement of 20,000 sq ft; and 2) a variance to the shoreland minimum lot size is specifically needed to ensure the intent of the shoreland ordinance (minimizing disturbances) is actually achieved in this case. **Criterion met.**

Supplementary Review & Public Comment

Additional Information:

- None

Engineering Review:

- Memo dated 3/10/26 is attached. In summary:
 - *Water and sewer connections will require roadway repairs which will need to be paid for by whomever develops the new lot.*
 - *Landowner must be aware of the RCWD’s position relating to the flood plain elevation around Long Lake.*
- During new home construction, tracking of dirt into the street shall be monitored and addressed in a timely manner, or the developer and/or builder must agree to paying for street sweeping services when directed to do so by the City.

Public Safety Review:

- No public safety concerns.

Legal Review:

- Attached to this report is an opinion letter from the City Attorney dated 3/10/26 outlining various requirements that must be met prior to final approval of this minor subdivision. Staff concurs with these conditions, and recommends they be included in any recommendation made by the Planning Commission. In summary:
 - Drainage and utility easements must be conveyed by separate instruments (5 foot easements along each side lot line, and a 10 foot easement along the front lot line).
 - All property taxes and outstanding assessments must be paid in full prior to approval of the minor subdivision.
 - The resolution approving the minor subdivision and the survey must be recorded within 60-days of the adoption of the resolution.
 - The Minor Subdivision survey must include any updates as required by the County.

Planning Commission Review: ▪ The Planning Commission held a public hearing on this request at their meeting on 3/17/26, and **recommended approval of the subdivision and variance subject to the listed conditions in this report.** Staff concurs with this recommendation.

Conclusion:

Morgan and Thomas Brama are seeking authorization to subdivide their property at 1639 14th Avenue NW into two lots conforming to RS-1 zoning standards, but needing a variance from the 20,000 square foot minimum lot size established in the shoreland overlay district.

Council Options: The City Council has the following options:

- A) APPROVE BOTH REQUESTS based on the applicant’s submittals and findings of fact.
- B) DENY ONE OR BOTH REQUESTS based on the applicant’s submittals and findings of fact.
- C) TABLE THE ITEMS and request additional information.

Based on a complete application date of 2/17/26, the statutory deadline for making a decision on this request is 4/18/26. This deadline may be extended an additional 60 days if needed.

Initial Motion for Debate: ▪ Consider a resolution approving a minor subdivision with a variance to subdivide the land at 1639 14th Avenue NW.

- Resolution Findings of Fact:**
1. The subject property is guided for Low Density Residential use by the 2040 Comprehensive Plan, and RS-1 zoning standards are consistent with this land use classification;
 2. All proposed lots will be conforming to minimum area and width standards for RS-1 zoned property;
 3. The land can be developed in a conforming manner under both RS-1 and shoreland district standards;
 4. The proposed 5,100 square foot variance from the shoreland minimum lot size is supported by the fact that approving the variance will result in dramatically less impacts to the shoreland area than would occur if two conforming lots were created;

- (cont.)
5. All required drainage and utility easements will be established as a result of this minor subdivision;
 6. Each of the proposed lots will have adequate access to the local roadway system;
 7. Each of the proposed lots can be adequately served by existing municipal services;
 8. No public safety concerns were identified;
 9. Identified impacts and issues can be addressed via conditions.

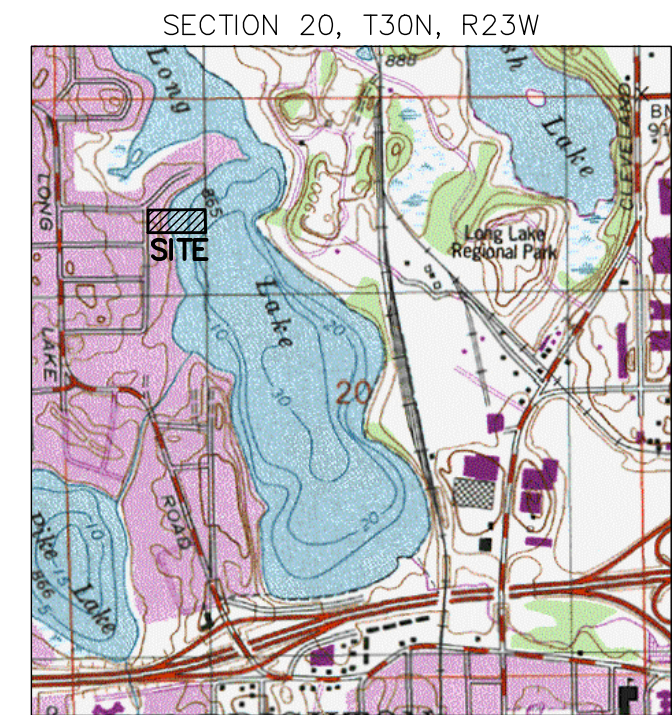
**Resolution
Conditions:**

1. Local and regional sewer access/availability charges (SAC), water access charges (WAC), and the City's sewer maintenance fee will apply to the new lot, and all such fees will be determined and be payable as part of the building permit process.
2. A curb cut permit will be required in conjunction with future building permit on the new lot; plans shall be submitted with the curb cut permit application showing a street section detail for proposed street repairs resulting from sewer and water installation.
3. The use of both accessory structures within the shore impact zone will not be allowed to change in either structure, and maintenance of either structure will not be allowed to expand the structure in any way.
4. During new home construction, tracking of dirt into the street shall be monitored and addressed in a timely manner, or the developer and/or builder must agree to paying for street sweeping services when directed to do so by the City.
5. Reference monuments shall be placed in the subdivision as required by state law.
6. An RCWD Rule C, Stormwater Management permit must be obtained.
7. Prior to Council approval of the minor subdivision:
 - a. all property taxes and outstanding assessments must be paid in full.
 - b. The shed on parcel B must be addressed in one of two ways:
 - i. Prior to filing the survey with Ramsey County to record the subdivision, the shed can be removed entirely from Parcel B; or

(cont.)

- ii. Prior to filing the survey with Ramsey County, the landowner can enter into an agreement with the City that a building permit will be pulled within 6 months of the filing of the minor subdivision. The agreement must include a waiver allowing the city to assess the property if the City is forced to remove the structure after the 6-month period is up, must give the city rights to access the property to complete the work, and must come with an escrow in an amount to be set by DCAD.
8. Following approval of the minor subdivision and variance, but prior to the survey being filed at Ramsey County:
 - a. The minor subdivision must be reviewed by Ramsey County and be administratively updated as needed to meet any outstanding County requirements;
 - b. Park dedication in the amount of \$1825 shall be paid to the City; and
 - c. Drainage and utility easements must be conveyed by separate instruments (5 foot easements along each side lot line, and a 10 foot easement along the front lot line).
9. The resolution approving the minor subdivision and the survey must be recorded at Ramsey County within 60-days of the resolution approval. Recording to be completed by the applicant.
10. All necessary permits must be provided to the City (RCWD, NPDES, MDH, etc. as may be applicable) throughout the development process.

cc: Morgan and Thomas Brama, applicants

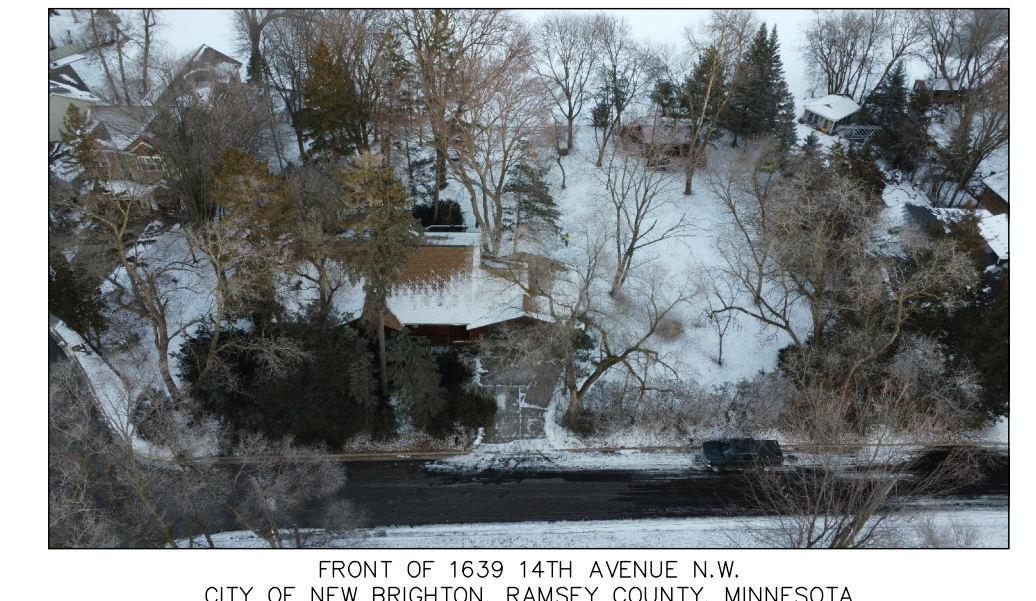


PROPOSED LEGAL DESCRIPTIONS
PROPOSED PARCEL 1
 Lot 1, Auditor's Subdivision No. 79, Ramsey County, Minnesota, EXCEPT the southerly 78 feet thereof

PROPOSED PARCEL 2
 The southerly 78 feet of Lot 1, Auditor's Subdivision No. 79, Ramsey County, Minnesota.

1639 14TH AVENUE N.W.

CITY OF NEW BRIGHTON, RAMSEY COUNTY, MINNESOTA
 (PROPOSED MINOR SUBDIVISION)



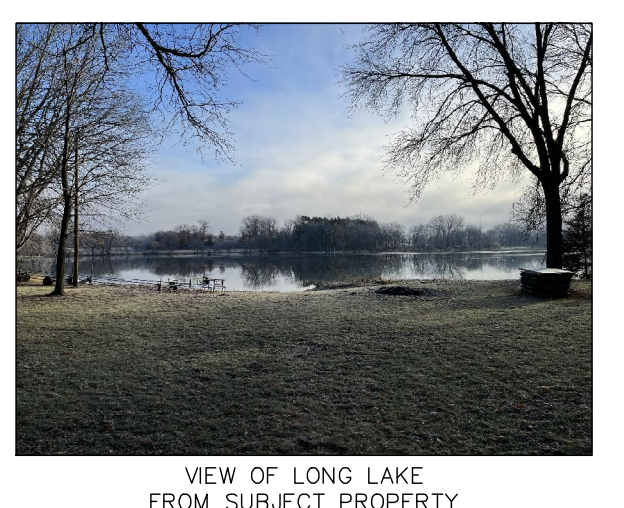
1" = 20'
 1 INCH EQUALS 20 FEET

BASIS FOR BEARINGS:
 RAMSEY COUNTY COORDINATE SYSTEM (NAD83, 1996)

BASIS FOR ELEVATION:
 MINNESOTA DEPARTMENT OF TRANSPORTATION STATION 7285 12' IN THE SOUTHEAST CORNER OF BRIDGE #9389, 5TH AVE. N.W. OVER INTERSTATE 354. ELEV.=894.660 (NAV98S)

(VIA REAL TIME GPS MEASUREMENTS UTILIZING MINNESOTA DEPARTMENT OF TRANSPORTATION VRS NETWORK)

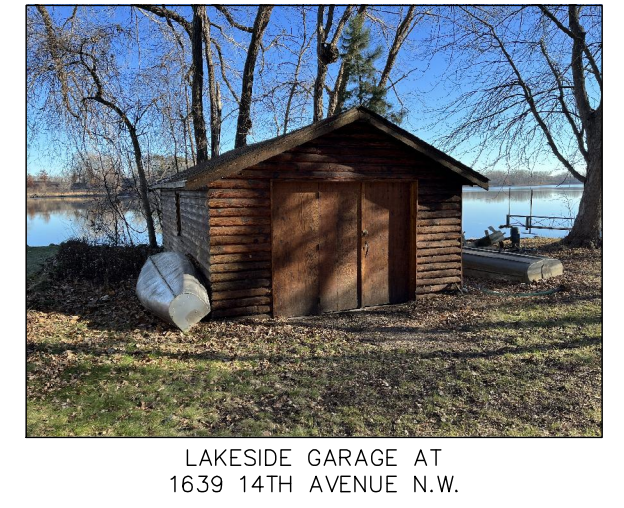
CONTOUR INTERVAL=1 FOOT



LOT 1,
 PROPOSED PARCEL 1

LONG LAKE

AUDITOR'S
 SUBDIVISION
 NO. 79



ZONING REQUIREMENTS

ZONED R-1 - SINGLE-FAMILY RESIDENTIAL DISTRICT SUBJECT TO SHORELAND REGULATIONS

MINIMUM LOT AREA - 10,000 SQ. FT. (1-1) - EXCEPT THAT UNDER NO CIRCUMSTANCES SHALL THE MINIMUM LOT AREA BE LESS THAN 20,000 SQ. FT. FOR RECREATION LOTS (SHORELAND)

MINIMUM LOT WIDTH - 75 FEET

MAXIMUM BUILDING COVERAGE - 30%

MAXIMUM IMPERVIOUS SURFACE COVERAGE - 50%

MAXIMUM HEIGHT - 2.5 STORES OR 30 FEET, WHICHEVER IS LESS

BUILDING SETBACKS:
 FRONT - 30 FEET
 SIDE - 5 FEET
 ORDINARY HIGH WATER LEVEL - 50 FEET

SHORE IMPACT ZONE - 25 FEET FROM ORDINARY HIGH WATER LEVEL

(AS PER CITY OF NEW BRIGHTON ZONING CODE)

EXISTING LEGAL DESCRIPTION

QUIT CLAIM DEED DOC. NO. 4078891

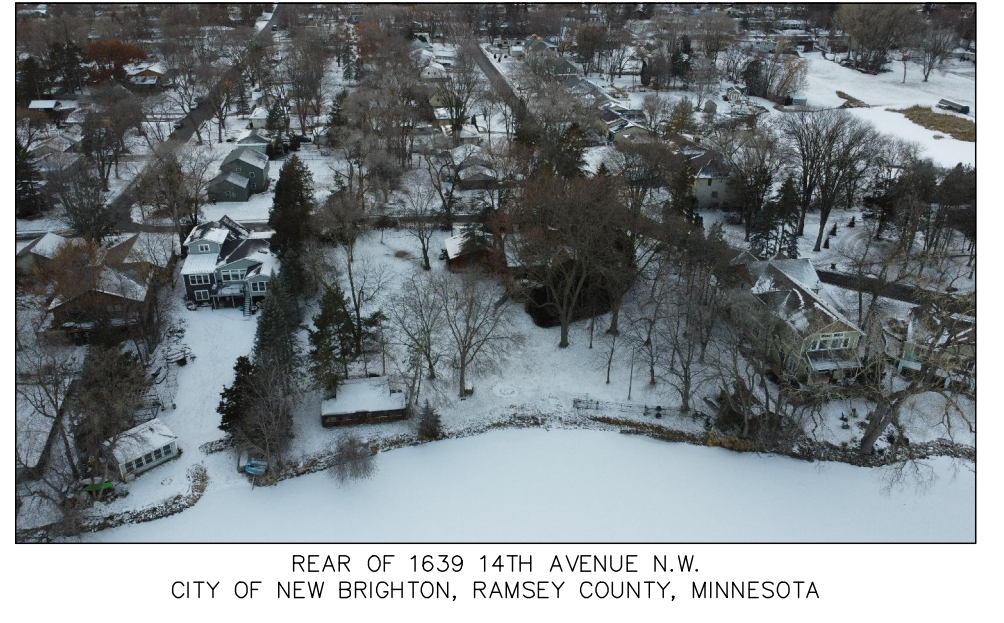
Lot 1 (1), Auditor's Subdivision No. 79, Ramsey County, MN

EXISTING AREA SUMMARY

LOT 1 = 109,026 SQ. FT. OR 2.5029 ACRES

PORTION ABOVE ORDINARY HIGH WATER LEVEL = ±41,217 SQ. FT. OR ±0.95 ACRES

PORTION BELOW ORDINARY HIGH WATER LEVEL (WITHIN LAKE) = ±67,809 SQ. FT. OR ±1.55 ACRES



KEMPER & ASSOCIATES INC.
 PROFESSIONAL LAND SURVEYORS

721 OLD HIGHWAY 8 N.W.
 NEW BRIGHTON, MINNESOTA 55112
 651-631-0351
 FAX 651-631-8805
 email: kemper@kr-nls.net
 www.kempersurveyors.com

CERTIFICATE OF SURVEY

23092 (23092MS.DWG) D.B. 1000 HOLEN

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA

PREPARED FOR:
 THOMAS BRAMA
 1666 PENINSULA DRIVE
 NEW BRIGHTON, MN 55112
 612-701-5979
 thomas.g.brama@gmail.com

MARK D. KEMPER
 18407
 LAND SURVEYOR

DATED THIS 5TH DAY OF FEBRUARY, 2024

KEMPER & ASSOCIATES, INC. ©



 RS-1, Single Family Low Density



Current Zoning

1639 14th Ave NW
 RS-1, Single Family Low Density

1639 14th Ave NW - 350' Mailing List



350' Buffer

1639 14th Ave NW

Long Lake

14TH AVE NW

100 50 0 100 Feet



I:\gis\newbrighton\cd\pc\2026\march\'



interoffice

MEMORANDUM

to: Ben Gozola, Assistant Director of Community Assets and Development
from: Dustin Lind, Engineering Supervisor
subject: 1639 14th Avenue NW
date: March 10, 2026

The Engineering Department has reviewed the preliminary site plan for 1639 14th Avenue NW and offer the following comments:

1. City staff will review the existing sanitary sewer and watermain in the area to determine whether sanitary sewer and water services are available to the proposed lot. Regardless, it is anticipated that excavation within the street will be required to either connect to existing utilities or install new services to the proposed lot.
2. The proposed structure will be required to comply with the Rice Creek Watershed District (RCWD) requirements regarding the 100-year flood elevation of Long Lake, which has recently affected other new builds on Long Lake. Our understanding is that RCWD requires the lowest floor elevation to be at or above their modeled 100-year flood elevation of 871.90, plus an additional 2 feet of freeboard, resulting in a minimum low floor elevation of 873.90. We recommend that the applicant contact RCWD early in the process to discuss these requirements and determine whether a variance will be necessary.



Fifth Street Towers
150 South Fifth Street, Suite 700
Minneapolis MN 55402-1299

(612) 337-9300 telephone
(612) 337-9310 fax
<http://www.kennedy-graven.com>

Affirmative Action, Equal Opportunity Employer

SARAH J. SONSALLA
Attorney at Law
Direct Dial (612) 337-9284
email: ssonsalla@kennedy-graven.com

March 10, 2026

VIA E-MAIL ONLY

Mr. Ben Gozola
Assistant Director of Community Assets and Development
City of New Brighton
803 Old Highway 8 NW
New Brighton, MN 55112

**RE: Opinion for Minor Subdivision of 1639 14th Avenue N.W., New Brighton, Minnesota.
Our File No. NE136-304**

Dear Ben:

At your request and pursuant to City Code requirements, I have examined the title commitment prepared by Land Title, Inc., as agent for First American Title Insurance Company, File No. 728322, with an effective date of February 13, 2026 (the “Commitment”), along with the certificate of survey (the “Survey”) for the proposed minor subdivision of 1639 14TH AVENUE N.W., NEW BRIGHTON, MINNESOTA, prepared by Mark D. Kemper, PLS 18407.

The Commitment purports to cover the following described property in Ramsey County, Minnesota (the “Property”):

Underlying Legal Description:

Lot 1, Auditor’s Subdivision No. 79, Ramsey County, Minnesota.

Proposed Legal Description:

Parcel 1:

Lot 1, Auditor’s Subdivision No. 79, Ramsey County, Minnesota, EXCEPT the southerly 78 feet thereof.

Parcel 2:

The southerly 78 feet of Lot 1, Auditor’s Subdivision No. 79, Ramsey County, Minnesota.

Based on my review of the Commitment and the Survey, I have the following comments relative to the Minor Subdivision:

1. **Ownership interests of the Property within the Subdivision.** The names and signatures of all of the following parties in interest must appear on any documents required to complete the Minor Subdivision:
 - a. As shown on the Commitment the fee owners are currently listed as Thomas A. Brama II and Morgan B. Brama, married to each other, as joint tenants.
 - b. As shown on the Commitment, a mortgage is recorded from Thomas A. Brama II and Morgan B. Brama married to each other, as mortgagors in favor of Harvest Bank, as mortgagee, dated March 28, 2024, filed April 1, 2024, as Document No. 5020609, in the amount of \$880,000.00, and any other amounts which may become due and payable under the terms thereof.
 - c. **The above-named fee owners and the mortgagee should be the signers of any documents required to complete the minor subdivision.**
2. **Property taxes and assessments.** The property identification number for the Property is 20-30-23-22-0046. Ramsey County tax records showed taxes paid in full for 2025. Taxes for 2026 are \$18,452. The first half is due on May 15, 2026 and the second half is due on October 15, 2026. All real estate taxes payable in the year the Subdivision is approved must be paid prior to the approval of the Subdivision. The Commitment does not indicate whether special assessment searches have been ordered. However, Ramsey County property tax records indicate a 2026 special assessment for street rehabilitation in the initial amount of \$1,388.52 with a remaining balance of \$1,110.80. There are also two assessments for delinquent utilities in the amount of \$640.71 and \$686.61. Any special assessments can be reapportioned among the new lots as provided in Minnesota Statutes, Section 429.071, subd. 3.
3. **Title Commitment Exceptions:**
 - a. Rights of the public and the State of Minnesota in that part of the land lying below the natural high water mark of Long Lake. *The Survey indicates a lake along the east half of the minor subdivision as marked. (See also number 5 below).*

- b. Subject to road(s) as shown by available maps. *Roads abutting the Property – 14th Avenue N.W. and Peninsula Drive – are shown on the Survey and the Property.*
4. **Minor Subdivision Conditions.** The following should be listed as conditions of approval of the minor subdivision:
 - a. Drainage and utility easements cannot be dedicated to the City as would be possible for a plat. Rather, these easements must be conveyed by separate instruments. As such, the City should review the Survey and determine if it should require that landowners convey drainage and utility easements to the City for the area between Parcel 1 and Parcel 2. Said easements would need to be prepared, signed by the property owners and recorded against the two resulting lots.
 - b. The resolution approving the Minor Subdivision and the Survey must be recorded within 60 days of the adoption of such resolution.
 - c. The Minor Subdivision application must comply with any and all requirements presented by the County subsequent to its review of the Survey as discussed above.
 - d. **The above-named fee owners and the mortgagee should be the signers of any documents required to complete the minor subdivision.**
5. **Wetlands.** The Plat includes the shoreline of Long Lake and thus may be subject to additional restrictions by the Minnesota Department of Natural Resources and other water management agencies. The Survey indicates several shoreland areas, predominantly in the east half of the Minor Subdivision as marked. (See also number 3a above)

This letter does not purport to set forth every matter relevant to a determination of whether title to the Property is marketable, and no one should rely upon it for that purpose. The sole purpose of this letter is to identify whether the minor subdivision meets the qualifications under the City of New Brighton's subdivision regulations and addresses related issues in connection with approving the minor subdivision application, as evidenced by the Commitment.

Mr. Ben Gozola
March 10, 2026
Page 4

Please contact me if you have any questions about this information. Thank you.

Sincerely,

Sarah J. Sonsalla

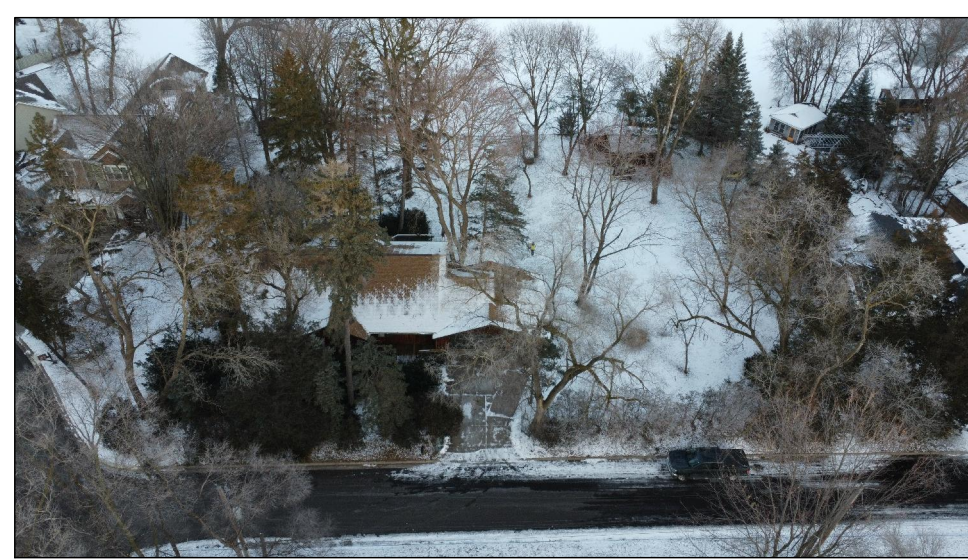
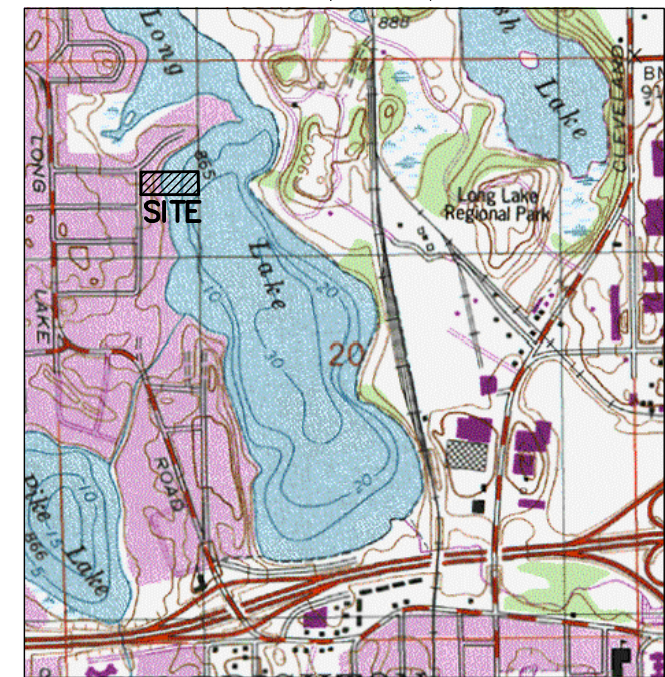
Sarah J. Sonsalla
City Attorney

SJS:tmr

1639 14TH AVENUE N.W.

CITY OF NEW BRIGHTON, RAMSEY COUNTY, MINNESOTA
(EXISTING CONDITIONS JANUARY 2024)

SECTION 20, T30N, R23W



FRONT OF 1639 14TH AVENUE N.W.
CITY OF NEW BRIGHTON, RAMSEY COUNTY, MINNESOTA

1 INCH EQUALS 20 FEET

BASIS FOR BEARINGS:
RAMSEY COUNTY
COORDINATE SYSTEM
(NAD83, 1996)

BASIS FOR ELEVATION:
MINNESOTA DEPARTMENT
OF TRANSPORTATION
STATION 7028.07
IN THE SOUTHEAST
CORNER OF BRIDGE
#9389, 5TH AVE. N.W.
OVER INTERSTATE 94
ELEV.=894.660 (NAV088)

(VIA REAL TIME GPS
MEASUREMENTS UTILIZING
MINNESOTA DEPARTMENT
OF TRANSPORTATION
VRS NETWORK)

CONTOUR INTERVAL=1 FOOT



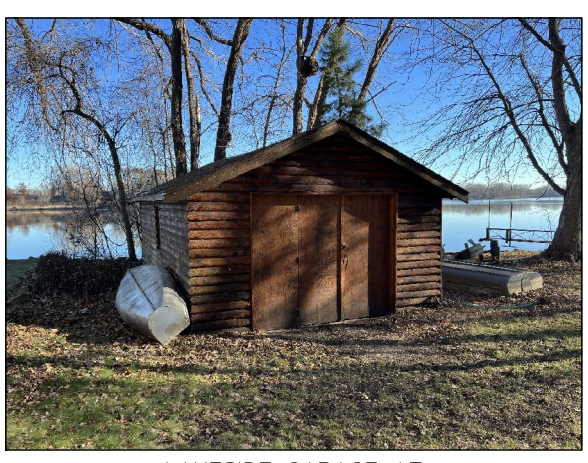
FLOODPLAIN NOTE:
SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND "AE" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 27123C0004C, DATED JUNE 4, 2010, RAMSEY COUNTY, MINNESOTA. THE BASE FLOOD ELEVATION FOR LONG LAKE IS SHOWN TO BE 869 (NAV088)

HARDCOVER SUMMARY
HOUSE & GARAGE FOOTPRINT (INCLUDES ENCLOSED PORCH)= 2,973 SQ. FT.
REAR DECK & STEPS (CONCRETE PAVEMENT BELOW)= 319 SQ. FT.
FRONT WOOD PORCH, WALK & STEPS=235 SQ. FT.
LAKESIDE GARAGE=336 SQ. FT.
LAKESIDE CABIN & PORCH= 506 SQ. FT.
CONCRETE DRIVEWAY=697 SQ. FT.
TOTAL IMPERVIOUS SURFACE COVERAGE=4,150 SQ. FT. (12.4% OF PROPERTY AREA TO ORDINARY HIGH WATER)

- LEGEND**
- 875— EXISTING CONTOUR LINE
 - X875.76 EXISTING SPOT ELEVATION
 - MH ○ MANHOLE
 - SMH ○ SANITARY SEWER MANHOLE
 - PP ○ POWER POLE
 - LP ○ LIGHT POLE
 - TR ○ TELEPHONE RISER
 - PH ○ FIRE HYDRANT
 - WV ○ WATER VALVE
 - CO ○ CLEAN OUT
 - EM ○ ELECTRIC METER
 - GM ○ GAS METER
 - AC □ AIR CONDITIONER
 - MB □ MAIL BOX
 - □ SIGN
 - FP ○ FLAG POLE
 - ○ OVERHEAD UTILITY LINES
 - ○ SANITARY SEWER
 - ○ WATER MAIN/SERVICE
 - ○ GAS MAIN/SERVICE
 - (M) DENOTES DIMENSION MEASURED DURING THE COURSE OF THIS SURVEY
 - (R) DENOTES RECORD DIMENSION AS PER PLATS AND LEGAL DESCRIPTIONS
 - DENOTES SET SURVEY MONUMENT MARKED "KEMPER 18407"



FRONT OF 1639 14TH AVENUE N.W.
CITY OF NEW BRIGHTON, RAMSEY COUNTY, MN



LAKESIDE GARAGE AT
1639 14TH AVENUE N.W.



REAR OF 1639 14TH AVENUE N.W.
CITY OF NEW BRIGHTON, RAMSEY COUNTY, MN



LAKESIDE CABIN AT
1639 14TH AVENUE N.W.

LONG LAKE

ORDINARY HIGH WATER LEVEL=865.24
HIGHEST RECORDED ELEV.=868.2 (08-18-1994)
LOWEST RECORDED ELEV.=863.0 (09/15/1934)

(CONVERTED NAV088 ELEVATIONS AS PER MINNESOTA DEPARTMENT OF NATURAL RESOURCES "LAKE FINDER" WEBSITE)

100-YEAR FLOOD ELEV.= 869 (NAV088) (PER FEMA MAP)

SOUTH LINE OF LOT 1 (PER FOUND SURVEY MONUMENTS ON SUBJECT PROPERTY) (PARALLEL WITH THE SOUTH LINE OF THE NORTH 30 ACRES OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, T30N, R23W)

AUDITOR'S
SUBDIVISION
NO. 79

LOT 2, AUD. SUBD. NO. 79
PID #20-30-23-22-0047
OWNERS: CHERYL & DOUGLAS ISMINGER



VIEW OF LONG LAKE FROM SUBJECT PROPERTY



REAR OF 1639 14TH AVENUE N.W.
CITY OF NEW BRIGHTON, RAMSEY COUNTY, MINNESOTA

ZONING REQUIREMENTS

ZONED R-1 - SINGLE-FAMILY RESIDENTIAL DISTRICT SUBJECT TO SHORELAND REGULATIONS

MINIMUM LOT AREA - 10,000 SQ. FT. (1-1) - EXCEPT THAT UNDER NO CIRCUMSTANCES SHALL THE MINIMUM LOT AREA BE LESS THAN 20,000 SQ. FT. FOR BIPARTAN LOTS (SHORELAND)

MINIMUM LOT WIDTH - 75 FEET

MAXIMUM BUILDING COVERAGE - 30%

MAXIMUM IMPERVIOUS SURFACE COVERAGE - 50%

MAXIMUM HEIGHT - 30 FEET, WHICHEVER IS LESS

BUILDING SETBACKS:
FRONT - 30 FEET
SIDE - 5 FEET
ORDINARY HIGH WATER LEVEL - 50 FEET

SHORE IMPACT ZONE - 25 FEET FROM ORDINARY HIGH WATER LEVEL

(AS PER CITY OF NEW BRIGHTON ZONING CODE)

ACCESSORY BUILDINGS:

AN ACCESSORY BUILDING OR DETACHED GARAGE SHALL NOT BE LOCATED WITHIN THE FRONT YARD

THE COMBINED SIZE OF ANY ATTACHED AND DETACHED ACCESSORY STRUCTURES OR GARAGES SHALL NOT EXCEED 1,064 SQ. FT.

AN ACCESSORY BUILDING OR DETACHED GARAGE MAY BE CONSTRUCTED UP TO A MAXIMUM OF 1,064 SQ. FT.

NO ATTACHED GARAGE SHALL EXCEED 1,064 SQ. FT.

LEGAL DESCRIPTION

QUIT CLAIM DEED DOC. NO. 4078891
Lot 1 (1), Auditor's Subdivision No. 79,
Ramsey County, MN

AREA SUMMARY

LOT 1 = 109,026 SQ. FT. OR 2.5029 ACRES
±41,217 SQ. FT. OR ±0.95 ACRES

PORTION ABOVE ORDINARY HIGH WATER LEVEL = ±41,217 SQ. FT. OR ±0.95 ACRES

PORTION BELOW ORDINARY HIGH WATER LEVEL (WITHIN LAKE) = ±67,809 SQ. FT. OR ±1.55 ACRES

KEMPER & ASSOCIATES INC.
PROFESSIONAL LAND SURVEYORS

721 OLD HIGHWAY 8 N.W.
NEW BRIGHTON, MINNESOTA 55112
651-631-0351
FAX 651-631-8805
email: kemper@br-nls.net
www.kempersurvey.com

CERTIFICATE OF SURVEY

23092 (23092.DWG) D.B. 1000 HOLEN

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA

PREPARED FOR:
THOMAS BRAMA
1666 PENINSULA DRIVE
NEW BRIGHTON, MN 55112
612-701-5979
thomas.brama@gmail.com

MARK D. KEMPER
18407
PROFESSIONAL LAND SURVEYOR

DATE: FEBRUARY, 2024

National Flood Insurance Program

Elevation Certificate

and Instructions

2023 EDITION



FEMA

ELEVATION CERTIFICATE AND INSTRUCTIONS

PAPERWORK REDUCTION ACT NOTICE

Public reporting burden for this data collection is estimated to average 3.75 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and submitting this form. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing the burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 500 C Street SW, Washington, DC 20742, Paperwork Reduction Project (1660-0008). **NOTE: Do not send your completed form to this address.**

PRIVACY ACT STATEMENT

Authority: Title 44 CFR § 61.7 and 61.8.

Principal Purpose(s): This information is being collected for the primary purpose of documenting compliance with National Flood Insurance Program (NFIP) floodplain management ordinances for new or substantially improved structures in designated Special Flood Hazard Areas. This form may also be used as an optional tool for a Letter of Map Amendment (LOMA), Conditional LOMA (CLOMA), Letter of Map Revision Based on Fill (LOMR-F), or Conditional LOMR-F (CLOMR-F), or for flood insurance rating purposes in any flood zone.

Routine Use(s): The information on this form may be disclosed as generally permitted under 5 U.S.C. § 552a(b) of the Privacy Act of 1974, as amended. This includes using this information as necessary and authorized by the routine uses published in DHS/ FEMA-003 – *National Flood Insurance Program Files System of Records Notice* 79 Fed. Reg. 28747 (May 19, 2014) and upon written request, written consent, by agreement, or as required by law.

Disclosure: The disclosure of information on this form is voluntary; however, failure to provide the information requested may impact the flood insurance premium through the NFIP. Information will only be released as permitted by law.

PURPOSE OF THE ELEVATION CERTIFICATE

The Elevation Certificate is an important administrative tool of the NFIP. It can be used to provide elevation information necessary to ensure compliance with community floodplain management ordinances, to inform the proper insurance premium, and to support a request for a LOMA, CLOMA, LOMR-F, or CLOMR-F.

The Elevation Certificate is used to document floodplain management compliance for Post-Flood Insurance Rate Map (FIRM) buildings, which are buildings constructed after publication of the FIRM, located in flood Zones A1–A30, AE, AH, AO, A (with Base Flood Elevation (BFE)), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, and A99. It may also be used to provide elevation information for Pre-FIRM buildings or buildings in any flood zone.

As part of the agreement for making flood insurance available in a community, the NFIP requires the community to adopt floodplain management regulations that specify minimum requirements for reducing flood losses. One such requirement is for the community to obtain the elevation of the lowest floor (including basement) of all new and substantially improved buildings, and maintain a record of such information. The Elevation Certificate provides a way for a community to document compliance with the community's floodplain management ordinance.

Use of this certificate does not provide a waiver of the flood insurance purchase requirement. Only a LOMA or LOMR-F from the Federal Emergency Management Agency (FEMA) can amend the FIRM and remove the federal mandate for a lending institution to require the purchase of flood insurance. However, the lending institution has the option of requiring flood insurance even if a LOMA/LOMR-F has been issued by FEMA. The Elevation Certificate may be used to support a LOMA, CLOMA, LOMR-F, or CLOMR-F request. Lowest Adjacent Grade (LAG) elevations certified by a land surveyor, engineer, or architect, as authorized by state law, will be required if the certificate is used to support a LOMA, CLOMA, LOMR-F, or CLOMR-F request. A LOMA, CLOMA, LOMR-F, or CLOMR-F request must be submitted with either a completed FEMA MT-EZ or MT-1 application package, whichever is appropriate. If the certificate will only be completed to support a LOMA, CLOMA, LOMR-F, or CLOMR-F request, there is an option to document the certified LAG elevation on the Elevation Form included in the MT-EZ and MT-1 application.

This certificate is used only to certify building elevations. A separate certificate is required for floodproofing. Under the NFIP, non-residential buildings can be floodproofed up to or above the BFE. A floodproofed building is a building that has been designed and constructed to be watertight (substantially impermeable to floodwaters) below the BFE. Floodproofing of residential buildings is not permitted under the NFIP unless FEMA has granted the community an exception for residential floodproofed basements. The community must adopt standards for design and construction of floodproofed basements before FEMA will grant a basement exception. For both floodproofed non-residential buildings and residential floodproofed basements in communities that have been granted an exception by FEMA, a floodproofing certificate is required.

The expiration date on the form herein does not apply to certified and completed Elevation Certificates, as a completed Elevation Certificate does not expire, unless there is a physical change to the building that invalidates information in Section A Items A8 or A9, Section C, Section E, or Section H. In addition, this form is intended for the specific building referenced in Section A and is not invalidated by the transfer of building ownership.

Additional guidance can be found in FEMA Publication 467-1, *Floodplain Management Bulletin: Elevation Certificate*.

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1. Building Owner's Name: <u>Thomas Brama</u>		Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>1639 14th Avenue NW</u>		Company NAIC Number: _____
City: <u>New Brighton</u> State: <u>MN</u> ZIP Code: <u>55112-5570</u>		
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>Lot 1 (1), Auditor's Subdivision No. 79, Ramsey County, MN. (Ramsey County Tax Parcel #: 203023220046)</u>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Residential</u>		
A5. Latitude/Longitude: Lat. <u>45.07615</u> Long. <u>93.20529</u> Horiz. Datum: <input type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983 <input checked="" type="checkbox"/> WGS 84		
A6. Attach at least two and when possible four clear color photographs (one for each side) of the building (see Form pages 7 and 8).		
A7. Building Diagram Number: <u>3</u>		
A8. For a building with a crawlspace or enclosure(s):		
a) Square footage of crawlspace or enclosure(s): <u>0</u> sq. ft.		
b) Is there at least one permanent flood opening on two different sides of each enclosed area? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A		
c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>0</u> Engineered flood openings: <u>0</u>		
d) Total net open area of non-engineered flood openings in A8.c: <u>0</u> sq. in.		
e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): <u>0</u> sq. ft.		
f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): <u>0</u> sq. ft.		
A9. For a building with an attached garage:		
a) Square footage of attached garage: <u>762.0</u> sq. ft.		
b) Is there at least one permanent flood opening on two different sides of the attached garage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A		
c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>0</u> Engineered flood openings: <u>0</u>		
d) Total net open area of non-engineered flood openings in A9.c: <u>0</u> sq. in.		
e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): <u>0</u> sq. ft.		
f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): <u>0</u> sq. ft.		
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION		
B1.a. NFIP Community Name: <u>City of New Brighton</u>		B1.b. NFIP Community Identification Number: <u>270380</u>
B2. County Name: <u>Ramsey</u>	B3. State: <u>MN</u>	B4. Map/Panel No.: <u>27123C0004</u> B5. Suffix: <u>G</u>
B6. FIRM Index Date: <u>06/04/2010</u>	B7. FIRM Panel Effective/Revised Date: <u>06/04/2010</u>	
B8. Flood Zone(s): <u>X</u>	B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>869 (NAVD88)</u>	
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: <input type="checkbox"/> FIS <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other: _____		
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____		
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA		
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

1639 14th Avenue NW

City: New Brighton

State: MN

ZIP Code: 55112-5570

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: MNDOT Ststion "6285 D" Vertical Datum: NAVD88 (Elevation 894.660)

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other: _____

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? Yes No

If Yes, describe the source of the conversion factor in the Section D Comments area.

Check the measurement used:

a) Top of bottom floor (including basement, crawlspace, or enclosure floor): 869.57 feet meters

b) Top of the next higher floor (see Instructions): 878.27 feet meters

c) Bottom of the lowest horizontal structural member (see Instructions): N/A feet meters

d) Attached garage (top of slab): 879.05 feet meters

e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): 875.52 feet meters

f) Lowest Adjacent Grade (LAG) next to building: Natural Finished 869.46 feet meters

g) Highest Adjacent Grade (HAG) next to building: Natural Finished 878.78 feet meters

h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: 869.37 feet meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Check here if attachments and describe in the Comments area.

Certifier's Name: Mark D. Kemper License Number: 18407

Title: Professional Land Surveyor - President of Kemper & Associates, INC.

Company Name: Kemper & Associates, INC.

Address: 721 Old Hwy 8 NW

City: New Brighton State: MN ZIP Code: 55112-2732

Telephone: (651) 631-0351 Ext: _____ Email: kemper@pro-ns.net

Signature: Mark D. Kemper Date: 03/27/2024



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

1639 14th Avenue NW

City: New Brighton

State: MN

ZIP Code: 55112-5570

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: Construction Drawings* Building Under Construction* Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ feet meters above or below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ feet meters above or below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C.2.b in applicable Building Diagram) of the building is: _____ feet meters above or below the HAG.

E3. Attached garage (top of slab) is: _____ feet meters above or below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ feet meters above or below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: Mark D. Kemper, PLS

Address: 721 Old Highway 8 NW

City: New Brighton

State: MN

ZIP Code: 55112-2732

Telephone: (651) 631-0351

Ext.: _____

Email: kemper@pro-ns.net

Signature: Mark D. Kemper, PLS 18407 Date: 03/27/2024

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

1639 14th Avenue NW

City: New Brighton

State: MN

ZIP Code: 55112-5570

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.a. A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.
- G2.b. A local official completed Section H for insurance purposes.
- G3. In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.
- G4. The following information (Items G5–G11) is provided for community floodplain management purposes.
- G5. Permit Number: _____ G6. Date Permit Issued: _____
- G7. Date Certificate of Compliance/Occupancy Issued: _____
- G8. This permit has been issued for: New Construction Substantial Improvement
- G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum: _____
- G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ feet meters Datum: _____
- G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ feet meters Datum: _____
- G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ feet meters Datum: _____
- G11. Variance issued? Yes No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: _____ Ext.: _____ Email: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 1639 14th Avenue NW	FOR INSURANCE COMPANY USE
City: New Brighton State: MN ZIP Code: 55112-5570	Policy Number: _____ Company NAIC Number: _____

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). **Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.**

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) For Building Diagrams 1A, 1B, 3, and 5–8. Top of bottom _____ **869.6** feet meters above the LAG floor (include above-grade floors only for buildings with crawlspaces or enclosure floors) is:

b) For Building Diagrams 2A, 2B, 4, and 6–9. Top of next _____ feet meters above the LAG higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is:

H2. Is all Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

Yes No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: **Thomas Brama**

Address: **1639 14th Avenue NW**

City: **New Brighton** State: **MN** ZIP Code: **55112-5570**

Telephone: (612) 701-5979 Ext.: _____ Email: **thomas.a.brama@gmail.com**

Signature: _____ Date: **03/27/2024**

Comments:

Owner's Business Mailing Address:

**2817 Anthony Lane South, Suite 102
Minneapolis, MN 55418**

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11
BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 1639 14th Avenue NW	FOR INSURANCE COMPANY USE
City: <u>New Brighton</u> State: <u>MN</u> ZIP Code: <u>55112-5570</u>	Policy Number: _____ Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption: Rear View of 1639 14th Avenue NW, New Brighton, MN on 12/29/2023.

Clear Photo One

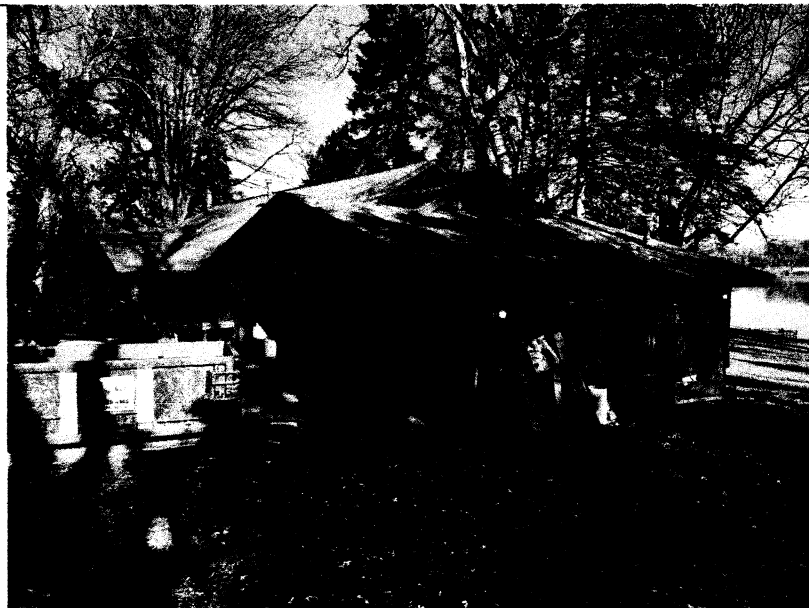


Photo Two

Photo Two Caption: Front View of 1639 14th Avenue NW, New Brighton, MN on 12/29/2023.

Clear Photo Two

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11
BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
1639 14th Avenue NW

FOR INSURANCE COMPANY USE

Policy Number: _____

City: **New Brighton** State: **MN** ZIP Code: **55112-5570**

Company NAIC Number: _____

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo Three

Photo Three Caption: **Left Side View of 1639 14th Avenue NW, New Brighton, MN on 12/29/2023.**

Clear Photo Three



Photo Four

Photo Four Caption: **Right Side View of 1639 14th Avenue NW, New Brighton, MN on 12/29/2023.**

Clear Photo Four

RESOLUTION NO. _____
STATE OF MINNESOTA
COUNTY OF RAMSEY
CITY OF NEW BRIGHTON

RESOLUTION MAKING FINDINGS OF FACT AND APPROVING A MINOR
SUBDIVISION WITH A VARIANCE TO SHORELAND DISTRICT STANDARDS FOR
THE PROPERTY AT 1639 14TH AVENUE NW

WHEREAS, the City of New Brighton is a municipal corporation, organized and existing under the laws of the State of Minnesota; and,

WHEREAS, the City Council of the City of the New Brighton has adopted a comprehensive plan and corresponding zoning regulations to promote orderly development and utilization of land within the city; and,

WHEREAS, Morgan and Thomas Brama [“the owners”] are owners of property at 1639 14th Avenue NW [“the property”] which is legally described as:

QUIT CLAIM DEED DOC. NO. 4078891
Lot 1 (1), Auditor's Subdivision No. 79,
Ramsey County, MN

and

WHEREAS, the owners are seeking to split the property into two lots, and have applied for a minor subdivision with a variance; and

WHEREAS, the property can legally be divided into two lots under RS-1 zoning standards which has been consistent since the City’s founding and since the creation of low-density single-family zoning within the City; and

WHEREAS, the Shoreland Overlay District, adopted in 2016, was put in place to minimize impacts on shoreland areas throughout the City, and

WHEREAS, one control to protect shoreland areas from impacts was the establishment of a 20,000 square foot minimum lot size; and

WHEREAS, the property has over 40,000 square feet of upland and greater than 150 feet of road frontage, and therefore can be legally divided the property into two lot under both RS-1 zoning standards and shoreland district standards; and

WHEREAS, splitting the land in a conforming fashion would necessitate impacts to the existing home on the property requiring extensive impacts to the shoreland area to relocate a garage; and

WHEREAS, establishing a new lot line south of the existing garage would eliminate all shoreland impacts for the lot with the existing home, and would result in a new lot that is still larger than the neighboring two lots to the south meaning it would perfectly blend in with the existing neighborhood; and

WHEREAS, staff reviewed the proposal with the Department of Natural Resources and all parties are in agreement that a minor subdivision with a variance makes the most sense to achieve zoning goals given this set of facts; and

WHEREAS, the owners have subsequently applied for a minor subdivision with a 5,100 square foot variance from the required 20,000 square foot minimum lot size for the new lot as required by shoreland district standards; and

WHEREAS, staff fully reviewed the proposed minor subdivision with a variance and prepared a report for consideration by the Planning Commission at their meeting on March 17, 2026; and

WHEREAS, the Planning Commission reviewed the minor subdivision with a variance at their meeting on March 17, 2026, and recommended approval of the request based on the applicant's submittals and findings of fact; and

WHEREAS, the City Council held a public hearing and considered the minor subdivision with a variance at their meeting on March 26, 2024, and took into consideration the recommendations of the Planning Commission and staff, the Applicant's submissions, the contents of the staff report, public input, and other evidence available to the Council.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of New Brighton hereby approves the proposed minor subdivision with a variance for 1639 14th Avenue NW based on the following findings of fact:

1. *The subject property is guided for Low Density Residential use by the 2040 Comprehensive Plan, and RS-1 zoning standards are consistent with this land use classification;*
2. *All proposed lots will be conforming to minimum area and width standards for RS-1 zoned property;*
3. *The land can be developed in a conforming manner under both RS-1 and shoreland district standards;*
4. *The proposed 5,100 square foot variance from the shoreland minimum lot size is supported by the fact that approving the variance will result in dramatically less impacts to the shoreland area than would occur if two conforming lots were created;*

5. *All required drainage and utility easements will be established as a result of this minor subdivision;*
6. *Each of the proposed lots will have adequate access to the local roadway system;*
7. *Each of the proposed lots can be adequately served by existing municipal services;*
8. *No public safety concerns were identified;*
9. *Identified impacts and issues can be addressed via conditions*

BE IT FURTHER RESOLVED, that approval of the minor subdivision is subject to the following conditions:

1. *Local and regional sewer access/availability charges (SAC), water access charges (WAC), and the City's sewer maintenance fee will apply to the new lot, and all such fees will be determined and be payable as part of the building permit process.*
2. *A curb cut permit will be required in conjunction with future building permit on the new lot; plans shall be submitted with the curb cut permit application showing a street section detail for proposed street repairs resulting from sewer and water installation.*
3. *The use of both accessory structures within the shore impact zone will not be allowed to change in either structure, and maintenance of either structure will not be allowed to expand the structure in any way.*
4. *During new home construction, tracking of dirt into the street shall be monitored and addressed in a timely manner, or the developer and/or builder must agree to paying for street sweeping services when directed to do so by the City.*
5. *Reference monuments shall be placed in the subdivision as required by state law.*
6. *An RCWD Rule C, Stormwater Management permit must be obtained.*
7. *Prior to Council approval of the minor subdivision:*
 - a. *All property taxes and outstanding assessments must be paid in full.*
 - b. *The shed on parcel B must be addressed in one of two ways:*
 - i. *Prior to filing the survey with Ramsey County to record the subdivision, the shed can be removed entirely from Parcel B; or*
 - ii. *Prior to filing the survey with Ramsey County, the landowner can enter into an agreement with the City that a building permit will be pulled within 6 months of the filing of the minor subdivision. The agreement must include a waiver allowing the city to assess the property if the City is forced to remove the structure after the 6-month period is up, must give the city rights to access the*

property to complete the work, and must come with an escrow in an amount to be set by DCAD.

8. *Following approval of the minor subdivision and variance, but prior to the survey being filed at Ramsey County:
 - a. *The minor subdivision must be reviewed by Ramsey County and be administratively updated as needed to meet any outstanding County requirements;*
 - b. *Park dedication in the amount of \$1825 shall be paid to the City; and*
 - c. *Drainage and utility easements must be conveyed by separate instruments (5 foot easements along each side lot line, and a 10 foot easement along the front lot line).**
9. *The resolution approving the minor subdivision and the survey must be recorded at Ramsey County within 60-days of the resolution approval. Recording to be completed by the applicant.*
10. *All necessary permits must be provided to the City (RCWD, NPDES, MDH, etc. as may be applicable) throughout the development process.*

ADOPTED this 24th day of March, 2026, by the New Brighton City Council with a vote of ___ ayes and ___ nays.

Kari Niedfeldt-Thomas, Mayor

Devin Massopust, City Manager

ATTEST:

Terri Spangrud, City Clerk



Agenda Section:	Council Business
Meeting Date:	March 24, 2026

REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY

ITEM DESCRIPTION: Downtown Vision Plan Concepts Review

Action Requested: Discussion

Form of Action: N/A

Votes Needed: N/A

Summary Statement:	Representatives from Damon Farber will be on-hand to lead Council through the feedback received during Phase I of the Downtown Vision Planning process, explain how that feedback was used to set the foundation for the draft Downtown Plan, and to review initial draft concepts prior to launching Phase II of the study.
---------------------------	--

Recommendations:	Listen to the updates provided by Damon Farber, provide feedback as desired, and authorize staff to proceed to Phase II of the Downtown Vision Plan study.
-------------------------	--

Applicable Deadlines:	Technically, all grant work relating to the Downtown Vision Plan study must be completed by June 30, 2026, but that deadline can be extended if additional time is needed.
------------------------------	--

Community Impact:	An approved Downtown Vision Plan will guide development in the City's core for years/decades to come, but the <i>extent</i> of the impact will be dependent on the amount of redevelopment or opportunities that arise in the coming years.
--------------------------	---

Legislative History:	<ul style="list-style-type: none"> -- February 2025: staff authorized to pursue Ramsey County Critical Corridor funding to support a Downtown study -- May 2025: Ramsey County approves the City's funding request -- July 2025: Grant agreement and services contract approved -- September 2025: Staff completes initial kick-off meeting with the consultant to review process and steps -- October 2025: Study Kicks off at the Annual Pumpkin Walk concurrent with the launch of an on-line survey -- Jan 2026: Design charrette held to review public input and explore design options
-----------------------------	--

Strategic Priority:	<p><u>Economic Development</u></p> <p><u>City Assets</u></p> <p><u>Community Engagement & Belonging</u></p>
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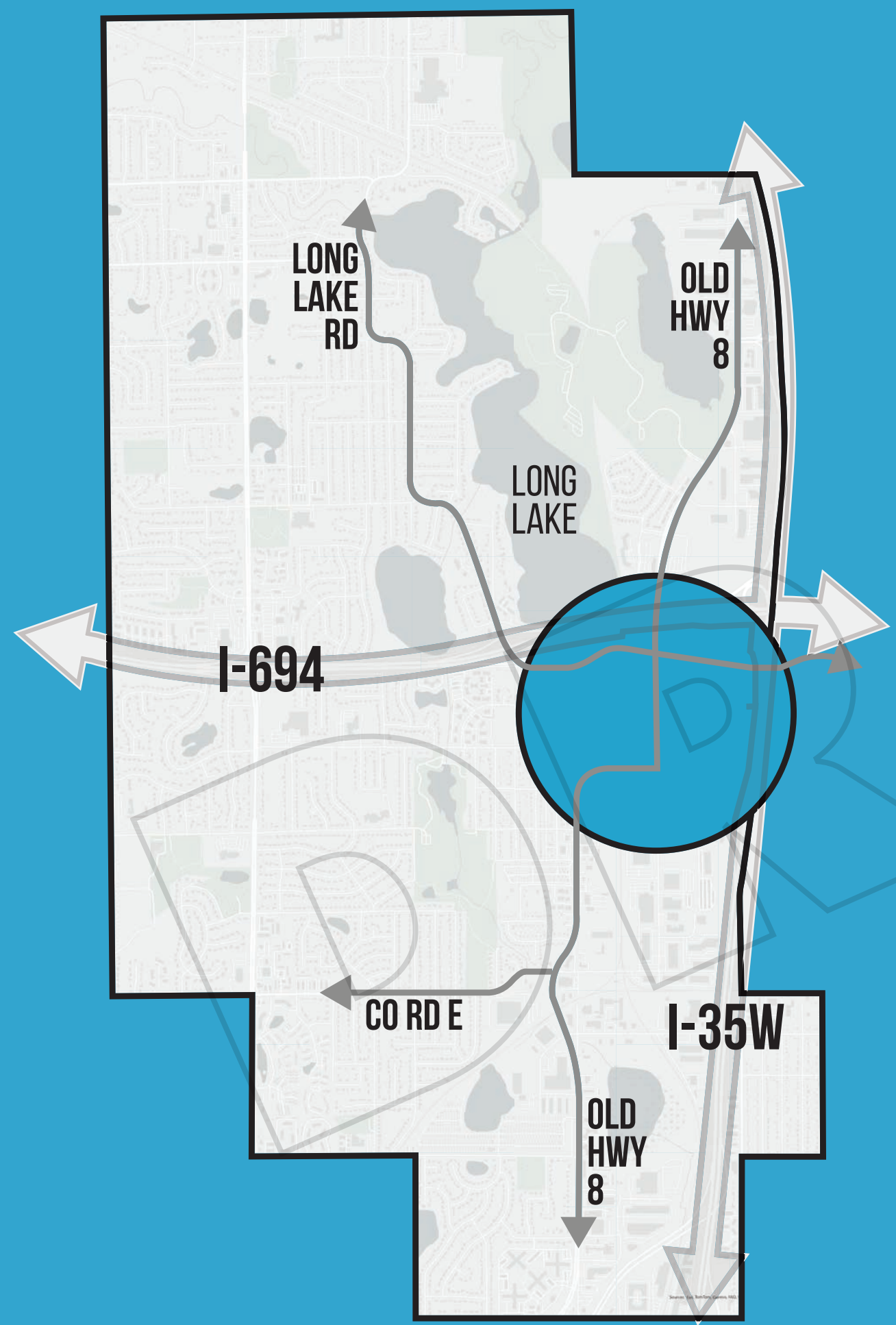
Fiscal Impact:	Financial Consideration?	<u>No</u>
	Revenue/Expenditure Amount:	\$
	Financing Source:	Grant Funded Study (Ramsey County)
	Notes:	

Attachments:	<table border="1" style="width: 100%;"> <tr> <td style="width: 5%;">1.</td> <td>NB Downtown Vision Plan Draft Concepts Presentation</td> </tr> </table>	1.	NB Downtown Vision Plan Draft Concepts Presentation
1.	NB Downtown Vision Plan Draft Concepts Presentation		

NEW BRIGHTON Downtown Vision Plan

CITY COUNCIL MEETING
MARCH 24TH, 2026

DF/  RAMSEY COUNTY



Agenda

- 1 COMMUNITY ENGAGEMENT RECAP
- 2 CASE STUDIES: PEER CITIES
- 3 PLANNING PRINCIPLES AND CONCEPTS
- 4 NEXT STEPS & WRAP-UP

1

Community Engagement Recap

What We Heard

How We Reached People

1

Community Engagement Results

We shared:

- **446** direct initial mailings to property addresses
- **569** follow up postcards (same recipients + landlords this time)
- Posters at the community center and city hall
- Table at the Farmers Market
- Social media posts

We heard from:

- ~**100** people at the Pumpkin Walk
- One group of residents and one group of businesses/agency partners at our listening sessions
- **357** residents through our online survey

1 Community
Engagement Results

What We Heard

Across all three means of reaching people, there was consensus on a number of topics.

Items with Broad Community Support

1 Community Engagement Results

Public realm improvements as the **top priority**

Strong support for new and improved public spaces, including plazas, parks, streetscape upgrades, lighting, landscaping, and places to sit and gather.



Items with Broad Community Support

1 Community Engagement Results

Walkability and pedestrian safety

Widespread desire for safer crossings, better sidewalks, improved lighting, trail connections, and bike infrastructure, especially along Old Highway 8 and key intersections.



Safety

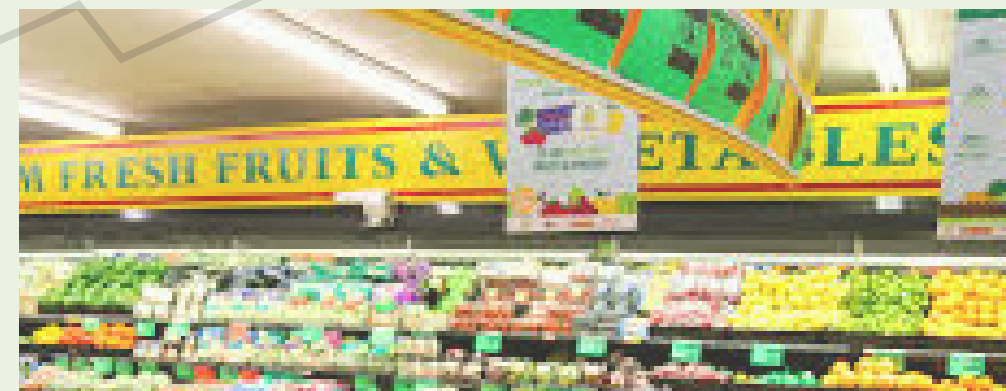


Items with Broad Community Support

1 Community Engagement Results

Local shops, dining, and everyday amenities

Strong preference for cafés, restaurants, grocery options, small shops, and services that make downtown useful for daily life rather than occasional visits.



Items with Broad Community Support

1 Community Engagement Results

Downtown as a community hub

Broad agreement that the downtown should host community events, markets, festivals, and informal social activity for all ages.



Belonging

Items with Broad Community Support

1 Community Engagement Results

Small-town character and identity:

Consistent emphasis on maintaining a human-scaled, welcoming, and distinctly “New Brighton” feel rather than pursuing a big-city or highly urban model.

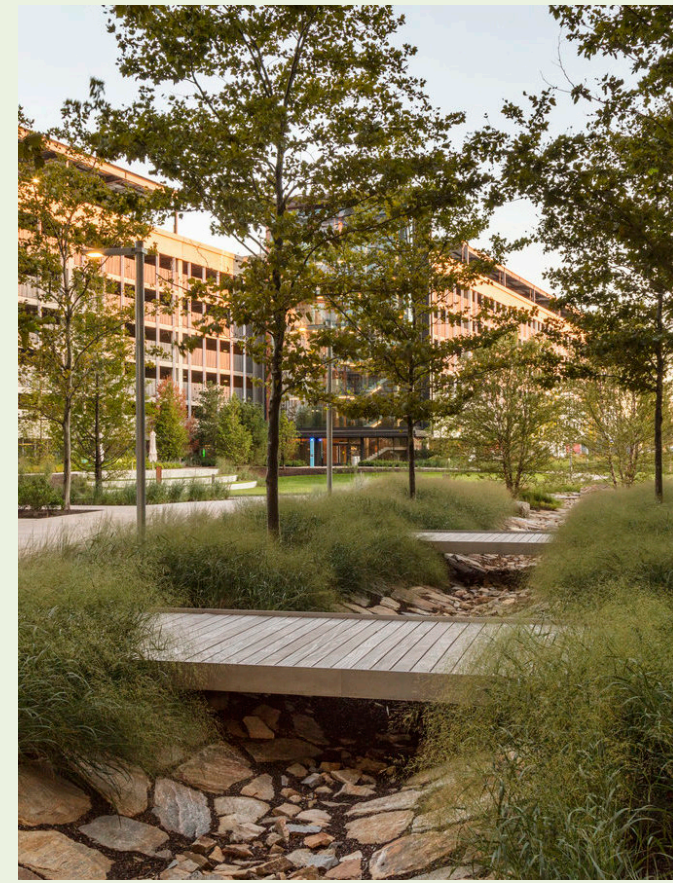
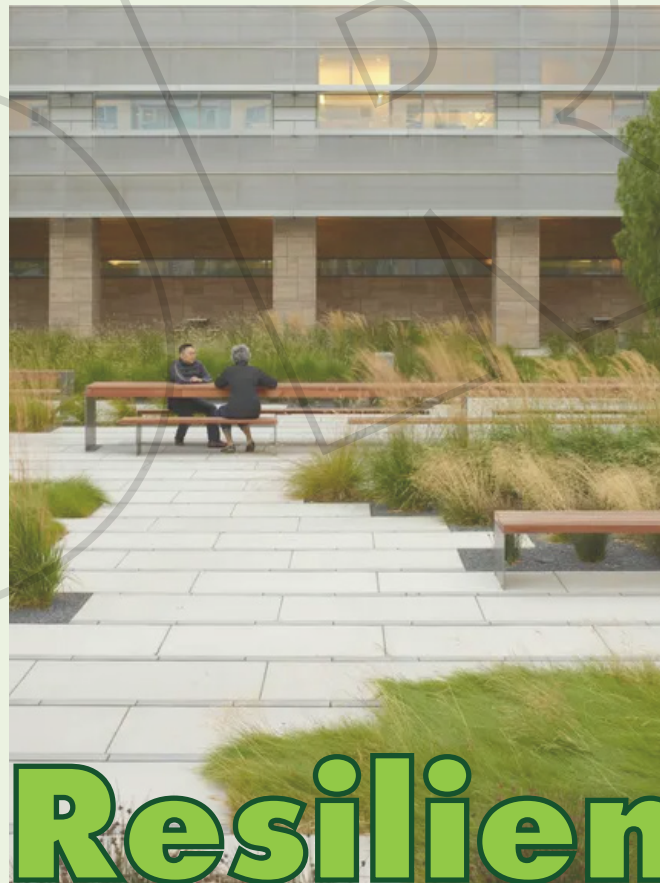


Items with Broad Community Support

1 Community Engagement Results

Nature-based and low-maintenance landscapes

High support for naturalistic planting, stormwater gardens, and landscapes that are practical, resilient, and easy to maintain.



Resilient

Items with Mixed Favorability

1 Community Engagement Results

Targeted redevelopment of underutilized sites

Support exists when redevelopment focuses on the downtown core, surface parking lots, or underperforming commercial parcels and helps deliver public benefits.



Items with Mixed Favorability

1 Community Engagement Results

Diversifying housing options (limited and carefully scaled)

Some openness to housing when it is modest in scale, well-integrated, and supports local businesses, but not as a primary driver of downtown change.



Compatible

Items with Mixed Favorability

1 Community Engagement Results

Identity-building features (art, gateways, branding)

Valued as complementary elements, but seen as secondary to functional improvements like walkability, safety, and usable public space.



Items with Mixed Favorability

1 Community Engagement Results

Events and programming

Generally supported, especially when tied to public spaces and local businesses, but with interest in ensuring impacts are manageable for neighbors.



Managed

Items with Lower Levels of Support

1 Community Engagement Results

Large apartment buildings or high-density housing

Very limited support, with frequent concerns about traffic, taxes, neighborhood character, and overdevelopment.



Out-of-Scale



Items with Lower Levels of Support

1 Community Engagement Results

Housing-led or growth-driven redevelopment strategies

Little appetite for plans that prioritize housing quantity or major redevelopment over public space and everyday usability.



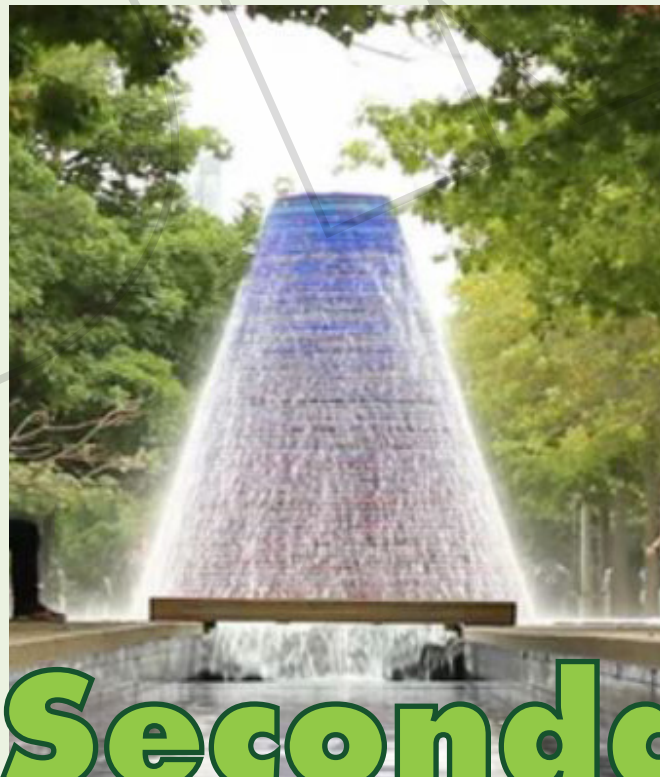
People First

Items with Lower Levels of Support

1 Community Engagement Results

Iconic or symbolic features as standalone investments

Gateways, monuments, or signature architecture were less compelling than investments in streets, parks, and everyday places.



Secondary

Items with Lower Levels of Support

1 Community Engagement Results

Changes that impact established neighborhoods

Strong resistance to displacement, eminent domain, or redevelopment that extends beyond appropriate downtown locations.



Stability



2

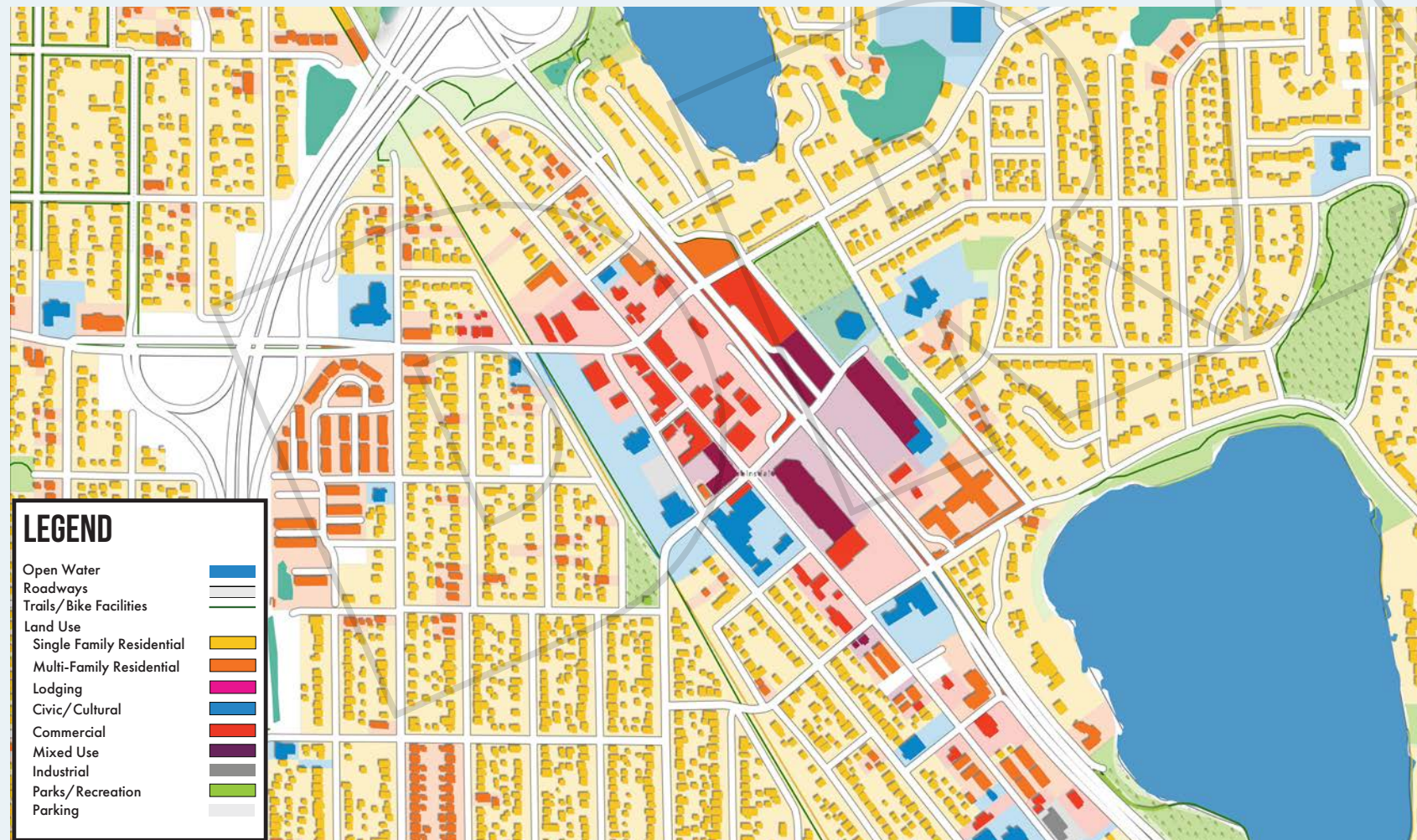
Case Study: Peer Cities

Exploring Possibilities

Robbinsdale

The Small Town in the City

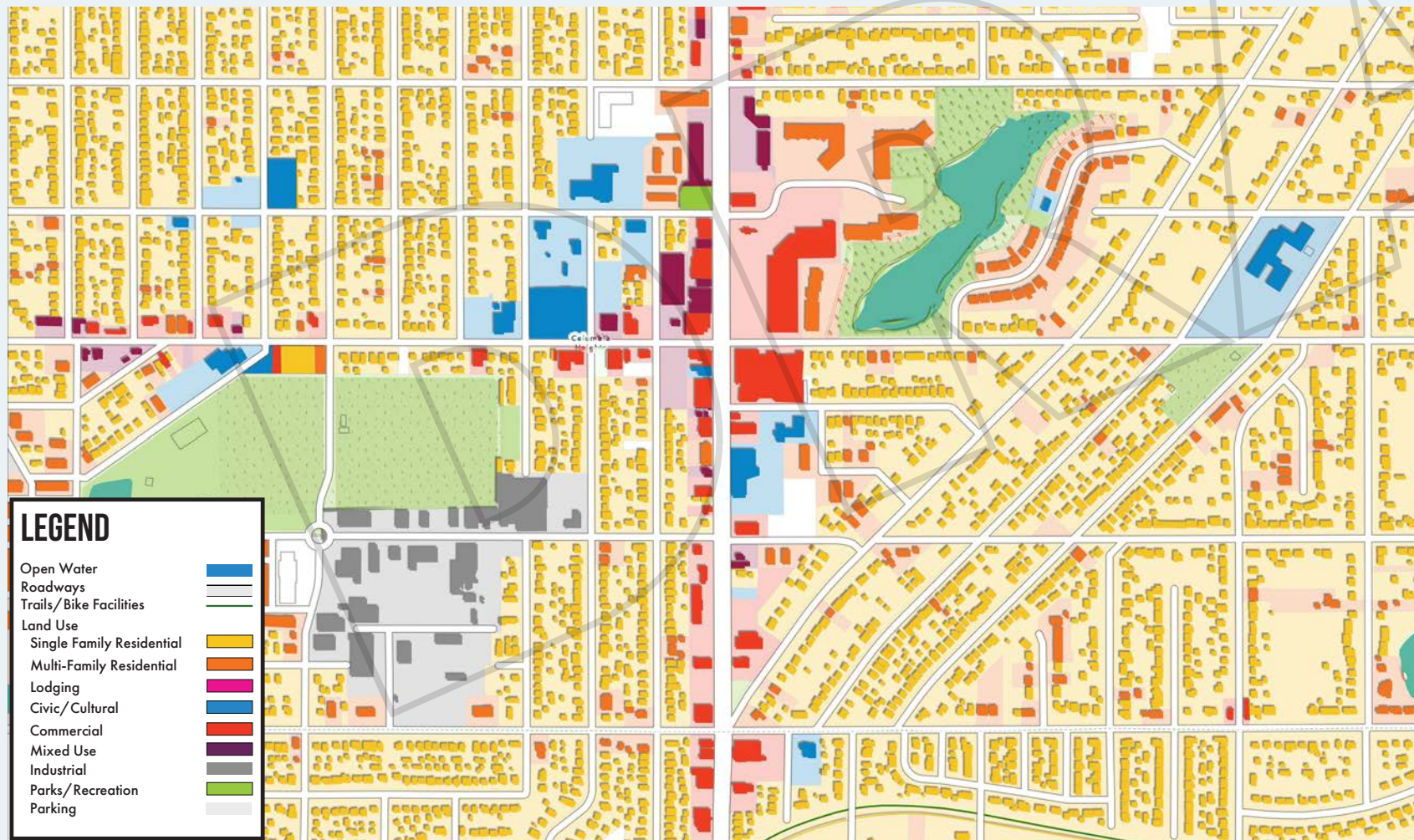
- A compact main street with short blocks supports walkability and frequent, everyday trips.
- Incremental reinvestment and redevelopment has strengthened downtown identity without large-scale reinvention.
- Civic, dining, and neighborhood uses overlap closely, reinforcing downtown as part of daily life.



Columbia Heights

Where City Hall Does More

- A high-traffic state highway can still function as a main street when crossings, sidewalks, and edges are prioritized.
- Redevelopment is concentrated at key nodes rather than spread evenly along the corridor.
- City Hall was redeveloped in a mixed-use format, with housing above city offices.



Roseville

Placemaking in an Autocentric Realm

- Auto-oriented corridors can evolve incrementally through targeted redevelopment and public realm upgrades.
- Land use change is carefully focused where access, parcels, and infrastructure align.
- Public investment sets the framework for private reinvestment rather than leading with density alone.



North St. Paul

Main Street Meets Modern Upgrades

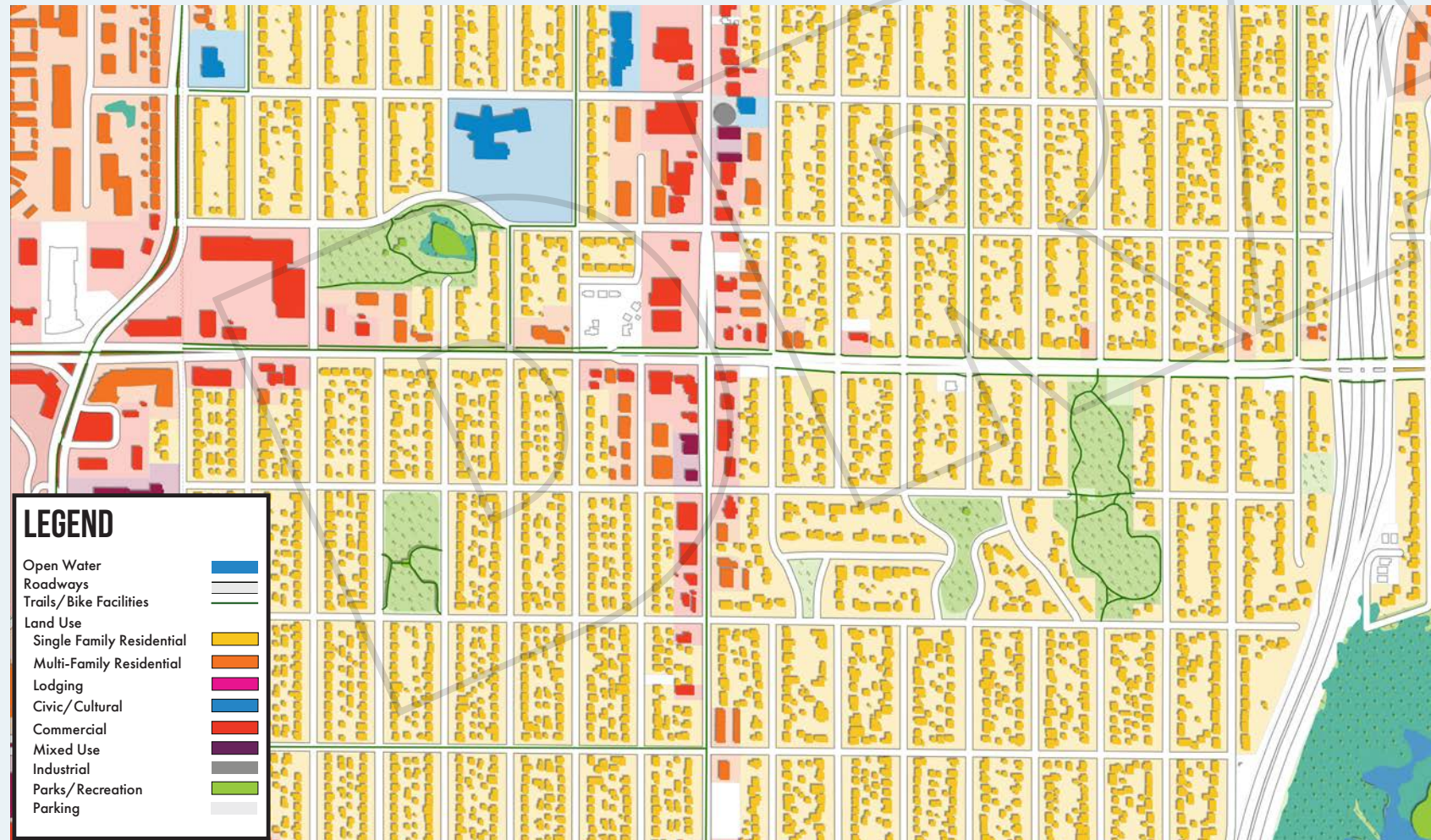
- A small, historic main street remains viable by focusing on local businesses, community identity, and modest reinvestment.
- Civic spaces, events, and programming reinforce downtown as a shared gathering place rather than a growth center.
- Human-scale buildings and clear boundaries help maintain character while incorporating new development and housing.



Richfield

A Street Can Be The Heart of the Public Realm

- A busy north–south corridor offers essential daily services while serving as a community hub during street closures.
- Incremental redevelopment and corridor reinvestment prioritize safety, walkability, and compatibility over scale or intensity.
- Public realm improvements and zoning flexibility support gradual change without redefining the area.



3

Planning Principles and Concepts

Finding the Vision



Put People First

Design downtown as a comfortable, walkable environment where streets, sidewalks, and public spaces prioritize people over vehicles.

Strengthen the Public Realm

Invest in plazas, parks, streetscapes, and gathering spaces that make downtown welcoming, active, and usable year-round.





3

Create a Downtown for Everyday Life

Support local shops, cafés, restaurants, and services that make downtown useful for daily needs and frequent visits.

Build a Community Gathering Place

Shape downtown as the social heart of New Brighton, hosting events, markets, festivals, and informal everyday activity.



4

5

Maintain New Brighton's Small-Town Character

Ensure that development and public space improvements reflect a human-scaled, welcoming identity unique to New Brighton.



Connect People, Parks, and Places

Improve walking and biking connections between Veterans Park, the Community Center, Long Lake, neighborhoods, and downtown destinations.



6

7

Focus Change Where It Matters Most

Target redevelopment and investment within the downtown core and underutilized sites rather than expanding change into surrounding neighborhoods.



Design Safe and Comfortable Streets

Improve crossings, sidewalks, lighting, and bike facilities to create safer, more intuitive routes for all ages and abilities.



8

9



Utilize Planting for More Than Just Aesthetics

Incorporate naturalistic planting, stormwater landscapes, and green infrastructure that are resilient, attractive, and easy to maintain.

Invest Wisely and Incrementally

Pursue improvements that are financially responsible, phased over time, and designed to provide long-term community benefit.



Planning Concepts

- Following public engagement, a focused design workshop was held with city staff, public officials, and local residents. The concepts presented here are a direct outcome of that collaborative process.
- Three concepts were developed, each building upon the previous. Rather than representing implementation phases, they illustrate a progression in the scale of change from the neighborhood's existing condition.



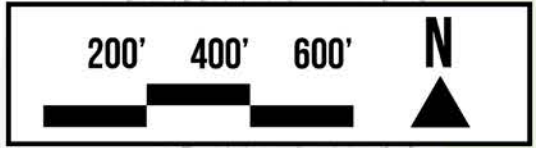
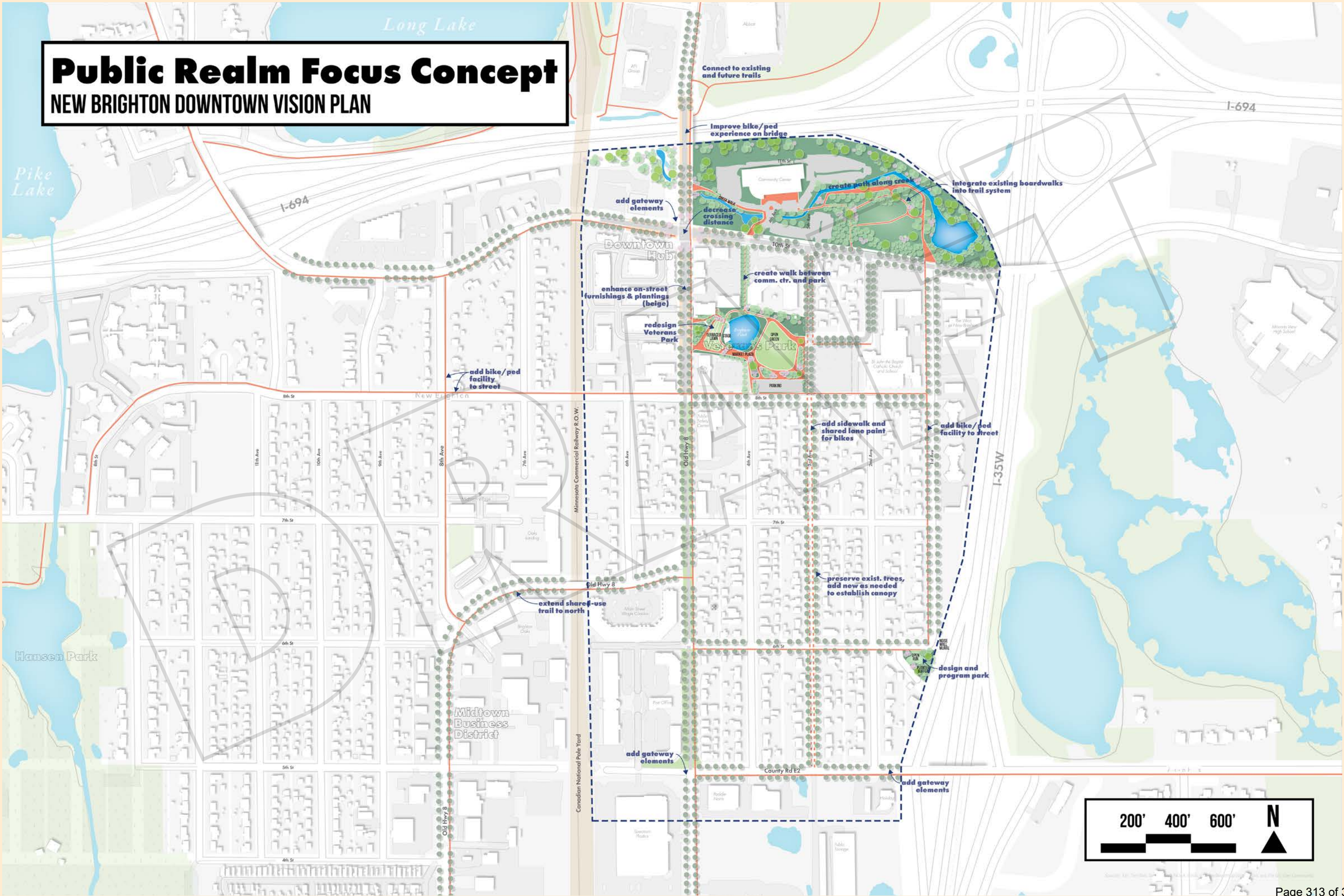
Key Drivers

- A primary civic spine that organizes movement, development, and identity should be introduced along Old Highway 8.
- The historic core of Downtown New Brighton centered on the intersection of Old Highway 8 and 10th Avenue still provides a natural anchor for future activity and civic life.
- While the downtown hub can become a city-serving destination, a secondary Midtown neighborhood node has been identified just outside the study area.
- Stronger connections to surrounding waterfronts, parks, and trails can reconnect the town center to natural and regional systems.
- Public interest drives a transition from auto-dominated infrastructure toward safe, multimodal movement.
- Infill projects, rezoning, and targeted connectivity investments can catalyze redevelopment and the retrofit of underutilized land.
- Clear gateways should strengthen the visibility, legibility, and identity of the town center at its entry points.



Public Realm Focus Concept

NEW BRIGHTON DOWNTOWN VISION PLAN

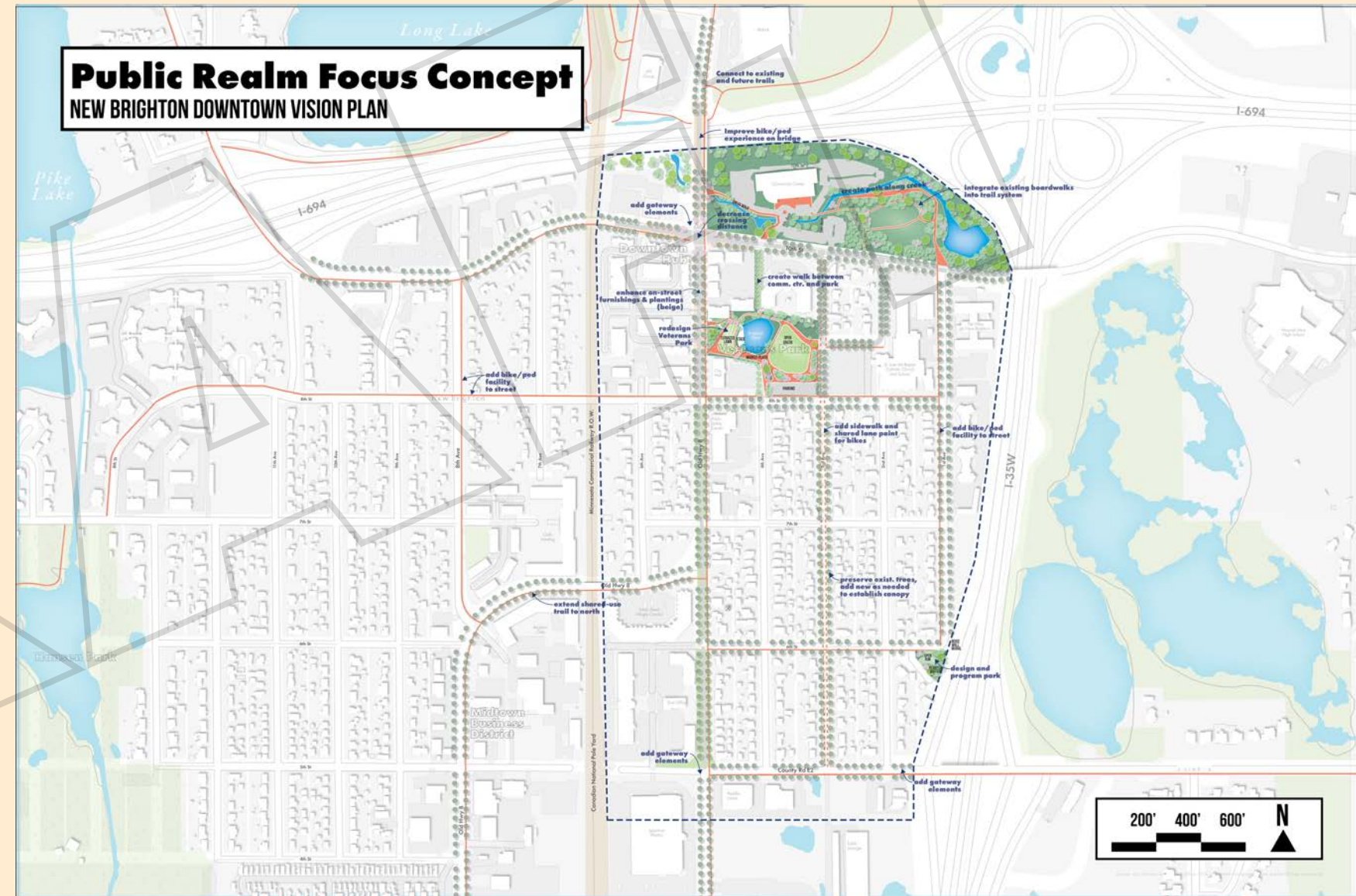


Public Realm Focus

Strengthens the public realm without fundamentally changing the development pattern.

Key Outcomes

- A walkable downtown network begins to take shape, improving safety, comfort, and everyday access for people of all ages and abilities.
- Parks and open spaces are reimagined and better connected, creating a cohesive system that supports recreation and community life
- Downtown strengthens its role as a gateway to the regional trail and recreation network.
- A signature ecological park along the freeway edge establishes a new northern gateway and regional destination.
- Tree-lined streets and enhanced public realm features contribute to a more recognizable and cohesive downtown identity.

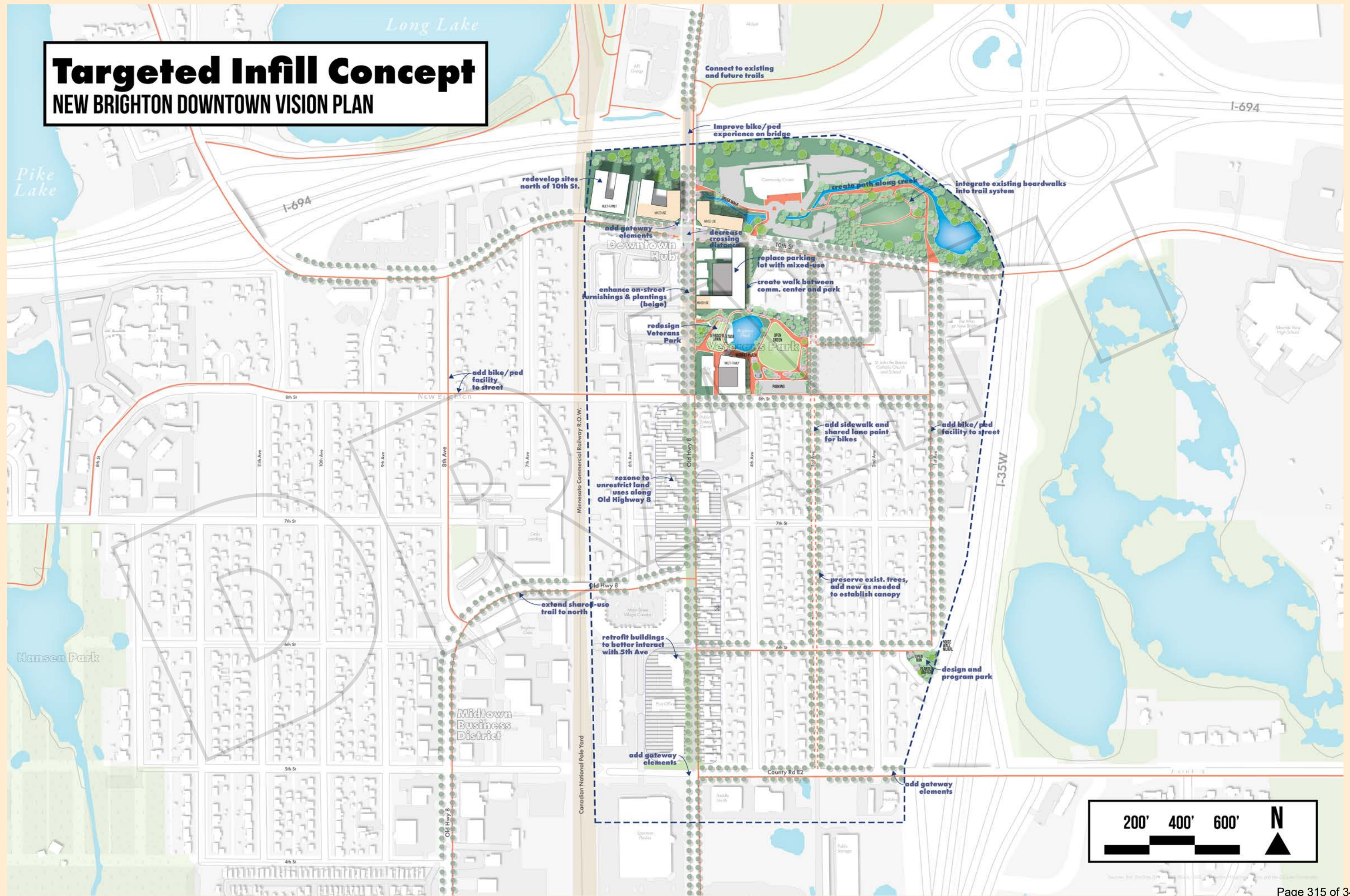


What Changes / What Stays the Same

- + Streets and parks improve
- Development pattern largely remains as-is

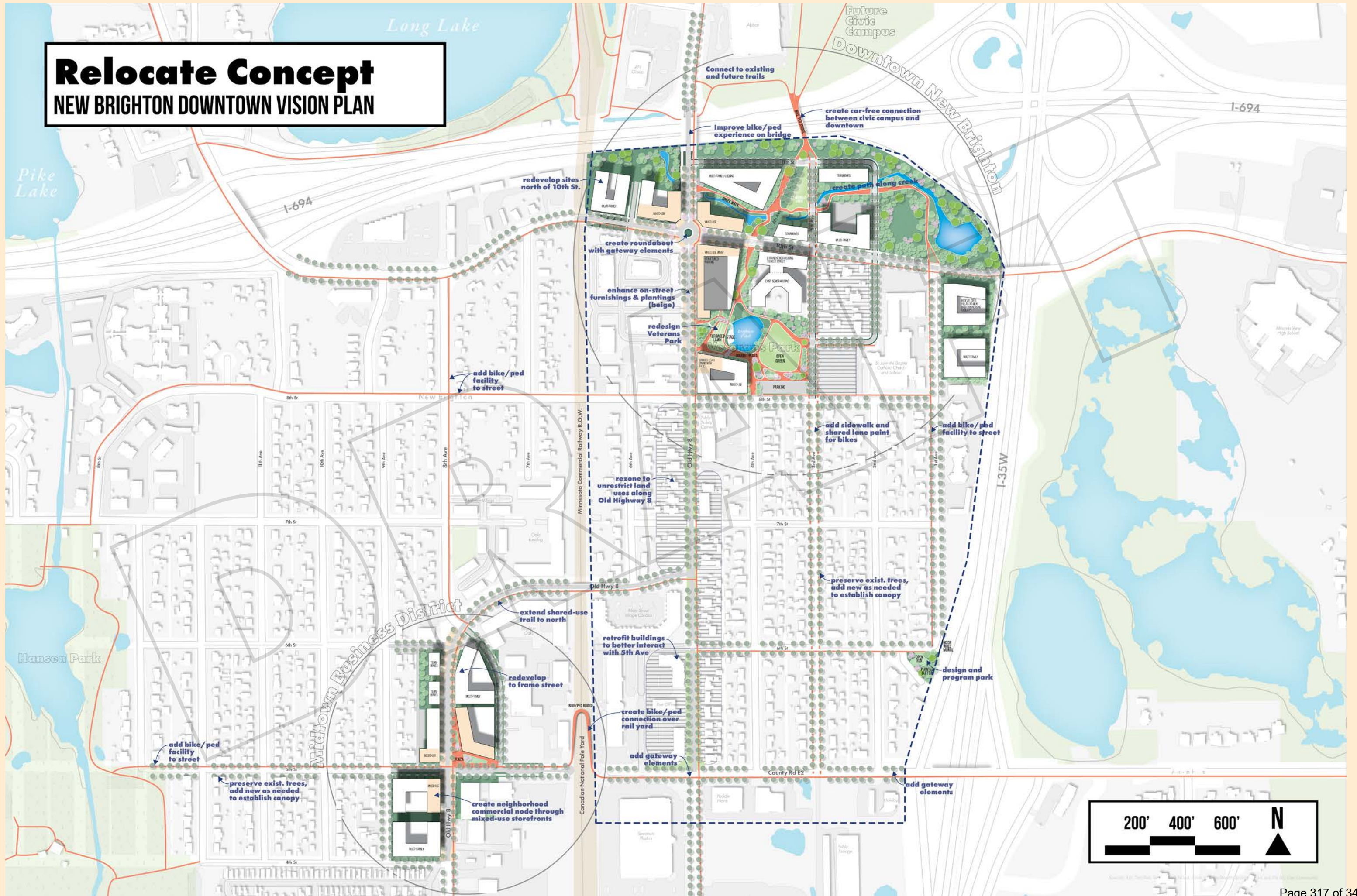
Targeted Infill Concept

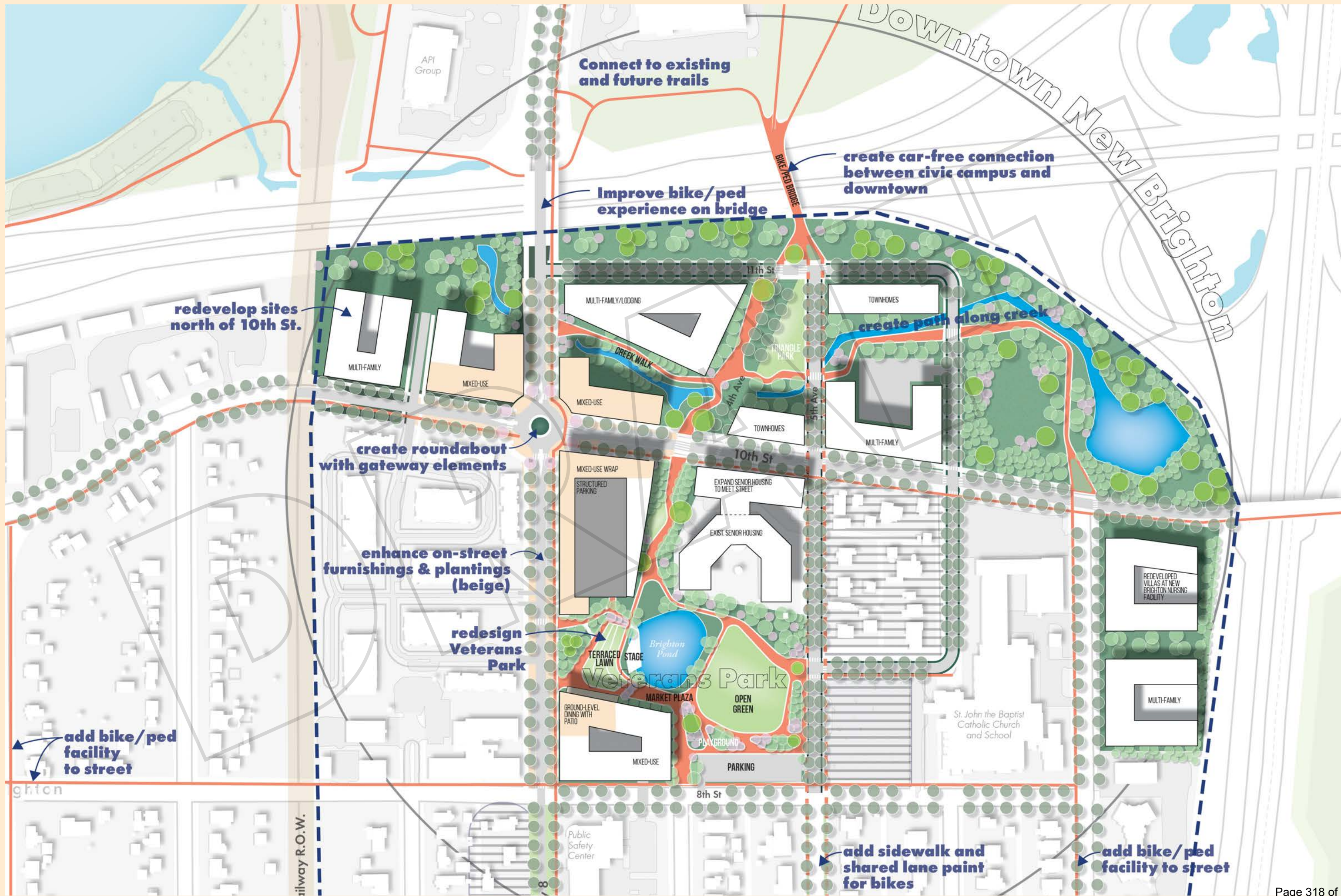
NEW BRIGHTON DOWNTOWN VISION PLAN



Relocate Concept

NEW BRIGHTON DOWNTOWN VISION PLAN





Downtown New Brighton

Connect to existing and future trails

create car-free connection between civic campus and downtown

Improve bike/ped experience on bridge

redevelop sites north of 10th St.

create path along creek

create roundabout with gateway elements

enhance on-street furnishings & plantings (beige)

redesign Veterans Park

add bike/ped facility to street

add sidewalk and shared lane paint for bikes

add bike/ped facility to street

API Group

MULTI-FAMILY

MIXED-USE

MULTI-FAMILY/LODGING

TOWNHOMES

MIXED-USE

TOWNHOMES

MULTI-FAMILY

MIXED-USE WRAP

STRUCTURED PARKING

EXPAND SENIOR HOUSING TO MEET STREET

EXIST. SENIOR HOUSING

REDEVELOPED VILLAS AT NEW BRIGHTON NURSING FACILITY

MULTI-FAMILY

TERRACED STAGE LAWN

MARKET PLAZA

OPEN GREEN

PLAYGROUND

PARKING

GROUND-LEVEL DINING WITH PATIO

MIXED-USE

St. John the Baptist Catholic Church and School

8th St

11th St

4th Ave

5th Ave

10th St

silway R.O.W.

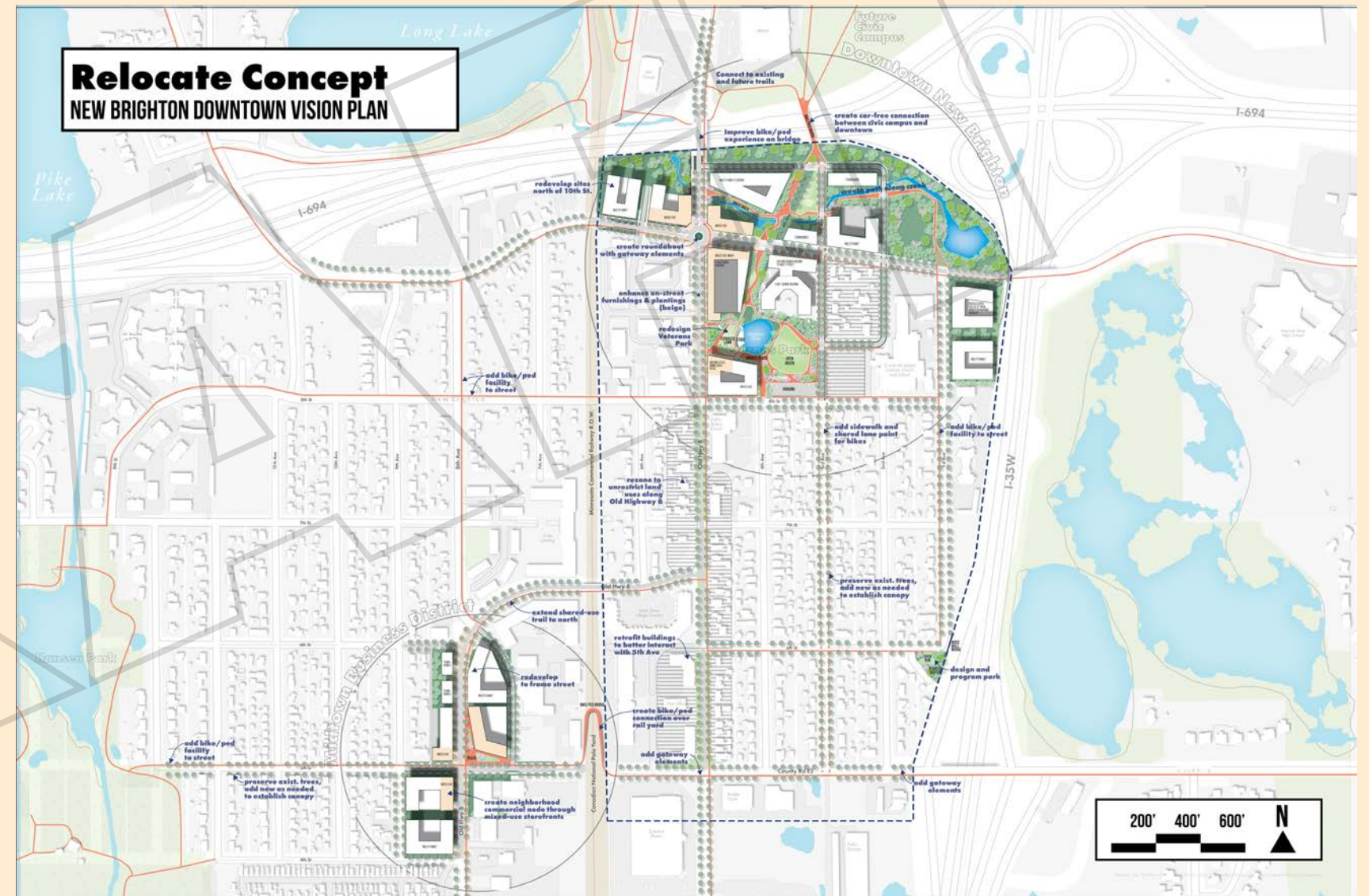
Public Safety Center

Targeted Infill

Reorganizes civic uses to create a compact, high-activity downtown core.

Key Outcomes

- A compact, mixed-use civic core begins to emerge, concentrating activity, identity, and daily life in a defined downtown center
- Signature public spaces including a reimagined Veterans Park, Creekwalk, and Midtown Plaza anchor development and create destinations for community life.
- A connected network of walkable streets and green corridors links new development to surrounding neighborhoods, parks, and lakes.
- Redevelopment along Old Highway 8 strengthens the southern gateway and extends downtown activity toward Midtown.
- Higher-intensity infill supports long-term growth, strengthens the tax base, and reinforces a cohesive downtown identity.

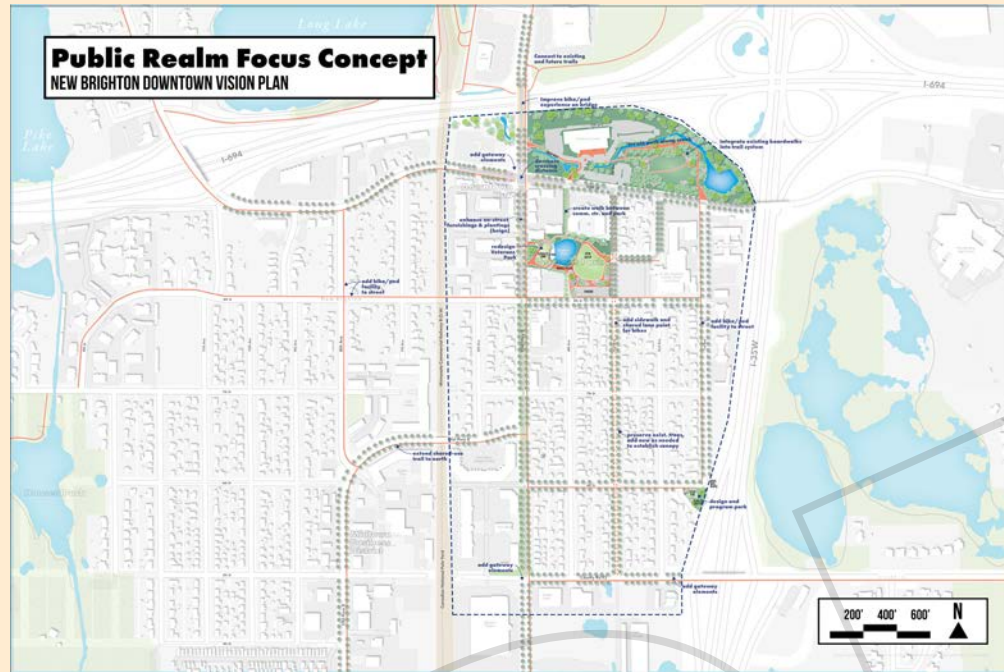


What Changes / What Stays the Same

- + Civic core is largely reorganized
- + Highest level of change

Plan Comparison

Public Realm Focus

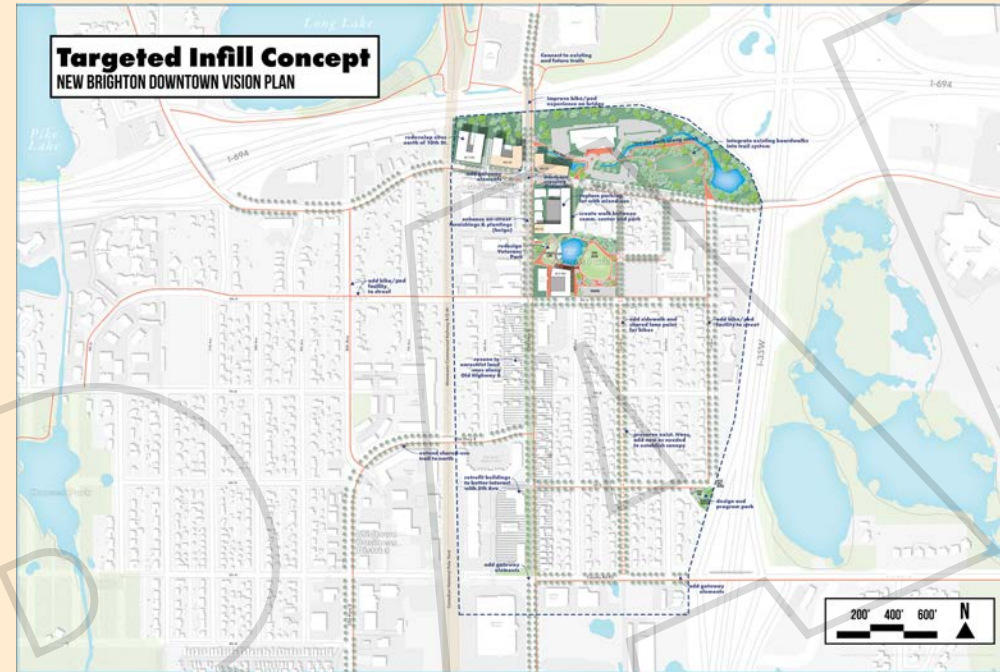


Level of Change: **Low**

Key Tradeoff:

Improves experience, limited transformation

Targeted Infill

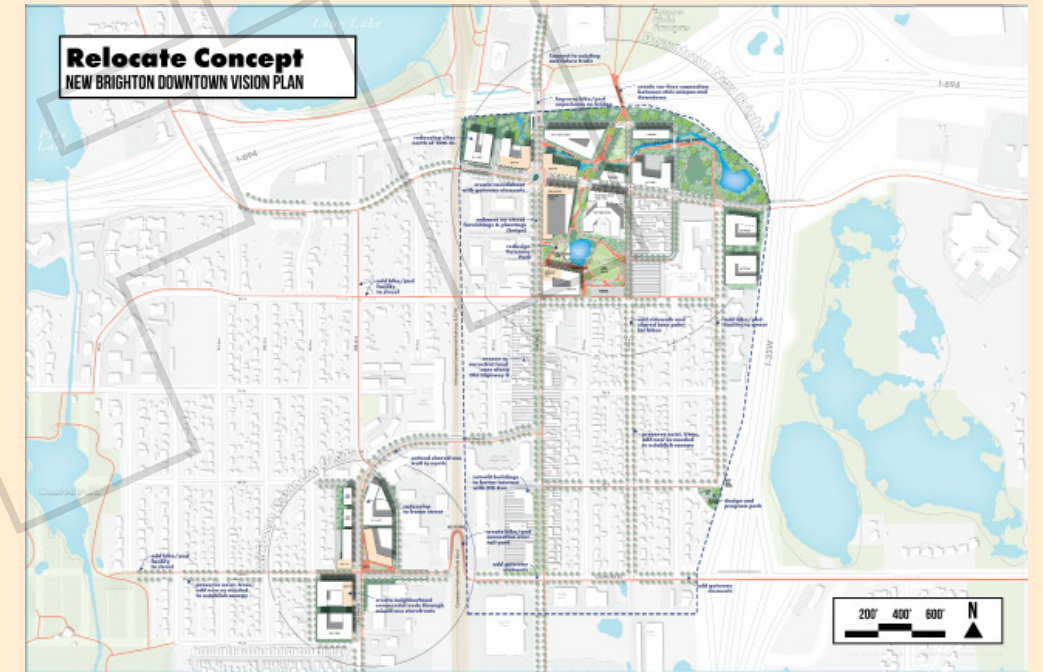


Level of Change: **Medium**

Key Tradeoff:

Adds activity, requires market support

Relocate



Level of Change: **High**

Key Tradeoff:

Creates strong core, requires major investment and regulatory changes

4

Next Steps and Wrap-Up

A Few Quick Updates

Schedule Update



Thank You!

Any Questions?



Agenda Section:	Council Business
Meeting Date:	March 24, 2026

REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY

ITEM DESCRIPTION: Brightwood Hills Clubhouse Public/Private Partnership Proposals

Action Requested: Discussion

Form of Action: N/A or Other

Votes Needed: N/A

Summary Statement:	<p>Background As part of the City’s ongoing evaluation of long-term improvements at Brightwood Hills Golf Course, staff issued a request for development interest related to the potential redevelopment of the existing clubhouse site along Silver Lake Road. The intent of this effort is to explore opportunities that support reinvestment in golf course facilities, enhance the user experience, and align with broader City goals related to land use, housing, and financial sustainability.</p> <p>In response, the City received two redevelopment proposals.</p> <p>Overview of Proposals Both proposals include a combination of a new Brightwood Hills Golf Course clubhouse and market-rate multifamily housing. Each concept is intended to allow the golf course to continue operating while modernizing facilities and introducing new development on a portion of the site.</p> <ul style="list-style-type: none"> • Equinox Development submitted a proposal that includes two conceptual options:
---------------------------	--

– *Concept A*: A new standalone clubhouse building paired with a market-rate apartment building

– *Concept B*: A clubhouse integrated within the first floor of a market-rate apartment building

Both concepts include approximately 120 market-rate rental units, surface and structured parking, and new indoor and outdoor golf-related amenities

- **The Beard Group** submitted a proposal titled *Brightwood Flats*, which includes approximately 139 market-rate apartments and a new standalone clubhouse facility. The proposal incorporates underground parking, surface parking shared with golf course operations, and expanded clubhouse and practice amenities

Common Elements Across Proposals

While the proposals differ in layout and scale, both include:

- Construction of a new golf course clubhouse
- Continued public ownership and operation of the golf course
- Market-rate housing as a mechanism to support reinvestment
- New or improved golf amenities and event space
- Phased development timelines that allow for continued seasonal golf operations

Both proposals also contemplate public-private partnership structures and identify the need for further financial, operational, and policy discussions with the City.

PREC and EDC

Equinox

- Liked proximity to the pond, but worried about water intrusion and constructability.
- Stand-alone creates two distinct spaces, but doesn't provide the benefit of shared costs for the shell.
- Less outdoor amenity space.
- Good connection to adjacent property.
- No payment for land.
- Equity shortfalls make decision easy.

The Beard Group

- Views for northbound traffic remain open to internal uses.
- More units, more outdoor private and public amenities.

	<ul style="list-style-type: none"> • Location of clubhouse promotes engagement with golf patrons before and after rounds. • Payment for land/unit. • TIF request for parking/site improvements align with projected availability. • RECOMMENDED for partner.
--	--

Recommendations:	Instruct staff to draft a purchase agreement with The Beard Group for future council consideration.
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Applicable Deadlines:	N/A
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Community Impact:	This project would accelerating economic development while meeting housing needs of the community.
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Legislative History:	2/4/2026 Parks, Recreation and Environmental Commission 3/4/2026 Economic Development Commission
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Strategic Priority:	<u>Financial Sustainability</u> <u>Economic Development</u> <u>City Assets</u>
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Fiscal Impact:	Financial Consideration?	<u>No</u> <input checked="" type="checkbox"/> <u>Yes</u>
	Revenue/Expenditure Amount:	\$
	Financing Source:	<u>N/A</u>
	Notes:	Future investment will be required for clubhouse tenant improvements.

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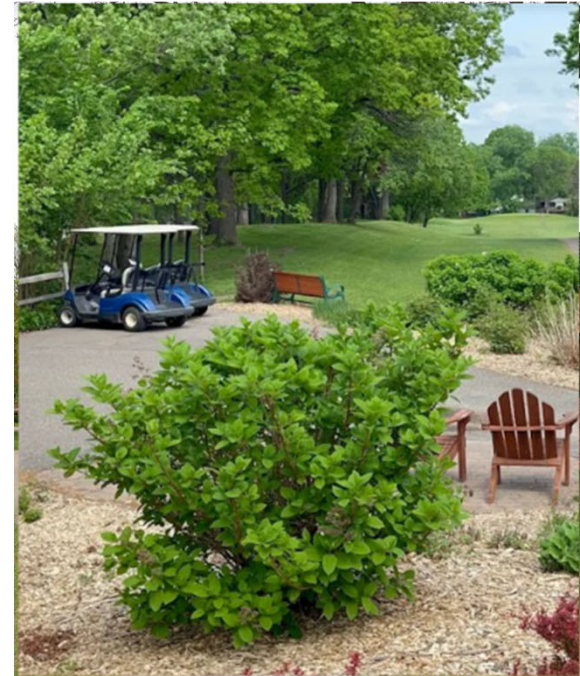
Attachments:		
	1.	Brightwood_3-24-26



Brightwood Hills Clubhouse

City Council 3/24/2026
Public Private Partnership

Craig Schlichting, Director DCAD





Guiding Documents (reviewed in the past with Council and Commissions)

- **Facility Condition Assessment**
- **Vision Silver Lake Road 2040**
- **Comprehensive Plan**
- **Council Strategic Priorities**

Public Private Partnership

Developer Proposals





Win/Win potential

- **Vitality**
- **Offset Clubhouse replacement costs w/ non-property tax dollars**
 - **Shell part of a larger building**
 - **Clubhouse Tenant Improvements funded by City**
 - **Shared parking maintenance**
- **Increase to property tax base**
- **Enhanced golf operations**



MUST-HAVES

Best practice for continued successful golf operations:

- **Storage:**
 - Secure storage for at least 20 golf carts.
 - Additional equipment storage (mowers, course maintenance tools).
 - Storage for pro shop inventory and food/beverage stock.
- **Club Maintenance Area:**
 - Space for a golf ball cleaning machine and ice machine.
 - Workshop area for club repairs (regripping, etc.).
- **Pro Shop / Retail Space:**
 - Dedicated area for retail sales and guest check-in.
- **Restrooms:**
 - Accessible and adequate for both daily operations and tournament use.
- **Community / Gathering Space:**
 - Room for league kickoffs, events, and small rentals (can be integrated with apartment amenities if shared appropriately).
- **Office Space:**
 - Private office for the Golf Course Manager.
 - Separate work area or desk for the maintenance lead.
- **Parking:**
 - At least 60 parking spots to maintain current usage levels.
- **IT/Utility Closet:**
 - Secure, climate-controlled space for networking and facility tech.



NICE-TO-HAVES / HIGH PRIORITIES FOR FUTURE SUCCESS

These are not essential, but strongly preferred to enhance operations and customer experience:

- **Golf Simulator:**
 - Space for a simulator to provide year-round activity and revenue potential.
- **Food and Beverage Service:**
 - Minimum: space to sell snacks, soda, and chips.
 - Ideally: a restaurant or bar (able to serve alcohol stronger than 3.2 beer).
 - If no restaurant: a mid-level kitchen or prep area for expanded offerings.
- **Outdoor Gathering Space:**
 - Covered picnic shelter or outdoor gathering area near clubhouse.
- **Practice Areas:**
 - Dedicated space for a putting green.
 - Space for a small driving range or warm-up area.

EXAMPLE RENDERING



6
SLIDE



- **Gathering Data to Inform Site Development**
 - ✓ TIF (eligible as Redevelopment District – substandard building)
 - ✓ Survey
 - ✓ Soil Borings
 - ✓ Phase I & II
 - ✓ Traffic/Utility Needs

- **Create Public Private Partnership**
 - ✓ Informally met/shared information with developers
 - ✓ Interested developers submitted concepts by January 14, 2026
 - ✓ Met with PREC/EDC for thoughts and recommendations



- **What we heard**
 - ✓ Too busy, too many projects
 - ✓ Too small
 - ✓ Not doing market rate/coop
 - ✓ Hard to pencil out economics
 - ✓ Prefers to work directly with land owner vs. competing

- **Concepts received from 2 developers**
 - ✓ Beard Group Inc.
 - ✓ Equinox Development



EQUINOX

DEVELOPMENT



SITE PLAN KEY

- 1 PRIMARY ENTRANCE
- 2 GARAGE ENTRANCE
- 3 PATIO
- 4 CART MAINTENANCE AND PARKING
- 5 PITCHING/PUTTING GREEN
- 6 DRIVING RANGE
- 7 HOLE ONE TEE BOX
- 8 BICYCLE RACKS (AS REQ.)
- 9 MAINTENANCE BUILDING

UNITS

Studio	600 SF	24 Total	20%
1BR	775 SF	48 Total	40%
2BR	1100 SF	48 Total	40%
		120 Total	

PARKING

Count	Type
92	Garage
88	Parking Lot
47	Parking Lot - Golf Course
227	

1.5 Parking Ratio = 180 Stalls
 47 on Site Stalls for Golf Course





SITE PLAN KEY

- 1 PRIMARY ENTRANCE
- 2 GARAGE ENTRANCE
- 3 PATIO
- 4 CART MAINTENANCE AND PARKING
- 5 PUTTING GREEN
- 6 DRIVING RANGE
- 7 HOLE ONE TEE BOX
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- 9 MAINTENANCE BUILDING

UNITS

Studio	600 SF	24 Total	20%
1BR	775 SF	48 Total	40%
2BR	1100 SF	48 Total	40%
		120 Total	

PARKING

Count	Type
98	Garage
82	Parking Lot
43	Parking Lot - Golf Course
223	

1.5 Parking Ratio = 180 Stalls
43 on Site Stalls for Golf Course





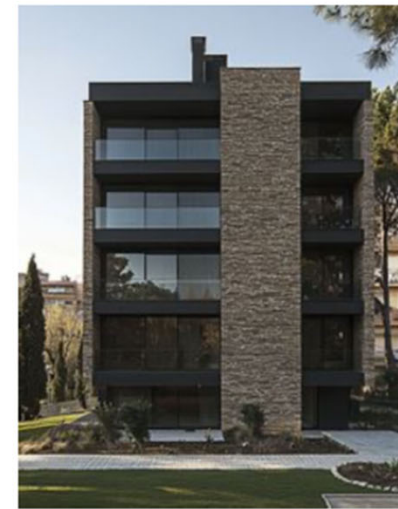
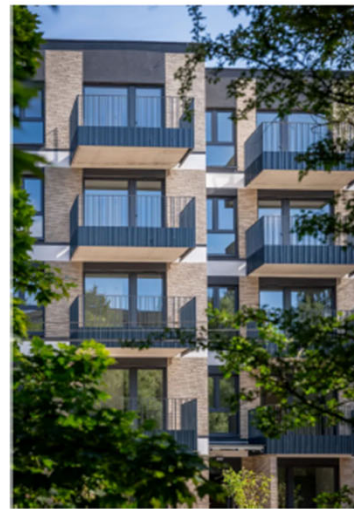
120 market rate rental community comprised of studios, 1 bedroom and 2 bedroom units

4 stories of housing over 1 story of parking

Parking: 1.5 stalls per unit of apartments (98 garage, 82 lot), 47 golf course stalls. Options for shared parking agreements



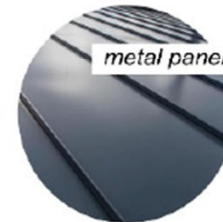
Design Examples of Potential Exterior Finishes



Utilizing attractive exterior materials comparable to new ground up multi family housing properties, selections to be complementary to valued public buildings in New Brighton, specifically the Hansen Park Neighborhood Building.



masonry



metal panels



accents



\$30 million Investment Requires

- **Redevelopment Tax Increment Financing**
 - **\$4,000,000, 20 years of TIF at market calculation**
- **Land write down**

Additional assistance/equity needed varies from \$7-\$9 million

Ownership Structure

City owns clubhouse, golf course and outdoor golf course amenities

Equinox entity owns apartment building and most or all of surface parking

If the clubhouse is within the apartment building, this would be achieved through a CIC or RLS.



I N C



SITE PLAN KEY

- 1 APARTMENT BUILDING ENTRANCE
- 2 GARAGE ENTRANCE
- 3 POND
- 4 CART PATH
- 5 ~2,600 SF CLUBHOUSE PATIO
- 6 APARTMENT MONUMENT SIGN + ACCESS
- 7 GOLF COURSE MONUMENT SIGN + ACCESS
- 8 DRIVING RANGE
- 9 PUTTING GREEN
- 10 PICNIC PAVILION
- 11 GOLF CART MAINTENANCE
- 12 ABOVE PARKING PLAZA
- 13 ~1,500 SF EXISTING MAINTENANCE SHED
- 14 3RD HOLE
- 15 9TH HOLE
- 16 TEE BOX

Rental Concept

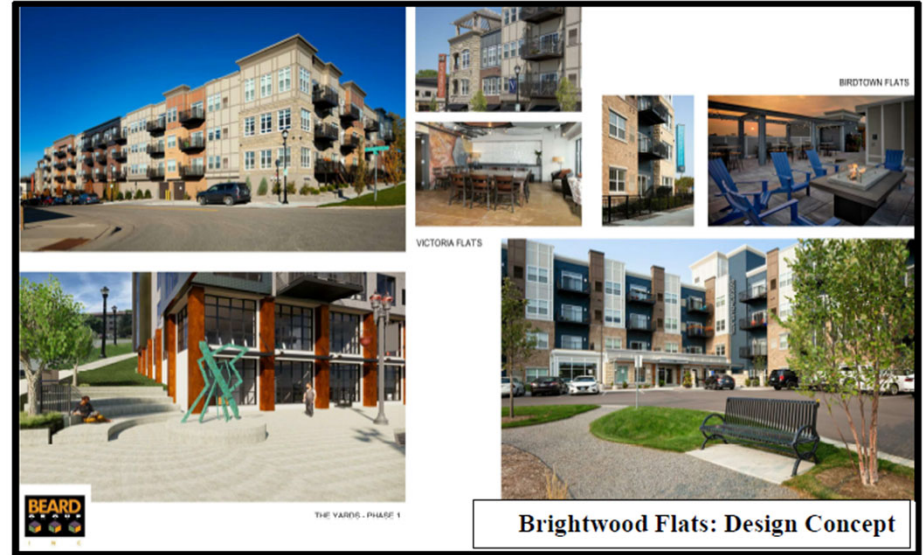




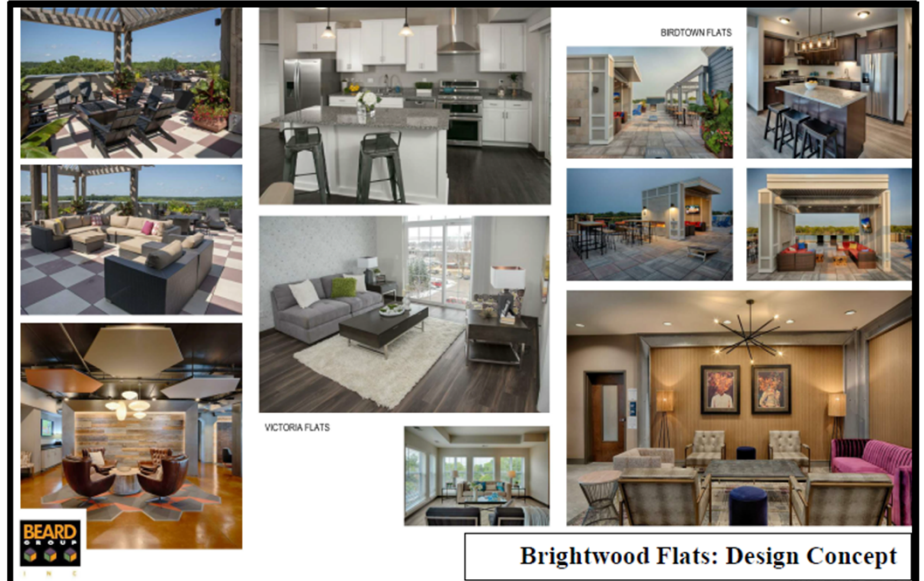
139 market rate rental community comprised of studios, 1 bedroom and 2-bedroom units

4 stories of housing over 1 story of parking

Parking: 1.5 stalls per unit of apartments (136 garage, 70 lot), 52 golf course stalls. Options for shared parking agreements



Brightwood Flats: Design Concept



Brightwood Flats: Design Concept



**Redevelopment Tax Increment Financing
\$3,475,000-\$4,600,000**

Land payment \$12,000/unit = \$1,668,000

Ownership Structure

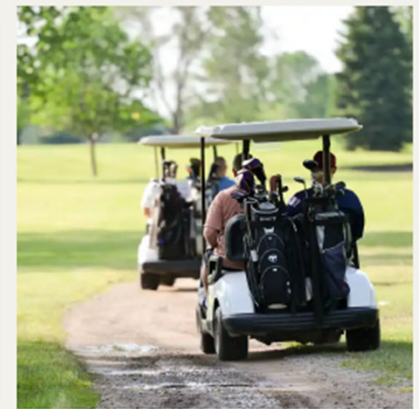
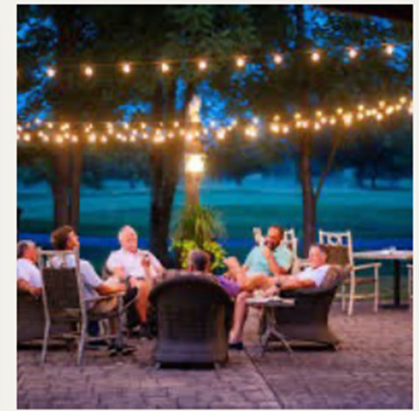
- **City owns clubhouse, golf course and outdoor golf course amenities**
- **Beard Group owns apartment building and most or all of surface parking**
- **Clubhouse will be part of CIC.**

AM EN TIES



Some or all the below can and will be accommodated in either scenario:

- Pro shop
- Putting green
- **Simulator**/practice facilities
- Cart storage
- Maintenance shed
- **Event rental space**
- Space for, a to be defined level of, food service





Discussion/Questions?

Recommendation

Instruct staff to draft a purchase agreement with The Beard Group for future council consideration.

