



City Council Meeting

December 8, 2025

7:00 PM

Fridley City Hall, 7071 University Avenue NE

Minutes

Call to Order

Mayor Ostwald called the City Council Meeting of December 8, 2025, to order at 7:00 p.m.

Present

Mayor Dave Ostwald
Councilmember Patrick Vescio
Councilmember Ryan Evanson
Councilmember Luke Cardona
Councilmember Ann Bolcom

Absent

Others Present

Walter Wysopal, City Manager
Sarah Sonsalla, City Attorney
Rachel Workin, Environmental Planner
Joe Starks, Finance Director
Brandon Brodhag, Assistant City Engineer

Pledge Of Allegiance

Proclamations/Presentations

1. Proclamations Recognizing Tim Kelly, Students of Hayes Elementary School, Park Plaza Cooperative, and Hyde Development/Mortenson Properties with Sustainable Fridley Awards for 2025

Rachel Workin, Environmental Planner, provided background information on the development of the Sustainable Fridley Awards.

Aaron Klemz, Environmental and Quality and Energy Commission, presented the Sustainable Fridley Award to Tim Kelly. Tim Kelly accepted the award and provided additional information on the Coon Creek Watershed District and the relationship the District has built with its municipal partners.

Ms. Workin presented the Sustainable Fridley Award to students from Hayes Elementary School. Students and staff from the school accepted the award.

Mr. Klemz presented the Sustainable Fridley Award to Park Plaza Cooperative. Natividad Seefeld commented on the infrastructure improvements and other improvements they were able to make to the property without raising the rents of their residents.

Ms. Workin presented the Sustainable Fridley Award to Hyde Development/Mortenson Properties. Mike Ordwell and Robin Dunkin accepted the award and provided information on the rooftop solar project, which required a unique and collaborative approach.

Approval of Proposed Consent Agenda

Motion made by Councilmember Bolkcom to adopt the proposed Consent Agenda. Seconded by Councilmember Evanson.

Upon a voice vote, all voting aye, Mayor Ostwald declared the motion carried unanimously.

Approval/Receipt of Minutes

2. Approve the Minutes from the City Council Meeting of November 24, 2025.
3. Receive the Minutes from the City Council Conference Meeting of November 24, 2025.

New Business

4. Resolution No 2025-164, Designating Precincts and Polling Locations for the 2026 Election Year.
5. Resolution No. 2025-165, Approving Ex-Officio Member of the Fridley Parks and Recreation Commission.
6. Resolution No. 2025-167, Authorizing Execution of a Mediated Settlement Agreement in the Matter of Hirn et al v. City of Fridley.
7. Ordinance No. 1436, Amending the Fridley City Code Chapter 209, Fees, to Update Fees for Park Shelter Rentals (Second Reading).

Claims

8. Resolution No. 2025-166, Approving Claims for the Period Ending December 3, 2025.

Open Forum, Visitors: (Consideration of Items not on Agenda – 15 minutes.)

Linda Neukircher provided information on the impacts of Krispy Kreme, traffic cones, and a temporary stop sign that was installed. Mayor Ostwald commented that traffic mitigation efforts were made and noted that is private property.

Adoption of Regular Agenda

Motion made by Councilmember Cardona to adopt the regular agenda. Seconded by Councilmember Evanson.

Upon a voice vote, all voting aye, Mayor Ostwald declared the motion carried unanimously.

Regular Agenda

Public Hearing(s)

9. Truth in Taxation Public Hearing, Proposed 2026 Budget and Property Tax Levy

Motion made by Councilmember Vescio to open the public hearing. Seconded by Councilmember Bolckcom.

Upon a voice vote, all voting aye, Mayor Ostwald declared the motion carried unanimously.

Joe Starks, Finance Director, highlighted the City's financial strengths and reviewed the 2026 budget process. He noted that the final levy is proposed to be an increase of 5.92 percent, which is a decrease from the preliminary levy of 6.29 percent. He provided additional details on Minnesota property taxes, tax capacity, fiscal disparities, economic expectations, general assumptions, general fund expenditures, general fund revenues, and property tax levy. He provided input on the calls and questions he received prior to the meeting and recommended that the Council hold the public hearing to accept public comments.

Councilmember Evanson recognized that the final levy increase proposed is a decrease from the adopted preliminary levy. He asked and received confirmation that the change is due to decreases in employee health care. He asked for and received additional information on the fiscal disparities program.

Mayor Ostwald invited residents to provide input.

Natividad Seefeld, President of Park Plaza Cooperative, asked for information on the classification of manufactured housing. Mayor Ostwald noted that type of housing is included in multi-family housing.

Joe and Mike Miller discussed the proposed tax increase, noting that the taxes for the property have increased 19.2 percent, with the City portion at 19.5 percent. Mayor Ostwald asked the City Assessor to speak with the residents. Mr. Starks stated that he would also follow up with the residents and explained the tax burden shift that occurred.

Councilmember Evanson stated that he has also seen this comment from residents online and asked if there is a correlation in the market value change for the properties as well. Mr. Starks explained more information about the tax burden shift and fiscal disparities.

Meora Taylor commented on the increase to her taxes that she will experience and stated that she is on a fixed income. Mayor Ostwald suggested that the resident speak with staff. Councilmember

Evanson referenced information that was provided on property tax relief programs that were mentioned.

Linda Neukircher asked for information on a taxing authority listed on the back of her tax statement. Mayor Ostwald replied that is part of the County's joint law enforcement communication system, which is a shared service.

Motion made by Councilmember Bolkcom to close the public hearing, Seconded by Councilmember Evanson.

Upon a voice vote, all voting aye, Mayor Ostwald declared the motion carried unanimously.

Councilmember Evanson stated that this last year has been challenging, and recognized the impacts of the State's budgeting and programs. He encouraged residents to reach out to legislators to request changes to the fiscal disparities program.

10. Public Hearing on Improvements for Street Rehabilitation Project No. ST2026-02 & Resolution No. 2025-161, Ordering Final Plans, Specifications, and Calling for Bids for Street Rehabilitation Project No. ST2026-02

Motion made by Councilmember Evanson to open the public hearing. Seconded by Councilmember Vescio.

Upon a voice vote, all voting aye, Mayor Ostwald declared the motion carried unanimously.

Brandon Brodhag, Assistant City Engineer, provided background information on the proposed project, project area, resident outreach and engagement, feasibility report, proposed improvements, project budget, special assessments, and tentative schedule. He asked the Council to hold the public hearing and consider adoption of the resolution as presented.

Councilmember Bolkcom asked why curb and gutter repairs are not proposed. She also asked for clarification on the different special assessment amounts proposed. Mr. Brodhag stated that the curb and gutter are in good condition, but noted that if spot replacement is needed, that could be addressed. He clarified that concrete and utility work is not part of the special assessment to residents. He provided additional information on the proposed special assessments, noting that 63rd Avenue is wider than the service drive, which results in more pavement and a higher assessment.

Mayor Ostwald invited residents to provide input.

Tom Ernster asked the last time the road was surfaced and the anticipated life of the proposed repair. Mr. Brodhag replied that the last improvement for the road was in 2003, and this improvement is anticipated to last 20 plus years.

Steve Billings, 5215 Lincoln Street NE, asked for more information on how it was determined that Lincoln Street needs repair and how the project area was determined. He also asked how this improvement would increase the value of his property by \$1,800. Mr. Brodhag provided additional

information on the City's street rating program and the maintenance needs of the roads. He stated that staff did review a larger project area, but the additional area mentioned will be included in a future project. Mayor Ostwald provided additional details on the City assessment policy. The City Attorney provided additional information on the special benefit and the appraisal process that a homeowner can follow if they feel that special benefit is not provided through the project.

Linda Neukircher asked the percentage of the project funded by assessments compared to the City's portion of the project cost. Mr. Brodhag replied that because this project is only blacktop, 60 to 70 percent of the project cost would be funded through assessment, with the City funding the remainder of the cost. He stated that the total project cost between the three areas is estimated at \$425,000. Councilmember Evanson explained that typically, there are other improvements along with a road project, such as curb and gutter and utility work, which are solely funded by the City; therefore, using a percentage is not really an accurate representation.

Miranda (last name unknown) asked why the road improvements are not covered by property taxes. Mayor Ostwald provided additional explanation on road improvement funding and special assessments.

Robert Redman commented that he appreciates the project, as the road has been deteriorating.

Motion made by Councilmember Bolkcom to close the public hearing, Seconded by Councilmember Evanson.

Upon a voice vote, all voting aye, Mayor Ostwald declared the motion carried unanimously.

Councilmember Evanson recognized the increased costs that have been discussed tonight through the budget and road project, noting that the Council and staff are doing their best to manage those expenses and mitigate impacts to residents.

Mayor Ostwald noted the next meeting, when the Council will review the project, and invited residents to attend if they continue to have questions.

Motion made by Councilmember Evanson to adopt Resolution No. 2025-161, Ordering Final Plans, Specifications, and Calling for Bids for the Street Rehabilitation Project No. ST2026-02. Seconded by Councilmember Vescio.

Upon a voice vote, all voting aye, Mayor Ostwald declared the motion carried unanimously.

New Business

11. Resolution No. 2025-162, Awarding Sanitary Sewer Collection System Lining Project No. 26-450

Mr. Brodhag presented a summary of the request and project, including project background, project elements, project bidding, remaining project funding, project schedule, and next steps.

Councilmember Bolkcom asked for clarification on whether there would be one or two projects and whether there would be impacts to residents. Mr. Brodhag provided additional clarification, noting that the mains would be lined for the two areas, but because there are additional funds available, staff will be looking at additional improvements. He stated that there would be a period of about eight hours where water would not be available to residents within the project area when the work occurs near their homes, noting that notice would be provided to residents ahead of that time.

Motion made by Councilmember Cardona to adopt Resolution No. 2025-162, Awarding Sanitary Sewer Collection System Lining Project No. 26-450. Seconded by Councilmember Bolkcom.

Upon a voice vote, all voting aye, Mayor Ostwald declared the motion carried unanimously.

12. Resolution No. 2025-163, Approving Youth Commissioner Appointment

Melissa Moore, Deputy City Manager, provided background information about advisory commissions, youth commissioners, and the proposed youth commissioner to be appointed.

Councilmember Cardona commented on his support for the candidate and asked if the term could be extended after it expires due to the short appointment time and age of the candidate. Ms. Moore replied that City Code would allow reappointment by action of the City Council.

Motion made by Councilmember Cardona to adopt Resolution No. 2025-163, Approving Youth Commissioner Appointment. Seconded by Councilmember Bolkcom.

Upon a voice vote, all voting aye, Mayor Ostwald declared the motion carried unanimously.

Informal Status Reports

Councilmember Vescio noted the upcoming WinterFest on February 27th.

Councilmember Bolkcom asked staff to provide an update on plowing, noting recent resident comments on social media. Mr. Brodhag reviewed the plowing policy of the City.

Councilmember Cardona noted the City's Annual Report, which is available on the City website, encouraging residents to check it out.

Adjourn

Motion made by Councilmember Bolkcom to adjourn. Seconded by Councilmember Vescio.

Upon a voice vote, all voting aye, Mayor Ostwald declared the motion carried unanimously, and the meeting adjourned at 9:31 p.m.

Respectfully Submitted,

Melissa Moore
City Clerk

Dave Ostwald
Mayor