



CITY COUNCIL AGENDA

Monday, December 8, 2025

Broadcast on Cable TV Channel 16
and northmetrotv.com/lino-lakes-stream

*Mayor Rafferty, Councilmembers Cavegn, Ruhland, Stoesz, and Lyden
City Administrator: Karen Anderson*

CITY COUNCIL WORK SESSION, 6:00 P.M. Community Room (not televised)

- A. Call to Order and Roll Call
- B. Setting the Agenda: Addition or Deletion of Agenda Items
- C. Review Regular Agenda
- D. Adjourn

CITY COUNCIL MEETING, 6:30 PM Council Chambers (televised)

- Call to Order and Roll Call
- Pledge of Allegiance
- Setting the Agenda: Addition or Deletion of Agenda Items

SPECIAL PRESENTATION

PUBLIC COMMENT

- Sign-in prior to the start of the meeting per Rules of Decorum

1. Consent Agenda

- A. Approval of Expenditures for December 8, 2025 (Check No. 124002 through 124090) in the Amount of \$2,513,122.87
- B. Approval of November 20, 2025, Canvass Board Meeting Minutes
- C. Approval of November 24, 2025, City Council Work Session Minutes
- D. Approval of November 24, 2025, City Council Meeting Minutes

- E. Approval of December 1, 2025, Closed Meeting Minutes
- F. Approval of December 1, 2025, City Council Work Session Minutes
- G. Approval of Resolution No. 25-167, Approving a Tobacco License for Lino Lakes Tobacco & Vape, Inc.
- H. Resolution 25-169, Establishing Precinct Polling and Absentee Voting Locations for the City of Lino Lakes

2. Finance Department Report

- A. 2026 Final Budget and Levy, Tracy Thoma
 - Presentation
 - Truth-in-Taxation Public Hearing
 - Resolution No. 25-173
- B. 2026-2030 Financial Plan, Tracy Thoma
 - Public Hearing
 - Resolution No. 25-174

3. Administration Department Report

- A. Appointment of Part-Time Firefighter, Meg Sawyer
- B. Appointment of Part-Time Firefighter, Meg Sawyer
- C. Appointment of Paid On-Call Firefighter, Meg Sawyer

4. Police Department Report

5. Fire Department Report

6. Public Services Department Report

- A. Resolution No. 25-178 Approving Northwest Water Supply Feasibility Study, Justin Williams

7. Community Development Report

- A. Approval of Resolution No. 25-168 for Waldoch Farm Agritourism Conditional Use Permit Amendment (8174 Lake Drive), Katie Larsen

- B. Lino Lakes Dealership and Offices (7920 Lake Drive), Katie Larsen
 - i. Resolution No. 25-153 Approving Motor Vehicle Sales Lot Conditional Use Permit
 - ii. Resolution No. 25-154 Approving Site Improvement Performance Agreement
- C. Resolution No. 25-175, Approving Main Street Master Plan Comprehensive Plan Amendment, Michael Grochala
- D. Lake Amelia Woods Easement Vacation, Katie Larsen
 - i. Second Reading and Adoption of Ordinance No. 20-25 Vacating Drainage and Utility Easements on Lake Amelia Woods Final Plat
 - ii. Approval of Resolution No. 25-177 for Summary Publication
- E. Resolution No. 25-171, Approving Payment No. 4 and Final, 2025 Street Rehabilitation Project, Diane Hankee
- F. Resolution 25-180, Order Project, Approve the Plans and Specifications and Authorize the Ad for Bid, 2026 Street Rehabilitation Project, Diane Hankee
- G. Resolution No. 25-179 Town Center South Master Plan , Michael Grochala
- H. Resolution No. 25-176 Authorizing the Acquisition of Certain Real Property Interests for the Otter Lake Road Extension Improvements Project by Eminent Domain , Michael Grochala

8. Unfinished Business

9. New Business

10. Notices and Communications

- A. Planning & Zoning Board Meeting, December 10th at 6:30 p.m.
- B. Environmental Board Meeting, December 17th at 6:30 p.m.
- C. The December 22nd City Council Meeting has been canceled.
- D. City Hall will be closed for the upcoming Christmas and New Year's holidays. Please check the website for details.
- E. Recognition of Council Members Cavegn and Stoesz for their Service on the Council.

ADJOURNMENT



Expenditures

December 8, 2025

Check #124002 to #124090

\$2,513,122.87

Significant Disbursements this Period:

- Staab Construction Corporation - \$1,834,975.20 – Water Treatment Plant

CHECK REGISTER FOR CITY OF LINO LAKES

CHECK NUMBER 124002 - 124090

- CHECK TYPE: PAPER CHECK

Check Date	Check	Vendor Name	Description	Amount
Bank CKING POOLED CHECKING				
11/21/2025	124002	CENTRAL PENSION FUND	Remittance Check	6,970.73
11/21/2025	124003	NCPERS GROUP LIFE INSURANCE	Remittance Check	368.00
12/08/2025	124004	1ST CHOICE DOCUMENT DESTRUCTI	NOVEMBER SHREDDING EVENT	840.00
12/08/2025	124005	ADVANCED GRAPHIX INC.	FLEET BADGE DECAL	17.00
12/08/2025	124006	AIR MECHANICAL INC	PARTIAL REFUND PERMIT #2025-1781 7641 S	176.00
			PARTIAL PERMIT REFUND P2025-1650 7603 S	158.40
				334.40
12/08/2025	124007	ALL SAFE GLOBAL	ANNUAL CASCADE CYLINDER INSPECTION	389.76
12/08/2025	124008	ASCEN TEK, INC	RECYCLE USED FILTERS	86.25
12/08/2025	124009	ASPEN MILLS, INC.	UNIFORM ALLOWANCE - W. OWENS	266.89
			DEPT EXP - STAIGERWALD, NEW OFFICER	2,117.31
				2,384.20
12/08/2025	124010	AVON BUSINESS FORMS & PROMOTI	SEPTIC TANK PUMPING & INSPECTION FORMS	289.79
12/08/2025	124011	BS&A Software LLC	ANNUAL CLOUD SAAS FEES 12/1/25-12/1/26	75,115.00
12/08/2025	124012	BUREAU OF CRIMINAL APPREHENSI	PREEMPLOYMENT FINGERPRINTING	32.00
12/08/2025	124013	CENTENNIAL TECH CLUB	REBRANDING LOCKER NAME PLATES	352.00
12/08/2025	124014	CENTERPOINT ENERGY	NATURAL GAS	1,652.54
12/08/2025	124015	CENTURYLINK	TELEPHONE - ROOKERY FIRE PROTECTION EQU	70.00
12/08/2025	124016	CENTURYLINK	TELEPHONE	108.14
12/08/2025	124017	CITY OF HUGO	ELMCREST CULVERT REPLACEMENT	1,064.00
			HUGO BLDG INSPECTOR 11/18, 11/20, 11/25	1,019.98
				2,083.98
12/08/2025	124018	COLLINS ELECTRICAL CONSTRUCTI	INSTALL NEW SURGE PROTECTOR	4,198.00
12/08/2025	124019	COMCAST	PHONE & INTERNET SERVICES	305.65
12/08/2025	124020	CONNEXUS ENERGY	WATERMARK PARK PAVILION ELECTRICITY	18.21
			ELECTRICITY	5,475.56
				5,493.77
12/08/2025	124021	CORE & MAIN LP	3" WATER METER WTP	3,244.67
			3" WATER METER FLANGE KIT WTP	118.48
				3,363.15
12/08/2025	124022	DAWN MAXWELL	MILEAGE REIMBURSEMENT - ELECTION	27.30
12/08/2025	124023	DELL MARKETING LP	LAPTOP - J. WILLIAMS	1,877.00
12/08/2025	124024	DELTA DENTAL OF MINNESOTA	DECEMBER 2025 DENTAL INSURANCE PREMIUMS	5,316.71
12/08/2025	124025	DENISE PALMER	MILEAGE REIMBURSEMENT - ELECTION & TRAI	60.60
12/08/2025	124026	ENDURANCE FITNESS OF MN, LLC	MONTHLY FEE DECEMBER 2025	11,665.00
12/08/2025	124027	FACTORY MOTOR PARTS COMPANY	FILTERS #411	37.48
			FILTERS #411	23.53
				61.01

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Check Date	Check	Vendor Name	Description	Amount
Bank CKING POOLED CHECKING				
12/08/2025	124028	FERGUSON WATERWORKS #2518	WATER/SEWER FLAGS	276.90
12/08/2025	124029	FIDELITY SECURITY LIFE INSURA	OCTOBER 2025 VISION INSURANCE PREMIUMS	210.44
			NOVEMBER 2025 VISION INSURANCE PREMIUMS	220.18
				430.62
12/08/2025	124030	FRATTALLONES HARDWARE & GARDE	SOCKET AND STAR BIT	33.46
12/08/2025	124031	GDO LAW	DECEMBER PROSECUTOR CONTRACT	8,750.00
12/08/2025	124032	GMH ASPHALT CORPORATION	2025 STREET REHAB PV 4 - FINAL	36,572.22
12/08/2025	124033	GOVERNMENTJOBS.COM, INC	INSIGHT SUBSCRIPTION	5,458.37
12/08/2025	124034	HAWKINS, INC.	CHLORINE CYLINDERS	90.00
			POOL TREATMENT CHEMICALS	648.33
				738.33
12/08/2025	124035	HERR, ROBERT W	MILEAGE REIMBURSEMENT - ELECTION	27.30
12/08/2025	124036	IMPERIAL DADE	JANITORIAL SUPPLIES	674.10
			JANITORIAL SUPPLIES	130.18
				804.28
12/08/2025	124037	INNOVATIVE OFFICE SOLUTIONS L	CALENDARS, CATALOG ENVELOPES	99.33
12/08/2025	124038	INTERSTATE POWER SYSTEMS, INC	GENERATOR INSPECTION & SERVICE - LIFT 1	635.00
			GENERATOR INSPECTION - LIFT 53	666.36
			LIFT 7 GENERATOR INSPECTION	666.72
				1,968.08
12/08/2025	124039	JOHN NORDLUND	MILEAGE REIMBURSEMENT - ELECTION	33.30
12/08/2025	124040	KIESLER'S POLICE SUPPLY, INC.	GLOCK 9MM HANDGUN	732.00
12/08/2025	124041	L & K TREE & SHRUB, INC.	HYDRANT METER RENTAL REFUND	495.00
12/08/2025	124042	LAURINDA DAHL	MILEAGE REIMBURSEMENT - ELECTION	27.30
12/08/2025	124043	LITTLE FALLS MACHINE, INC.	FRONT PLOW RELIEF VALVE #269	75.63
12/08/2025	124044	LOGID, JANET L	MILEAGE REIMBURSEMENT - ELECTION	33.30
12/08/2025	124045	LORITA JANAS	MILEAGE REIMBURSEMENT - ELECTION	35.30
12/08/2025	124046	LRS	TOILET RENTAL - WATERMARK PARK	65.00
			TOILET RENTAL - BIRCH PARK	65.00
			TOILET RENTAL - CITY HALL PARK	65.00
			TOILET RENTAL - CLEARWATER CREEK PARK	65.00
			TOILET RENTAL - HIGHLAND MEADOWS PARK	65.00
			TOILET RENTAL - LINO PARK	65.00
			TOILET RENTAL - SUNRISE PARK	65.00
			TOILET RENTAL - TOWER PARK	65.00
				520.00
12/08/2025	124047	MACQUEEN EQUIPMENT, INC.	STRUCTURAL FIREFIGHTING MASK	507.43
12/08/2025	124048	MANSFIELD OIL COMPANY	1,800 GALLONS OF DIESEL, 2,000 GALLONS	11,970.77

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Check Date	Check	Vendor Name	Description	Amount
Bank CKING POOLED CHECKING				
12/08/2025	124049	Medica	HEALTH INSURANCE PREMIUMS DECEMBER 2025	61,971.69
12/08/2025	124050	MENARDS - FOREST LAKE	BOARDWALK SUPPLIES	227.65
			REFUND- GREEN TREATED LUMBER	(77.90)
				149.75
12/08/2025	124051	MET COUNCIL ENVIRONMENTAL SER	JANUARY 2026 WASTE WATER SERVICES	115,725.05
12/08/2025	124052	METRO SALES INCORPORATED	PUBLIC WORKS COPIER	95.54
			PD COPIER CONTRACT	36.00
				131.54
12/08/2025	124053	METRO-INET	DECEMBER IT SERVICES	29,240.00
12/08/2025	124054	MIDWEST MACHINERY CO.	HYDRAULIC FLUID & FILTERS #422	135.10
			FUEL FILTER #422	9.04
			SHEAR BOLTS FOR JOHN DEERE SNOWBLOWER A	8.70
				152.84
12/08/2025	124055	MIKE ROWE	MILEAGE REIMBURSEMENT	91.98
12/08/2025	124056	MNSPECT, LLC	NOVEMBER PLAN REVIEW 2025	270.00
12/08/2025	124057	NORTH COUNTRY AUTO BODY & MEC	CLAIM #CA473972 SQUAD STRUCK DEER	2,838.61
12/08/2025	124058	NORTHERN TOOL COMMERCIAL ACCO	12V BATTERY MAINTAINER	56.98
12/08/2025	124059	O'REILLY AUTOMOTIVE STORES	AIR FILTERS #422	26.65
			LIGHT BULBS (STOCK)	19.10
			OIL FILTER #425	11.03
			HUB SEAL #807	57.34
			FUEL STABILIZER (STOCK)	11.08
				125.20
12/08/2025	124060	OLSON'S SEWER SERVICE, INC.	WASTE REMOVAL FROM STREETS HOLDING TANK	680.00
12/08/2025	124061	PATRICK J MCCOOL	MILEAGE REIMBURSEMENT - ELECTION	27.30
12/08/2025	124062	PERFORMANCE PLUS LLC	ANNUAL RESPIRATOR QUALIFICATION - I.SIM	45.00
12/08/2025	124063	POMP'S TIRE SERVICE, INC.	REPAIR TIRE #140	96.30
12/08/2025	124064	PRECISE MRM LLC	DATA PLAN FOR GPS	160.00
12/08/2025	124065	PRESS PUBLICATIONS, INC.	LEGAL NOTICE - ORD 17-25	101.36
			LEGAL NOTICE - NOTICE OF ELECTION	228.06
			LEGAL NOTICE - ORD 18-25	152.04
				481.46
12/08/2025	124066	RED ROCK FIRE, LLC	WOLLAN PARK PRESCRIBED BURN	5,961.94
12/08/2025	124067	ROBERTA COLOTTI	MILEAGE REIMBURSEMENT - ELECTION	27.30
12/08/2025	124068	RUTH NAULT	MILEAGE REIMBURSEMENT - ELECTION	27.30
12/08/2025	124069	SAFE-FAST, INC.	TRAFFIC CONTROL WARNING FLAGS	23.00
			UNIFORM ALLOWANCE - E. OLSON	107.10
				130.10

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12/08/2025	124070	SANDRA KISCH	MILEAGE REIMBURSEMENT - ELECTION	33.30
12/08/2025	124071	SCHIFSKY COMPANIES LLC	CONTRACTOR LICENSE BOND ESCROW RELEASE	5,000.00
12/08/2025	124072	STAAB CONSTRUCTION CORPORATIO	WATER TREATMENT PLANT PV 17	1,834,975.20
12/08/2025	124073	STANDARD INSURANCE COMPANY	DECEMBER 2025 LIFE & DISABILITY INSURAN	2,451.61
12/08/2025	124074	STREICHER'S, INC.	UNIFORM ALLOWANCE - C. SCHIRMERS	15.00
			UNIFORM ALLOWANCE - B. STRUB	369.97
				384.97
12/08/2025	124075	SURMA-HEINE, LOERANE L	MILEAGE REIMBURSEMENT - ELECTION	27.30
12/08/2025	124076	T-MOBILE USA INC	CELL PHONES & WI-FI	837.78
12/08/2025	124077	TASC - CLIENT INVOICES	ADMIN FEES OCTOBER 2025	93.80
12/08/2025	124078	TOM CHEESEBROW	MILEAGE REIMBURSEMENT - ELECTION	27.30
12/08/2025	124079	TOWMASTER	CLAIM #CA457674 REMOVE EQUIPMENT/DUMP B	4,950.00
12/08/2025	124080	TRANSWEST TRUCK ST. MICHAEL	REPAIR OIL LEAK FROM REAR MAIN SEAL & U	7,899.68
12/08/2025	124081	TRAUT COMPANIES	WELL 7B PV 2	24,681.00
12/08/2025	124082	TRI-STATE BOBCAT, INC.	FUEL FILTERS #419 & #425	280.60
12/08/2025	124083	U.S. BANK EQUIPMENT FINANCE	STATION 1 PRINTER	487.36
12/08/2025	124084	UPPER CUT TREE SERVICE	ASH REMOVALS ELMCREST RIGHT OF WAY	9,800.00
12/08/2025	124085	VERTEX UNMANNED SOLUTIONS	CLAIM #CP452070 POLICE DRONE DAMAGE	10,065.00
12/08/2025	124086	WALSER POLAR CHEVROLET	WASHER FLUID PUMP #623	25.06
12/08/2025	124087	WHEELER HARDWARE COMPANY	SLIDING DOOR REPAIR	396.00
			REPLACED BATTERY ON CHILD CARE ENTRY DO	1,030.00
			DONGLE MONTHLY SERVICE FEE	75.00
				1,501.00
12/08/2025	124088	WINNICK SUPPLY, INC.	BOARDWALK RAMP AND MATERIALS	845.84
12/08/2025	124089	WSB & ASSOCIATES, INC.	SEPTEMBER MISC ENG	663.00
			OCTOBER 2025 GENERAL ENGINEERING SERVIC	8,088.33
			OCTOBER WILKINSON WATERS PREL PLAT	7,127.00
			OCTOBER WATERMARK 8TH ADDITION	4,718.50
			OCTOBER JANSEN ADDITION	125.50
			OCTOBER NATURES REFUGE NORTH	15,344.50
			OCTOBER 2025 STREET RECON & MUNICIPAL U	13,473.75
			OCTOBER OTTER LAKE RD EXT DESIGN & CONS	16,553.50
			OCTOBER 2300 MAIN ST - GLAMOS WIRE STOR	502.00
			OCTOBER WATER TREATMENT PLANT	36,506.75
			OCTOBER 440 PARK CT - LINO LAKES TECH C	251.00
			OCTOBER WATERMARK PARK	436.00
			OCTOBER WINTERS WETLAND BANK	5,426.50
			OCTOBER WATERMARK 4TH ADDITION	1,036.00
			OCTOBER MARKET PLACE DRIVE REALIGNMENT	436.00
			OCTOBER DEL WEBB - PULTE HOMES CONCEPT	533.50
			OCTOBER 7920 LAKE DR (DEALERSHIP-OFFICE	4,323.50
			OCTOBER 1189 MAIN ST ARM ASSESSMENT	323.32
			OCTOBER 2026 REHABILITATION PROJECT	16,670.50

CHECK REGISTER FOR CITY OF LINO LAKES

CHECK NUMBER 124002 - 124090

- CHECK TYPE: PAPER CHECK

Check Date	Check	Vendor Name	Description	Amount
Bank CKING POOLED CHECKING				

OCTOBER 2025 TRAIL MAINTENANCE PROJECT	843.00
OCTOBER 2025 LUMEN FIBER EXTENSION	22,527.00
OCTOBER HAMPTON ADDITION FP	3,134.50
OCTOBER JAVA LINO LAKES - 2ND ADDITION	753.00
OCTOBER CHIPOTLE - CLEARWATER COMMONS S	976.00
OCTOBER CLEARWATER COMMONS FINAL PLAT	1,811.50
OCTOBER 2025 SURFACE WATER MANAGEMENT P	788.00
OCTOBER OTTER CROSSING SOUTH	309.50
OCTOBER CENTERVILLE RD & CRJ RAB LANDSC	404.00
OCTOBER LYNGBLOMSTEN PUD #3	251.00
OCTOBER JAVA PROPERTIES - LINO LAKES 2.	125.50
OCTOBER SP 062-660-013 135E & CRJ INTER	502.00
OCTOBER 2025 BIRCH ST SANITARY SEWER	3,844.00
OCTOBER 2025 PRIVATE UTILITY PERMITS	2,162.50
OCTOBER OTTER LAKE RD EXT PROJ - ROW SE	8,135.10
OCTOBER CITY SPECIFICATON UPDATE	1,744.25
OCTOBER PUBLIC WORKS UTILITY EXTENSION	1,545.00
OCTOBER 2025 PAVEMENT MANAGEMENT RATING	11,569.50
OCTOBER SHENANDOAH PARK SWMP FINAL DESI	1,173.50
OCTOBER 2025 GIS MISC	1,128.00
OCTOBER LYNGBLOMSTEN ASBUILTS	986.00
	<u>197,252.00</u>

12/08/2025	124090	ZIEGLER, INC.	HYDRAULIC HOSE #252	62.83
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CKING TOTALS:

Total of 89 Checks:

2,513,122.87

Less 0 Void Checks:

0.00

Total of 89 Disbursements:

2,513,122.87



Electronic Funds Transfer
MN Statute 471.38 Subd. 3

Council Meeting December 8, 2025

Transfer In/(Out)

11/21/2025 Transfer from MCM MM	1,000,000.00
11/20/2025 Sales & Use Tax	(6,854.00)
11/21/2025 Building Permit Surcharge	(1,843.79)
11/21/2025 Payroll #24	(231,553.20)
11/21/2025 Payroll #24 Federal Deposit	(61,252.35)
11/21/2025 Payroll #24 PERA	(63,753.92)
11/21/2025 Payroll #24 State	(14,399.34)
11/21/2025 Payroll #24 H.S.A. Bank Pretax	(4,387.42)
11/21/2025 Payroll #24 TASC Pretax	(1,027.39)
11/21/2025 Payroll #24 Mission Sq 457 Def. Comp #301596	(2,850.00)
11/21/2025 Payroll #24 Mission Sq Roth IRA #706155	(969.23)
11/21/2025 Payroll #24 MSRS HCSP #98946-01	(5,846.79)
11/21/2025 Payroll #24 MSRS Def. Comp #98945-01	(1,455.00)
11/21/2025 Payroll #24 MSRS Roth IRA #98945-01	(1,430.00)

**Lino Lakes Canvassing Board
Minutes**

DATE: November 20, 2025
TIME STARTED: 6:00 P.M.
TIME ENDED: 6:05 P.M.
LOCATION: Council Chambers
MEMBERS PRESENT: Acting Mayor Stoesz, Councilmembers Ruhland and Lyden
EXCUSED ABSENT: Mayor Rafferty and Councilmember Cavegn

Staff Members Present: City Administrator Karen Anderson and City Clerk Roberta Colotti

1. Call to Order and Roll Call

Acting Mayor Stoesz called the meeting to order at 6:00 p.m.

The City Clerk administered the Oath of Office to the Canvass Board Members.

2. Setting the Agenda: Addition or Deletion of Agenda Items

The agenda was adopted as presented.

3. 2025 Election Recount Results

The City Clerk presented the November 4, 2025 Municipal Election recount results. For the office of city councilmember there were two seats open. Randy Rennaker received the most votes. The recount was called based on the close race between the candidate with the second most votes (Nelson) and candidate with the third most votes (Stoesz).

The City Clerk noted that the city has seven polling locations and that 14 Election Judges worked in pairs to hand recount the ballots. Both candidates were present for the recount. The machine count was accurate. With a hand recount, voter intent can be determined and there was one ballot in which the voter made a mark next to the oval to cast their vote. For city council, voters could vote for two candidates. The voter selected candidates Nelson and Stoesz as their two choices, so each candidate received one additional vote, which is recorded in the abstract being presented this evening.

Motion to approve the November 4, 2025, Municipal General Election Recount abstracts as presented.

RESULT:	CARRIED [3-0]
MOVER:	Ruhland
SECONDER:	Lyden
AYES:	Stoesz, Lyden and Ruhland
NAYS:	None

4. **Adjournment**

Acting Mayor Stoesz adjourned the meeting at 6:05 p.m.

These minutes were approved at the regular Council Meeting on December 8, 2025.

Roberta Colotti, CMC
City Clerk

Rob Rafferty,
Mayor

**Lino Lakes City Council
Work Session
Minutes**

DATE: November 24, 2025
TIME STARTED: 5:37 P.M.
TIME ENDED: 6:26 P.M.
LOCATION: Council Chambers
MEMBERS PRESENT: Mayor Rafferty Councilmembers Ruhland, Lyden, Cavegn and Stoesz
MEMBERS ABSENT: None

Staff Members Present: City Administrator Karen Anderson, City Clerk Roberta Colotti, Finance Director Tracy Thoma, Human Resources and Communications Manager Meg Sawyer, Community Development Director Mike Grochala, City Engineer Diane Hanke, City Planner Katie Larsen and Chief of Police Curt Boehme.

1. Call to Order and Roll Call

Mayor Rafferty called the meeting to order at 5:37 p.m.

2. Setting the Agenda: Addition or Deletion of Agenda Items

The City Clerk requested to add a review of the upcoming meeting calendar to the agenda, after Item D. 2026 Final Proposed Budget.

The agenda was adopted as amended.

**3. Lino Lakes Dealership and Offices (7920 Lake Drive) – Motor Vehicle Sales Lot
Conditional Use Permit**

The City Planner presented an overview of the proposed multi-tenant office building with auto sales offices to be located at 7920 Lake Drive. She reviewed the concerns with the project expressed by the City Council at the last meeting, including concerns with traffic.

The City Planner introduced the applicant Tyler Heubsch, to present his application in greater detail and answer any questions of the City Council.

The City Planner presented projected traffic patterns from the proposed development.

The City Council discussed the proposed building uses, ownership structure, maintenance, and traffic patterns as it related to the proposed development with the applicant.

The Community Development Director summarized that the city has standards for all developments, that because of the auto use, a condition use permit is required. That conditions can be placed as part of the conditional use permit. That this item is being

reviewed by the Planning & Zoning Board as well and will return to the City Council for formal approval on December 8th.

The City Council requested that this item be brought back to a City Council Work Session for further review, prior to the December 8th regular meeting.

4. 2026 Final Proposed Budget

The Finance Director reviewed the proposed 2026 Final Budget. The Truth-in-Taxation Hearing is scheduled for December 8th.

Mayor Rafferty requested that time be scheduled for the December 1st Work Session agenda to provide a final review before presenting the budget at the hearing on December 8th.

5. Future Meeting Schedule

The City Clerk requested that a closed meeting be scheduled for December 1st at 5:30 p.m. under Minnesota Statutes, Section 13D.05, subdivision 3(b) Attorney-Client Privilege to discuss the Zikar Holding LLC vs. City of Lino Lakes lawsuit.

The City Clerk requested to schedule the January 5, 2026 Work Session to begin at 5:30 p.m. to provide additional time for the review of the 2026 Board and Committee appointments.

Mayor Rafferty requested to cancel the December 22nd City Council Work Session and Regular Meeting.

Council Consensus

It was the consensus of the City Council to approve the meeting schedule requests as presented.

6. Review Regular Agenda

The City Council reviewed the regular agenda.

7. Adjournment

Mayor Rafferty adjourned the meeting at 6:26 p.m.

These minutes were approved at the regular Council Meeting on December 8, 2025.

Roberta Colotti, CMC
City Clerk

Rob Rafferty,
Mayor

**LINO LAKES CITY COUNCIL
REGULAR MEETING
MINUTES**

DATE: November 24, 2025
TIME STARTED: 6:30 PM
TIME ENDED: 7:03 PM
LOCATION: City Council Chambers
MEMBERS PRESENT: Mayor Rafferty, Councilmembers Cavegn, Lyden, Ruhland and Stoesz
MEMBERS ABSENT: None

Staff Members Present: City Administrator Karen Anderson, City Clerk Roberta Colotti, Finance Director Tracy Thoma, Finance Consultant Kelly Horn, Human Resources and Communications Manager Meg Sawyer, Community Development Director Mike Grochala, City Engineer Diane Hankee, City Planner Katie Larsen and Chief of Police Curt Boehme.

The meeting was called to order by Mayor Rafferty at 6:30 PM.

SETTING THE AGENDA

The agenda was approved as presented.

SPECIAL PRESENTATIONS

None

PUBLIC COMMENT

Mayor Rafferty opened the public comment period.

Jeff Johnson, 6965 Sunrise Drive, Lino Lakes, stated that he received his 2026 property tax statement and taxes are proposed to go up significantly. He encouraged other taxpayers to attend the December 8, 2025 City Council meeting, Truth-in-Taxation Hearing. He questioned the budget for the Rookery including the line item for a building engineer and asked if that was a full-time position. He commented that unlike other cities, Lino Lakes does not offer other recreation programming outside of the programs at the Rookery. He questioned the need for a new public works building, as proposed next year. He stated that while he has heard that there was a need to park city vehicles indoors, he questioned if the vehicles were weatherproof.

Angella Coil, 7672 Sunset, Lino Lakes, questioned the level of spending proposed for 2026. She stated that in February the estimate she heard for the proposed public works building was \$16 million and in a recent issue of the Quad Press it was reported that the amount was now \$31 million. She asked why the City Council couldn't push back on that increase in cost.

Motion to close the public comment period at 6:38 p.m.

RESULT:	CARRIED [5-0]
MOVER:	Ruhland
SECONDER:	Lyden
AYES:	Rafferty, Cavegn, Lyden, Ruhland and Stoesz
NAYS:	None

1. CONSENT AGENDA

- A. Approval of Expenditures for November 24, 2025 (Check No. 123910 through 124001) in the Amount of \$1,040,962.01.
- B. Approval of November 10, 2025, City Council Work Session Minutes.
- C. Approval of November 10, 2025, Canvass Board Meeting Minutes.
- D. Approval of November 10, 2025, City Council Meeting Minutes.
- E. Approval of Resolution No. 25-157 Approving City of Lino Lakes Right of Way Plat No. 4 (Otter Lake Road Extension).
- F. Approval of Resolution No. 25-164, Adopting Public Nuisance Abatement Assessment – 7253 Fall Drive.
- G. Approval of Resolution 25-161 Approve Site Performance Agreement Chipotle at Clearwater Commons.
- H. Approval of Hiring of Part-Time Staff for the Rookery Activity Center.
- I. Accept the Q3 2025 Financial Report for Filing.

Motion to Approve Consent Agenda Items 1A through 1I as presented.

RESULT:	CARRIED [5-0]
MOVER:	Cavegn
SECONDER:	Lyden
AYES:	Rafferty, Cavegn, Lyden, Ruhland and Stoesz
NAYS:	None

2. FINANCE DEPARTMENT REPORT

No report

3. ADMINISTRATION DEPARTMENT REPORT

A. Ordinance No. 19-25, Fee Schedule

Motion to waive full reading of Ordinance No. 19-25, Amending City Code Chapter 218, Fee Schedule.

RESULT:	CARRIED [5-0]
MOVER:	Lyden
SECONDER:	Stoesz
AYES:	Rafferty, Cavegn, Lyden, Ruhland and Stoesz
NAYS:	None

Motion to provide second reading and adopt Ordinance No. 19-25, Amending City Code Chapter 218, Fee Schedule

RESULT:	CARRIED [5-0]
MOVER:	Cavegn
SECONDER:	Stoesz
AYES:	Rafferty, Cavegn, Lyden, Ruhland and Stoesz
NAYS:	None
Roll Call Vote	

Motion to adopt Resolution No. 25-149, Authorizing a Publication Summary for Ordinance No. 19-25.

RESULT:	CARRIED [5-0]
MOVER:	Stoesz
SECONDER:	Lyden
AYES:	Rafferty, Cavegn, Lyden, Ruhland and Stoesz
NAYS:	None

B. Appointment of Accounting Clerk II

Motion to appoint Lindsay DeMartino to the Accounting Clerk II (Payroll) position at Step 2 with a start date of December 8, 2025.

RESULT:	CARRIED [5-0]
MOVER:	Cavegn
SECONDER:	Ruhland
AYES:	Rafferty, Cavegn, Lyden, Ruhland and Stoesz
NAYS:	None

4. POLICE DEPARTMENT REPORT

No Report

5. FIRE DEPARTMENT REPORT

No Report

6. PUBLIC SERVICES DEPARTMENT REPORT

No Report

7. COMMUNITY DEVELOPMENT REPORT

A. Resolution 25-166, I-35E Corridor Agreement

Motion to adopt Resolution No. 25-166, Approving I-35E Corridor Cooperation Agreement.

RESULT:	CARRIED [5-0]
MOVER:	Ruhland
SECONDER:	Cavegn
AYES:	Rafferty, Cavegn, Lyden, Ruhland and Stoesz
NAYS:	None

B. Resolution No. 25-159, Approving Local Road Improvement Fund Application, Otter Lake Road Improvements

Motion to adopt Resolution No. 25-159, Approving Local Road Improvement Fund Application, Otter Lake Road Improvements.

RESULT:	CARRIED [5-0]
MOVER:	Cavegn
SECONDER:	Lyden
AYES:	Rafferty, Cavegn, Lyden, Ruhland and Stoesz
NAYS:	None

C. Resolution No. 25-160, Grant Agreement Metropolitan Council

Motion to adopt Resolution No. 25-160, Enter into a Grant Agreement between the City of Lino Lakes and Metropolitan Council of Environmental Service for the Improvement of Publicly Owned Infrastructure.

RESULT:	CARRIED [5-0]
MOVER:	Cavegn
SECONDER:	Lyden
AYES:	Rafferty, Cavegn, Lyden, Ruhland and Stoesz
NAYS:	None

D. Resolution No. 25-162 , Assessments, Slater Addition

Motion to adopt Resolution No. 25-162, Adopting Assessments, Slater Addition.

RESULT:	CARRIED [5-0]
MOVER:	Cavegn
SECONDER:	Lyden
AYES:	Rafferty, Cavegn, Lyden, Ruhland and Stoesz
NAYS:	None

E. Andall Street Culver Project

Motion to adopt Resolution No. 25-163, Accepting Quotes and Awarding a Construction Contract.

RESULT:	CARRIED [5-0]
MOVER:	Stoesz
SECONDER:	Lyden
AYES:	Rafferty, Cavegn, Lyden, Ruhland and Stoesz
NAYS:	None

Motion to adopt Resolution No. 25-170, Approving Agreement to Maintain Subsurface Structure.

RESULT:	CARRIED [5-0]
MOVER:	Stoesz
SECONDER:	Lyden
AYES:	Rafferty, Cavegn, Lyden, Ruhland and Stoesz
NAYS:	None

F. Lake Amelia Woods

Mayor Rafferty opened the Public Hearing at 7:00 p.m.

No comments presented.

Motion to close the Public Hearing at 7:01 p.m.

RESULT:	CARRIED [5-0]
MOVER:	Ruhland
SECONDER:	Stoesz
AYES:	Rafferty, Cavegn, Lyden, Ruhland and Stoesz
NAYS:	None

Motion to waive the full reading of Ordinance No. 20-25, Vacating Drainage and Utility Easements on Lake Amelia Woods Final Plat.

RESULT:	CARRIED [5-0]
MOVER:	Cavegn
SECONDER:	Ruhland
AYES:	Rafferty, Cavegn, Lyden, Ruhland and Stoesz
NAYS:	None

Motion to provide first reading of Ordinance No. 20-25, Vacating Drainage and Utility Easements on Lake Amelia Woods Final Plat.

RESULT:	CARRIED [5-0]
MOVER:	Cavegn
SECONDER:	Ruhland
AYES:	Rafferty, Cavegn, Lyden, Ruhland and Stoesz
NAYS:	None

Motion to adopt Resolution No. 25-165, for Lake Amelia Woods, Second Addition Final Plat.

RESULT:	CARRIED [5-0]
MOVER:	Cavegn
SECONDER:	Ruhland
AYES:	Rafferty, Cavegn, Lyden, Ruhland and Stoesz
NAYS:	None

8. UNFINISHED BUSINESS

No Report

9. NEW BUSINESS

No Report

10. NOTICES AND COMMUNICATIONS

- A. Environmental Board Meeting, November 25th at 6:30 PM at City Hall.
- B. City Hall will be closed on November 27th & 28th for the Thanksgiving holiday.
- C. The American Legion is serving a free meal on Thanksgiving from Noon to 6 p.m.

ADJOURNMENT

Mayor Rafferty adjourned the meeting at 7:03 p.m.

These minutes were approved at the City Council Meeting on December 8, 2025.

Roberta Colotti, CMC
City Clerk

Rob Rafferty,
Mayor

**Lino Lakes City Council
Closed Meeting
Minutes**

DATE: December 1, 2025
TIME STARTED: 5:33P.M.
TIME ENDED: 6:41 P.M.
LOCATION: Community Room
MEMBERS PRESENT: Acting Mayor Stoesz, Councilmembers Ruhland (arrived 5:41 p.m.), Lyden and Cavegn
EXCUSED ABSENT: Mayor Rafferty

Staff Members Present: City Administrator Karen Anderson, City Clerk Roberta Colotti, and Community Development Director Mike Grochala.

Also Attending: Appointed Legal Counsel John Baker and Katherine Swenson, and LMCIT Representative Joe Neubauer.

1. Call to Order and Roll Call

Acting Mayor Stoesz called the meeting to order at 5:33 p.m.

2. Setting the Agenda: Addition or Deletion of Agenda Items

The agenda was adopted as presented.

3. Announcement

Request from the City's appointed legal counsel (John Baker).

Litigation is currently pending in a matter entitled *Zikar Holdings LLC (and two others) against the City of Lino Lakes (and two others)*, filed in federal court in September 2024. The Court has entered several orders in that case, and the time for the completion of fact discovery has concluded. Deadlines for the Plaintiffs to disclose expert testimony have passed but deadlines for the City to disclose expert testimony have not passed. The course of that litigation should be informed by a confidential briefing of the City Council by Ms. Swenson and me as the City's counsel in that case, under the attorney-client privilege. So, under Minnesota Statutes Section 13D.05, subdivision 3 (b), I respectfully request that a member of the City Council make a motion to close this meeting to the public, after I'm finished reading my request.

To more clearly describe the subject of that closed meeting: The *Zikar Holdings LLC* pending matter arises from several publicly made decisions, including the City's adoption of a one-year moratorium in 2024, and the response of the City Council and several boards appointed by the Council to a request by Zikar Holdings LLC for concept-plan review. The closed meeting I request would not include a decision by the Council

on whether to settle or continue the pending litigation, but would be limited to consequences of those publicly made decisions and the court's public orders.

Absolute confidentiality is necessary so that members of the Council are able to make an informed assessment of the available legal options and to provide guidance to us, as the City's legal counsel in that case, regarding some of those options. The need to have confidential discussions with specially appointed counsel and to discuss strategies regarding the pending litigation outweighs the purposes of the Open Meeting Law, and is permitted by the attorney-client privilege and Section 13D.05, subdivision 3(b), of that law.

So, I would now welcome such a motion.

4. Motion to go into Closed Session

By Acting Mayor Stoesz: On the grounds just stated by the City's appointed legal counsel, I hereby move to close the City Council Meeting under Section 13D.05, subdivision 3(b), and the attorney-client privilege, to discuss the lawsuit by Zikar Holdings LLC as described more specifically by Mr. Baker in the request that he just made.

RESULT:	Carried [3-0]
MOVER:	Stoesz
SECONDER:	Lyden
AYES:	Stoesz, Lyden and Cavegn
NAYS:	None
ABSENT:	Rafferty and Ruhland

5. Closed Meeting Discussion with Attorney

Discussion with legal counsel regarding the lawsuit by Zikar Holdings LLC as described more specifically by Mr. Baker.

Councilmember Ruhland joined the meeting at 5:41 p.m.

Motion to return to Open Session at 6:41 p.m.

RESULT:	Carried [4-0]
MOVER:	Stoesz
SECONDER:	Lyden
AYES:	Stoesz, Lyden, Cavegn and Ruhland
NAYS:	None
ABSENT:	Rafferty

6. Adjournment

Acting Mayor Stoesz adjourned the meeting at 6:41 p.m.

These minutes were approved at the regular Council Meeting on December 8, 2025.

Roberta Colotti, CMC
City Clerk

Rob Rafferty,
Mayor

**Lino Lakes City Council
Work Session
Minutes**

DATE: December 1, 2025
TIME STARTED: 6:45 P.M.
TIME ENDED: 8:42 P.M.
LOCATION: Community Room
MEMBERS PRESENT: Acting Mayor Stoesz, Councilmembers Ruhland, Lyden and Cavegn
EXCUSED ABSENT: Mayor Rafferty

Staff Members Present: City Administrator Karen Anderson, City Clerk Roberta Colotti, Finance Director Tracy Thoma, Finance Consultant Kelly Horn, Community Development Director Mike Grochala, City Planner Katie Larsen, City Engineer Diane Hankee, Environmental Specialist Tom Hoffman, Chief of Police Curt Boehme and Fire Chief Dan L'Allier.

1. Call to Order and Roll Call

Acting Mayor Stoesz called the meeting to order at 6:45 p.m.

2. Setting the Agenda: Addition or Deletion of Agenda Items

The agenda was adopted as presented.

3. 2026 Final Proposed Budget

The Finance Director reviewed the 2026 Final Proposed Budget and presentation materials for the upcoming Truth-in-Taxation hearing on December 8th.

Councilmember Lyden stated that he appreciated the information and graph presented in the report. He stated that he supports sharing any and all information available at the public hearing and in advance if possible.

Acting Mayor Stoesz stated that the Council has provided extensive review of the budget over the past six months, and no changes from the 2026 Proposed Final Budget as presented this evening are recommended prior to the public hearing. He stated that the Council will receive public comments at the Truth-in-Taxation hearing on December 8th. He commented that Anoka County held their Truth-in-Taxation hearing today.

4. Lino Lakes Dealership and Offices – Motor Vehicle Sales Lot Conditional Use Permit

The City Planner presented the Planning & Zoning Board recommendations related to the Lino Lakes Dealership and Offices, proposed to be built at 7920 Lake Drive. The applicant Tyler Heusch (DBA Dealer Units) has submitted an application for a Conditional Use Permit (CUP) for Motor Vehicle Sales Lot and a Site Improvement Performance Agreement. The Planning & Zoning Board recommended certain conditions, and additional conditions may be considered by the City Council.

Council Consensus

It was the consensus of the City Council to include the conditions as recommended by the Planning & Zoning Board in the CUP, with direction to staff to discuss the number of auto-use parking spaces (requested 72, council consideration of 25, 50 or 72) and to report back to the council at the December 8th Work Session prior to the regular meeting with a recommendation. Furthermore, to remove the one-year review of the CUP to instead provide review of the CUP as conditions warrant.

5. Waldoch Farm Agritourism Conditional Use Permit Amendment

The City Planner reported that the applicant, Waldoch Farm, submitted a land use application for Waldoch Farm Agritourism. A Conditional Use Permit (CUP) is required for agritourism. The property address is 8174 Lake Drive

Per the applicant's narrative, Waldoch Farm has been in operation since 1916. Overtime, the site has intensified in use with barnyard experiences, hay wagon rides and in 2011, the Joyer Adventure Farm and maze. Most recently, Waldoch Farm proposed to construct a new building with concessions and corn box and add a commercial kitchen to an existing building. The applicant's narrative further details current and future on site agritourism activities.

The City Planner stated Waldoch Farm is considered to have a conditional use permit since it was operating prior to July 14, 1997. As they propose to intensify the use, a formal conditional use permit amendment is required. This will allow Waldoch Farm and the City to have a clear understanding of existing and proposed future agritourism uses.

The Planning & Zoning Board held a public hearing on November 12, 2025 and the Board recommended approval of a conditional use permit amendment for agritourism with the following additional conditions:

1. Lake Drive shall be the main public ingress and egress to the site unless the Lino Lakes Police Department, Lino Lakes Fire Department or other government agency determines there is an emergency that warrants other temporary ingress or egress is necessary.
2. Hours of operation should be applied to the agritourism activities.

After the meeting, staff asked the applicant what reasonable hours of operation would be. The applicant requests no hours of operation be applied because they have been operating for 28 years without restrictions or issues

The applicant provided further background on the project. He requested that Item #6 of the draft resolution approving the CUP be removed as it requires the combining of two parcels. One is a five-acre parcel north of the house and one is south. As it stands the five-acre parcel is a buildable lot and it would not be buildable if it was combined. That

would eliminate the ability for him to build a future home and would reduce the value of the land.

The Council confirmed that the applicant understood that if the parcels remain separate, they must each meet setback requirements.

The applicant requested that the condition requiring the police or fire department to determine that there was an emergency before opening the gate to access Elbe Street be adjusted to simple state that the gate can be open in the event of an emergency as the property owner would be the one to call the police and fire department in the event of an emergency. He noted that they have not used this access often and do not anticipate using it often in the future. He also wanted to clarify that the road is part of their road access and that they would like to use the road for their agricultural operations, as needed.

The applicant stated that the State Fire Code adopted by the City of Lino Lakes has additional requirements that he would like to seek an exemption form in the future, for example he plans to build a corn pit with a building that has three sides open and the fire requirements are focused on indoor building designs.

The applicant stated that regarding a restriction on hours of operation there hasn't been a restriction to date, and he requested that one not be placed on the operations as part of the CUP.

Council Consensus

It was the consensus to move the CUP application forward with direction to staff to update the conditions to exclude the requirement that the two parcels as identified be combined; to remove the requirement that the police or fire department determine the emergency exists but to keep the requirement that the gate to Elbe Street be open only in an emergency, and to exclude regulations of hours or lighting.

The City Council thanked the applicants for their contributions to the community as a destination business within Lino Lakes.

Acting Mayor Stoesz recommended that they talk with staff about the Gateway program as something that may benefit their business.

6. Environmental Board Annual Work Plan 2026

The Environmental Specialist stated that the Environmental Board serves to provide aid and advice to the Council in its efforts to encourage productive and enjoyable harmony between people and their environment; to promote efforts which will prevent or eliminate damage to the environment and stimulate the health and welfare of people; to enrich the understanding of the ecological systems and natural resources important to the city; to advise the city in the use and management of its natural resources in

order to preserve and enhance the environmental amenities for present and future residents, and to improve and ensure a lasting quality of life within the city. (City Code Chapter 217.01)

City Code Chapter 217.03 (12) describes as a duty of the Board to 'report not less than once each year to the Council on the state and condition of the environment in the City and on the work of the commission.' This report has historically taken the form of an annual work plan that the Board presents to the Council for approval. This annual plan includes a list of initiatives concerning current environmental issues in the major areas of focus of the Environmental Board, including wildlife, forestry, natural resources, water, and solid waste management.

The Environmental Specialist stated that the Environmental Board provided staff with feedback on the Annual Work Plan at their November 25, 2025, meeting that is included in the staff report.

Acting Mayor Stoesz questioned the methodology for measuring success of the organics recycling program.

The Environmental Specialist stated that the number of customers and number of tons of material collected were used as measurements.

The Environmental Specialist added that in 2030 all residential properties will be required to have curbside organics collection. In addition there are changes being proposed related to plastic recycling and commercial operations. The city will work to inform residents and businesses as these new state/county regulations become effective.

Acting Mayor Stoesz asked if the Environmental Board had a presence at the Blue Heron Days event.

The Environmental Specialist stated that they do not have booth at the event as there is no longer that aspect of the festival, however, they did have recycling information.

The City Council received the report as presented.

7. Main Street Master Plan Comprehensive Plan Amendment

The Community Development Director stated that the City of Lino Lakes has initiated a Comprehensive Plan Amendment (CPA) to implement the adopted Main Street Master Plan that was completed as part of an Alternative Urban Area Review (AUAR) process in the northwest corner of Lino Lakes. The CPA area totals approximately 934 acres

The Community Development Director reported that the Planning & Zoning Board held a public hearing on November 12, 2025. The property owners at 154 Pine Street (06-31-

22-21-0002) (also speaking on behalf of family members at 166 Pine Street) and 180 Pine Street (06-31-22-24-0001) asked to have their properties moved from Phase 3 (post 2040) to Phase 2b (2035 – 2040) of the staging plan.

Council Consensus

It was the consensus of the City Council to support the Comprehensive Plan Amendment (CPA) draft with the addition of a footnote indicating that the properties at 154 Pine Street, 166 Pine Street and 180 Pine Street are to be considered for a future amendment to the plan, as a placeholder to identify their request.

8. Town Center South Master Plan

The Community Development Director stated that the City's Town Center South area, lying adjacent to Lake Drive, south of 35W continues to be one of the most significant economic development opportunities for the community. The EDA owns approximately 9-acres of property, including parcels across from City Hall, land adjacent to the Rooker Activity Center, and two commercial pad sites along I-35W. These sites, combined with nearby underutilized property west of Lake Drive, form a strategic project area with potential to strengthen the City's economic base, expand amenities, and enhance community identity.

Over the past year the Economic Development Advisory Commission (EDAC) has engaged brokers, developers, and architects to explore options for updating the Town Center Master Plan. The City Council's recent strategic planning process identified this update as a short-term priority, aligning with broader goals of campus planning and developing community identity.

As a result of these discussions and City Council direction, staff has worked with Tushie Montgomery Architects to develop a high-level planning process to evaluate options for development of the City property along with adjacent commercial properties. With the assistance of EDAC the project area has been defined to include not only the City property but the undeveloped/underutilized property west of Lake Drive.

The proposal includes the following elements:

1. Preparation of a Market Study including analysis of residential and commercial market assessments. The study will include a specific analysis of entertainment-based retail (themed food and beverage venues) as a target user for the site.
2. Engagement and Visioning with Council and advisory boards to determine key goals and metrics.
3. Use of the market study to aid in development of conceptual site masterplan that outlines overall density, land use, and conceptual organization.
4. Masterplan Financial Analysis including analysis of highest and best use and most feasible scenarios, Projections of ROI and funding.
5. Civil Engineering and Utility review of site constraints and infrastructure needs. The proposal also includes an add-on to the market study to include additional analysis

of the Rookery focusing on potential to increase membership and expansion opportunities or needs

The Community Development Director stated that funding would be provided from the Economic Development and Planning professional services budgets, with reimbursement from land sale proceeds

The Community Development Director requested authorization to proceed with the base study (\$30,00); or base study + Rookery study (\$37,800).

Council Consensus

It was the consensus of the City Council to authorize staff to proceed with the base study + Rookery study for the Town Center Master Plan as presented.

Councilmember Ruhland stated that with the Rookery study he would like the consultant to contact the local athletic associations as they have a vested interest in the development of baseball fields, hockey rinks, and other athletic facilities.

9. 2025 Street Reconstruction Project Corrections

The Community Development Director introduced Monica Heil, WSB Senior Vice President and Brian Bourassa, Vice President of Corporate Development.

Ms. Heil reported that the 2025 Street Reconstruction and Utility Extension project in the Pine Haven and Colonial Woods neighborhoods were completed earlier this year. The new sanitary sewer has undergone thorough testing, including televised inspection, and has been confirmed to meet all performance and material standards. However, the Minnesota Department of Health has raised an issue with the separation distance between the newly installed municipal sewer line and private water supply wells.

Ms. Heil reviewed the staging of the municipal water connections in the neighborhood and identified the properties that are impacted by this decision of the MN Dept. of Health. To address the issue WSB is proposing to cover the cost to either connect to city water and cap the individual well or construct a new well for the property owner. If the property owner chooses to connect to the water system, two years of water service costs will be covered. The property owners have been notified through a door hanger and letter. The majority of property owners have contacted the city to discuss this proposal and only two have not yet responded. A neighborhood open house is planned for Tuesday, December 9th from 5:30 p.m. to 6:30 p.m., at City Hall.

The City Council appreciated WSB's responsiveness in resolving the issue. They questioned if a property owner wanted to connect to city water and have an irrigation well drilled if that would be an option. WSB stated that this would need to be reviewed if a request is received as the intent was to either connect to the system or drill a new well.

10. **Adjournment**

Acting Mayor Stoesz adjourned the meeting at 8:42 p.m.

These minutes were approved at the regular Council Meeting on December 8, 2025.

Roberta Colotti, CMC
City Clerk

Rob Rafferty,
Mayor

**CITY COUNCIL
STAFF REPORT
AGENDA ITEM 1.G.**

STAFF ORIGINATOR: Roberta Colotti, City Clerk

MEETING DATE December 8, 2025

AGENDA ITEM: Approval of Resolution No. 25-167, Approving a Tobacco License for Lino Lakes Tobacco & Vape, Inc.

VOTE REQUIRED: Simple Majority

INTRODUCTION

Lino Lakes Tobacco & Vape, Inc. has submitted a tobacco license application for the site located at 717 Apollo Drive, Lino Lakes, MN 55014.

BACKGROUND

All conditions of the license will be required to be met prior to issuance of the license.

RECOMMENDATION

Motion to Adopt Resolution No. 25-167 Approving a Tobacco License for Lino Lakes Tobacco & Vape, Inc.

ATTACHMENTS

1. 25-167- Resolution - Tobacco License - Lino Lakes Tobacco & Vape Inc

**CITY OF LINO LAKES
RESOLUTION NO. 25-167**

APPROVING A TOBACCO LICENSE FOR LINO LAKES TOBACCO & VAPE, INC.

WHEREAS, Lino Lakes Tobacco & Vape, Inc. has submitted a tobacco license application for the site located at 717 Apollo Drive, Lino Lakes, MN 55014; and,

WHEREAS, the applicant will be required to pass a background check completed by the Lino Lakes Police Department, make payment of all fees and complete any required city and state application forms as a condition of license approval.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Lino Lakes, Minnesota, that the City hereby approves the issuance of a tobacco license to Lino Lakes Tobacco & Vape, Inc. with said approval contingent upon applicants meeting all city and state requirements for said licenses, including but not limited to a successful background check, and payment of all license fees.

Adopted by the City Council of the City of Lino Lakes this 8th day of December, 2025.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC
City Clerk

**CITY COUNCIL
STAFF REPORT
AGENDA ITEM 1.H.**

STAFF ORIGINATOR: Roberta Colotti, City Clerk

MEETING DATE December 8, 2025

AGENDA ITEM: Resolution 25-169, Establishing Precinct Polling and Absentee Voting Locations for the City of Lino Lakes

VOTE REQUIRED: Simple Majority

INTRODUCTION

Minnesota Statute 204 B.16, subd. 1 requires the governing body of each municipality to designate by ordinance or resolution polling places for each election precinct each year no later than December 31st. Furthermore, the responsible authority and location for absentee voting is to be established by the city and the county.

BACKGROUND

2026 Election Dates

In 2026, the City will be administering the August 11th State Primary Election and November 3rd General Election.

Polling Locations

The City has seven precincts. The polling location used for Precinct 1 is the Lino Lakes Public Works/Senior Center building. The construction schedule for this site will be evaluated and, if needed, the polling location will be combined with another site or moved. That action will be brought back before the City Council for formal approval. The city may change the location in the event a site becomes unavailable and notice will be sent to all voters within that precinct. The following is a list of the recommended polling locations for 2026.

- Precinct #1 — Lino Lakes PW Bldg./Senior Center, 1189 Main Street
- Precinct #2 — Lino Lakes Fire Station #1, 7741 Lake Drive
- Precinct #3 — St. Joseph Catholic Church, 171 Elm Street
- Precinct #4 — City Hall, 600 Town Center Parkway
- Precinct #5 — Rice Creek Covenant Church, 125 Ash Street
- Precinct #6 — Lino Lakes Fire Station #2, 1710 Birch Street
- Precinct #7 — Living Water Lutheran Church, 865 Birch Street

Absentee Voting

It is recommended that City Hall be established as a site for in-person absentee voting for the 2026 election and future elections until this resolution is superseded. Anoka County will also provide in-person voting and will process ballots that are mailed as part of the absentee voting process. This is a return to the site locations used in the last even-year election. For the 2025 election, only the Anoka County site was used due to the lower turnout.

RECOMMENDATION

Motion to approve Resolution 25-169, Establishing Precinct Polling and Absentee Voting Locations for the City of Lino Lakes.

ATTACHMENTS

1. 25-169 - Polling Locations 2026

**CITY OF LINO LAKES
RESOLUTION NO. 25-169**

**ESTABLISHING PRECINCT POLLING AND
ABSENTEE VOTING LOCATIONS FOR THE CITY OF LINO LAKES**

WHEREAS, Minnesota Statute 204 B.16, subd. 1 requires the governing body of each municipality to designate by ordinance or resolution polling places for each election precinct each year no later than December 31st; and

WHEREAS, the polling places designated by resolution in December of each year are the polling places to be used for elections in the following calendar year; and

WHEREAS, the City is to establish the responsible authority and location for absentee voting for the 2026 election and future elections until this resolution is superseded.

NOW, THEREFORE, BE IT RESOLVED by The City Council of The City of Lino Lakes that the following polling locations are designated for use in calendar year 2026 and future years until this resolution is superseded:

- Precinct #1 - Lino Lakes PW Bldg./Senior Center, 1189 Main Street
- Precinct #2 - Lino Lakes Fire Station #1, 7741 Lake Drive
- Precinct #3 - St. Joseph Catholic Church, 171 Elm Street
- Precinct #4 - City Hall, 600 Town Center Parkway
- Precinct #5 - Rice Creek Covenant Church, 125 Ash Street
- Precinct #6 - Lino Lakes Fire Station #2, 1710 Birch Street
- Precinct #7 - Living Water Lutheran Church, 865 Birch Street

BE IT FURTHER RESOLVED that absentee voting shall be administered by the City of Lino Lakes at City Hall, located at 600 Town Center Parkway, Lino Lakes, MN 55014, and by Anoka County at the Anoka County Government Center, located at 2100 Third Avenue, Anoka, MN 55303, for the 2026 election and future elections until this resolution is superseded.

Adopted by the City Council of the City of Lino Lakes this 8th day of December, 2025.

Rob Rafferty, Mayor

Attest: _____
Roberta Colotti, CMC
City Clerk

**CITY COUNCIL
STAFF REPORT
AGENDA ITEM 2.A.**

STAFF ORIGINATOR: Tracy Thoma, Finance Director

MEETING DATE December 8, 2025

AGENDA ITEM: 2026 Final Budget and Levy, Tracy Thoma

- Presentation
- Truth-in-Taxation Public Hearing
- Resolution No. 25-173

VOTE REQUIRED: Simple Majority

INTRODUCTION

Minnesota Statutes require the City of Lino Lakes to hold a public hearing and adopt and certify a final property tax levy for taxes payable in the following year on or before five working days after December 20th.

The 2026 final levy of \$18,069,665 represents a \$2,478,575 or 15.90% increase over the 2025 levy. With the net tax capacity value increasing 6.41%, the tax rate is anticipated to increase to 43.190% from 39.373%.

BACKGROUND

The City Council discussed the 2026 budget and levy at multiple work sessions:

- August 18, 2025
- September 2, 2025
- September 22, 2025
- October 20, 2025
- November 24, 2025
- December 1, 2025

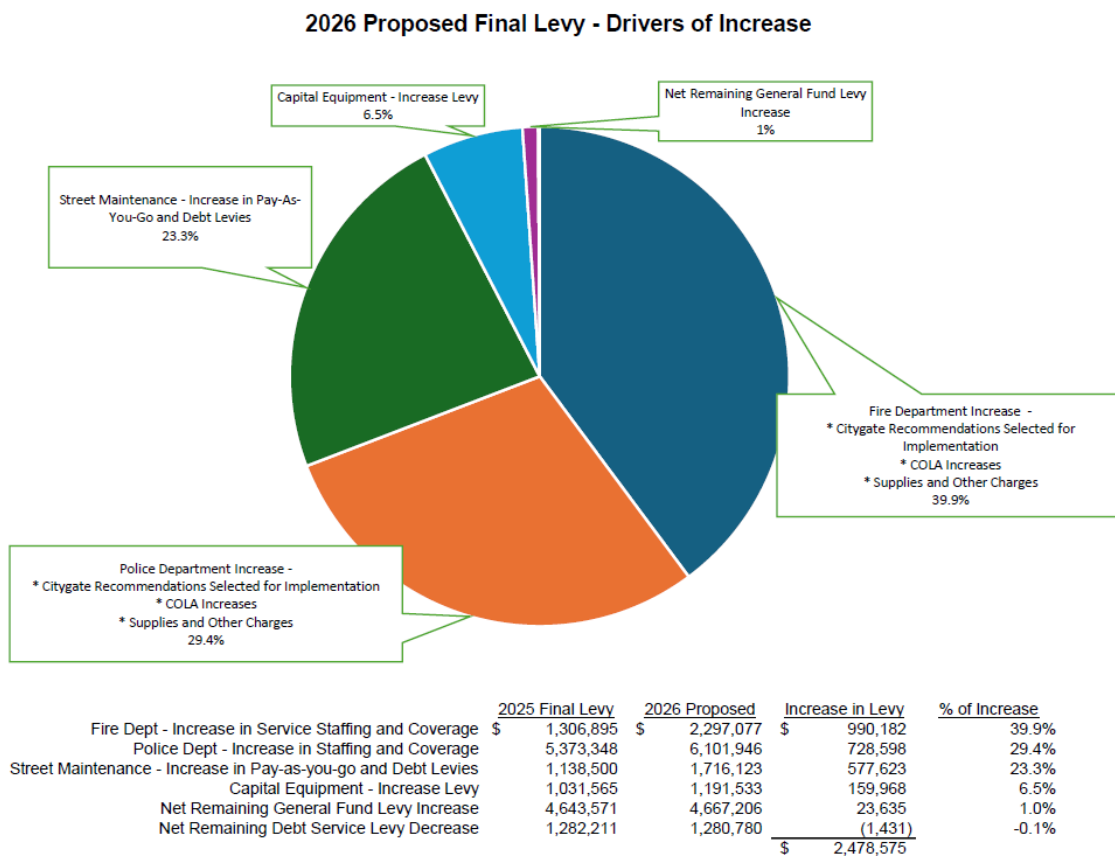
The 2026 proposed final levy maintains essential city services and programs while addressing rising costs. It also reflects expanded staffing and coverage in both the Police and Fire departments following recommendations from the Public Safety study conducted by Citygate Associates. The study advised splitting the Public Safety Department into separate Police and

Fire divisions, requiring additional staffing to strengthen coverage and supervision.

Key factors contributing to the 2026 levy increase include:

- Expanded staffing and coverage in the Police and Fire Departments.
- Street maintenance and construction projects.
- Wages and benefits for current personnel to protect competitiveness in recruitment and retention.
- Replacement of essential capital equipment.

Highlights of the 2026 levy increase from the 2025 levy are depicted in the following graph.



RECOMMENDATION

- Presentation
- Truth-in-Taxation Public Hearing
- **Action on Resolution No. 25-173 Adopting the 2026 Final Budget and Levy**

ATTACHMENTS

1. 2026 Budget Master - 12.08.2025 FINAL PDF
2. 25-173 - Resolution Adopting 2026 Final Budget and Levy

2026 ANNUAL BUDGET

Final Adoption - December 8, 2025



CITY OF LINO LAKES

2025-2026 BUDGET SUMMARY

	Adopted 2025	Adopted 2026	\$ Change	% Change
<u>Tax Levy</u>				
Operating Levy	14,308,879	16,382,062	2,073,183	14.49%
Debt Levy	1,282,211	1,687,603	405,392	31.62%
Total Tax Levy	15,591,090	18,069,665	2,478,575	15.90%

General Fund Budget

Revenues				
Property Taxes	11,349,814	13,094,229	1,744,415	15.37%
Other Taxes	155,000	145,000	(10,000)	-6.45%
Business Licenses and Permits	80,748	73,865	(6,883)	-8.52%
Non-Business Licenses and Permits	892,961	970,724	77,763	8.71%
Intergovernmental	921,804	1,008,168	86,364	9.37%
Charges for Services	324,046	333,096	9,050	2.79%
Fines and Forfeits	76,000	81,000	5,000	6.58%
Investment Earnings	75,000	85,000	10,000	13.33%
Miscellaneous	174,950	177,917	2,967	1.70%
Use of Reserves	-	-	-	0.00%
Transfer From Other Funds	-	-	-	0.00%
Total Revenues	14,050,323	15,968,999	1,918,676	13.66%

Expenditures				
Administration	1,896,895	2,091,811	194,916	10.28%
Community Development	1,000,359	1,056,373	56,014	5.60%
Public Safety	7,245,187	8,994,754	1,749,567	24.15%
Public Services	3,832,882	3,751,060	(81,822)	-2.13%
Other	75,000	75,000	-	0.00%
Total Expenditures	14,050,323	15,968,999	1,918,676	13.66%

<u>Tax Rate</u>	39.373%	43.190%
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**CITY OF LINO LAKES
2026 ADOPTED TAX LEVY**

		Adopted 2023	Adopted 2024	Adopted 2025	Adopted 2026	2025-2026	
						\$ Change	% Change
Operating Levy	Fund						
General Fund	101	9,694,085	10,394,606	11,323,814	13,066,229	1,742,415	15.39%
Rookery Activity Center	202	325,000	500,000	600,000	600,000	-	0.00%
Blue Heron Days	205	-	10,000	10,000	10,000	-	0.00%
Capital Equipment Replacement	402	325,000	600,000	810,000	972,000	162,000	20.00%
Capital Fire Water Tender Replacement	402	-	223,598	221,565	219,533	(2,032)	(0.92%)
Office Equipment Replacement	403	25,000	25,000	25,000	25,000	-	0.00%
Street Maintenance	421	860,446	990,000	1,138,500	1,309,300	170,800	15.00%
Park and Trail Improvements	425	90,000	90,000	180,000	180,000	-	0.00%
		11,319,531	12,833,204	14,308,879	16,382,062	2,073,183	14.49%
Debt Levy	Final Levy Year						
Certificate of Indebtedness 2020	2023	106,299	-	-	-	-	0.00%
G.O. Bond 2012A (1)	2023	176,109	-	-	-	-	0.00%
G.O. Bond 2015A (1)	2030	223,532	219,857	216,182	219,236	3,054	1.41%
G.O. Bond 2015A - Abatement Portion	2026	50,427	54,732	53,682	50,562	(3,120)	(5.81%)
EDA Lease/Revenue Bond 2015	2035	320,815	319,765	318,557	317,192	(1,365)	(0.43%)
G.O. Bond 2018A	2033	485,737	485,475	484,215	482,640	(1,575)	(0.33%)
G.O. Bond 2021A	2031	211,465	207,895	209,575	211,150	1,575	0.75%
G.O. Bond 2025A	2040	-	-	-	406,823	406,823	0.00%
		1,574,384	1,287,724	1,282,211	1,687,603	405,392	31.62%
Total Levy		12,893,915	14,120,928	15,591,090	18,069,665	2,478,575	15.90%

CITY OF LINO LAKES
2026 ADOPTED TAX CAPACITY RATE

	Actual 2023	Actual 2024	Adopted 2025	Actual 2025	Adopted 2026
Taxable Market Value	3,287,882,335	3,539,171,941	3,581,879,847	3,565,047,754	3,770,155,637 *
<i>Annual % Change</i>	<i>27.06%</i>	<i>7.64%</i>	<i>1.21%</i>	<i>0.73%</i>	<i>5.75%</i>
	Actual 2023	Actual 2024	Adopted 2025	Actual 2025	Adopted 2026
Total Tax Capacity Value	35,452,015	38,846,166	39,533,445	39,247,363	41,519,925 *
Less FD Contribution in Value	(1,502,577)	(1,820,393)	(2,342,867)	(2,342,867)	(2,318,254)
Less Captured Value for Tax Increment	(1,041,739)	(1,399,596)	(1,017,937)	(1,013,861)	(1,009,610) *
Total Net Tax Capacity Value	32,907,699	35,626,177	36,172,641	35,890,635	38,192,061
<i>Annual % Change</i>	<i>29.14%</i>	<i>8.26%</i>	<i>1.53%</i>	<i>0.74%</i>	<i>6.41%</i>
Total Levy	12,893,915	14,120,928	15,591,090	15,591,090	18,069,665
Less FD Distribution	(1,384,776)	(1,260,837)	(1,460,414)	(1,460,414)	(1,574,621)
Total Net Levy for Tax Rate	11,509,139	12,860,091	14,130,676	14,130,676	16,495,044
<i>Annual % Change</i>	<i>12.49%</i>	<i>11.74%</i>	<i>9.88%</i>	<i>9.88%</i>	<i>16.73%</i>
City Tax Capacity Rate	34.974%	36.097%	39.065%	39.373%	43.190%

*Anoka County payable 2026 proposed values as of 10/31/2025. Final values are subject to change.

CITY OF LINO LAKES
2026 ADOPTED GENERAL FUND REVENUE SUMMARY

	Actual 2023	Actual 2024	Adopted 2025	September YTD 2025	Base Budget 2026	Adjustments Requested 2026	Adopted 2026	\$ Increase/ Decrease	% Increase/ Decrease
Property Taxes	9,666,211	10,399,167	11,349,814	5,752,394	11,349,814	1,744,415	13,094,229	1,744,415	15.37%
Other Taxes	147,131	133,969	155,000	110,360	155,000	(10,000)	145,000	(10,000)	(6.45%)
Special Assessments	1,185	382	-	109	-	-	-	-	***
Business Licenses and Permits	72,610	81,533	80,748	58,258	80,748	(6,883)	73,865	(6,883)	(8.52%)
Non-Business Licenses and Permits	901,042	1,062,454	892,961	824,588	892,961	77,763	970,724	77,763	8.71%
Intergovernmental	908,267	1,057,662	921,804	809,036	921,804	81,364	1,008,168	86,364	9.37%
Charges for Services	321,269	433,807	324,046	283,501	324,046	9,050	333,096	9,050	2.79%
Fines and Forfeits	85,400	96,282	76,000	69,375	76,000	5,000	81,000	5,000	6.58%
Investment Earnings	307,403	301,634	75,000	307,198	75,000	10,000	85,000	10,000	13.33%
Miscellaneous	171,576	159,291	174,950	157,668	174,950	2,967	177,917	2,967	1.70%
Other Financing Sources	21,213	22,040	-	314	-	-	-	-	0.00%
TOTAL REVENUES	12,603,307	13,748,221	14,050,323	8,372,800	14,050,323	1,913,676	15,968,999	1,918,676	13.66%

**CITY OF LINO LAKES
2026 ADOPTED GENERAL FUND REVENUE**

	Account Number	Actual 2023	Actual 2024	Adopted 2025	September YTD 2025	Base Budget 2026	Adjustments Requested 2026	Adopted 2026	Budget Detail
Property Taxes									
Current Taxes	101-000-3010	9,623,450	10,249,177	11,323,814	5,837,730	11,323,814	1,742,415	13,066,229	Levy for General Operations
Delinquent Taxes	101-000-3020	19,968	48,568	25,000	(32,324)	25,000	0	25,000	Prior Year(s) Delinquencies
Tax Increments	101-000-3050	21,567	97,137	0	(51,574)	0	0	0	
Tax Forfeits	101-000-3060	0	0	0	0	0	0	0	
Penalties & Interest	101-000-3150	1,226	4,285	1,000	(1,439)	1,000	2,000	3,000	
		9,666,211	10,399,167	11,349,814	5,752,394	11,349,814	1,744,415	13,094,229	
Special Assessments									
Current Assessments	101-000-3110	968	382	0	109	0	0	0	
Delinquent Assessments	101-000-3120	217	0	0	0	0	0	0	
		1,185	382	0	109	0	0	0	
Other Taxes									
Lodging Tax	101-000-3180	79,581	76,669	85,000	64,747	85,000	0	85,000	Twin Cities Gateway Pass-Through
Circle Pines Gas Franchise	101-000-3185	67,550	57,300	70,000	45,613	70,000	(10,000)	60,000	
		147,131	133,969	155,000	110,360	155,000	(10,000)	145,000	
Business Licenses and Permits									
Liquor License - On-Sale	101-000-3201	42,200	41,440	42,000	30,350	42,000	(1,500)	40,500	License to Sell Liquor for On-Premises Consumption
Liquor License - 3.2 Beer	101-000-3202	0	1,000	0	800	0	400	400	License to Sell Packaged Liquor for Off-Premises Consumption
Liquor License - Off Sale	101-000-3203	1,600	1,200	1,400	1,000	1,400	(400)	1,000	License to Sell Packaged Liquor for Off-Premises Consumption
Liquor License - Sunday	101-000-3204	1,800	2,000	1,800	1,400	1,800	(200)	1,600	License to Sell Liquor for On-Premises Consumption on Sunday
Liquor License - Club	101-000-3205	500	300	500	300	500	(200)	300	
Temporary Consumption Permit	101-000-3207	100	100	200	50	200	0	200	
Investigation Fee	101-000-3208	3,779	3,710	3,500	1,610	3,500	0	3,500	Fee to Perform Background Investigation for License Applicants
Tobacco License	101-000-3211	742	3,500	3,500	3,000	3,500	(250)	3,250	Annual License to Sell Tobacco in the City
Cannabinoid License	101-000-3212	950	2,067	1,900	0	1,900	(1,900)	0	The City no longer issues this license
Contractor's License	101-000-3213	8,080	13,200	14,858	7,000	14,858	(3,283)	11,575	
Garbage Removal License	101-000-3214	2,155	3,145	2,750	3,460	2,750	0	2,750	Annual License to Collect Refuse in the City
Rental Housing License	101-000-3215	8,329	6,252	6,105	5,853	6,105	0	6,105	
Dance License	101-000-3219	35	35	35	35	35	0	35	
Fireworks License	101-000-3220	200	100	200	100	200	0	200	
Mobile Food Vendor Permit	101-000-3221	0	350	0	250	0	400	400	
Massage License	101-000-3222	1,141	1,384	1,000	1,300	1,000	50	1,050	
Peddler's License	101-000-3223	1,000	1,750	1,000	1,750	1,000	0	1,000	License for Door-to-Door Sales
		72,610	81,533	80,748	58,258	80,748	(6,883)	73,865	
Non-Business Licenses and Permits									
Building Permits	101-000-3250	448,045	531,347	495,243	361,593	495,243	45,015	540,258	Value-Based Fee-Covers the Cost of Inspection & Code Compliance
Plan Inspection Fees	101-000-3251	259,455	308,707	224,170	208,048	224,170	30,539	254,709	65% of Bldg Permit Fee to Cover Cost of Plan Review
Erosion Control Permits	101-000-3252	18,880	20,480	24,000	16,160	24,000	0	24,000	
Plumbing Permits	101-000-3253	30,554	37,030	33,396	31,276	33,396	300	33,696	
Heating & Air Conditioning Permits	101-000-3254	85,327	81,268	70,804	50,979	70,804	1,000	71,804	
Septic Plumbing Permit	101-000-3255	5,890	5,340	5,694	2,910	5,694	0	5,694	
Septic System Permit	101-000-3256	6,500	7,000	7,035	3,750	7,035	0	7,035	
Fence Permit	101-000-3259	6,624	7,000	5,189	5,402	5,189	150	5,339	
Dog License	101-000-3260	720	830	1,000	1,215	1,000	0	1,000	
Sign Permit	101-000-3262	1,085	75	941	0	941	59	1,000	
Road Overweight Permit	101-000-3263	150	0	0	0	0	0	0	
Underground Utility Permit	101-000-3264	32,462	26,737	19,489	139,113	19,489	700	20,189	
Miscellaneous Permits	101-000-3266	5,350	4,887	6,000	4,143	6,000	0	6,000	
Refunds & Reimbursements	101-000-3626	0	31,753	0	0	0	0	0	
		901,042	1,062,454	892,961	824,588	892,961	77,763	970,724	
Intergovernmental									
Federal Grants Revenue	101-000-3310	0	26,481	0	31,080	0	0	0	
TZD Safe Roads Grant	101-000-3312	37,515	26,479	30,000	22,234	30,000	0	30,000	Office of Traffic Safety (OTS) Grant Funding
State Revenue	101-000-3320	3,291	13,353	0	0	0	0	0	
Market Value Credit	101-000-3321	3,788	7,251	3,500	0	3,500	0	3,500	
Police State Aid	101-000-3325	299,203	341,688	300,000	341,843	300,000	45,000	345,000	Aid for Police Retirement Plan and POST Training
Public Safety State Grant	101-000-3326	0	45,929	0	65,627	0	0	0	Aid for Police Retirement Plan and POST Training
Fire State Aid	101-000-3330	169,000	192,547	180,000	0	180,000	15,000	200,000	PERA SVF Contribution of \$200,000, Net Revenue \$50,000
State Grants - Fire	101-000-3331	30,255	32,391	20,000	16,942	20,000	7,000	27,000	Fire Training/Ed
Municipal State Aid	101-000-3340	266,516	294,114	295,000	326,186	295,000	30,000	325,000	For Maintenance of City-Designated State-Aid Roads
County Grants - Other	101-000-3350	0	0	0	5,124	0	0	0	SCORE Grant for Recycling Efforts
County Grants - SCORE	101-000-3351	98,699	77,429	93,304	0	93,304	(15,636)	77,668	SCORE Grant for Recycling Efforts
		908,267	1,057,662	921,804	809,036	921,804	81,364	1,008,168	

**CITY OF LINO LAKES
2026 ADOPTED GENERAL FUND REVENUE**

	Account Number	Actual 2023	Actual 2024	Adopted 2025	September YTD 2025	Base Budget 2026	Adjustments Requested 2026	Adopted 2026	Budget Detail
Charges for Services									
Aerial Map Fee	101-000-3402	4,410	18,450	15,000	0	15,000	0	15,000	
Assessment Search Fee	101-000-3403	5,560	4,920	4,500	3,485	4,500	500	5,000	
Election Filing Fees	101-000-3404	25	0	0	40	0	0	0	
Engineering/Planning Charges	101-000-3405	48,751	84,233	35,486	39,447	35,486	4,400	39,886	
Investment Management Charge	101-000-3406	50,000	50,000	50,000	37,500	50,000	0	50,000	
Land Use Administration Fee	101-000-3407	16,699	17,966	10,860	16,150	10,860	650	11,510	
Sale of Supplies	101-000-3410	294	615	200	38	200	0	200	Incudes Data Request Searches & Retrieval of Responsive Data Fees
City Hall Rental	101-000-3411	125	25	200	0	200	0	200	
CFS - Public Safety	101-000-3420	171,820	243,699	190,000	175,113	190,000	2,500	192,500	
Police Reports	101-000-3421	975	269	800	464	800	0	800	
Police Training Fees	101-000-3422	0	0	0	165	0	0	0	
CFS - Public Works	101-000-3430	11,299	3,313	8,000	4,515	8,000	0	8,000	
SAC/Surcharge Fee	101-000-3432	5,524	5,091	4,000	3,184	4,000	1,000	5,000	
CFS - Culture & Rec	101-000-3460	5,787	5,171	5,000	3,400	5,000	0	5,000	
Contributions & Donations	101-000-3622	0	55	0	0	0	0	0	
		321,269	433,807	324,046	283,501	324,046	9,050	333,096	
Fines and Forfeits									
Fines & Forfeits	101-000-3510	84,800	95,682	75,000	69,375	75,000	5,000	80,000	
Driving Diversion Program	101-000-3512	600	600	1,000	0	1,000	0	1,000	
		85,400	96,282	76,000	69,375	76,000	5,000	81,000	
Investment Earnings									
Interest Earnings	101-000-3620	163,200	179,428	75,000	157,817	75,000	10,000	85,000	2.00% Interest Rate Assumption
Change in Fair Value of Investments	101-000-3621	144,203	122,206	0	149,381	0	0	0	
		307,403	301,634	75,000	307,198	75,000	10,000	85,000	
Miscellaneous									
Donations	101-000-3622	1,000	0	0	500	0	0	0	
Bldg Lease Revenue	101-000-3623	121,291	124,073	126,950	103,205	126,950	2,967	129,917	New Creations Child Care
Miscellaneous Revenue	101-000-3810	442	2,364	2,000	2,718	2,000	0	2,000	
Refunds & Reimbursements	101-000-3626	48,841	32,854	46,000	51,245	46,000	0	46,000	P-Card Rebates, LMC Ins Div, Peace Officer Benefit, Police Vest Reimbursement
Cash Over/Short	101-000-3800	2	0	0	0	0	0	0	
		171,576	159,291	174,950	157,668	174,950	2,967	177,917	
Other Financing Sources									
Use of Fund Reserves	101-000-3900	0	0	0	0	0	0	0	
Sale of Fixed Assets	101-000-3910	1,213	2,040	0	314	0	0	0	
Interfund Transfers In	101-000-3920	20,000	20,000	0	0	0	0	0	
		21,213	22,040	0	314	0	0	0	
Total Revenues									
		12,603,307	13,748,221	14,050,323	8,372,800	14,050,323	1,913,676	15,968,999	

**CITY OF LINO LAKES
GENERAL FUND
2026 BASE BUDGET ADJUSTMENTS**

DEPARTMENT	ACCT #	NAME	DESCRIPTION	AMOUNT
Administration	4300	Professional Services	Increased costs related to pre-employment assessment and training	7,253
Building Inspection	4310	Technology Services	BS&A software annual increases	850
Charter	4300	Prof Services - Charter Cor	Decrease due to historic trends	(3,000)
Council	4452	Subscriptions & Dues	Annual increases in membership fees/dues	973
Council	4343	Newsletter	Additional Printing Costs	801
Council	4900	Marketing	Increased planned activities and historical trend	1,165
Econ Development	4330	Travel and Tuition	Adjustment education budget for staff training	400
Econ Development	4410	Contracted Services	Decrease for ACRED contribution. County is funding 100%	(1,500)
Elections	41XX	Wages & Benefits	Increase for election judges in even year election	46,182
Elections	4330	Travel & Tuition	Clerk Training, Transport of ballots to Anoka County	500
Elections	4340	Advertising	Reduce for even year election	(1,800)
Engineering	4410	Contracted Services	2.5% increase in Engineering retainer	1,335
Finance	4310	Technology Services	Metro-INET, BS&A, Easy CIP software annual increases	42,981
Finance	4410	Contracted Services	County Assessor Contract	5,000
Finance	4308	Auditor	Inflationary Fee Increases	3,500
Finance	4342	Truth in Taxation	Per Parcel Fees - Additional Parcels	300
Fire	41XX	Wages & Benefits	Payroll Budget Requests	807,428
Fire	4370	Uniforms	Moving from CIP to general budget and spreading out over 6	54,600
Fire	4330	Travel & Tuition	8 2025 new hires @ \$2750 ea	16,500
Fire	4370	Uniforms	4 @ \$8400 each set	14,400
Fire	4410	Contracted Services	Previously in-house & not budgeted, estimated based on 2025	12,000
Fire	4330	Travel & Tuition	Fire training	10,200
Fire	4330	Travel & Tuition	Sending 5 per year until all EMRs are trained	10,000
Fire	4410	Contracted Services	Not budgeted in 2025, Anoka County service allocation & First	10,000
Fire	4330	Travel & Tuition	4 at \$2000 each, not previously budgeted	8,000
Fire	4370	Uniforms	Increase in number of FF	5,100
Fire	4370	Uniforms	13 @ \$800 each	4,400
Fire	4410	Contracted Services	7 AED, 1 heart monitor	3,232
Fire	4300	Professional Services	FF must be certified to be licensed, 3 cert ea x 46 FF x \$75	3,050
Fire	4330	Travel & Tuition	Increase in training expenses	2,400
Fire	4300	Professional Services	46 FF x \$75 ea for fully licensed dept.	2,325
Fire	4321	Telephone	Addition of 2 new sim cards for mobile computers + 1 moved from PD to FD	2,088
Fire	4330	Travel & Tuition	Fire Officer, Operators, Leadership, Conference	1,850
Fire	4330	Travel & Tuition	1 paramedic, 29 EMT @ \$100, EMR 14 @ \$100	1,600
Fire	4211	Maintenance Supplies	Inflationary costs	1,300
Fire	4330	Travel & Tuition	2 people in attendance instead of 1	1,150
Fire	4321	Telephone	Addition of 4 new cell phones	1,058
Fire	4240	Small Tools	Replace	900
Fire	4330	Travel & Tuition	Auto extraction, doors, etc.	900
Fire	4410	Contracted Services	22 ground ladders @\$110	880
Fire	4410	Contracted Services	Clarey's @ \$95 per SCBA x 45	540
Fire	4410	Contracted Services	Dues increase	500
Fire	4410	Contracted Services	Increase in firefighters	345
Fire	4211	Maintenance Supplies	Purchase additional masks/expired masks replacement	258
Fire	4214	Fire Prevention	Inflationary costs	200
Fire	4410	Contracted Services	Annual Maint & test	200
Fire	4452	Subscriptions & Dues	Dues increase	200
Fire	4410	Contracted Services	Estimated price increase per vendor	167
Fire	4410	Contracted Services	Price increase	65
Fire	4452	Subscriptions & Dues	Dues increase	60
Fire	4452	Subscriptions & Dues	Dues increase	50
Fire	4452	Subscriptions & Dues	Dues increase	10
Fire	4452	Subscriptions & Dues	Reduce from 2 to 1 subscriptions	(130)
Fire	4410	Contracted Services	Annual testing to City Hall budget	(500)
Fire	4240	Small Tools	Removed	(2,000)
Fire	4410	Contracted Services	Not needed in 2026	(2,400)

DEPARTMENT	ACCT #	NAME	DESCRIPTION	AMOUNT
Fire	4410	Contracted Services	Estimated price based on last 2 invoices	(4,000)
Fire	4410	Contracted Services	Cancelling contract end of 2025	(5,400)
Fire	4370	Uniforms	5 PT @ \$8400 each	(9,200)
Fleet	4240	Small Tools	A/C Recharge Machine	12,000
Fleet	41XX	Overtime Wages & Bens	Increase Overtime Wages and Benefits to reflect actual	2,367
Fleet	4321	Telephone	Additional Plow Truck GPS	240
Govt Buildings	5000	Equipment	Alerton Software Update City Hall and Fire 2 (\$25,000)	25,000
Govt Buildings	4300	Professional Services	Increase to Reflect Actual	17,000
Govt Buildings	4200	Office Supplies	Reduction in Office Supplies	(1,000)
Legal	4301	Legal Services	Increase per historical trend and increased data practices compliance	40,000
Parks	4415	Rented Equipment	Mastic Kettle Rental	1,000
Parks	4240	Small Tools	Reduction Due to 2025 Purchases	(16,000)
Parks	4410	Contracted Services	Reduction Due to 2025 Project Completions, Add Fog Seal Trails (\$40,000)	(136,000)
Planning	4410	Contracted Services	Set aside for 2050 Comprehensive Plan Update (1 of 3)	15,000
Police	41XX	Overtime Wages & Bens	Historical Trends, historically underbudgeted	62,561
Police	41XX	Part-time Wages & Bens	Police Trainer and Background Investigator - Additional hours	22,321
Police	4410	Contracted Services	Increased fee for Anoka County JLEC RMS, increased cost for Embedded Systems sirens, Replace flooring and cabinets in DMT & detention room to improve safety	21,990
Police	41XX	Full-time Wages & Benefits	Selected promotions/position adjustments	12,097
Police	4200	Office Supplies	Purchase office furniture for two new sergeant positions	8,600
Police	4300	Professional Services	Promotional testing for Sergeants positions, BWC and squad video audit, language line services	5,970
Police	4240	Small Tools	Purchase 28 holsters x \$199 = \$5,572 for Glock 45 with red dot optics.	5,600
Police	4240	Small Tools	Purchase 2 non-lethal PepperBall launchers that shoot projectiles with irritant and accessories	5,300
Police	4211	Maintenance Supplies	Expenses related to repairs of VirTra system that is no longer covered by warranty	4,800
Police	4300	Professional Services	K9 Vet Bills and Lodging - Previously not budgeted	4,000
Police	4360	Insurance	Increase in rates	250
Police	4370	Uniforms	COLA Adjustments for uniforms and replacements for on-duty damaged uniforms	4,706
Police	4200	Office Supplies	Purchase replacement chairs for roll call room (x14)	2,800
Police	4211	Maintenance Supplies	Ammo-Price increase and additional ammo needed for red dot optic qualification	2,170
Police	4211	Maintenance Supplies	K9 Food and Supplies - Previously not budgeted	2,000
Police	4321	Telephone	Add mobile hotspots to cell phone due to computers no longer having aircards, Add two additional cell phone lines for future officers #27-29	1,882
Police	4240	Small Tools	Purchase patrol rapid response trauma kits (8 patrol bags and 1 SRO bag)	1,800
Police	4200	Office Supplies	Purchase cubicle name plates for officers and monitor for roll call room	1,160
Police	4200	Office Supplies	Price increase for toner/printer cartridges	1,100
Police	4211	Maintenance Supplies	Seat covers for 318, 319, 320, and squad cleaning supplies - Previously not budgeted	1,000
Police	4211	Maintenance Supplies	Not previously budgeted - replace expired/used N95/gas masks	800
Police	4240	Small Tools	Purchase 8 (\$89.00 each) tint meters to be used for traffic enforcement	750
Police	4240	Small Tools	Purchase 12 handheld tire deflation tools (\$41 each) and nylon bags for storage (\$10.65)	650
Police	4240	Small Tools	Price increase for 5 Taser replacements	500
Police	4240	Small Tools	Purchase 2 replacement patrol medical bags	325
Police	4211	Maintenance Supplies	Medical supplies to restock patrol medical bags - Previously not budgeted	250
Police	4214	Crime Prevention	Previously not budgeted -Tactacam subscription for trail cameras	225
Police	4211	Maintenance Supplies	Range Supplies-Price increase for targets, cleaning supplies, and range supplies, Increased cost for simunition rounds	200
Police	4211	Maintenance Supplies	Increased cost for regular and tornado emergency siren batteries	200

DEPARTMENT	ACCT #	NAME	DESCRIPTION	AMOUNT
Police	4200	Office Supplies	Replace staff business cards with new logo reflecting change to police department	150
Police	4200	Office Supplies	Reduction in need for USB drives due to transition to AXON	(1,250)
Police	4240	Small Tools	Squad Computers - Replace schedule - 6 computers versus 9	(4,200)
Police	4240	Small Tools	Gas masks - Don't need to purchase	(10,724)
Solid Waste	4410	Contracted Services	increase in contracted services - recycling/earth day	1,922
Solid Waste	4200	Office Supplies	replacement signs and bases - score reimbursables	1,340
Solid Waste	4340	Advertising	reclassification of expenditures	350
Solid Waste	4343	Newsletter	reclassification of expenditures	(800)
Streets	4410	Contracted Services	Painting City Hall Sidewalk Fence (\$11,000), Replacement Sidewalk Pavers (\$13,000), Painting 4-Way Signals (\$12,000)	36,000
Streets	4211	Maintenance Supplies	Mastic Material Sealing Roads	15,000
Streets	4415	Rented Equipment	Mastic Kettle Rental	4,000
Streets	4229	Gravel & Similar Material	Gravel and Similar Material	3,000
Streets	4385	Street Lighting	Reduction Due to Completion of 2025 Projects	(109,000)

Total 2026 Adjustments Requested **1,130,668**

Increase in General Fund Base Budget	788,009
Less the increase in non-property tax revenues	(176,261)
Increase in Capital Equipment Levy	162,000
Decrease in Capital Fire Water Tender Levy	(2,033)
Increase in Pavement Management Levy	170,800
Increase in Existing Debt Levies	405,392

Total 2026 Tax Levy Increase **2,478,575**

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CITY OF LINO LAKES
2026 ADOPTED GENERAL FUND EXPENDITURES

DEPT#	DESCRIPTION	Actual 2023	Actual 2024	Adopted 2025	September YTD 2025	Base Budget 2026	Adjustments Requested 2026	Adopted 2026	\$ Increase/ Decrease	% Increase/ Decrease
ADMINISTRATION										
401	MAYOR AND COUNCIL	97,952	90,960	158,575	111,141	163,925	2,939	166,864	8,289	5.23%
402	ADMINISTRATION	561,264	691,961	718,433	586,644	754,182	7,253	761,435	43,002	5.99%
403	ELECTIONS	15,383	92,644	21,367	1,340	21,478	44,882	66,360	44,993	210.57%
405	CHARTER ADMINISTRATION	668	167	9,980	1,385	9,980	(3,000)	6,980	(3,000)	(30.06%)
407	FINANCE	667,663	846,209	840,540	764,802	850,391	51,781	902,172	61,632	7.33%
414	LEGAL CONSULTANTS	189,796	174,203	148,000	124,078	148,000	40,000	188,000	40,000	27.03%
TOTAL ADMINISTRATION		1,532,725	1,896,144	1,896,895	1,589,389	1,947,956	143,855	2,091,811	194,916	10.28%
COMMUNITY DEVELOPMENT										
415	ECONOMIC DEVELOPMENT	94,697	84,203	98,359	62,935	98,360	(1,100)	97,260	(1,099)	(1.12%)
416	PLANNING AND ZONING	146,769	150,136	195,076	118,583	203,793	15,000	218,793	23,717	12.16%
417	ENGINEERING	103,120	101,244	100,459	126,155	100,459	1,335	101,794	1,335	1.33%
418	COMMUNITY DEVELOPMENT	204,692	218,340	328,245	176,235	351,830	0	351,830	23,585	7.19%
461	ENVIRONMENTAL	46,772	51,459	71,060	45,988	73,562	0	73,562	2,502	3.52%
462	SOLID WASTE ABATEMENT	98,726	67,058	93,304	42,809	94,951	2,812	97,763	4,459	4.78%
463	FORESTRY	92,487	129,394	113,856	47,518	115,371	0	115,371	1,515	1.33%
TOTAL COMMUNITY DEVELOPMENT		787,263	801,834	1,000,359	620,221	1,038,326	18,047	1,056,373	56,014	5.60%
PUBLIC SAFETY										
420	POLICE PROTECTION	4,581,552	4,789,052	5,373,348	3,732,811	5,941,964	159,982	6,101,946	728,598	13.56%
421	FIRE PROTECTION	1,029,456	1,185,685	1,306,895	1,046,093	1,342,751	954,326	2,297,077	990,182	75.77%
422	BUILDING INSPECTIONS	487,252	460,380	564,944	350,245	594,881	850	595,731	30,787	5.45%
TOTAL PUBLIC SAFETY		6,098,260	6,435,117	7,245,187	5,129,150	7,879,596	1,115,158	8,994,754	1,749,567	24.15%
PUBLIC SERVICES										
430	STREETS	939,447	1,017,198	1,284,077	939,781	1,316,485	(51,000)	1,265,485	(18,592)	(1.45%)
431	FLEET MANAGEMENT	778,513	770,543	790,727	663,620	807,798	14,607	822,405	31,678	4.01%
432	GOVERNMENT BUILDINGS	578,975	584,744	654,746	502,268	653,726	41,000	694,726	39,980	6.11%
450	PARKS	924,207	997,320	1,103,332	662,606	1,119,444	(151,000)	968,444	(134,888)	(12.23%)
451	RECREATION	0	0	0	0	0	0	0	0	0.00%
TOTAL PUBLIC SERVICES		3,221,142	3,369,805	3,832,882	2,768,274	3,897,453	(146,393)	3,751,060	(81,822)	(2.13%)
OTHERS										
499	CONTINGENCY/TRANSFERS/OTHERS	466,554	286,590	75,000	115,000	75,000	0	75,000	0	0.00%
TOTAL OTHERS		466,554	286,590	75,000	115,000	75,000	0	75,000	-	0.00%
TOTAL GENERAL FUND EXPENDITURES		12,105,944	12,789,490	14,050,323	10,222,034	14,838,331	1,130,668	15,968,999	1,918,676	13.66%

**CITY OF LINO LAKES
PERSONNEL TOTALS**

	<u>Actual 2023</u>	<u>Actual 2024</u>	<u>Adopted 2025</u>	<u>Adopted 2026</u>
ADMINISTRATION	4.000	5.000	4.000	4.000
FINANCE	2.600	2.600	2.600	2.600
PLANNING & ZONING	1.000	1.000	1.000	1.000
COMMUNITY DEVELOPMENT	1.700	2.700	2.700	2.700
ENVIRONMENTAL	0.300	0.300	0.300	0.300
SOLID WASTE	0.200	0.200	0.200	0.200
FORESTRY	0.250	0.250	0.250	0.250
POLICE	33.050	34.550	33.050	34.950
FIRE	6.950	2.450	6.950	15.800
BUILDING INSPECTIONS	4.500	4.500	4.500	4.500
STREETS	6.250	6.250	6.250	6.250
FLEET	2.550	2.550	2.550	2.550
GOVERNMENT BUILDINGS	0.150	0.150	0.150	1.280
PARKS	5.600	5.600	5.600	5.600
RECREATION	-	-	-	-
TOTAL GENERAL FUND	69.100	68.100	70.100	81.980
ROOKERY ACTIVITY CENTER FUND	7.000	7.000	6.000	6.000
WATER FUND	4.050	4.050	4.050	4.050
SEWER FUND	4.050	4.050	4.050	4.050
STORM WATER FUND	1.800	1.800	1.800	1.800
GRAND TOTAL	86.000	85.000	86.000	97.880

Personnel are shown as Full Time Equivalents (FTE)

Part-time Rookery Staff, Temporary Summer Seasonals, and Interns are not included

CITY OF LINO LAKES

MAYOR AND COUNCIL (101-401)

		September		Base		Adjustments			
		YTD		Budget		Requested		Adopted	
		2025		2026		2026		2026	
Description	Object Code	Actual 2023	Actual 2024	Adopted 2025	YTD 2025	Base Budget 2026	Adjustments Requested 2026	Adopted 2026	Budget Detail
PERSONAL SERVICES									
FULL-TIME WAGES	4101	46,458	49,286	49,286	36,965	54,092	0	54,092	100% Mayor 4 - 100% Councilmembers
PERA CONTRIBUTIONS	4121	2,323	2,464	2,464	1,848	2,705	0	2,705	
FICA CONTRIBUTIONS	4122	709	748	715	571	784	0	784	
MN PAID LEAVE	4126	0	0	0	0	214	0	214	
LIFE & DISABILITY INSURANCE	4133	0	0	0	0	0	0	0	
WORKER'S COMPENSATION	4151	95	86	80	80	100	0	100	
		49,585	52,584	52,545	39,463	57,895	0	57,895	
SUPPLIES									
OFFICE SUPPLIES	4200	0	19	0	0	0	0	0	
		0	19	0	0	0	0	0	
OTHER SERVICES AND CHARGES									
PROFESSIONAL SERVICES	4300	0	0	49,000	32,105	49,000	0	49,000	Strategic Planning Workplan Development Facilitator, Compensation Plan Study
TELEPHONE	4321	0	2,174	3,000	1,398	3,000	0	3,000	Cellular Phones
TRAVEL & TUITION	4330	0	13	1,500	1,105	1,500	45	1,545	LMC Conference, Elected Officials Conference
ADVERTISING	4340	113	0	200	114	200	0	200	Meeting Notices
NEWSLETTER	4343	22,991	23,601	25,200	9,314	25,200	756	25,956	Spring/Summer, Fall & Winter Newsletters
		23,104	25,788	78,900	44,036	78,900	801	79,701	
CONTRACTUAL SERVICES									
CONTRACTED SERVICES	4410	0	0	0	781	0	0	0	
SUBSCRIPTIONS & DUES	4452	20,034	7,186	21,630	21,587	21,630	973	22,603	League of MN Cities, MN Mayors Association
CITY MARKETING	4900	5,230	5,383	5,500	5,273	5,500	1,165	6,665	Awards & Plaques, Employee Recognition & Appreciation, Lino Lakes Ambassadors (\$2,000), Job Fair Supplies
		25,264	12,569	27,130	27,641	27,130	2,138	29,268	
TOTAL MAYOR AND COUNCIL									
		97,952	90,960	158,575	111,141	163,925	2,939	166,864	

CITY OF LINO LAKES

ADMINISTRATION (101-402)

Description	Object Code	Actual 2023	Actual 2024	Adopted 2025	September YTD 2025	Base Budget 2026	Adjustments Requested 2026	Adopted 2026	Budget Detail
PERSONAL SERVICES									
FULL-TIME WAGES	4101	414,232	483,264	503,413	288,288	540,423	0	540,423	100% City Administrator
OVERTIME WAGES	4102	0	0	0	0	0	0	0	100% Human Resources and Communications Manager
TEMPORARY WAGES	4106	0	20,800	0	144,315	0	0	0	100% Communications Specialist
EMPLOYEE WELLNESS PROGRAM	4108	0	0	0	0	0	0	0	100% City Clerk
PERA CONTRIBUTIONS	4121	31,018	32,386	37,756	28,214	40,532	0	40,532	
FICA CONTRIBUTIONS	4122	31,377	33,974	38,511	32,731	41,342	0	41,342	
MN PAID LEAVE	4126	0	0	0	0	2,135	0	2,135	
DEFERRED COMP CONTRIBUTION	4123	0	0	0	0	0	0	0	
HEALTH INSURANCE	4131	13,200	20,236	43,192	22,619	35,828	0	35,828	
LIFE & DISABILITY INSURANCE	4133	886	925	1,022	632	990	0	990	
DENTAL INSURANCE	4134	408	511	2,499	729	2,499	0	2,499	
VEHICLE ALLOWANCE	4135	0	0	0	0	0	0	0	
UNEMPLOYMENT INSURANCE	4141	0	0	0	0	0	0	0	
WORKER'S COMPENSATION	4151	3,341	3,320	3,088	2,566	1,481	0	1,481	
		494,462	595,416	629,481	520,093	665,230	0	665,230	
SUPPLIES									
OFFICE SUPPLIES	4200	0	0	0	252	0	0	0	
		0	0	0	252	0	0	0	
OTHER SERVICES AND CHARGES									
PROFESSIONAL SERVICES	4300	20,591	22,285	19,972	17,923	19,972	5,528	25,500	Drug/Alcohol Testing, Pre-employment Assessments, Citywide Training, Data Practices Compliance
TECHNOLOGY SERVICES	4310	3,421	4,098	9,000	343	9,000	0	9,000	Technology purchases, software licenses
TELEPHONE	4321	1,141	1,579	1,975	1,687	1,975	59	2,034	Cellular Phones
TRAVEL & TUITION	4330	6,082	6,415	8,500	1,572	8,500	255	8,755	LMC Conference, ICMA Conference, MAMA Meetings, MCMA Conference, MPFLRA Conferences, TCHRA Conference, NPFLRA Webinars, City Clerk Certification, MCFOA Conference, Tuition Reimbursement
ADVERTISING	4340	2,860	1,396	2,500	1,180	2,500	0	2,500	Legal Publications, Job Postings
		34,096	35,773	41,947	22,704	41,947	5,842	47,789	
CONTRACTUAL SERVICES									
CONTRACTED SERVICES	4410	29,097	58,598	43,305	42,054	43,305	1,300	44,605	CivicEngage, CivicClerk, American Legal Online City Code, Document Destruction, TASC, NeoGov
SUBSCRIPTIONS & DUES	4452	3,608	2,174	3,700	1,540	3,700	111	3,811	MAMA, ICMA, MCMA, MCFOA, SHRM, GFOA, MNGFOA, MNCPA, Chain of Lakes Rotary, Dropbox, Notary
		32,705	60,772	47,005	43,594	47,005	1,411	48,416	
TOTAL ADMINISTRATION		561,264	691,961	718,433	586,644	754,182	7,253	761,435	

CITY OF LINO LAKES									
ELECTIONS (101-403)									
Description	Object Code	Actual 2023	Actual 2024	Adopted 2025	September YTD 2025	Base Budget 2026	Adjustments Requested 2026	Adopted 2026	Budget Detail
PERSONAL SERVICES									
FULL-TIME WAGES	4101	8,034	58,594	12,750	0	12,750	(12,750)	0	Part-time: Election Assistant Temporary: Primary and General Election Judges (Even Years) General Election Judges (Odd Years)
PART-TIME WAGES	4103	0	13,800	5,000	960	5,000	8,000	13,000	
TEMPORARY WAGES	4106	0	13,800	0	0	0	50,000	50,000	
PERA CONTRIBUTIONS	4121	0	0	0	0	0	0	0	
FICA CONTRIBUTIONS	4122	0	1,256	383	73	383	612	995	
MN PAID LEAVE	4126	0	0	0	0	156	93	249	
WORKER'S COMPENSATION	4151	230	317	134	86	89	227	316	
		8,264	87,767	18,267	1,119	18,378	46,182	64,560	
SUPPLIES									
OFFICE SUPPLIES	4200	159	2,019	1,000	0	1,000	0	1,000	Supplies for Elections
		159	2,019	1,000	0	1,000	0	1,000	
OTHER SERVICES AND CHARGES									
TECHNOLOGY SERVICES	4310	0	0	0	155	0	0	0	Technology purchases, software licenses
POSTAGE	4322	4	6	0	0	0	50	50	
TRAVEL & TUITION	4330	168	427	0	27	0	450	450	Transportation of ballots to Anoka County, Clerk training
ADVERTISING	4340	2,081	77	2,100	38	2,100	(1,800)	300	Election Ballots (Odd years - City pays cost of municipal election ballots); Public Notices
		2,252	510	2,100	220	2,100	(1,300)	800	
CONTRACTUAL SERVICES									
CONTRACTED SERVICES	4410	4,708	2,348	0	0	0	0	0	Voting Equipment System per Anoka County Agreement
		4,708	2,348	0	0	0	0	0	
CAPITAL OUTLAY									
EQUIPMENT	5000	0	0	0	0	0	0	0	
		0	0	0	0	0	0	0	
TOTAL ELECTIONS									
		15,383	92,644	21,367	1,340	21,478	44,882	66,360	

CITY OF LINO LAKES

CHARTER ADMINISTRATION (101-405)

Description	Object Code	Actual 2023	Actual 2024	Adopted 2025	September YTD 2025	Base Budget 2026	Adjustments Requested 2026	Adopted 2026	Budget Detail
OTHER SERVICES AND SUPPLIES									
PROFESSIONAL SERVICES	4300-000	318	167	1,000	557	1,000	0	1,000	Time Savers - Minutes
PROF SERVICES - CHARTER COMM	4300-999	350	0	8,980	828	8,980	(3,000)	5,980	Charter Commission Directed Expenses
		668	167	9,980	1,385	9,980	(3,000)	6,980	
TOTAL CHARTER ADMINISTRATION		668	167	9,980	1,385	9,980	(3,000)	6,980	

CITY OF LINO LAKES

FINANCE (101-407)

Description	Object Code	Actual 2023	Actual 2024	Adopted 2025	September YTD 2025	Base Budget 2026	Adjustments Requested 2026	Adopted 2026	Budget Detail
PERSONAL SERVICES									
FULL-TIME WAGES	4101	233,292	258,773	280,485	133,195	282,228	0	282,228	85% Finance Director
OVERTIME WAGES	4102	302	857	0	12,447	0	0	0	100% Accountant
TEMPORARY WAGES	4106	0	0	0	0	0	0	0	75% Accounting Clerk II
EMPLOYEE WELLNESS PROGRAM	4108	0	0	0	0	0	0	0	
PERA CONTRIBUTIONS	4121	17,477	19,212	21,036	11,570	21,167	0	21,167	
FICA CONTRIBUTIONS	4122	17,527	19,292	21,457	10,606	21,590	0	21,590	
MN PAID LEAVE	4126	0	0	0	0	1,115	0	1,115	
DEFERRED COMP CONTRIBUTION	4123	0	0	0	0	0	0	0	
HEALTH INSURANCE	4131	21,049	24,681	18,344	15,305	26,024	0	26,024	
LIFE & DISABILITY INSURANCE	4133	553	611	645	332	636	0	636	
DENTAL INSURANCE	4134	995	1,072	1,624	908	1,624	0	1,624	
UNEMPLOYMENT INSURANCE	4141	0	0	0	0	0	0	0	
WORKER'S COMPENSATION	4151	1,758	1,891	1,715	1,285	773	0	773	
		292,952	326,389	345,306	185,647	355,157	0	355,157	
SUPPLIES									
OFFICE SUPPLIES	4200	289	840	1,000	560	1,000	0	1,000	Accounts Payable Checks, W-2 Forms, 1099 Forms, Other Financial Forms
SMALL TOOLS	4240	0	2,941	0	0	0	0	0	
		289	3,781	1,000	560	1,000	0	1,000	
OTHER SERVICES AND CHARGES									
PROFESSIONAL SERVICES	4300	1,030	0	0	131,909	0	0	0	
AUDITOR	4308	22,775	19,630	21,500	21,911	21,500	3,500	25,000	General Fund Portion of Independent Annual Audit
TECHNOLOGY SERVICES	4310	246,839	388,083	358,134	316,005	358,134	42,981	401,115	Metro-INET Services, Programs & Support BS&A Software Annual Maintenance (Financial Modules) EasyCIP Annual Maintenance
TRAVEL & TUITION	4330	1,022	1,545	6,000	8	6,000	0	6,000	MNGFOA Conference, Continuing Professional Education, Other Finance Trainings
ADVERTISING	4340	1,209	1,285	1,500	1,052	1,500	0	1,500	Publish Budget and Financial Reports
TRUTH IN TAXATION	4342	2,295	2,473	2,700	2,618	2,700	300	3,000	City Share of Property Specific Notices
PAYMENT PROCESSING	4345	1,014	1,358	0	420	0	0	0	Credit Card Processing Fees and Other Finance Charges
		276,184	414,374	389,834	473,923	389,834	46,781	436,615	
CONTRACTUAL SERVICES									
CONTRACTED SERVICES	4410	97,030	100,378	103,000	104,072	103,000	5,000	108,000	Assessing Services - Anoka County - Based on Number of Parcels, Classification, and (Un)/Improved
SUBSCRIPTIONS & DUES	4452	1,207	1,287	1,400	600	1,400	0	1,400	MNGFOA Membership, GFOA Membership, MN Board of Accountancy, MNCPA Membership, GFOA Certificate of Achievement (COA) Program
		98,237	101,665	104,400	104,672	104,400	5,000	109,400	
TOTAL FINANCE		667,663	846,209	840,540	764,802	850,391	51,781	902,172	

CITY OF LINO LAKES

LEGAL CONSULTANTS (101-414)

LEGAL CONSULTANTS (101-414)					September	Base	Adjustments		
Description	Object Code	Actual 2023	Actual 2024	Adopted 2025	YTD 2025	Budget 2026	Requested 2026	Adopted 2026	Budget Detail
OTHER SERVICES AND CHARGES									
LEGAL SERVICES	4301	83,568	68,499	40,000	45,202	40,000	40,000	80,000	Consulting Attorney to City Council & Staff
CRIMINAL ATTORNEY SERVICES	4303	106,229	105,704	108,000	78,876	108,000	0	108,000	Consulting Services for Criminal Prosecutions
		189,796	174,203	148,000	124,078	148,000	40,000	188,000	
TOTAL LEGAL CONSULTANTS		189,796	174,203	148,000	124,078	148,000	40,000	188,000	

CITY OF LINO LAKES

ECONOMIC DEVELOPMENT (101-415)

ECONOMIC DEVELOPMENT (101-415)		September				Base	Adjustments		
Description	Object Code	Actual 2023	Actual 2024	Adopted 2025	YTD 2025	Budget 2026	Requested 2026	Adopted 2026	Budget Detail
PERSONAL SERVICES									
FULL-TIME WAGES	4101	10,496	200	400	200	400	0	400	EDA Board Stipends
TEMPORARY WAGES	4106	0	0	0	0	0	0	0	
EMPLOYEE WELLNESS PROGRAM	4108	0	0	0	0	0	0	0	
PERA CONTRIBUTIONS	4121	64	10	20	10	20	0	20	
FICA CONTRIBUTIONS	4122	803	3	6	3	6	0	6	
MN PAID LEAVE	4126	0	0	0	0	2	0	2	
HEALTH INSURANCE	4131	0	0	0	0	0	0	0	
LIFE & DISABILITY INSURANCE	4133	0	0	0	0	0	0	0	
DENTAL INSURANCE	4134	0	0	0	0	0	0	0	
UNEMPLOYMENT INSURANCE	4141	0	0	0	0	0	0	0	
WORKER'S COMPENSATION	4151	130	(53)	3	3	2	0	2	
		11,493	160	429	216	430	0	430	
SUPPLIES									
OFFICE SUPPLIES	4200	135	136	180	127	180	0	180	EDAC Meeting Supplies
		135	136	180	127	180	0	180	
OTHER SERVICES AND CHARGES									
									Marketing Materials/Proposal Assistance - \$4,500
PROFESSIONAL SERVICES	4300	6,547	9,673	13,850	8,877	13,850	0	13,850	BRE Program Assistance - 10 hrs @ \$175/hr
TRAVEL & TUITION	4330	350	350	400	0	400	400	800	Pre Application Assistance - 40 hrs @ \$190/hr
ADVERTISING	4340	0	118	300	0	300	0	300	Econ Workshops/EDAM Annual Conference
		6,897	10,141	14,550	8,877	14,550	400	14,950	Marketing Brochure - Notices - Advertising
CONTRACTUAL SERVICES									
CONTRACTED SERVICES	4410	0	0	1,500	0	1,500	(1,500)	0	
SUBSCRIPTIONS & DUES	4452	570	930	950	580	950	0	950	EDAM, Sensible Land Use Coalition, Chamber of Commerce, Memberships
CITY MARKETING	4900	75,602	72,836	80,750	53,135	80,750	0	80,750	Lodging Tax Remittals - Pass through to Twin Cities Gateway Convention and Tourism Bureau
		76,172	73,766	83,200	53,715	83,200	(1,500)	81,700	
TOTAL ECONOMIC DEVELOPMENT									
		94,697	84,203	98,359	62,935	98,360	(1,100)	97,260	

CITY OF LINO LAKES

PLANNING AND ZONING (101-416)

Description	Object Code	Actual 2023	Actual 2024	Adopted 2025	September YTD 2025	Base Budget 2026	Adjustments Requested 2026	Adopted 2026	Budget Detail
PERSONAL SERVICES									
FULL-TIME WAGES	4101	101,088	105,680	111,594	80,389	118,300	0	118,300	100% Planner
OVERTIME WAGES	4102	0	0	0	0	0	0	0	
EMPLOYEE WELLNESS PROGRAM	4108	0	0	0	0	0	0	0	
PERA CONTRIBUTIONS	4121	7,564	7,855	8,370	6,392	8,872	0	8,872	
FICA CONTRIBUTIONS	4122	7,419	7,742	8,537	5,891	9,050	0	9,050	
MN PAID LEAVE	4126	0	0	0	0	467	0	467	
HEALTH INSURANCE	4131	8,064	8,453	8,734	7,195	9,524	0	9,524	
LIFE & DISABILITY INSURANCE	4133	262	265	265	199	252	0	252	
DENTAL INSURANCE	4134	612	612	625	521	625	0	625	
UNEMPLOYMENT INSURANCE	4141	0	0	0	0	0	0	0	
WORKER'S COMPENSATION	4151	811	749	841	700	593	0	593	
		125,820	131,356	138,966	101,286	147,683	0	147,683	
SUPPLIES									
OFFICE SUPPLIES	4200	0	0	200	102	200	0	200	Public/Advisory Meeting Supplies
		0	0	200	102	200	0	200	
OTHER SERVICES AND CHARGES									
PROFESSIONAL SERVICES	4300	6,299	3,166	7,950	3,403	7,950	0	7,950	Legal Assistance - Ordinance Updates, GIS Mapping Updates - FEMA/Zoning/Other
									Workshops - \$250 MnAPA Conference - \$500 P&Z Workshops (7 Members) - \$400 Misc Mileage - \$150 Computer Training - \$150
TRAVEL & TUITION	4330	1,859	231	1,450	353	1,450	0	1,450	Commissioners - 6 @ \$75 x 12 mtgs, Chair \$100 x 12 mtgs
BOARD STIPEND	4331	5,375	6,000	6,600	4,650	6,600	0	6,600	Maps, Non-Chargeable Hearing Notices
ADVERTISING	4340	116	509	250	1,213	250	0	250	
		13,649	9,906	16,250	9,618	16,250	0	16,250	
CONTRACTUAL SERVICES									
									Ord Updates - Comp Plan Update - \$25,000 - >\$40,000 BS&A Software Annual Maintenance - \$4,060 ArcGIS & Blue Beam Annual Maintenance - \$610 Misc Deliveries/Other - \$290 Consultant Services - Small Area Plans - 50 hrs @ \$180/hr - \$9,000
CONTRACTED SERVICES	4410	7,300	8,191	38,960	6,893	38,960	15,000	53,960	APA Membership, Misc Reference Materials
SUBSCRIPTIONS & DUES	4452	0	683	700	683	700	0	700	
		7,300	8,874	39,660	7,576	39,660	15,000	54,660	
TOTAL PLANNING AND ZONING		146,769	150,136	195,076	118,583	203,793	15,000	218,793	

CITY OF LINO LAKES

ENGINEERING (101-417)

		September		Base		Adjustments			
Description	Object Code	Actual 2023	Actual 2024	Adopted 2025	YTD 2025	Budget 2026	Requested 2026	Adopted 2026	Budget Detail
SUPPLIES									
SMALL TOOLS	4240	3,676	0	0	0	0	0	0	
		3,676	0	0	0	0	0	0	
OTHER SERVICES AND CHARGES									
PROFESSIONAL SERVICES	4300	45,179	49,221	45,500	88,831	45,500	0	45,500	Traffic Counts - \$3,500 Engineering Consultant (Hourly) - \$42,000
		45,179	49,221	45,500	88,831	45,500	0	45,500	
CONTRACTUAL SERVICES									
ENGINEERING CONSULTANT	4410	52,212	52,023	53,350	37,324	53,350	1,335	54,685	Engineering Consultant (Retainer) - \$99,487 CD (55%) - \$54718 Sewer Utility (15%) - \$14,923 Water Utility (15%) - \$14,923 Storm Utility (15%) - \$14,923
CONTRACTED SERVICES	4410	2,053	0	1,609	0	1,609	0	1,609	ArcGIS Annual Maintenance - \$500 Bluebeam Annual Maintenance - \$109 Aerial Photo - \$1,000
		54,265	52,023	54,959	37,324	54,959	1,335	56,294	
CAPITAL OUTLAY									
EQUIPMENT	5000	0	0	0	0	0	0	0	
		0	0	0	0	0	0	0	
TOTAL ENGINEERING		103,120	101,244	100,459	126,155	100,459	1,335	101,794	

CITY OF LINO LAKES

COMMUNITY DEVELOPMENT (101-418)

COMMUNITY DEVELOPMENT (101-418)				September	Base	Adjustments			
Description	Object Code	Actual 2023	Actual 2024	Adopted 2025	YTD 2025	Budget 2026	Requested 2026	Adopted 2026	Budget Detail
PERSONAL SERVICES									
FULL-TIME WAGES	4101	157,356	169,685	251,770	135,072	270,413	0	270,413	70% Community Development Director 100% Community Development Specialist 100% Administrative Assistant
OVERTIME WAGES	4102	0	0	0	847	0	0	0	
EMPLOYEE WELLNESS PROGRAM	4108	504	504	504	0	504	0	504	
PERA CONTRIBUTIONS	4121	11,774	12,600	18,883	10,728	20,281	0	20,281	
FICA CONTRIBUTIONS	4122	12,066	12,990	19,260	10,288	20,687	0	20,687	
MN PAID LEAVE	4126	0	0	0	0	1,068	0	1,068	
DEFERRED COMP CONTRIBUTION:	4123	0	703	0	592	0	0	0	
HEALTH INSURANCE	4131	11,664	11,963	19,987	9,562	21,567	0	21,567	
LIFE & DISABILITY INSURANCE	4133	340	350	560	274	578	0	578	
DENTAL INSURANCE	4134	612	612	1,687	573	1,687	0	1,687	
UNEMPLOYMENT INSURANCE	4141	0	0	0	0	0	0	0	
WORKER'S COMPENSATION	4151	1,415	1,608	1,917	1,576	1,368	0	1,368	
		195,730	211,015	314,568	169,512	338,153	0	338,153	
SUPPLIES									
OFFICE SUPPLIES	4200	45	50	100	20	100	0	100	
		45	50	100	20	100	0	100	
OTHER SERVICES AND CHARGES									
PROFESSIONAL SERVICES	4300	7,003	4,765	7,000	3,600	7,000	0	7,000	DataLink (GIS) Annual Service and Maintenance - \$5,000 Mapping and Database Design - \$2,000
TELEPHONE	4321	0	425	600	350	600	0	600	Staff Cell Phone
TRAVEL & TUITION	4330	679	790	3,200	1,716	3,200	0	3,200	Seminars, Conference, Training & Mileage
ADVERTISING	4340	203	452	0	184	0	0	0	
		7,885	6,432	10,800	5,849	10,800	0	10,800	
CONTRACTUAL SERVICES									
CONTRACTED SERVICES	4410	109	119	1,352	130	1,352	0	1,352	Bluebeam Annual Maintenance, ESRI
SUBSCRIPTIONS & DUES	4452	922	724	1,425	724	1,425	0	1,425	APA/AICP Membership
		1,031	843	2,777	854	2,777	0	2,777	
TOTAL COMMUNITY DEVELOPMENT									
		204,692	218,340	328,245	176,235	351,830	0	351,830	

CITY OF LINO LAKES

ENVIRONMENTAL (101-461)

Description	Object Code	Actual 2023	Actual 2024	Adopted 2025	September YTD 2025	Base Budget 2026	Adjustments Requested 2026	Adopted 2026	Budget Detail
PERSONAL SERVICES									
FULL-TIME WAGES	4101	25,835	27,530	30,153	21,617	31,967	0	31,967	30% Environmental Coordinator
OVERTIME WAGES	4102	0	0	0	0	0	0	0	Temporaries: Seasonal Position
TEMPORARY W AGES	4106	4,480	7,776	17,100	7,362	17,100	0	17,100	
EMPLOYEE WELLNESS PROGRAM	4108	0	0	0	0	0	0	0	
PERA CONTRIBUTIONS	4121	1,933	1,628	2,261	1,719	2,398	0	2,398	
FICA CONTRIBUTIONS	4122	2,306	2,622	3,615	2,154	3,754	0	3,754	
MN PAID LEAVE	4126	0	0	0	0	194	0	194	
DEFERRED COMP CONTRIBUTION	4123	0	0	0	0	0	0	0	
HEALTH INSURANCE	4131	2,419	2,948	5,399	4,317	5,731	0	5,731	
LIFE & DISABILITY INSURANCE	4133	68	61	80	59	76	0	76	
DENTAL INSURANCE	4134	184	153	187	156	187	0	187	
UNEMPLOYMENT INSURANCE	4141	0	1,268	0	2,396	0	0	0	
WORKER'S COMPENSATION	4151	268	400	356	297	246	0	246	
		37,493	44,386	59,151	40,077	61,653	0	61,653	
SUPPLIES									
OFFICE SUPPLIES	4200	0	0	0	0	0	0	0	Chemicals, Seed, etc. (Includes Blue Heron Rookery Supplies)
MAINTENANCE SUPPLIES	4211	536	11	700	0	700	0	700	
SMALL TOOLS	4240	223	0	300	0	300	0	300	
		759	11	1,000	0	1,000	0	1,000	
OTHER SERVICES AND CHARGES									
PROFESSIONAL SERVICES	4300	1,262	0	1,000	-	1,000	0	1,000	Ecologist, Hydrologist - Environmental Reviews/Research & Development, Resource Management Planning
TELEPHONE	4321	368	665	400	932	400	0	400	Staff Cell Phone
TRAVEL & TUITION	4330	1,136	610	1,500	-	1,500	0	1,500	Various Training Seminars, Conferences, Mileage - 1 Staff & Environmental Board, Wetland Delineation Training
BOARD STIPEND	4331	4,525	4,450	6,600	3,825	6,600	0	6,600	Commissioners - 6 @ \$75 x 12 mtgs, Chair \$100 x 12 mtgs
		7,292	5,725	9,500	4,757	9,500	0	9,500	
CONTRACTUAL SERVICES									
CONTRACTED SERVICES	4410	1,028	1,132	1,109	1,154	1,109	0	1,109	ArcGIS Annual Maintenance - \$1,000 Bluebeam Annual Maintenance - \$109
SUBSCRIPTIONS & DUES	4452	201	205	300	0	300	0	300	Professional Memberships - ISA, MWPA, Tree Care
		1,229	1,337	1,409	1,154	1,409	0	1,409	
TOTAL ENVIRONMENTAL		46,772	51,459	71,060	45,988	73,562	0	73,562	

CITY OF LINO LAKES

SOLID WASTE ABATEMENT (101-462)

SOLID WASTE ABATEMENT (101-462)		Actual		September		Base		Adjustments		Budget Detail
Description	Object Code	2023	2024	2025	YTD 2025	Budget 2026	Requested 2026	Adopted 2026		
PERSONAL SERVICES										
FULL-TIME WAGES	4101	17,224	18,354	20,102	14,411	21,311	0	21,311	20% Environmental Coordinator	
OVERTIME WAGES	4102	0	0	0	0	0	0	0	Temporaries: Recycling Intern	
TEMPORARY W AGES	4106	18,519	15,946	28,652	4,347	28,652	0	28,652		
EMPLOYEE WELLNESS PROGRAM	4108	0	0	0	0	0	0	0		
PERA CONTRIBUTIONS	4121	2,022	1,085	1,508	1,146	1,598	0	1,598		
FICA CONTRIBUTIONS	4122	2,726	2,571	3,730	1,223	3,822	0	3,822		
MN PAID LEAVE	4126	0	0	0	0	197	0	197		
DEFERRED COMP CONTRIBUTION	4123	0	0	0	0	0	0	0		
HEALTH INSURANCE	4131	1,613	1,714	3,599	2,878	3,821	0	3,821		
LIFE & DISABILITY INSURANCE	4133	45	41	53	40	50	0	50		
DENTAL INSURANCE	4134	123	102	125	104	125	0	125		
WORKER'S COMPENSATION	4151	298	256	295	225	135	0	135		
		42,569	40,069	58,064	24,374	59,711	0	59,711		
SUPPLIES										
OFFICE SUPPLIES	4200	846	460	1,100	495	1,100	1,340	2,440	Recycling Supplies, Compostable Products	
MAINTENANCE SUPPLIES	4211	0	0	0	839	0	0	0		
		846	460	1,100	1,334	1,100	1,340	2,440		
OTHER SERVICES AND CHARGES										
PROFESSIONAL SERVICES	4300	0	184	0	0	0	0	0		
POSTAGE	4322	0	1,791	0	0	0	0	0		
TRAVEL & TUITION	4330	0	0	300	0	300	0	300	Association of Recycling Managers Workshops	
ADVERTISING	4340	5,373	1,728	3,000	0	3,000	350	3,350	Notices for Recycling Days, Earth Day, Etc.	
NEWSLETTER	4343	792	737	5,100	498	5,100	(800)	4,300		
		6,166	4,440	8,400	498	8,400	(450)	7,950		
CONTRACTUAL SERVICES										
CONTRACTED SERVICES	4410	49,146	22,089	25,740	16,602	25,740	1,922	27,662	Recycling & Earth Day Vendors, Organics Service	
		49,146	22,089	25,740	16,602	25,740	1,922	27,662		
TOTAL SOLID WASTE ABATEMENT										
		98,726	67,058	93,304	42,809	94,951	2,812	97,763		

Note: Solid Waste Expenditures are reimbursed from Anoka County through the Solid Waste Management Coordinating Board (SCORE) grant.

CITY OF LINO LAKES

FORESTRY (101-463)

Description	Object Code	Actual 2023	Actual 2024	Adopted 2025	September YTD 2025	Base Budget 2026	Adjustments Requested 2026	Adopted 2026	Budget Detail
PERSONAL SERVICES									
FULL-TIME WAGES	4101	21,530	22,942	25,127	18,014	26,639	0	26,639	25% Environmental Coordinator
OVERTIME WAGES	4102	0	0	0	0	0	0	0	
TEMPORARY W AGES	4106	0	0	0	0	0	0	0	
EMPLOYEE WELLNESS PROGRAM	4108	0	0	0	0	0	0	0	
PERA CONTRIBUTIONS	4121	1,611	1,356	1,885	1,432	1,998	0	1,998	
FICA CONTRIBUTIONS	4122	1,636	1,689	1,922	1,241	2,038	0	2,038	
MN PAID LEAVE	4126	0	0	0	0	105	0	105	
DEFERRED COMP CONTRIBUTION	4123	0	0	0	0	0	0	0	
HEALTH INSURANCE	4131	2,016	2,142	4,499	3,598	4,776	0	4,776	
LIFE & DISABILITY INSURANCE	4133	57	51	66	50	63	0	63	
DENTAL INSURANCE	4134	153	128	156	130	156	0	156	
WORKER'S COMPENSATION	4151	1,659	2,034	1,571	1,263	966	0	966	
		28,661	30,342	35,226	25,728	36,741	0	36,741	
SUPPLIES									
MAINTENANCE SUPPLIES	4211	2,129	1,248	3,000	0	3,000	0	3,000	Fertilizers, Staking Material, EAB Chemicals - Treat 100 Ash Annually - 3 Yr Cycle
SMALL TOOLS	4240	184	0	250	397	250	0	250	
		2,313	1,248	3,250	397	3,250	0	3,250	
OTHER SERVICES AND CHARGES									
UNIFORMS	4370	378	162	380	0	380	0	380	
		378	162	380	0	380	0	380	
CONTRACTUAL SERVICES									
CONTRACTED SERVICES	4410	61,135	97,642	75,000	21,393	75,000	0	75,000	Damaged/Diseased Tree Removal/Oak Wilt Control - \$7,500 Emerald Ash Borer Tree Replacement Program - \$60,000 Blvd Tree Replacement - \$7,500
RENTED EQUIPMENT	4415.00	0	0	0	0	0	0	0	
		61,135	97,642	75,000	21,393	75,000	0	75,000	
TOTAL FORESTRY		92,487	129,394	113,856	47,518	115,371	0	115,371	

CITY OF LINO LAKES

POLICE (101-420)

Description	Object Code	Actual 2023	Actual 2024	Adopted 2025	September YTD 2025	Base Budget 2026	Adjustments Requested 2026	Adopted 2026	Budget Detail
PERSONAL SERVICES									
FULL-TIME WAGES	4101	2,957,286	3,031,507	3,440,871	2,184,224	3,920,476	10,714	3,931,190	1 Chief
OVERTIME WAGES	4102	130,091	145,659	100,000	148,915	100,000	50,000	150,000	7 Sergeants
PART-TIME WAGES	4103	0	6,051	99,801	57,584	102,480	19,935	122,415	2 Lieutenants (starting 7/1)
TEMPORARY WAGES	4106	18,708	16,275	0	0	0	0	0	19 Officers (18 authorized+ 1 extra)
POLICE CADETS	4107	0	23,987	0	39,420	0	0	0	2 Records Technicians
EMPLOYEE WELLNESS PROGRAM	4108	1,094	1,056	1,203	0	1,162	0	1,162	1 Evidence/Intel Specialist
PERA CONTRIBUTIONS	4121	509,856	520,815	605,273	423,560	686,682	9,654	696,336	1 Administrative Assistant (promoted to supervisor)
FICA CONTRIBUTIONS	4122	61,757	63,207	75,861	49,848	85,258	3,070	88,328	Overtime: Patrol, Court, Training, Special Events, DWI Enforcement
DEFERRED COMP CONTRIBUTION	4123	1,652	1,438	0	2,127	0	0	0	Part-time:
MN PAID LEAVE	4126	0	0	0	0	16,604	0	16,604	3 - 0.5 FTE Community Service Officers
HEALTH INSURANCE	4131	288,910	313,809	377,872	270,621	428,264	0	428,264	1 - Background Investigator
LIFE & DISABILITY INSURANCE	4133	6,793	6,871	8,038	5,382	8,151	0	8,151	1 - Trainer (position is sporadic and as needed)
DENTAL INSURANCE	4134	15,956	15,833	19,710	13,775	20,616	0	20,616	
UNEMPLOYMENT INSURANCE	4141	0	0	0	0	0	0	0	
WORKER'S COMPENSATION	4151	290,198	290,882	268,233	225,382	195,785	3,606	199,391	
		4,282,300	4,437,390	4,996,862	3,420,838	5,565,478	96,979	5,662,457	
SUPPLIES									
OFFICE SUPPLIES	4200	6,567	6,667	8,100	4,006	8,100	12,560	20,660	Business Cards, Letterhead and Envelopes, Toner/Printer Cartridges, Paper, DVD Discs, Misc Supplies, Ticketwriter Paper Rolls
MAINTENANCE SUPPLIES	4211	16,662	19,526	20,000	13,776	20,000	11,420	31,420	Ammo, Taser Supplies, Range Supplies, Simunition, DMT Gas, Property Evidence Supplies, N95 Masks, Portable Radio Batteries, K9 food and supplies
YOUTH PROGRAMS	4213	2,279	3,037	3,310	2,057	3,310	0	3,310	Supplies, Youth Safety Camp, Firearms Safety Camp, Snowmobile Safety, Explorers, Junior Citizen's Academy
CRIME PREVENTION/SAFETY	4214	5,230	5,023	6,400	2,379	6,400	225	6,625	Night to Unite, Volunteer Appreciation, Open House, Promotional Materials, Volunteer Clothing, Citizens Academy Supplies and Shirts, CERT
SMALL TOOLS	4240	33,399	44,626	58,700	29,349	58,700	0	58,700	Tasers, Computers & Peripherals, UAS Ground Station, Gas Masks, Emergency Warning System Equipment Upgrade & Replacement
		64,138	78,879	96,510	51,567	96,510	24,205	120,715	
OTHER SERVICES AND CHARGES									
PROFESSIONAL SERVICES	4300	9,642	10,746	10,200	11,905	10,200	9,970	20,170	Critical Incident Debriefing, POST License Renewal, Employee Mental Health Program, K9 Vet bills and lodging
TELEPHONE	4321	21,006	22,529	24,000	13,677	24,000	1,882	25,882	Cell Phones, Mobile Hot Spot
POSTAGE	4322	973	746	500	48	500	0	500	
TRAVEL & TUITION	4330	45,609	67,598	48,755	55,302	48,755	0	48,755	Anoka Chief, POST Mandate, Range Fees, Conference, IACP, Instructor Training, K-9 Conference, EMR Training, Tuition Reimbursement, LMC Patrol
INSURANCE	4360	60,033	62,460	63,875	62,366	63,875	250	64,125	Police Liability Insurance
UNIFORMS	4370	35,387	32,170	49,323	36,915	49,323	4,706	54,029	Uniform Allowance (Officers, Sergeants, Admin), CSO Uniforms, Ballistic Vests, Replacement Uniforms
ELECTRICITY	4381	434	425	500	330	500	0	500	Emergency Siren Electricity
POLICE RESERVES	4386	1,235	853	2,000	0	2,000	0	2,000	Uniforms, Equipment, Training, Supplies
		174,319	197,527	199,153	180,544	199,153	16,808	215,961	
CONTRACTUAL SERVICES									
CONTRACTED SERVICES	4410	58,727	73,319	79,129	76,789	79,129	21,990	101,119	RMS - JLEC, 800 MHz Contract, State of MN CJDN, Virtra Annual Contract, Emergency Sirens, LEXIPOL, Vector Solutions, Shredding, Otter Lake Animal Hospital, Video Redaction Subscription, DETOX Dakota County, Metro Sales, Schedule Anywhere, 3SI Security, Midwest Radar, LEADS, Archive Social, Health Strategies FIT
SUBSCRIPTIONS & DUES	4452	2,068	1,937	1,694	1,658	1,694	0	1,694	Professional Memberships & Subscriptions: IACP, MCPA, MN Criminal Intelligence Association, MAPET, MACIA, PLEAA, Tri-County, PERF
		60,795	75,256	80,823	78,447	80,823	21,990	102,813	
CAPITAL OUTLAY									
EQUIPMENT	5000	0	0	0	1,415	0	0	0	
		0	0	0	1,415	0	0	0	
TOTAL POLICE DEPARTMENT		4,581,552	4,789,052	5,373,348	3,732,811	5,941,964	159,982	6,101,946	

CITY OF LINO LAKES

FIRE (101-421)

					September	Base	Adjustments		
	Object	Actual	Actual	Adopted	YTD	Budget	Requested	Adopted	
Description	Code	2023	2024	2025	2025	2026	2026	2026	Budget Detail
PERSONAL SERVICES									
FULL-TIME WAGES	4101	284,680	294,671	314,612	217,064	349,499	13,662	363,161	100% Fire Chief
OVERTIME WAGES	4102	581	1,092	500	517	0	0	0	100% Lead Fire Lieutenant/Inspector
PART-TIME WAGES	4103	135,325	249,016	281,178	280,132	281,178	539,704	820,882	100% Firefighter Administrative Asst
PAID ON CALL FIREFIGHTERS	4104	99,638	122,735	134,000	147,068	128,210	0	128,210	4 Part-time Lieutenants - 28 hr/week (7/1 start)
EMPLOYEE WELLNESS PROGRAM	4108	0	0	0	0	0	0	0	Part-time Daytime Duty Crew Firefighters - 12 hr shifts, 7 days/week, 2 per Station (Estimating 15 health benefit eligible)
CROSS-TRAINED FIRE STIPEND	4109	7,652	7,137	10,541	2,853	0	0	0	
PERA CONTRIBUTIONS	4121	59,970	70,069	77,643	69,087	82,950	42,896	125,846	2 POC District Chief Command Stipends
FICA CONTRIBUTIONS	4122	22,843	33,151	37,143	36,385	36,386	41,485	77,871	4 POC Lieutenant Command Stipends
PERA SVF CONTRIBUTION	4124	147,297	152,178	139,631	0	150,000	0	150,000	26 Paid-On-Call Firefighters
DEFERRED COMP CONTRIBUTIONS	4123	0	0	0	0	0	0	0	
MN PAID LEAVE	4126	0	0	0	0	5,183	0	5,183	
HEALTH INSURANCE	4131	25,633	25,228	26,145	23,041	43,191	141,903	185,094	
LIFE & DISABILITY INSURANCE	4133	596	611	651	465	695	0	695	
DENTAL INSURANCE	4134	888	858	1,531	750	1,874	0	1,874	
UNEMPLOYMENT INSURANCE	4141	0	0	0	0	0	0	0	
WORKER'S COMPENSATION	4151	63,726	51,414	58,002	53,778	38,267	27,778	66,045	
		848,829	1,008,160	1,081,577	831,138	1,117,433	807,428	1,924,861	
SUPPLIES									
OFFICE SUPPLIES	4200	1,086	1,357	1,600	546	1,600	0	1,600	Paper, Toner/Printer Cartridges, Business Cards, Pens
MAINTENANCE SUPPLIES	4211	7,550	7,374	7,675	5,329	7,675	1,558	9,233	Foam, Saw Blades, Floor Dry, Batteries, N95 Masks
YOUTH PROGRAM	4213	196	260	1,000	0	1,000	0	1,000	Safety Camp
FIRE PREVENTION	4214	2,863	2,982	3,000	1,763	3,000	200	3,200	Citizen Academy, Marketing Materials
SMALL TOOLS	4240	44,985	3,164	18,750	8,448	18,750	(1,100)	17,650	Tool Replacement and Repairs, Outfit Vehicles
		56,679	15,137	32,025	16,086	32,025	658	32,683	
OTHER SERVICES AND CHARGES									
PROFESSIONAL SERVICES	4300	7,045	8,682	9,525	6,326	9,525	5,375	14,900	FF Certification, FF Licensure, Hepatitis Vaccination Series, Medical/Drug Exam, Employee Mental Health Program
TELEPHONE	4321	4,118	4,199	4,110	2,467	4,110	3,146	7,256	Cell Phones, Mobile Hot Spot, Cell Stipend, Air Cards
POSTAGE	4322	1,620	18	1,000	105	1,000	0	1,000	
TRAVEL & TUITION	4330	40,700	30,751	40,000	26,516	40,000	52,600	92,600	Fire Inc., Training Supplies, Medical Training, AWAIR/OSHA Training Staff Development, Conference, FF1, FF2, HazMat Initial Training
ADVERTISING	4340	3,150	0	1,000	0	1,000	0	1,000	Marketing Materials
UNIFORMS	4370	31,324	46,582	85,900	77,481	85,900	69,300	155,200	New Hire Turn-out & Wildland Fire Gear, Misc Uniform Items, Turn-out Gear Replacement
		87,956	90,232	141,535	112,896	141,535	130,421	271,956	
CONTRACTUAL SERVICES									
CONTRACTED SERVICES	4410	34,371	70,751	50,063	84,633	50,063	15,629	65,692	Ladder Testing, SCBA Flow Testing, PSDS, Dispatch Application, Foam System Service, Pump Testing, Pump Service, Aerial Service, LEXIPOL, Vector, Accessory Svc for Fans, Generators, Extraction, Saws, Alex Air Compressor Annual Maintenance & Test, Transunion Backgrounds, Motorola 800 MHz Contract, Archive Social, Health Strategies FIT
SUBSCRIPTIONS & DUES	4452	1,620	1,405	1,695	1,340	1,695	190	1,885	MN IAAI, Metro Fire Chiefs, Anoka Co. Fire Protection Assn, MSFCA, International Assn, NFPA
		35,991	72,156	51,758	85,973	51,758	15,819	67,577	
CAPITAL OUTLAY									
EQUIPMENT	5000	0	0	0	0	0	0	0	
		0	0	0	0	0	0	0	
TOTAL FIRE DEPARTMENT		1,029,456	1,185,685	1,306,895	1,046,093	1,342,751	954,326	2,297,077	

CITY OF LINO LAKES

BUILDING INSPECTIONS (101-422)

Description	Object Code	Actual 2023	Actual 2024	Adopted 2025	September YTD 2025	Base Budget 2026	Adjustments Requested 2026	Adopted 2026	Budget Detail
PERSONAL SERVICES									
FULL-TIME WAGES	4101	340,924	298,652	396,504	221,768	414,196	0	414,196	100% Building Official
OVERTIME WAGES	4102	0	0	0	9	0	0	0	2 - 100% Building Inspectors
TEMPORARY W AGES	4106	0	0	0	0	0	0	0	100% Building Permit Technician
EMPLOYEE WELLNESS PROGRAM	4108	410	429	418	0	442	0	442	50% Office Specialist
PERA CONTRIBUTIONS	4121	25,507	22,305	29,738	17,621	31,065	0	31,065	
FICA CONTRIBUTIONS	4122	25,476	22,164	30,333	16,543	31,686	0	31,686	
DEFERRED COMP CONTRIBUTION	4123	0	0	0	0	0	0	0	
MN PAID LEAVE	4126	0	0	0	0	1,636	0	1,636	
HEALTH INSURANCE	4131	42,478	32,364	38,296	24,739	47,209	0	47,209	
LIFE & DISABILITY INSURANCE	4133	919	724	1,011	552	1,024	0	1,024	
DENTAL INSURANCE	4134	2,144	1,353	2,811	1,250	2,811	0	2,811	
REEMPLOYMENT INSURANCE	4141	0	0	0	0	0	0	0	
WORKER'S COMPENSATION	4151	3,106	2,822	2,903	2,378	1,882	0	1,882	
		440,964	380,813	502,014	284,859	531,951	0	531,951	
SUPPLIES									
OFFICE SUPPLIES	4200	1,223	1,331	1,300	575	1,300	0	1,300	Card Stock for Building Permits, Correction Notice Forms, Septic System Pumping Forms, Code Books
SMALL TOOLS	4240	935	0	250	-	250	0	250	Gas Monitor Calibration, Shovels, Tapes etc.
		2,158	1,331	1,550	575	1,550	0	1,550	
OTHER SERVICES AND CHARGES									
PROFESSIONAL SERVICES	4300	4,700	89	17,000	-	17,000	850	17,850	BS&A Software Annual Maintenance
TELEPHONE	4321	2,019	1,994	2,200	1,497	2,200	0	2,200	Inspections Cell Phones & Wi-Fi
TRAVEL & TUITION	4330	1,660	1,830	3,300	1,304	3,300	0	3,300	Staff Training & Mileage, SSTS Cert
PAYMENT PROCESSING	4335	0	0	0	966	0	0	0	
UNIFORMS	4370	902	792	1,140	156	1,140	0	1,140	Building Inspections Staff
		9,281	4,705	23,640	3,923	23,640	850	24,490	
CONTRACTUAL SERVICES									
CONTRACTED SERVICES	4410	34,850	72,981	37,220	60,748	37,220	0	37,220	Large Format Scanning - \$500 Back-Up Inspection Services - \$36,720
SUBSCRIPTIONS & DUES	4452	0	550	520	140	520	0	520	AMBO - \$200, 10K Lakes Chapter - \$125, Inspector Certs
		34,850	73,531	37,740	60,888	37,740	0	37,740	
TOTAL BUILDING INSPECTIONS		487,252	460,380	564,944	350,245	594,881	850	595,731	

CITY OF LINO LAKES									
STREETS (101-430)									
Description	Object Code	Actual 2023	Actual 2024	Adopted 2025	September YTD 2025	Base Budget 2026	Adjustments Requested 2026	Adopted 2026	Budget Detail
PERSONAL SERVICES									
FULL-TIME WAGES	4101	428,536	437,412	510,321	366,887	540,925	0	540,925	15% Public Services Director
OVERTIME WAGES	4102	7,574	4,881	12,000	7,876	12,000	0	12,000	20% Public Services Superintendent
STANDBY WAGES	4105	6,049	6,227	6,000	3,322	6,000	0	6,000	70% Streets Supervisor
TEMPORARY WAGES	4106	24,367	18,828	43,320	25,590	43,320	0	43,320	5 - 100% General Maintenance Workers
EMPLOYEE WELLNESS PROGRAM	4108	0	0	0	0	0	0	0	20% Administrative Assistant
PERA CONTRIBUTIONS	4121	34,027	34,006	39,624	30,089	41,919	0	41,919	Overtime: Snowplowing, Street Repairs, Unforeseen Emergencies
FICA CONTRIBUTIONS	4122	34,228	34,459	43,731	28,354	46,072	0	46,072	Temporaries: Seasonal Positions
DEFERRED COMP CONTRIBUTIONS	4123	0	0	0	990	0	0	0	
MN PAID LEAVE	4126	0	0	0	0	2,379	0	2,379	
HEALTH INSURANCE	4131	45,772	44,328	51,817	52,202	69,836	0	69,836	
LIFE & DISABILITY INSURANCE	4133	1,142	1,115	1,338	990	1,391	0	1,391	
DENTAL INSURANCE	4134	3,144	2,838	3,905	3,145	3,905	0	3,905	
UNEMPLOYMENT INSURANCE	4141	0	0	0	0	0	0	0	
WORKER'S COMPENSATION	4151	37,523	40,051	39,521	29,268	16,238	0	16,238	
		622,361	624,145	751,577	548,712	783,985	0	783,985	
SUPPLIES									
OFFICE SUPPLIES	4200	0	200	0	0	0	0	0	
									Boulevard & Median Maintenance Materials: Geo-fabric, Fertilizers, Pesticides, Irrigation Components, Erosion Prevention and Sediment Control Products, Grass Seed/Sod. Construction Materials: Lumber, Plywood, Screws, Nails, Nuts/Bolts/Washers, Bagged Concrete, Grout, Bentonite, Stakes/Lathe. Equipment Wear Items: Street Sweeper Center Brooms and Gutter Brooms, Plow Blades/Cutting Edges, Ditch Mower Blades, Saw Blades. Safety Items: High Visibility Vests, Shirts, Eye Protection, Ear Protection, Insect Repellent, Sunscreen, Hardhats, Chainsaw PPE. Any Products or Parts Intended for Streets Maintenance and Equipment Electrical Cords, Batteries, Rope, Tape, Cable, Glue, Paints & Solvents, Plumbing Supplies, Fittings, Mastic Material Sealing Roads (\$15,000)
MAINTENANCE SUPPLIES	4211	8,048	7,811	12,000	4,035	12,000	15,000	27,000	
									Traffic Regulatory Signs, Parking Signs, Warning Signs, Construction Signs, Work Zone Signs, Public Awareness Signs, School Signs, Trail Signs, Reflective Tape/Sheeting, Barricades, Traffic Cones, Sign Posts, Hardware, Any Materials and Supplies Purchased Specifically for the Construction or Maintenance of Signs & Barricades
STREET SIGNS	4223	7,160	14,617	15,000	10,221	15,000	0	15,000	
									Hot Asphalt, Cold Asphalt (i.e. UPM Bagged and Bulk), Asphalt Emulsion (tack), Crack Fill Material, Detackifier (for Crack Fill Operations)
PATCHING MATERIALS	4224	51,404	86,326	100,000	78,745	100,000	0	100,000	
									Regular Road Salt, Treated Road Salt, Bagged Sidewalk Salt, Sand used for Snow and Ice Management, Any Materials and Supplies Purchased Specifically to Facilitate the use of Salt (Brine or Solid) for Snow and Ice
SALT & SAND	4228	73,333	77,299	97,500	47,533	97,500	0	97,500	
									Class V, Sand (not for Winter Operations), Rock, Chip Rock, Rip-rap, Topsoil, Compost, Mulch, and Woodchips
GRAVEL & SIMILAR MATERIAL	4229	1,713	2,622	7,000	7,366	7,000	3,000	10,000	
									Rakes, Snow Shovels, Flat Shovels, Spades, Loots, Sprayers, Pitch Forks, Push Brooms, Hand Tools, Power Tools, Tool Boxes & Containers, Jacks, Trailer Jacks, Winches, Chains/Binders, Ratchet Straps, Ladders, Chainsaws, Chainsaw Sharpeners, Weed Whips, Manual/Electric/Gas Engine Pumps, Locks
SMALL TOOLS	4240	2,973	1,785	4,000	947	4,000	0	4,000	
		144,632	190,660	235,500	148,847	235,500	18,000	253,500	
OTHER SERVICES AND CHARGES									
PROFESSIONAL SERVICES	4300	9,064	10,597	12,450	6,310	12,450	0	12,450	Consulting, Engineering, Hazardous Waste Recycling, Cartegraph
TELEPHONE	4321	1,390	1,571	1,450	1,259	1,450	0	1,450	
TRAVEL & TUITION	4330	5,593	4,660	5,000	6,223	5,000	0	5,000	Staff Training & Mileage
UNIFORMS	4370	1,857	1,793	2,600	981	2,600	0	2,600	
REFUSE DISPOSAL	4384	0	0	0	53	0	0	0	
STREET LIGHTING	4385	97,009	101,505	204,000	184,761	204,000	(109,000)	95,000	Electricity & Repair of City-Owned Street Lights
		114,913	120,126	225,500	199,588	225,500	(109,000)	116,500	
CONTRACTUAL SERVICES									
									Patching/Spray Patching, Dead Deer Removal, Signal Maintenance, Contract Median and Round-A-Bout Maintenance, Painting City Hall Sidewalk Fence (\$11,000), Replacement Sidewalk Pavers (\$13,000), Painting 4-Way Signals (\$12,000)
CONTRACTED SERVICES	4410	57,541	73,848	70,500	32,023	70,500	36,000	106,500	
									Traffic Control Sign Rental, Crack Fill Kettle, Rented Skid Steer/Toolcat Attachments, Tools, Vehicles, Equipment
RENTED EQUIPMENT	4415	0	8,419	1,000	10,613	1,000	4,000	5,000	
SUBSCRIPTIONS & DUES	4452	0	0	0	0	0	0	0	
		57,541	82,267	71,500	42,635	71,500	40,000	111,500	
CAPITAL OUTLAY									
EQUIPMENT	5000	0	0	0	0	0	0	0	
		0	0	0	0	0	0	0	
TOTAL STREETS		939,447	1,017,198	1,284,077	939,781	1,316,485	(51,000)	1,265,485	

CITY OF LINO LAKES

FLEET MANAGEMENT (101-431)

Description	Object Code	Actual 2023	Actual 2024	Adopted 2025	September YTD 2025	Base Budget 2025	Adjustments Requested 2025	Adopted 2026	Budget Detail
PERSONAL SERVICES									
FULL-TIME WAGES	4101	202,988	219,025	236,932	170,604	251,137	0	251,137	15% Public Services Director
OVERTIME WAGES	4102	1,680	4,880	3,000	7,392	3,000	2,000	5,000	20% Public Services Superintendent
TEMPORARY WAGES	4106	0	0	0	0	0	0	0	2 - 100% Mechanic
EMPLOYEE WELLNESS PROGRAM	4108	0	0	0	0	0	0	0	20% Administrative Assistant
PERA CONTRIBUTIONS	4121	15,070	16,601	17,995	14,132	19,060	150	19,210	Overtime: Emergency Repairs, Snowplowing
FICA CONTRIBUTIONS	4122	15,045	16,310	18,355	12,924	19,442	153	19,595	
DEFERRED COMP CONTRIBUTION	4123	0	0	0	0	0	0	0	
MN PAID LEAVE	4126	0	0	0	0	1,003	9	1,012	
HEALTH INSURANCE	4131	16,578	17,078	17,963	14,392	19,093	0	19,093	
LIFE & DISABILITY INSURANCE	4133	509	551	605	444	637	0	637	
DENTAL INSURANCE	4134	1,511	1,562	1,593	1,328	1,593	0	1,593	
UNEMPLOYMENT INSURANCE	4141	0	0	0	0	0	0	0	
WORKER'S COMPENSATION	4151	6,523	7,649	6,949	5,896	5,498	55	5,553	
		259,904	283,656	303,392	227,110	320,463	2,367	322,830	
SUPPLIES									
OFFICE SUPPLIES	4200	77	0	0	0	0	0	0	
									Shop Supplies (Brake Clean, Windex, Paper Towels, Spray Bottles, Penetrating Oils, WD40), Vehicle Washes (\$7,300 - 2 Times/Month Apr-Oct, 4 Times/Month Nov-Mar)
MAINTENANCE SUPPLIES	4211	12,260	8,870	9,300	8,894	9,300	0	9,300	Gasoline & Diesel for all City Vehicles (Includes Police/Fire & Equipment)
MOTOR FUELS	4212	164,103	135,356	150,000	134,695	150,000	0	150,000	All Replacement Parts to Repair Vehicles, All Maintenance Parts (Including Filters, Bulk Lubricants, Engine Oils, ATF's, Gear Lubes, Coolants, etc.)
SHOP PARTS	4221	92,148	66,803	70,000	57,814	70,000	0	70,000	New and/or Replacement Tools for the Shop (Hand tools, Battery Powered Tools, Specialty Tools, etc.) A/C Recharge Machine (\$12,000)
SMALL TOOLS	4240	5,118	6,890	7,000	7,177	7,000	12,000	19,000	
		273,706	217,919	236,300	208,580	236,300	12,000	248,300	
OTHER SERVICES AND CHARGES									
PROFESSIONAL SERVICES	4300	42,783	46,378	60,500	42,931	60,500	0	60,500	Annual DOT Inspections, Annual Boom/Hoist Inspections, Alignments, Repairs, Cartograph
TELEPHONE	4321	53	1,974	1,980	1,320	1,980	240	2,220	GPS Service for Pace Controls, Additional Plow Truck GPS (\$240)
POSTAGE	4322	11	0	0	0	0	0	0	
									Training & Testing to Maintain Required Licenses and Certificates (ASE Certification & Testing, Automotive Training Classes or Seminars)
TRAVEL & TUITION	4330	1,816	1,278	1,500	2,587	1,500	0	1,500	Insurance for Entire Fleet, Including Police & Fire
AUTO INSURANCE	4363	45,778	53,258	54,695	113,864	54,695	0	54,695	
UNIFORMS	4370	560	770	760	0	760	0	760	
		91,001	103,658	119,435	160,703	119,435	240	119,675	
CONTRACTUAL SERVICES									
CONTRACTED SERVICES	4410	152,302	163,710	130,000	65,626	130,000	0	130,000	Maintain & Repair Fire Equipment
SUBSCRIPTIONS AND DUES	4452	1,600	1,600	1,600	1,600	1,600	0	1,600	ALLData Online Repair Manual Subscription, Used Oil Class License Fee
		153,902	165,310	131,600	67,226	131,600	0	131,600	
CAPITAL OUTLAY									
EQUIPMENT	5000	0	0	0	0	0	0	0	
		0	0	0	0	0	0	0	
TOTAL FLEET MANAGEMENT		778,513	770,543	790,727	663,620	807,798	14,607	822,405	

CITY OF LINO LAKES

GOVERNMENT BUILDINGS (101-432)

Description	Object Code	Actual 2023	Actual 2024	Adopted 2025	September YTD 2025	Base Budget 2026	Adjustments Requested 2026	Adopted 2026	Budget Detail
PERSONAL SERVICES									
FULL-TIME WAGES	4101	23,559	25,146	26,478	19,015	27,942	0	27,942	15% Public Services Director
OVERTIME WAGES	4102	0	0	0	0	0	0	0	Boiler Tech Endorsement
PART-TIME WAGES	4103	24,792	32,688	57,528	25,659	57,003	0	57,003	Part-Time: Custodial Maintenance - Civic Complex, Fire #1, Fire #2, Public Works
TEMPORARY WAGES	4106	9,594	9,639	9,880	0	9,880	0	9,880	
EMPLOYEE WELLNESS PROGRAM	4108	0	0	0	0	0	0	0	Temporaries: Seasonal Position
PERA CONTRIBUTIONS	4121	3,419	3,884	6,300	3,532	6,371	0	6,371	
FICA CONTRIBUTIONS	4122	4,316	5,044	7,182	3,324	7,254	0	7,254	
DEFERRED COMP CONTRIBUTION	4123	0	0	0	0	0	0	0	
MN PAID LEAVE	4126	0	0	0	0	375	0	375	
HEALTH INSURANCE	4131	1,210	1,268	1,310	1,079	1,429	0	1,429	
LIFE & DISABILITY INSURANCE	4133	40	40	40	30	38	0	38	
DENTAL INSURANCE	4134	92	92	94	78	94	0	94	
UNEMPLOYMENT INSURANCE	4141	0	0	0	0	0	0	0	
WORKER'S COMPENSATION	4151	3,374	3,205	4,329	3,201	1,735	0	1,735	
		70,395	81,006	113,141	55,918	112,121	0	112,121	
SUPPLIES									
OFFICE SUPPLIES	4200	8,209	7,591	10,000	6,879	10,000	(1,000)	9,000	Supplies for Office Operations
MAINTENANCE SUPPLIES	4211	32,334	32,590	35,000	31,042	35,000	0	35,000	Replacement Parts, Janitorial Supplies, Landscaping Materials
SMALL TOOLS	4240	21,306	2,090	4,900	5,199	4,900	0	4,900	
		61,849	42,271	49,900	43,120	49,900	(1,000)	48,900	
OTHER SERVICES AND CHARGES									
PROFESSIONAL SERVICES	4300	43,475	70,967	59,000	84,892	59,000	17,000	76,000	Repair/Calibration of HVAC System, Repairs in City Buildings, Safety Systems Monitoring
TELEPHONE	4321	6,302	5,960	8,000	5,127	8,000	0	8,000	Telephone & Internet Service Charges
POSTAGE	4322	4,682	5,870	5,500	3,500	5,500	0	5,500	
TRAVEL & TUITION	4330	0	0	0	0	0	0	0	
INSURANCE	4361	140,365	176,725	168,965	143,456	168,965	0	168,965	General Liability, Property, Excess Liability
ELECTRIC UTILITIES	4381	114,198	85,834	125,000	81,430	125,000	0	125,000	For All City Facilities
WATER UTILITIES	4382	23,634	23,283	22,000	17,260	22,000	0	22,000	Sewer, Water, Irrigation
GAS UTILITIES	4383	48,934	41,121	54,000	33,498	54,000	0	54,000	Civic Complex & Other City Facilities
REFUSE DISPOSAL	4384	12,384	13,996	15,000	11,654	15,000	0	15,000	Refuse Collection for City Complex & Other City Facilities
		393,974	423,756	457,465	380,817	457,465	17,000	474,465	
CONTRACTUAL SERVICES									
CONTRACTED SERVICES	4410	52,464	37,387	33,840	22,208	33,840	0	33,840	Pest Control, Copier Maintenance, Fire Extinguisher Maintenance, Postage Machine Rental, Shredder, Roof Inspections, Read/Calibrate Scales, Garage Door Maintenance
SUBSCRIPTIONS & DUES	4452	294	324	400	204	400	0	400	Newspaper
		52,758	37,711	34,240	22,412	34,240	0	34,240	
CAPITAL OUTLAY									
EQUIPMENT	5000	0	0	0	0	0	25,000	25,000	Alerton Software Update City Hall and Fire 2 (\$25,000)
		0	0	0	0	0	25,000	25,000	
TOTAL GOVERNMENT BUILDINGS		578,975	584,744	654,746	502,268	653,726	41,000	694,726	

CITY OF LINO LAKES

PARKS (101-450)

PARKS (101-450)		September				Base	Adjustments		
Description	Object Code	Actual 2023	Actual 2024	Adopted 2025	YTD 2025	Budget 2026	Requested 2026	Adopted 2026	Budget Detail
PERSONAL SERVICES									
FULL-TIME WAGES	4101	426,348	463,730	492,871	355,028	505,381	0	505,381	40% Public Services Director
OVERTIME WAGES	4102	1,611	633	2,000	575	2,000	0	2,000	100% Parks Supervisor
TEMPORARY WAGES	4106	52,003	40,485	53,568	50,449	53,568	0	53,568	4 - 100% General Maintenance Workers
EMPLOYEE WELLNESS PROGRAM	4108	0	0	0	0	0	0	0	20% Administrative Assistant
PERA CONTRIBUTIONS	4121	30,769	34,492	37,115	27,224	38,054	0	38,054	Temporaries:
FICA CONTRIBUTIONS	4122	33,590	36,623	41,956	28,578	42,913	0	42,913	Summer Seasonal Positions
DEFERRED COMP CONTRIBUTION	4123	1,466	0	0	0	0	0	0	Winter Warming House Attendants
MN PAID LEAVE	4126	0	0	0	0	2,216	0	2,216	
HEALTH INSURANCE	4131	41,112	43,121	44,622	37,213	56,640	0	56,640	
LIFE & DISABILITY INSURANCE	4133	1,021	1,177	1,257	859	1,260	0	1,260	
DENTAL INSURANCE	4134	3,022	2,818	3,498	2,343	3,498	0	3,498	
UNEMPLOYMENT INSURANCE	4141	0	12	0	8	0	0	0	
WORKER'S COMPENSATION	4151	32,601	33,859	30,645	24,765	18,114	0	18,114	
		623,544	656,950	707,532	527,040	723,644	0	723,644	
SUPPLIES									
OFFICE SUPPLIES	4200	0	200	0	139	0	0	0	
									Engineered Wood Fiber, Fencing & Netting, Trees, Plantings, Rock, Ag-Lime, Pea Rock, Class V, Fertilizer, Seed, Herbicides, Line Chalk, Field Marking Paint, Clay, Sod, Irrigation System Maint/Repair/Upgrade, Paint, Lumber, Dog Waste Bags, Mastic Trail Sealing Material (\$15,000)
MAINTENANCE SUPPLIES	4211	45,670	60,413	47,000	35,637	47,000	0	47,000	Hand Tools, Small Power Tools, Mowers, Chain Saws, Weed Whips
SMALL TOOLS	4240	2,673	2,779	19,000	16,805	19,000	(16,000)	3,000	
		48,343	63,392	66,000	52,582	66,000	(16,000)	50,000	
OTHER SERVICES AND CHARGES									
PROFESSIONAL SERVICES	4300	17,362	18,067	8,150	7,424	8,150	0	8,150	Cartegraph, Engineering, Electrical
TELEPHONE	4321	696	1,005	1,000	700	1,000	0	1,000	Cell Phones, iPads
TRAVEL & TUITION	4330	3,302	2,664	3,000	3,820	3,000	0	3,000	Certification Training, Seminars, Computer Training, Mileage
BOARD STIPEND	4331	3,425	2,950	2,750	2,325	2,750	0	2,750	Board Members - 6 @ \$75 x 5 mtgs; Chair \$100 x 5 mtgs
ADVERTISING	4340	0	136	0	0	0	0	0	
UNIFORMS	4370	1,462	1,782	1,900	1,086	1,900	0	1,900	
ELECTRIC UTILITIES	4381	3,178	2,006	3,500	2,673	3,500	0	3,500	Park Buildings and Shelters, Security Lighting, Hockey Rink Lights
WATER UTILITIES	4382	51,299	30,079	48,000	6,759	48,000	0	48,000	Irrigation
GAS UTILITIES	4383	4,416	3,403	5,000	2,816	5,000	0	5,000	
REFUSE DISPOSAL	4384	1,090	1,418	1,800	1,226	1,800	0	1,800	Trash/Recycling
		86,229	63,510	75,100	28,828	75,100	0	75,100	
CONTRACTUAL SERVICES									
CONTRACTED SERVICES	4410	165,225	213,458	254,000	54,105	254,000	(136,000)	118,000	Portable Restrooms, Weed Control, Tree/Stump Removal, Trail Construction/Repair/Maint, Irrigation Systems, 2026 - Fog Seal (\$40,000)
RENTED EQUIPMENT	4415	790	0	500	51	500	1,000	1,500	Mastic Kettle Rental
SUBSCRIPTIONS & DUES	4452	75	10	200	0	200	0	200	Professional Memberships & Subscriptions
		166,090	213,468	254,700	54,156	254,700	(135,000)	119,700	
CAPITAL OUTLAY									
EQUIPMENT	5000	0	0	0	0	0	0	0	
		0	0	0	0	0	0	0	
TOTAL PARKS									
		924,207	997,320	1,103,332	662,606	1,119,444	(151,000)	968,444	

CITY OF LINO LAKES

OTHERS (101-499)

Description	Object Code	Actual 2023	Actual 2024	Adopted 2025	September YTD 2025	Base Budget 2026	Adjustments Requested 2026	Adopted 2026	Budget Detail
CONTINGENCY	4905	0	0	75,000	0	75,000	0	75,000	Operating Contingency
OPERATING TRANSFERS	4910	466,554	286,590	0	115,000	0	0	0	
TOTAL OTHERS		466,554	286,590	75,000	115,000	75,000	0	75,000	

SUMMARY BY CATEGORY

PERSONAL SERVICES	8,435,327	8,991,604	10,108,098	7,003,132	10,896,106	952,956	11,849,062
SUPPLIES	659,727	617,313	725,615	524,150	725,615	39,203	764,818
OTHER SERVICES AND CHARGES	1,571,217	1,740,356	2,017,969	1,852,076	2,017,969	145,393	2,163,362
CONTRACTUAL SERVICES	973,119	1,153,627	1,123,641	726,262	1,123,641	(31,885)	1,091,756
CAPITAL OUTLAY	-	-	-	1,415	-	25,000	25,000
OTHERS	466,554	286,590	75,000	115,000	75,000	-	75,000
TOTAL EXPENDITURES	12,105,944	12,789,490	14,050,323	10,222,034	14,838,331	1,130,668	15,968,999

**CITY OF LINO LAKES
THE ROOKERY ACTIVITY CENTER FUND (202)
2026 ADOPTED BUDGET**

Description	Account Number	Actual 2023	Actual 2024	Adopted 2025	September YTD 2025	Base Budget 2026	Adjustments Requested 2026	Adopted 2026	Budget Detail
Property Taxes									
Current Taxes	202-000-3010	325,000	500,000	600,000	300,000	600,000	0	600,000	No change as of 07.15.25
		325,000	500,000	600,000	300,000	600,000	0	600,000	
Intergovernmental									
Federal Grants	202-000-3310	270,354	0	0	0	0	0	0	American Rescue Plan Act (ARPA) Funds
County Grants	202-000-3350	0	0	0	2,914	0	0	0	
Other Grants	202-000-3372	8,381	8,825	8,000	0	8,000	0	8,000	Twin Cities Gateway (TCG) Grant Funds
		278,735	8,825	8,000	2,914	8,000	0	8,000	
Charges For Services									
Annual Membership Fees	202-000-3470	110,456	128,678	138,958	100,855	138,958	6,780	145,738	Increase 2.5% over 2025 actuals Jan-Jun and July-Dec projected
Monthly Membership Fees	202-000-3471	507,519	587,922	586,647	489,606	586,647	163,753	750,400	Increase 10% over 2025 actuals Jan-Jun and July-Dec projected
Daily Use Fees	202-000-3472	53,191	57,897	59,000	48,252	59,000	11,400	70,400	Increase 10% over 2025 actuals Jan-Jun and July-Dec projected
EF Basic Classes/Programs	202-000-3473	0	270	0	490	0	0	0	Revenue Shared per Professional Service Agreement
EF Personal & Specialty Train	202-000-3474	20,664	25,306	25,000	11,955	25,000	0	25,000	No change - May need to renegotiate contract
EF Spinning Classes	202-000-3475	2,941	3,920	3,000	0	3,000	(3,000)	0	Now included as part of memberships
Gym Rentals	202-000-3476	1,018	10,009	8,000	6,428	8,000	7,410	15,410	Increase 10% over 2025 actuals Jan-Jun and July-Dec projected
Pool Rentals	202-000-3477	8,956	40,546	50,000	40,528	50,000	10,000	60,000	Increase 20% over 2025 actuals Jan-Jun and July-Dec projected
Room Rentals	202-000-3478	4,077	10,827	12,000	8,175	12,000	5,090	17,090	Increase 10% over 2025 actuals Jan-Jun and July-Dec projected
Retail Sales	202-000-3480	1,478	1,397	1,500	469	1,500	0	1,500	
Enrollment Fees	202-000-3481	15,834	9,438	10,000	4,407	10,000	(2,000)	8,000	
Locker Rental	202-000-3482	1,536	1,199	1,200	849	1,200	0	1,200	
Towel Service	202-000-3483	3,539	4,225	5,000	2,510	5,000	0	5,000	
Child Watch	202-000-3484	1,272	1,473	1,000	1,065	1,000	500	1,500	Non-Member Daily Fees
Program Revenue	202-000-3485	198,120	394,580	343,664	341,872	343,664	15,886	359,550	See Program Budget Detail
		930,601	1,277,687	1,244,969	1,057,460	1,244,969	215,819	1,460,788	
Investment Earnings									
Interest Earnings	202-000-3620	0	2,118	500	4,733	500	1,150	1,650	
Change in Fair Value of Investments	202-000-3621	0	2,463	0	5,551	0	0	0	
		0	4,581	500	10,283	500	1,150	1,650	
Miscellaneous									
Refunds & Reimbursements	202-000-3626	500	59	0	52	0	0	0	
Silver Sneakers	202-000-3628	31,889	39,994	39,100	31,991	39,100	9,000	48,100	
Renew Active/One Pass	202-000-3629	31,094	37,820	40,000	32,080	40,000	5,000	45,000	
ClassPass	202-000-3630	0	0	0	285	0	0	0	
Cash Over (Short)	202-000-3800	98	66	0	98	0	0	0	
Miscellaneous Revenue	202-000-3625	0	0	0	0	0	0	0	
		63,582	77,939	79,100	64,506	79,100	14,000	93,100	
Other									
Operating Transfers	202-000-3920	593,777	0	0	0	0	0	0	
		593,777	0	0	0	0	0	0	
Total Revenues		2,191,694	1,869,032	1,932,569	1,435,164	1,932,569	230,969	2,163,538	

**CITY OF LINO LAKES
THE ROOKERY ACTIVITY CENTER FUND (202)
2026 BASE BUDGET ADJUSTMENTS**

DEPARTMENT	ACCT #	NAME	DESCRIPTION	AMOUNT
Rookery	202-000-3470	Annual Membership Fees	Increase 2.5% Over 2025 Actuals Jan-Jun and July-Dec Projected	\$6,780
Rookery	202-000-3471	Monthly Membership Fees	Increase 10% Over 2025 Actuals Jan-Jun and July-Dec Projected	\$163,753
Rookery	202-000-3472	Daily Use Fees	Increase 10% Over 2025 Actuals Jan-Jun and July-Dec Projected	\$11,400
Rookery	202-000-3474	EF Personal & Specialty Train	Need to Renegotiate Contract	
Rookery	202-000-3475	EF Spinning Classes	Now Included as Part of Memberships	(\$3,000)
Rookery	202-000-3476	Gym Rentals	Increase 10% over 2025 actuals Jan-Jun and July-Dec projected	\$7,410
Rookery	202-000-3477	Pool Rentals	Increase 20% over 2025 actuals Jan-Jun and July-Dec projected	\$10,000
Rookery	202-000-3478	Room Rentals	Increase 10% over 2025 actuals Jan-Jun and July-Dec projected	\$5,090
Rookery	202-000-3481	Enrollment Fees		(\$2,000)
Rookery	202-000-3484	Child Watch	Non-Member Daily Fees	\$500
Rookery	202-000-3485	Program Revenue	See Program Budget Detail	\$15,886
Rookery	202-000-3621	Change in Fair Value of Investments		
Rookery	202-000-3628	Silver Sneakers		\$9,000
Rookery	202-000-3629	Renew Active/One Pass		\$5,000
Rookery	202-000-3620	Interest Earnings	Updated to reflect 2% of projected cash balances	\$1,150
OPERATING BUDGET				
Rookery	41XX	Personal Services	Reduce 1,586 Hours and Projected .50 Wage Adjustments	(\$6,204)
Rookery	42XX	Supplies	Reduce Office Supplies	(\$750)
Rookery	4310	Technology Services	Annual Increases - Metrolnet, Software Annual Maintenance and Licenses	\$6,830
Rookery	4410	Contracted Services		\$2,000
Rookery	4411	Cont. Serv - Fitness Provider	Endurance Fitness Monthly Fee and Share of Program Revenue	\$34,425
Rookery	4412	Cont. Serv - Programs	See Program Budget Detail	(\$2,194)
Rookery	4345	Payment Processing	Assumed greater charges related to increased revenues	\$5,000
Rookery	4381	Electric Utilities	Historical trend	\$5,000

Total Rookery Activity Center Fund 2026 Adjustments Requested \$ 275,077

CITY OF LINO LAKES

THE ROOKERY ACTIVITY CENTER (202-451)

Description	Object Code	Actual 2023	Actual 2024	Adopted 2025	September YTD 2025	Base Budget 2026	Adjustments Requested 2026	Adopted 2026	Budget Detail
PERSONAL SERVICES									
FULL-TIME WAGES	4101	431,840	408,103	462,974	332,344	480,788	0	480,788	3 - 100% Activity Center Coordinator
OVERTIME WAGES	4102	1,180	1,203	0	1,802	0	1,730	1,730	100% HR Assistant
PART-TIME WAGES	4103	586,456	544,936	566,115	361,005	552,739	(13,376)	539,363	100% Bldg Custodial/Maintenance Supervisor
TEMPORARY WAGES	4106	0	0	0	0	0	0	0	100% Bldg Custodial/Maintenance Worker
EMPLOYEE WELLNESS PROGRAM	4108	0	0	0	0	0	0	0	Part-time: Aquatics Fitness Instructor, Aquatics Lead, Child Watch Attendant, Custodial Worker, Guest Services Representative, Lifeguard, Manager On Duty, Recreation Attendant, Program Staff
PERA CONTRIBUTIONS	4121	49,591	44,464	47,461	37,194	49,248	(1,014)	48,234	
FICA CONTRIBUTIONS	4122	76,136	72,194	78,725	52,652	79,832	(1,658)	78,174	
DEFERRED COMP CONTRIBUTIONS	4123	0	0	0	0	0	0	0	
MN PAID LEAVE	4126	0	0	0	0	4,592	(556)	4,036	
HEALTH INSURANCE	4131	45,931	34,854	41,129	30,639	43,802	8,807	52,609	
LIFE & DISABILITY INSURANCE	4133	1,134	1,061	1,247	906	1,296	(28)	1,268	
DENTAL INSURANCE	4134	2,756	2,297	3,748	1,978	3,748	0	3,748	
UNEMPLOYMENT INSURANCE	4141	20,005	744	0	0	0	0	0	
WORKER'S COMPENSATION	4151	27,181	23,793	21,944	17,048	9,883	(109)	9,774	
		1,242,210	1,133,649	1,223,343	835,568	1,225,928	(6,204)	1,219,724	
SUPPLIES									
OFFICE SUPPLIES	4200	16,903	15,577	7,000	5,280	7,000	(1,000)	6,000	General and Office Supplies
PROGRAM SUPPLIES	4205	11,820	12,401	26,400	15,154	26,400	(3,750)	22,650	See Program Budget Detail
									Cleaning Supplies, Paper Products, Soap, Pool/Sauna Parts and Pumps, Water Filters, Air Filters, Paint and Hardware, Water Fountains, Miscellaneous Building Supplies
MAINTENANCE SUPPLIES	4211	30,141	28,822	35,000	28,421	35,000	3,000	38,000	
CHEMICALS	4222	9,567	10,458	10,000	9,477	10,000	1,000	11,000	Pool Testing Supplies, Chlorine, Acid, Bicarbonate
SMALL TOOLS	4240	3,786	11,268	6,000	9,253	6,000	0	6,000	Tools, Equipment, and Furniture
MERCHANDISE FOR RESALE	4250	990	104	500	30	500	0	500	Locks, Diapers, Swim Caps, Hair Ties, Socks
		73,206	78,630	84,900	67,615	84,900	(750)	84,150	
OTHER SERVICES AND CHARGES									
PROFESSIONAL SERVICES	4300	68,000	76,461	30,000	29,845	30,000	0	30,000	Repair/Calibration of HVAC and Electrical Systems, Safety Systems Monitoring
TECHNOLOGY SERVICES	4310	52,193	59,216	63,170	54,689	63,170	6,830	70,000	Metro-INET Services, Programs & Support, CivicRec Annual Maintenance, WheniWork Scheduling Software
TELEPHONE	4321	3,929	3,581	4,500	2,972	4,500	0	4,500	Emergency Phone Services, Cell Phone Stipends
POSTAGE	4322	0	0	0	38	0	0	0	
									MRPA Annual Conference, Mileage Reimbursement, Professional Development/Training, Lifeguard & Instructor Certifications
TRAVEL & TUITION	4330	7,921	4,999	8,000	4,355	8,000	0	8,000	
ADVERTISING	4340	420	0	0	0	0	0	0	
PAYMENT PROCESSING	4345	23,594	32,382	30,000	25,960	30,000	5,000	35,000	Credit Card and Healthy Contribution Processing Fees
INSURANCE	4361	26,839	28,984	28,410	27,018	28,410	0	28,410	General Liability & Property Insurance
UNIFORMS	4370	3,543	4,459	4,500	1,214	4,500	0	4,500	
ELECTRIC UTILITIES	4381	101,502	93,112	90,000	78,645	90,000	5,000	95,000	
WATER UTILITIES	4382	18,767	18,241	18,000	15,402	18,000	0	18,000	Water & Sewer Service
GAS UTILITIES	4383	40,703	42,211	50,000	28,453	50,000	0	50,000	
REFUSE DISPOSAL	4384	3,740	4,023	4,200	3,407	4,200	0	4,200	Refuse Collection
		351,150	367,669	330,780	271,998	330,780	16,830	347,610	
CONTRACTUAL SERVICES									
									Copier Maintenance, Rug Service, Pest Control, Annual Inspections (Alarm, Elevator, Fire Extinguishers), Irrigation Service
CONTRACTED SERVICES	4410	10,862	10,987	14,000	9,816	14,000	2,000	16,000	
CONT SRVS - FITNESS PROVIDER	4411	157,684	162,034	160,980	114,196	160,980	34,425	195,405	Endurance Fitness Monthly Fee and Share of Program Revenue - No change - May need to renegotiate contract
CONT SRVS - PROGRAMS	4412	10,013	19,425	26,744	10,446	26,744	(2,194)	24,550	See Program Budget Detail
RENTAL EQUIPMENT	4415	682	0	0	110	0	0	0	
SPECIAL PROJECTS	4418	0	0	0	0	0	0	0	Scholarship/Financial Aid
SUBSCRIPTIONS & DUES	4452	1,240	140	2,000	140	2,000	0	2,000	MRPA Membership, Pool Certification Fee
MARKETING	4900	16,070	14,072	19,000	7,693	19,000	0	19,000	Includes Spending of TCG Grant Funds
		196,551	206,658	222,724	142,401	222,724	34,231	256,955	
CAPITAL OUTLAY									
EQUIPMENT	5000	0	0	0	0	0	0	0	
		0	0	0	0	0	0	0	
TOTAL ROOKERY ACTIVITY CENTER		1,863,117	1,786,606	1,861,747	1,317,582	1,864,332	44,108	1,908,439	

**CITY OF LINO LAKES
THE ROOKERY ACTIVITY CENTER
2026 PROGRAM BUDGET DETAIL**

Program	Revenue	Expenditures				Total Expenditures	Net +/-
		Personal Services	Supplies	Contracted Services			
Swim Lessons							
Winter Swim Lessons	60,000	27,960	400	-	28,360	31,640	
Winter Monthly Programs	800	-	-	-	-	800	
Spring Swim Lessons	50,000	27,960	400	-	28,360	21,640	
Spring Monthly Programs	800	-	-	-	-	800	
Summer Swim Lessons	50,000	27,960	300	-	28,260	21,740	
Summer Monthly Programs	-	-	-	-	-	-	
Fall Swim Lessons	50,000	27,960	400	-	28,360	21,640	
Fall Monthly Programs	800	-	-	-	-	800	
	212,400	111,840	1,500	-	113,340	99,060	
Youth Programs							
School Out Programs/Non School Day	5,500	1,800	800	-	2,600	2,900	
Cheerleading	-	-	-	-	-	-	
Teen Take Over	-	-	-	-	-	-	
Santa Letters	250	-	150	-	150	100	
Contracted Programs	1,500	-	-	900	900	600	
	7,250	1,800	950	900	3,650	3,600	
Gym Programs							
Adult Pickleball Lessons	800	400	50	-	450	350	
Tot Time	2,100	-	-	-	-	2,100	
Kids Kraze	275	-	-	-	-	275	
Preschool Programs (Sports Sampler)	-	-	-	-	-	-	
Other Kids Sports	2,500	350	150	1,000	1,500	1,000	
	5,675	750	200	1,000	1,950	3,725	
Aquatics Programs							
Aquatic Special Events	1,000	600	400	-	1,000	-	
Red Cross Certification	725	-	200	-	200	525	
Mermaiding	-	-	-	-	-	-	
	1,725	600	600	-	1,200	525	
Active Adult Programs							
AARP Classes	800	-	-	750	750	50	
Adult Day Trips	1,800	-	-	1,700	1,700	100	
Lunch and Learn	-	-	-	-	-	-	
Card Games	2,000	600	300	-	900	1,100	
	4,600	600	300	2,450	3,350	1,250	
Community Programs							
CPR Training Classes	-	-	-	-	-	-	
Valentine's Dance/Royal Ball	1,200	200	300	500	1,000	200	
Egg Hunt	1,300	300	500	-	800	500	
Wellness Fair	500	-	200	-	200	300	
Bobbing for Pumpkins	1,200	300	650	-	950	250	
Scarecrow Crawl	-	-	200	-	200	(200)	
Secret Holiday Shop	3,200	1,000	200	2,000	3,200	-	
	7,400	1,800	2,050	2,500	6,350	1,050	
Birthday Parties							
Birthday Parties	23,000	2,500	5,000	-	7,500	15,500	
	23,000	2,500	5,000	-	7,500	15,500	
Summer Camps							
Summer Camp	73,000	24,000	7,000	13,000	44,000	29,000	
Mini Summer Camp	12,000	14,000	2,500	3,500	20,000	(8,000)	
Aquatics Camp	6,000	4,600	750	-	5,350	650	
Summer Trips - Not Regular Camp	-	-	-	-	-	-	
Ooey, Gooley and Ick Camp	5,000	1,700	1,800	-	3,500	1,500	
Contracted Services Camp	1,500	-	-	1,200	1,200	300	
	97,500	44,300	12,050	17,700	74,050	23,450	
GRAND TOTALS							
	359,550	164,190	22,650	24,550	211,390	148,160	

City of Lino Lakes

2026 Citywide Capital Expenditures

<u>Fund</u>	<u>Department</u>	<u>Description</u>	<u>Amount</u>
401	Govt Bldgs	City Hall Boiler Replacement	\$ 100,000
Fund 401 Total			<u>\$ 100,000</u>
402	Fleet	#215 Plow Truck	\$ 345,000
402	Fleet	#252 Street Sweeper	162,500
402	Police	#314 Marked Patrol Vehicle - Canine	90,000
402	Fire	#600 2015 Ford Interceptor	85,500
402	Fire	#632 (#619) 2016 Ford Interceptor	85,500
402	Fleet	#New Fork Lift	30,000
402	Storm	#New Mini Excavator	46,000
402	Fleet	#NEW Tilt Bed Trailer	16,000
402	Police	Encrypted Radios	86,500
402	Fire	Gas/Electric Ventilation Fans (4)	30,000
402	Fire	SCBA Cascade Trailer (1)	20,900
Fund 402 Total			<u>\$ 997,900</u>
403	Multiple	Network Access Devices	\$ 10,500
403	Multiple	Computer Replacements	32,000
Fund 403 Total			<u>\$ 42,500</u>
602	Sewer	Lift Station #53 Restoration	225,000
Fund 602 Total			<u>\$ 225,000</u>
603	Storm	#252 Street Sweeper	\$ 162,500
603	Storm	#New Mini Excavator	46,000
Fund 603 Total			<u>\$ 208,500</u>
Grand Total			<u>\$ 1,573,900</u>

The 2026-2030 Financial Plan has two Capital Improvement Programs: Citywide and Community Development. Citywide capital expenditures are shown above, reviewed during the annual budget process, and approved when the plan is accepted by the City Council. Community Development projects are brought to Council as projects occur and may go through the competitive bidding process. Refer to the 2026-2030 Financial Plan for Community Development capital expenditure detail.

**CITY OF LINO LAKES
ENTERPRISE FUNDS
2026 BASE BUDGET ADJUSTMENTS**

DEPARTMENT	ACCT #	NAME	DESCRIPTION	AMOUNT
Water	4211	Maintenance Supplies	Water Treatment Plant Maintenance Supplies, Oct-Dec	\$ 5,000
Water	4300	Professional Services	Reduction Due to 2025 Project Completions, Ongoing SCADA modifications for Water Treatment Plant (\$10,000), 2026 Utility Rate Study (\$25,000), Asset Management Improvements	\$ (95,000)
Water	4381	Electric Utilities	Water Treatment Plant Electricity, Oct-Dec	\$ 20,000
Water	4383	Gas Utilities	Water Treatment Plant Gas, Oct-Dec	\$ 15,000
Water	4410	Contracted Services	Unidirectional Flushing Plan	\$ 32,000
Water	4310	Technology Services	Vendor Contract Rate Increases	\$ 523
Water	436X	Insurance	Estimated 2026 Rate Increase - P&C, Automotive	\$ 735
Water	4304	Engineering	Adjusted for 2.5% Engineering retainer increase	\$ 1,250
Water	4910	Interfund Transfers Out	Reduction due to Base Fee Revenues now being retained in Water Fund to being servicing Water Treatment Plant - MPFA Note, previous recent years transfer-out was to Fund 406 - Area & Unit Trunk.	\$ (838,700)
Water	5000	Capital Outlay	Increase due to 2026 planned projects - Well #2 Pumphouse Revisions (\$70,000), Water Portion of 2026 Street Rehab (\$130,000), Water Portion of Public Works Facility (\$6,200,000)	\$ 5,659,000
Water	60XX	Debt Service	Principal and interest payments for the Water Treatment Plan - MPFA Water Revenue Note	\$ 867,836

Total Water Fund 2026 Adjustments Requested \$ 5,667,644

Sewer	4240	Small Tools		\$ 15,000
Sewer	4300	Professional Services	2026 Utility Rate Study	\$ 25,000
Sewer	4300	Professional Services	Asset Management Improvements (\$7,500)	\$ 7,500
Sewer	4300	Professional Services	Reduction per current year projects compared to 2025	\$ (15,000)
Sewer	4310	Technology Services	Vendor Contract Rate Increases	\$ 19,969
Sewer	436X	Insurance	Estimated 2026 Rate Increase - P&C, Automotive	\$ 2,585
Sewer	4304	Engineering	Adjusted for 2.5% Engineering retainer increase	\$ 1,250
Sewer	4405	MCES Sewer Charges	2026 Municipal Wastewater Charge increase	\$ 43,755
Sewer	4910	Interfund Transfers Out	Annual Transfer for Sewer Portion of 2025A begins in 2026	\$ 50,000
Sewer	5000	Capital Outlay	Increase due to 2026 planned projects - Lift 53 Wetwell Rehab for I/I Reduction Moved From 2025 to 2026 (\$225,000), Sewer Portion of Public Works Facility (\$6,200,000)	\$ 5,604,000

Total Sewer Fund 2026 Adjustments Requested \$ 5,754,059

Stormwater	4211	Maintenance Supplies	Reduced based on Actuals	\$ (12,000)
Stormwater	4240	Small Tools	Reduced based on Actuals	\$ (1,500)
Stormwater	4304	Engineering	Adjusted for 2.5% Engineering retainer increase	\$ 375
Stormwater	4410	Contracted Services	Increase for street sweeping disposal	\$ 20,000
Stormwater	5000	Capital Outlay	Increase due to 2026 planned projects - Replace Streetsweeper (1/2 - \$162,500), MiniExcavator (\$46,000)	\$ 208,500

Total Storm Water Fund 2026 Adjustments Requested \$ 215,375

**CITY OF LINO LAKES
WATER OPERATING FUND (601)
2026 ADOPTED BUDGET**

	Account Number	Actual 2023	Actual 2024	Adopted 2025	September YTD 2025	Base Budget 2026	Adjustments Requested 2026	Adopted 2026	Budget Detail
Operating Revenue									
Penalties & Interest	601-000-3150	262	455	0	50	0	0	0	
Other Grants	601-000-3372	7,079	7,589	0	4,101	0	0	0	
Return Check Fee	601-000-3409	0	30	0	450	0	0	0	
Interest Earnings	601-000-3620	120,048	142,074	60,000	110,307	60,000	38,267	98,267	2.00% Interest Rate Assumption
Market Value Adjustment	601-000-3621	160,634	108,761	0	126,189	0	0	0	Included in Interest on Investments in 2022
Miscellaneous Revenue	601-000-3625	3,860	2,835	1,800	1,425	1,800	200	2,000	
Refunds and Reimbursements	601-000-3626	247	0	0	0	0	0	0	
Water Hook-Up Charge	601-000-3705	30,000	34,000	41,250	25,760	41,250	0	41,250	
Water Meter Sales	601-000-3706	92,262	88,272	85,000	67,113	85,000	5,000	90,000	
Irrigation Controller Sales	601-000-3707	3,850	3,060	5,000	1,620	5,000	0	5,000	
Water Sales	601-000-3710	1,711,197	1,288,844	1,538,774	1,066,767	1,538,774	132,991	1,671,765	Prior Year Note - Volume Charges - 4.0% YoY Increase
Water Base Fee	601-000-3711	435,329	601,906	768,700	578,004	768,700	16,500	785,200	
Water Penalties	601-000-3790	45,779	43,456	40,000	17,838	40,000	0	40,000	
Sale of Capital Assets	601-000-3910	977	9,250	0	0	0	0	0	
		2,611,884	2,330,532	2,540,524	1,999,623	2,540,524	192,958	2,733,482	
Other Sources									
Bond Proceeds		0	0	0	0	0	6,000,000	6,000,000	
Use of Reserves		0	0	529,308	0	529,308	(493,949)	35,359	
		0	0	529,308	0	529,308	5,506,051	6,035,359	
Total Operating Revenue & Other Sources									
		2,611,884	2,330,532	3,069,832	1,999,623	3,069,832	5,699,009	8,768,841	

CITY OF LINO LAKES									
WATER (601-494)									
Description	Object Code	Actual 2023	Actual 2024	Adopted 2025	September YTD 2025	Base Budget 2026	Adjustments Requested 2026	Adopted 2026	Budget Detail
PERSONAL SERVICES									
FULL-TIME WAGES	4101	238,194	303,072	321,162	205,858	343,717	0	343,717	5% Public Services Director 10% Community Development Director
OVERTIME WAGES	4102	5,764	4,305	7,000	6,048	7,000	0	7,000	25% Public Works Superintendent
STANDBY WAGES	4105	6,049	6,227	6,000	3,320	6,000	0	6,000	5 - 50% General Maintenance Workers
TEMPORARY WAGES	4106	4,813	9,227	9,880	4,743	9,880	0	9,880	20% Administrative Assistant
EMPLOYEE WELLNESS PROGRAM	4108	72	72	72	0	72	0	72	7.5% Finance Director
PERA CONTRIBUTIONS	4121	17,957	20,928	25,062	17,176	26,754	0	26,754	12.5% Accounting Clerk II
FICA CONTRIBUTIONS	4122	18,347	23,322	26,319	16,101	28,045	0	28,045	50% Accounting Clerk II
DEFERRED COMP CONTRIBUTIONS	4123	0	100	0	85	0	0	0	25% Office Specialist
PENSION EXPENSE	4125	16,778	(6,822)	0	0	0	0	0	Temporaries: Seasonal Positions
MN PAID LEAVE	4126	0	0	0	0	1,448	0	1,448	
HEALTH INSURANCE	4131	33,859	26,914	32,475	22,005	39,959	0	39,959	
LIFE & DISABILITY INSURANCE	4133	601	700	896	540	1,110	0	1,110	
DENTAL INSURANCE	4134	1,876	2,156	2,530	1,758	2,530	0	2,530	
UNEMPLOYMENT INSURANCE	4141	3,256	6,065	0	0	0	0	0	
WORKER'S COMPENSATION	4151	6,769	7,705	8,456	6,539	4,702	0	4,702	
		354,334	403,971	439,852	284,172	471,217	0	471,217	
SUPPLIES									
OFFICE SUPPLIES	4200	3,304	5,394	3,500	2,475	3,500	0	3,500	Utility Billing Statement Paper and Envelopes, Computers, General Clerical Supplies
									Fire Hydrants, Hydrant Hoses, Flushing Equipment, Gate Valves, Hardware for Repairs, Replacement Plumbing Supplies, Heaters, Dehumidifiers, Locate Paint and Flags, Gravel, Rock, Sand, Property Maintenance Supplies, Water Treatment Plant Maintenance Supplies, Oct-Dec (\$5,000)
MAINTENANCE SUPPLIES	4211	15,834	32,665	45,000	47,147	45,000	5,000	50,000	New/Replacement Meters and MXU'S, Irrigation Meters, Meter Technology Upgrades \$50,000
MOTOR FUELS	4212	12,000	12,000	12,000	0	12,000	0	12,000	
WATER METERS	4215	63,817	181,114	200,000	73,770	200,000	0	200,000	
IRRIGATION CONTROLLERS	4216	29,878	0	20,000	0	20,000	0	20,000	
CHEMICALS	4222	191,062	120,558	155,000	127,212	155,000	0	155,000	Polyphosphate, Fluoride, Chlorine, Chemical Pumps, Chemical Containment, Reagents for Water Sampling
SMALL TOOLS	4240	1,746	1,375	2,500	1,650	2,500	0	2,500	Wrenches, Drills, Saws
		317,642	353,106	438,000	252,253	438,000	5,000	443,000	
OTHER SERVICES AND CHARGES									
									Water Main Breaks, Well/Tower Maintenance, Scada Maintenance/Upgrades, Fire Hydrant Painting, RPZ Testing, Cartegraph, DNR Appropriations Permit, 2026-Ongoing SCADA modifications for Water Treatment Plant (\$10,000), Utility Rate Study (\$25,000), Asset Management Improvements (\$7,500)
PROFESSIONAL SERVICES	4300	130,226	140,158	240,800	214,460	240,800	(95,000)	145,800	
LEGAL SERVICES	4301	108,811	32,781	5,000	8,619	5,000	0	5,000	
ENGINEERING SERVICES	4304	32,640	15,662	25,000	10,669	25,000	1,250	26,250	
AUDITING SERVICES	4308	6,761	7,361	8,000	8,153	8,000	0	8,000	Water Fund Portion of Independent Annual Audit
									Metro-INET Services, Programs & Support, BS&A Software Annual Maintenance, Customer Portal & Support, Meter Software Annual Maintenance
TECHNOLOGY SERVICES	4310	16,527	30,196	67,480	15,433	67,480	523	68,003	
TELEPHONE	4321	3,881	4,923	5,000	3,206	5,000	0	5,000	Cellular Phones, Well House Land Line Back-up
POSTAGE	4322	6,407	7,829	8,000	4,424	8,000	0	8,000	Utility Billing Postage
TRAVEL & TUITION	4330	2,262	3,011	4,500	1,609	4,500	0	4,500	
ADVERTISING	4340	2,260	1,751	5,000	1,671	5,000	0	5,000	Water Quality Report
PAYMENT PROCESSING	4345	13,492	14,107	0	(50)	0	0	0	
GENERAL LIABILITY INSURANCE	4360	26,107	28,319	33,065	32,330	33,065	285	33,350	
AUTO INSURANCE	4363	954	1,042	1,300	1,413	1,300	450	1,750	
UNIFORMS	4370	548	1,176	1,140	488	1,140	0	1,140	Clothing Allowance
									Well House Lighting and Pump Usage, Water Treatment Plant Electricity, Oct-Dec (\$20,000)
ELECTRIC UTILITIES	4381	123,678	83,458	130,000	89,779	130,000	20,000	150,000	
WATER UTILITIES	4382	8,051	11,542	10,000	7,130	10,000	0	10,000	Blaine, Shoreview, and Centennial Utilities - Utility Connections
									Well House Heating, Water Treatment Plant Gas, Oct-Dec (\$15,000)
GAS UTILITIES	4383	2,759	2,815	5,000	2,531	5,000	15,000	20,000	
		485,362	386,131	549,285	401,865	549,285	(57,492)	491,793	
CONTRACTUAL SERVICES									
CONTRACTED SERVICES	4410	62,239	22,273	11,995	18,478	11,995	32,000	43,995	Gopher One-Call, Monthly Lab Testing, Utility Statement Processing, Unidirectional Flushing Plan (\$32,000)
RENTAL EQUIPMENT	4415	0	114	0	0	0	0	0	
SUBSCRIPTIONS & DUES	4452	904	1,596	1,000	1,197	1,000	0	1,000	AWWA, Water Operators Licenses
		63,143	23,983	12,995	19,675	12,995	32,000	44,995	
DEPRECIATION									
DEPRECIATION	4510	796,587	927,267	0	0	0	0	0	Annual Depreciation Expense - Water Infrastructure & Equip
		796,587	927,267	0	0	0	0	0	
OTHER									
INTERFUND TRANSFERS OUT	4910	954,910	2,024,951	888,700	0	888,700	(838,700)	50,000	Water Fund Portion of 2025 Street Rehabilitation (\$50,000)
		954,910	2,024,951	888,700	0	888,700	(838,700)	50,000	
CAPITAL OUTLAY									
CAPITAL OUTLAY	5000	10,034	27,093	741,000	35,495	741,000	5,659,000	6,400,000	Well #2 Pumphouse Revisions (\$70,000), Water Portion of 2026 Street Rehab (\$130,000), Water Portion of Public Works Facility (\$6,200,000)
		10,034	27,093	741,000	35,495	741,000	5,659,000	6,400,000	
DEBT SERVICE									
PRINCIPAL	6010	0	0	0	0	0	688,000	688,000	MnPFA Loan for Water Treatment Plant
INTEREST	6020	0	3,092	0	18,957	0	179,836	179,836	MnPFA Loan for Water Treatment Plant
		0	3,092	0	18,957	0	867,836	867,836	
TOTAL WATER FUND									
		2,971,979	4,122,501	2,328,832	1,012,416	2,360,197	8,644	8,768,841	

**CITY OF LINO LAKES
SEWER OPERATING FUND (602)
2026 ADOPTED BUDGET**

	Account Number	Actual 2023	Actual 2024	Adopted 2025	September YTD 2025	Base Budget 2026	Adjustments Requested 2026	Adopted 2026	Budget Detail
Operating Revenue									
Current Assessments	602-000-3110	0	0	0	0	0	0	0	
Delinquent Assessments	602-000-3120	0	0	0	0	0	0	0	
Penalties & Interest	602-000-3150	274	465	0	45	0	0	0	
Other Grants	602-000-3370	51,953	0	0	0	0	0	0	
Interest Earnings	602-000-3620	198,596	188,455	70,000	143,855	70,000	54,387	124,387	2.00% Interest Rate Assumption
Market Value Adjustment	602-000-3621	231,133	142,973	0	167,880	0	0	0	Included in Interest on Investments in 2022
Refunds and Reimbursements	602-000-3626	0	602	0	0	0	0	0	
Sewer Hook-Up Charge	602-000-3705	25,040	28,680	33,000	20,820	33,000	0	33,000	
Sewer Sales	602-000-3720	2,015,484	2,118,230	2,071,925	1,680,209	2,071,925	136,814	2,208,739	2.5% YoY Increase
Sewer Penalties	602-000-3790	37,986	38,510	35,000	19,137	35,000	0	35,000	
Sale of Capital Assets	602-000-3910	977	0	0	0	0	0	0	
Interfund Transfers In	602-000-3920	0	0	0	0	0	0	0	
		2,561,441	2,517,915	2,209,925	2,031,945	2,209,925	191,201	2,401,126	
Other Sources									
Bond Proceeds		0	0	0	0	0	6,000,000	6,000,000	
Use of Reserves		0	0	1,635,827	0	1,635,827	(413,248)	1,222,579	
		0	0	1,635,827	0	1,635,827	5,586,752	7,222,579	
Total Operating Revenue & Other Sources									
		2,561,441	2,517,915	3,845,752	2,031,945	3,845,752	5,777,953	9,623,705	

CITY OF LINO LAKES									
SEWER (602-495)									
Description	Object Code	Actual 2022	Actual 2024	Adopted 2025	September YTD 2025	Base Budget 2026	Adjustments Requested 2026	Adopted 2026	Budget Detail
PERSONAL SERVICES									
FULL-TIME WAGES	4101	228,338	303,070	321,162	205,848	343,717	0	343,717	5% Public Services Director
OVERTIME WAGES	4102	6,928	4,305	7,000	6,047	7,000	0	7,000	10% Community Development Director
STANDBY WAGES	4105	6,074	6,227	6,000	3,319	6,000	0	6,000	25% Public Works Superintendent
TEMPORARY WAGES	4106	3,755	9,227	9,880	4,743	9,880	0	9,880	5 - 50% General Maintenance Workers
EMPLOYEE WELLNESS PROGRAM	4108	99	72	72	0	72	0	72	20% Administrative Assistant
PERA CONTRIBUTIONS	4121	17,133	20,928	25,062	17,175	26,754	0	26,754	7.5% Finance Director
FICA CONTRIBUTIONS	4122	17,459	23,322	26,319	16,097	28,045	0	28,045	12.5% Accounting Clerk II
DEFERRED COMP CONTRIBUTION	4123	101	100	0	85	0	0	0	50% Accounting Clerk II
PENSION EXPENSE	4125	15,190	(6,822)	0	0	0	0	0	25% Office Specialist
MN PAID LEAVE	4126	0	0	0	0	1,448	0	1,448	Temporaries: Seasonal Positions
HEALTH INSURANCE	4131	22,330	26,914	32,475	22,003	39,959	0	39,959	
LIFE & DISABILITY INSURANCE	4133	578	699	896	539	1,110	0	1,110	
DENTAL INSURANCE	4134	1,544	2,156	2,530	1,758	2,530	0	2,530	
UNEMPLOYMENT INSURANCE	4141	0	6,065	0	0	0	0	0	
WORKER'S COMPENSATION	4151	15,729	17,299	19,196	13,987	7,971	0	7,971	
		335,258	413,562	450,592	291,601	474,486	0	474,486	
SUPPLIES									
OFFICE SUPPLIES	4200	1,319	5,308	3,500	2,475	3,500	0	3,500	Utility Billing Statement Paper and Envelopes, Computers, General Clerical Supplies
MAINTENANCE SUPPLIES	4211	54,204	11,727	45,000	4,247	45,000	0	45,000	Impellers, Screens, UPS, Heaters, Batteries, Manhole Repair Supplies, Check Valves, Gate Valves, Road Repair Materials
MOTOR FUELS	4212	10,000	12,000	12,000	0	12,000	0	12,000	
SMALL TOOLS	4240	3,390	48,655	30,700	13,531	30,700	15,000	45,700	Valve Keys, Locators, Wrenches, Plumbing Tools, Lift Station Pump Replacements
		68,913	77,690	91,200	20,253	91,200	15,000	106,200	
OTHER SERVICES AND CHARGES									
PROFESSIONAL SERVICES	4300	116,948	184,198	185,300	54,833	185,300	17,500	202,800	Lift Station Cleaning, Lift Station Repairs/Upgrades, Sewer Line Cleaning/Camera, Sycom, Generator Maintenance/Inspection, Pump Repair/Service, Sewer Line Breaks, Cartograph, 2026 - Utility Rate Study (\$25,000), Asset Management Improvements (\$7,500)
LEGAL SERVICES	4301	0	0	0	0	0	0	0	
ENGINEERING SERVICES	4304	18,278	15,234	25,000	14,996	25,000	1,250	26,250	
AUDITING SERVICES	4308	0	10,797	11,770	11,995	11,770	0	11,770	Sewer Fund Portion of Independent Annual Audit
TECHNOLOGY SERVICES	4310	24,375	30,196	24,580	15,433	24,580	19,969	44,549	Metro-INET Services, Programs & Support, BS&A Software Annual Maintenance
TELEPHONE	4321	1,789	1,818	2,000	1,951	2,000	0	2,000	Cellular Phones, Lift Stations
POSTAGE	4322	5,075	6,270	8,000	4,320	8,000	0	8,000	Utility Billing Postage
TRAVEL & TUITION	4330	2,701	3,729	4,500	1,711	4,500	0	4,500	OSHA Compliance Safety Training
ADVERTISING	4340	0	0	500	0	500	0	500	
PAYMENT PROCESSING	4345	11,303	14,107	0	(50)	0	0	0	
GENERAL LIABILITY INSURANCE	4360	19,454	28,715	31,115	31,039	31,115	2,135	33,250	
AUTO INSURANCE	4363	951	1,042	1,300	1,412	1,300	450	1,750	
UNIFORMS	4370	751	1,175	1,140	488	1,140	0	1,140	Clothing Allowance
ELECTRIC UTILITIES	4381	36,256	30,768	45,000	29,754	45,000	0	45,000	Power to Run Lift Station Pumps and Controls
WATER UTILITIES	4382	12,834	11,568	13,000	9,809	13,000	0	13,000	Blaine, Shoreview, and Centennial Utilities - Utility Connections
GAS UTILITIES	4383	1,898	2,278	2,200	1,468	2,200	0	2,200	Natural Gas for On-site Generators
		252,613	341,895	355,405	179,160	355,405	41,304	396,709	
CONTRACTUAL SERVICES									
MCES SEWER CHARGES	4405	1,087,739	1,291,179	1,344,995	1,120,829	1,344,995	43,755	1,388,750	MCES Sewer Treatment Costs
CONTRACTED SERVICES	4410	5,063	57,052	781,560	58,805	781,560	0	781,560	Gopher One-Call, Utility Statement Processing, 2026 - Sanitary Sewer Lining Project from Birch/West Shadow to Ware Road
RENTED EQUIPMENT	4415	0	0	0	0	0	0	0	Lift Station moved from 2025 to 2026 (\$700,000)
SUBSCRIPTIONS & DUES	4452	243	46	1,000	469	1,000	0	1,000	Sewer Operators Licenses, APWA Membership
		1,093,045	1,348,277	2,127,555	1,180,103	2,127,555	43,755	2,171,310	
DEPRECIATION									
DEPRECIATION	4510	597,713	753,799	0	0	0	0	0	Annual Depreciation Expense - Sewer Infrastructure & Equip
		597,713	753,799	0	0	0	0	0	
OTHER									
OPERATING TRANSFERS	4910	0	0	0	0	0	50,000	50,000	Sewer Fund Portion of 2025 Street Rehabilitation (\$50,000)
		0	0	0	0	0	50,000	50,000	
CAPITAL OUTLAY									
CAPITAL OUTLAY	5000	0	48,380	821,000	720,481	821,000	5,604,000	6,425,000	Lift 53 Wetwell Rehab for I/I Reduction Moved From 2025 to 2026 (\$225,000), Sewer Portion of Public Works Facility (\$6,200,000)
		0	48,380	821,000	720,481	821,000	5,604,000	6,425,000	
TOTAL SEWER FUND		2,347,542	2,983,603	3,845,752	2,391,599	3,869,646	5,754,059	9,623,705	

**CITY OF LINO LAKES
STORM WATER OPERATING FUND (603)
2026 ADOPTED BUDGET**

Account Number	Actual 2023	Actual 2024	Adopted 2025	September YTD 2025	Base Budget 2026	Adjustments Requested 2026	Adopted 2026	Budget Detail
Operating Revenue								
Penalties & Interest	603-000-3150	48	118	0	15	0	0	
Interest Earnings	603-000-3620	7,794	11,196	3,000	9,470	3,000	5,966	2.00% Interest Rate Assumption
Market Value Adjustment	603-000-3621	9,805	10,323	0	10,667	0	0	Included in Interest on Investments in 2022
Storm Water Utility	603-000-3730	540,504	549,448	541,540	432,816	541,540	7,680	549,220
Storm Water Penalties	603-000-3790	11,569	9,651	10,000	6,082	10,000	0	10,000
		569,720	580,736	554,540	459,049	554,540	13,646	568,186
Other Sources								
Use of Reserves		0	0	0	0	0	0	167,155
Operating Transfers		0	0	0	0	0	0	0
		0	0	0	0	0	0	167,155
Total Operating Revenue & Other Sources								
		569,720	580,736	554,540	459,049	554,540	13,646	735,341

CITY OF LINO LAKES									
STORM WATER (603-496)									
Description	Object Code	Actual 2023	Actual 2024	Adopted 2025	September YTD 2025	Base Budget 2026	Adjustments Requested 2026	Adopted 2026	Budget Detail
PERSONAL SERVICES									
FULL-TIME WAGES	4101	103,156	146,853	161,468	115,986	171,148	0	171,148	5% Public Services Director
OVERTIME WAGES	4102	2,074	1,045	3,000	829	3,000	0	3,000	10% Community Development Director
TEMPORARY WAGES	4106	0	0	0	0	0	0	0	10% Public Works Superintendent
EMPLOYEE WELLNESS PROGRAM	4108	72	72	72	0	72	0	72	30% Streets Supervisor
PERA CONTRIBUTIONS	4121	7,752	10,855	12,335	9,298	13,061	0	13,061	25% Environmental Coordinator
FICA CONTRIBUTIONS	4122	7,774	10,681	12,582	8,611	13,322	0	13,322	1 - 100% General Maintenance Worker
DEFERRED COMP CONTRIBUTION:	4123	0	100	0	509	0	0	0	
PENSION EXPENSE	4125	6,576	(3,539)	0	0	0	0	0	
MN PAID LEAVE	4126	0	0	0	0	688	0	688	
HEALTH INSURANCE	4131	25,926	11,498	10,336	8,971	12,429	0	12,429	
LIFE & DISABILITY INSURANCE	4133	239	365	398	297	397	0	397	
DENTAL INSURANCE	4134	347	832	1,124	838	1,124	0	1,124	
UNEMPLOYMENT INSURANCE	4141	0	0	0	0	0	0	0	
WORKER'S COMPENSATION	4151	7,720	10,299	10,378	7,482	4,320	0	4,320	
		161,636	189,061	211,693	152,821	219,561	0	219,561	
SUPPLIES									
OFFICE SUPPLIES	4200	0	0	0	0	0	0	0	
MAINTENANCE SUPPLIES	4211	0	1,810	17,000	3,655	17,000	(12,000)	5,000	
MOTOR FUELS	4212	4,000	4,000	4,000	0	4,000	0	4,000	
SMALL TOOLS	4240	413	43	3,000	0	3,000	(1,500)	1,500	
		4,413	5,853	24,000	3,655	24,000	(13,500)	10,500	
OTHER SERVICES AND CHARGES									
PROFESSIONAL SERVICES	4300	0	0	5,000	6,970	5,000	0	5,000	Public Education, Consultant Services
ENGINEERING SERVICES	4304	56,522	34,551	39,550	19,310	39,550	375	39,925	Retainer (\$14,550), Project Development (\$25,000)
TECHNOLOGY SERVICES	4310	0	0	0	0	0	0	0	
TELEPHONE	4321	18	18	20	14	20	0	20	Allocated Cell Phone Stipend
POSTAGE	4322	841	868	955	966	955	0	955	Annual Utility Billing Postage
TRAVEL & TUITION	4330	1,990	4,074	3,000	3,762	3,000	0	3,000	
ADVERTISING	4340	0	0	0	0	0	0	0	
PAYMENT PROCESSING	4345	0	0	0	0	0	0	0	
GENERAL LIABILITY INSURANCE	4360	60	62	0	0	0	0	0	Mobile Property Insurance
AUTO INSURANCE	4363	0	0	0	0	0	0	0	
UNIFORMS	4370	0	0	380	226	380	0	380	Uniform Allowance
ELECTRIC UTILITIES	4381	0	0	0	0	0	0	0	
WATER UTILITIES	4382	0	0	0	0	0	0	0	
GAS UTILITIES	4383	0	0	0	0	0	0	0	
		59,431	39,573	48,905	31,247	48,905	375	49,280	
CONTRACTUAL SERVICES									
CONTRACTED SERVICES	4410	351,136	173,828	227,000	95,020	227,000	20,000	247,000	Sweeping/Repairs, Tree Removal, SWMP (Ditch, Pipe, Pond) Cleaning, Annual Utility Statement Processing (\$300), 2026 SWM Project (\$180,000)
RENTED EQUIPMENT	4415	422	0	0	8,825	0	0	0	
SUBSCRIPTIONS & DUES	4452	365	362	500	804	500	0	500	
		351,923	174,190	227,500	104,648	227,500	20,000	247,500	
DEPRECIATION									
DEPRECIATION	4510	0	0	0	0	0	0	0	
		0	0	0	0	0	0	0	
OTHER									
INTERFUND TRANSFERS OUT	4910	0	55,507	0	0	0	0	0	
		0	55,507	0	0	0	0	0	
CAPITAL OUTLAY									
CAPITAL OUTLAY	5000	0	0	0	0	0	208,500	208,500	Replace Streetsweeper (1/2 - \$162,500), MiniExcavator (\$46,000)
		0	0	0	0	0	208,500	208,500	
TOTAL STORM WATER FUND		577,403	464,184	512,098	292,371	519,966	215,375	735,341	

CITY OF LINO LAKES
RESOLUTION NO. 25-173

ADOPTING THE 2026 FINAL BUDGET AND LEVY

WHEREAS, the City of Lino Lakes has developed a 2026 budget and resulting tax levy for taxes payable 2026; and

WHEREAS, after holding budget work sessions, the City Council adopted a 2026 preliminary levy on September 22, 2025, and certified such levy to the County Auditor; and

WHEREAS, the City Council has continued to meet and refine the 2026 budget and levy; and

WHEREAS, Minnesota Statutes require the final adopted levy be certified to the County Auditor on or before five working days after December 20.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Lino Lakes, Minnesota that a 2026 budget for the following funds be adopted as presented:

<u>Fund</u>	<u>Revenues</u>	<u>Expenditures</u>
General Fund	\$15,968,999	\$15,968,999
Rookery Activity Center	\$2,163,538	\$1,908,439
Water Fund	\$8,768,841	\$8,768,841
Sewer Fund	\$9,623,705	\$9,623,705
Storm Water Fund	\$735,341	\$735,341

BE IT FURTHER RESOLVED that \$18,069,665 be levied and spread for taxes payable 2026. The amount levied is for the following purposes:

<u>Operating Levy</u>	<u>\$ 16,382,062</u>
Debt Levy	
G.O. Bond 2015A	269,798
EDA Lease Revenue Bond 2015	317,192
G.O. Bond 2018A	482,640
G.O. Bond 2021A	211,150
G.O. Bond 2025A	<u>406,823</u>
	<u>\$1,687,603</u>

Adopted by the City Council of the City of Lino Lakes this 8th day of December 2025.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC
City Clerk

**CITY COUNCIL
STAFF REPORT
AGENDA ITEM 2.B.**

STAFF ORIGINATOR: Tracy Thoma, Finance Director

MEETING DATE December 8, 2025

AGENDA ITEM: 2026-2030 Financial Plan, Tracy Thoma

- Public Hearing
- Resolution No. 25-174

VOTE REQUIRED: Simple Majority

INTRODUCTION

The City Council will hold a public hearing on the 2026-2030 Financial Plan. The Plan is a guiding document and is updated on an annual basis.

BACKGROUND

The City Council reviewed drafts of the 2026-2030 Financial Plan during each budget work session and most recently at the December 1, 2025 work session.

The Plan was prepared by staff in compliance to and in accordance with the Lino Lakes City Charter Section 7.05. The Transmittal Letter on page 2 gives a full overview of the Plan. The Financial Section of the Plan focuses on all city funds, while the Capital Improvement Program (including Appendix A showing project details and Appendix B showing projected Cash Balances by Fund) focuses on the capital projects and enterprise funds.

There are two specific programs within the Capital Improvement Program, Community Development and Citywide. Community Development projects are individually approved by Council through the competitive bidding process while Citywide projects are approved as part of the budgeting process.

RECOMMENDATION

- Public Hearing
- **Action on Resolution No. 25-174 Accepting the 2026-2030 Financial Plan**

ATTACHMENTS

1. 2026-2030 FULL Financial Plan - FINAL 12.08.2025
2. 25-173 - Resolution Adopting 2026 Final Budget and Levy

2026 – 2030 FINANCIAL PLAN

Accepted – December 8, 2025



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December 8, 2025

Honorable Mayor
Members of the City Council
City of Lino Lakes

Introduction

The 2026-2030 Financial Plan (the Plan) has been prepared by Management to give a five-year financial outlook for the City of Lino Lakes, Minnesota (the City). The Plan includes assumptions to project operations, capital, and debt over the next five years to continue to maintain essential services and programs including:

- Public safety (police and fire services)
- Street maintenance and construction
- Park maintenance and improvements
- Community and economic development
- Rookery Activity Center operations
- Capital equipment replacement
- Capital infrastructure debt service repayment

The Plan is just that, a plan. Adoption of the Plan does not signify approval of the assumptions represented in the following pages. The Plan is intended to be used as a guiding document for decision making. It allows the City to see the bigger picture in order to manage limited resources and achieve its goals.

Key Highlights

The tax levy is projected to increase from \$18.1 million to \$25.0 million over the duration of the Plan. The tax rate is projected to increase from 43.190% in 2026 to 46.655% in 2030. The tax rate increase can be attributed to:

- Significant increase in staffing and service levels for the City's Public Safety functions, specifically Police and Fire beginning in 2025 and impacting the levy in 2026 and 2027.
- Annual increases to the Capital Equipment Replacement (Fund 402) operating tax levy to continue pay-as-you-go funding for the replacement and addition of equipment and vehicles.

- Annual increases to the Park & Trail Improvements (Fund 425) operating tax levy to replace and upgrade current park and trail system assets.
- Annual increases to the Pavement Management (Fund 421) operating tax levy to complete street preservation projects to maintain a target street condition rating.
- Commencement of a debt service tax levy for the 2024/2025 Street Reconstruction Project in 2026.
- Addition of a debt service tax levy in 2028 for the 2027 Street Reconstruction Project.

A pay-as-you-go methodology was applied to the capital needs in the Plan wherever possible. Tax levies were increased to support future capital needs and to minimize issuance of debt in future years. To provide stabilization in the tax rate and utility rates, however, debt was modeled into the plan:

- Public Works Facility (\$31,000,000 issued in 2026)
 - 20-year obligation at 5.3% interest to be paid back by the Building and Facilities Fund (401), Area & Unit Trunk Fund (406) revenues, and Water & Sewer User Fees.
 - The Building and Facilities Fund (401) is supported by Antenna revenues but is also planned to begin receiving a dedicated Building and Facilities tax levy in 2027. This levy will begin at \$50,000 per year annually, in conjunction with the expiration of the 2015A - Abatement portion of the debt levy in 2026 and then will increase by \$50,000 each year until it reaches \$300,000 in 2032. Additionally, this new Building and Facilities levy will assume an additional \$318,000 annual debt levy in 2036 when the remainder of the 2015 lease revenue debt levy expires.
- Otter Lake Road Extension (\$8,355,000 issued in 2026)
 - 15-year obligation at 4.0% interest to be paid back by Area & Unit Trunk Fund (406) for the Utility portion of the project, and a 10-year obligation at 4.0% interest to be paid back by Municipal State Aid (420).
- 2027 Street Reconstruction (\$4,450,500 issued in 2027)
 - 15-year obligation at 4.0% interest to be paid back by a debt service tax levy
- West Side Relief Sewer (\$3,891,600 issued in 2027)
 - 15-year obligation at 4.0% interest to be paid back by Area & Unit Trunk Fund (406) revenues

Construction of a new Public Works Facility has been discussed by the City Council for many years, and the Plan includes the project occurring in 2026. The current cost estimate and funding allocation developed by Management do not result in a tax levy impact due to annual revenue sources available for debt service repayment within each funding source and the repurposing of a portion of the 2015A debt levy and the 2015

Lease Revenue debt levy into a Building and Facilities Levy when those bonds are satisfied.

Assumptions

The assumptions developed by Management are conservative and will continue to be evaluated on an annual basis. Residential development is estimated at 160 homes per year while no commercial development is estimated in the Plan. The value and timing of commercial/industrial is difficult to predict and thus any additional tax capacity brought by non-residential properties will further bring down the projected tax rate.

Additional high-level assumptions built in to the Financial Section are as follows:

- 4.00% annual tax capacity growth rate
 - The average increase in tax capacity over the last ten years has been 10.00%, which includes new construction
- \$397,300 estimated market value of the average value residential home
 - Value from Anoka County for taxes payable 2026
- 1.00% interest earnings on ending cash balances
- Tax Increment Financing (T.I.F) revenues for certified T.I.F districts as of 8/31/2025 include:
 - T.I.F District 1-11 Legacy at Woods Edge Development
 - T.I.F District 1-13 Lyngblomsten Senior Housing Project
- General Fund
 - 10.00% increase in expenditures for 2027 – to account for the full-year effects of some Police and Fire personnel items planned to begin mid-year of 2026.
 - 5.00% annual increase in expenditures for years 2028 – 2030.
 - 3.00% annual increase in non-tax revenue
 - Balanced budget with property taxes
 - No planned use of reserves/fund balance
- Special Revenue Funds
 - Rookery Activity Center
 - 2023 was the first full fiscal year of operation
 - 4.00% annual increase in expenditures
 - 5.00% annual increase in non-tax levy revenue
 - Continuation of \$600,000 operating tax levy
 - Other special revenue funds
 - Recurring revenue and expenditures have been projected. The projected cash balance can be used as a guide on how unanticipated revenue and expenditures would affect the fund.
- Debt Service Funds
 - Current outstanding bonded indebtedness is forecasted based on debt service schedules and pledged revenue outlined in the bond documents.

Capital Project Funds

Appendix B incorporates the Capital Improvement Program into Projected Cash Balance statements for each capital project fund. The ending cash balance for each fiscal year, by fund, is also carried forward and represented on the Cash Balance Summary within the Financial Section of the Plan. Specific assumptions and details surrounding each capital project fund are as follows:

- Fund 401, Building and Facilities, accounts for the maintenance and construction of municipal buildings and facilities. The main revenue source, charges for services, is cell tower antenna and ambulance lease revenue. The interfund loan activity represents payback from the T.I.F District 1-11 Fund (418) for the Legacy at Woods Edge Development. Bond proceeds are projected in 2026 for the remainder of the Public Works Facility funding. Antenna revenues, along with the planned addition of a dedicated tax levy (primarily funded from the existing 2015A and 2015 Lease Revenue bonds when matured (in 2031 and 2036)) will be sufficient to service the Building and Facilities portion of the bonded indebtedness.
- Fund 402, Capital Equipment Replacement, accounts for the purchase of capital equipment (including vehicles) for governmental functions, primarily Public Safety and Public Services. The main source of revenue is property taxes. To meet pay-as-you-go capital outlay needs, the tax levy is estimated to increase 20% annually until a \$2,000,000 levy is reached in 2031. The fund will likely need to bond for or obtain an interfund loan to purchase an additional pumper truck in 2029. The currently-existing specific property tax levy for the fire water tenders funds the annual principal and interest on an interfund loan from the Sewer Fund for a fire truck purchased in 2023. Finally, proceeds from the sale of capital assets is assumed at 10.00% of the previous year's capital outlay expenditures.
- Fund 403, Office Equipment Replacement, accounts for the purchase of office equipment for governmental functions. The equipment is non-capital in nature (the City's capital asset threshold for equipment is \$10,000) and is not individually detailed in the Capital Improvement Program. The annual tax levy funds council technology stipends, computer replacements, other equipment (monitors, printers, scanners, etc.), and network access devices.
- Fund 405, Park Dedication, is a statutorily required fund. State law requires park dedication fees to be placed in a special fund. The fund may be used only for acquisition or improvement of parks and recreational facilities. It may not be used for their ongoing operation or maintenance. Park Dedication Fees are outlined in the City Fee Schedule. Outside of the Main Street Trail primarily funded through

grants in 2026, no other revenue or expenditures have been assumed. As park dedication fees from future developments are collected, park plans will be developed.

- Fund 406, Area & Unit Trunk, accounts for new sewer and water infrastructure. City Trunk Utility Connection Fees are outlined in the City Fee Schedule and are represented as special assessment revenue. Bond proceeds are projected for Otter Lake Road Extension in 2026, Public Works Facility in 2026, and West Side Relief Sewer in 2027. Current debt service payments are represented as transfers out to the respective debt service fund which make principal and interest payments while future debt service is shown as debt service expenditures.
- Fund 418, T.I.F District 1-11 Legacy at Woods Edge Development, accounts for tax increment revenues collected within the district. The district was certified in 2005 and will decertify by 2031. The tax increment will pay off the interfund loan from the Building and Facilities Fund (401) for the Legacy at Woods Edge Development by 2026 and in the same fiscal year start paying off an interfund loan from the Sewer Fund (602) for the same development. The interfund loan from the Sewer Fund is projected to be paid off in 2027.
- Fund 419, T.I.F District 1-12 Clearwater Creek Business Park, accounts for the tax increment revenues collected within the district. The district was certified in 2017 and decertified in 2024. The tax increment paid off a PAYGO Financing Note issued to Distribution Alternatives in 2017. The note was paid off in 2024 and the balance left in the fund is anticipated to be used for a future project.
- Fund 420, Municipal State Aid (MSA) Construction, accounts for the construction, repair and maintenance of MSA eligible city streets. Municipal State Aid grant dollars are assumed to be requested as eligible projects occur with a goal of getting the City's total allotment each year. Bond proceeds are projected for Otter Lake Road Extension in 2026.
- Fund 421, Pavement Management, accounts for street rehabilitation (not full depth reconstruction) of non-MSA eligible city streets. The fund is entirely funded with an operating tax levy. Water and sewer infrastructure repair and maintenance done in conjunction with street rehabilitation are paid for out of the respective enterprise fund(s).
- Fund 422, Surface Water Management, accounts for new surface water infrastructure as well as wetland bank activity. Surface Water Management Fees are outlined in the City Fee Schedule and are collected in full as charges for services or collected over time as a special assessment. If the Wetland Bank No.

3 project moves forward, wetland credit sales will eventually be realized from that project, although no assumptions have been made regarding future wetland credit sales. Wetland Bank No. 3 is currently proposed to be funded with an interfund loan from the Municipal State Aid Fund (420).

- Fund 423, Street Reconstruction, accounts for street reconstruction of non-MSA eligible city streets. Street reconstruction projects are completed every 3 years and funded with bond proceeds. A new capital project fund is created for each project to track the expenditure of bond proceeds. These funds are available to supplement bond proceeds or other funding sources.
- Fund 425, Park & Trail Improvements, accounts for the improvement of current city parks and trails. The fund is entirely funded with an operating tax levy. To provide additional funding the tax levy was doubled in 2025 and is assumed to increase by 40.00% starting in 2027 until a \$600,000 tax levy is reached in 2030. The Park Board makes project recommendations to the City Council once funding is available.
- Fund 430, T.I.F District 1-13 Lyngblomsten Senior Housing Project, accounts for the tax increment revenues collected within the district. The district was certified in 2022 and will decertify by 2047. The tax increment pays off a PAYGO Financing Note issued to Lyngblomsten in 2024.
- Fund 484, Comp Plan Updates, accounts for the resources needed to update the City's comprehensive plan every 10 years. Unused Planning and Zoning dollars from the General Fund (101) are transferred to this fund on an annual basis. Work on the 2050 Comprehensive Plan will begin in 2027.

Enterprise Funds

The City operates water, sewer, and storm water utilities each accounted for in a separate enterprise fund. Utility rates are charged as outlined in the City Fee Schedule. Each fund has been analyzed in a utility rate or feasibility study and the revenue and current expenditure assumptions from those studies have been represented on the Projected Cash Balance statements along with capital outlay expenditures from the Capital Improvement Program. The ending cash balance for each fiscal year, by fund, is also carried forward and represented on the Cash Balance Summary within the Financial Section of the Plan.

Conclusion

The Plan is a work in progress and must be reviewed and revised in order to stay viable. While it is a guide, it does portray an overview of what the financial needs of the City are anticipated to be over the five years presented. As conditions change, the City

must accommodate such changes. Actual performance will vary from the results modeled in the Plan.

Respectfully submitted,

Finance Department

FINANCIAL SECTION



**City of Lino Lakes
2026-2030 Financial Plan**

Tax Levy Summary

	2026	2027	2028	2029	2030
Operating Levy					
101 General Fund	\$ 13,066,229	\$ 14,576,046	\$ 15,364,645	\$ 16,194,468	\$ 17,067,631
202 Rookery Activity Center	600,000	600,000	600,000	600,000	600,000
205 Blue Heron Days	10,000	10,000	10,000	10,000	10,000
401 Building & Facilities	-	50,000	100,000	150,000	200,000
402 Capital Equipment Replacement	972,000	1,150,000	1,380,000	1,656,000	1,987,200
402 Capital Fire Water Tender Replacement	219,533	217,500	215,467	213,435	211,401
403 Office Equipment Replacement	25,000	25,000	25,000	25,000	25,000
421 Pavement Management	1,309,300	1,505,700	1,731,500	1,991,225	2,250,000
425 Park & Trail Improvements	180,000	252,000	352,800	500,000	600,000
Total Operating Levy	16,382,062	18,386,246	19,779,412	21,340,128	22,951,232
Debt Levy					
338 2015A G.O. Bonds	269,798	222,364	222,626	222,758	222,758
339 2015 EDA Lease Revenue Bonds	317,192	315,669	319,239	317,244	317,244
344 2018A G.O. Bond	482,640	485,527	482,114	480,644	480,644
346 2021A G.O. Bond	211,150	207,370	208,840	211,570	211,570
347 2025 Street Reconstruction Funding	406,823	407,085	406,823	406,035	409,973
New 2027 Street Reconstruction Funding	-	-	420,300	420,300	420,300
Total Debt Levy	1,687,603	1,638,015	2,059,942	2,058,551	2,062,489
Total Tax Levy	18,069,665	20,024,261	21,839,354	23,398,679	25,013,721
Annual % Change	15.90%	10.82%	9.06%	7.14%	6.90%
Less: Fiscal Disparities Distribution	(1,574,621)	(1,779,079)	(1,887,183)	(1,985,275)	(2,074,305)
Net Tax Levy	16,495,044	18,245,182	19,952,171	21,413,404	22,939,416

Tax Capacity Summary

	2026	2027	2028	2029	2030
Tax Capacity					
Personal and Real Estate	\$ 41,519,925	\$ 43,180,722	\$ 44,907,951	\$ 46,704,269	\$ 48,572,440
Assumed New Growth - Residential	-	1,306,112	2,068,298	2,910,513	3,838,668
Assumed New Growth - Commercial	-	-	-	-	-
Total Tax Capacity	41,519,925	44,486,834	46,976,249	49,614,782	52,411,108
Less: Fiscal Disparities Contribution	(2,318,254)	(2,387,802)	(2,459,436)	(2,533,219)	(2,609,215)
Less: Tax Increment Captured Value	(1,009,610)	(1,079,929)	(597,184)	(615,100)	(633,553)
Net Tax Capacity	38,192,061	41,019,103	43,919,629	46,466,463	49,168,340
	6%	7%	7%	6%	6%

Tax Rate Summary

	2026	2027	2028	2029	2030
City Tax Rate	43.190%	44.480%	45.429%	46.084%	46.655%

**City of Lino Lakes
2026-2030 Financial Plan**

Cash Balance Summary

	2026	2027	2028	2029	2030
General Fund					
101 General Fund	\$ 12,219,374	\$ 12,219,374	\$ 12,219,374	\$ 12,219,374	\$ 12,219,374
Special Revenue Funds					
202 Rookery Activity Center	633,500	938,580	1,253,852	1,580,505	1,919,828
203 Economic Development Authority	269,216	274,600	280,092	285,694	291,408
204 Cable TV & Communications	344,094	383,976	424,656	466,149	508,472
205 Blue Heron Days	15,249	15,554	15,865	16,183	16,506
207 State Narcotics Forfeiture	27,683	28,237	28,801	29,377	29,965
208 DUI Forfeitures	60,387	61,595	62,827	64,083	65,365
209 Other Forfeitures	1,719	1,753	1,788	1,824	1,860
210 Federal Forfeiture - Treasury	1,637	1,669	1,703	1,737	1,771
211 K9 Unit	1,204	0	0	0	0
214 Public Safety Aid	219,850	149,247	77,232	3,777	3,852
Debt Service Funds					
301 Closed Bond	176,446	-	-	-	-
338 2015A G.O. Bonds	774,364	749,109	768,826	788,684	808,128
339 2015 EDA Lease Revenue Bonds	448,923	469,219	494,814	515,419	541,302
341 2016A G.O. Utility Revenue Bonds	154,895	-	-	-	-
344 2018A G.O. Bonds	1,415,037	1,318,013	1,215,484	1,105,187	1,036,829
345 2020A G.O. Utility Revenue Bonds	242,147	243,569	245,004	246,454	247,919
346 2021A G.O. Street Reconstruction Bonds	248,254	257,811	272,534	290,634	301,543
347 2025A G.O. Street Reconstruction & Utility Revenue	336,127	367,798	399,774	432,531	470,804
Capital Project Funds					
401 Building and Facilities	2,203,315	1,910,492	1,343,300	1,474,143	1,012,979
402 Capital Equipment Replacement	1,695,283	496,030	64,216	268,340	2,057,790
403 Office Equipment Replacement	34,618	41,260	52,535	63,286	64,552
405 Park Dedication	1,107,913	1,130,072	1,152,673	1,175,727	1,199,241
406 Area & Unit Trunk	8,097,030	6,462,231	5,226,475	4,767,805	4,359,061
418 T.I.F District 1-11	38,073	57,325	-	-	- (1)
419 T.I.F District 1-12	307,251	309,396	311,584	313,816	316,092
420 Municipal State Aid (MSA) Construction	2,238,028	1,914,061	2,528,864	2,974,465	3,647,896
421 Pavement Management	584,354	596,041	607,962	620,121	592,616
422 Surface Water Management	907,863	984,313	930,625	982,688	1,071,559
423 Street Reconstruction	505,054	415,155	423,458	431,927	440,566
425 Park & Trail Improvements	56,113	59,236	63,220	139,485	242,274
430 T.I.F District 1-13	54,400	76,615	99,777	123,914	149,057
484 Comp Plan Updates	146,458	65,387	86,695	108,429	130,597
Enterprise Funds					
601 Water Operating	4,878,112	4,668,422	4,259,561	3,918,097	3,604,343
602 Sewer Operating	5,285,974	5,095,241	4,189,997	3,249,777	2,564,976
603 Storm Water Operating	280,077	309,768	328,049	354,401	378,686
Total Cash Balance, December 31	\$ 46,010,021	\$ 42,071,150	\$ 39,431,618	\$ 39,014,032	\$ 40,297,212

(1) Cash balance at December 31 is zero, although the fund is shown due to financial activity identified prior to December 31.

**City of Lino Lakes
2026-2030 Financial Plan**

Debt Summary

	2026	2027	2028	2029	2030
Current Debt Outstanding					
338 2015A G.O. Bonds	\$ 1,020,000	\$ 790,000	\$ 600,000	\$ 405,000	\$ 205,000
339 2015 EDA Lease Revenue Bonds	2,495,000	2,280,000	2,060,000	1,830,000	1,595,000
341 2016A G.O. Utility Revenue Bonds	150,000	-	-	-	-
344 2018A G.O. Bonds	4,305,000	3,815,000	3,300,000	2,760,000	2,245,000
345 2020A G.O. Utility Revenue Bonds	2,825,000	2,550,000	2,260,000	1,960,000	1,650,000
346 2021A G.O. Street Reconstruction Bonds	1,135,000	955,000	775,000	590,000	395,000
601 2024 G.O. Water Revenue Note (MN PFA)	15,647,000	14,959,000	14,257,000	13,541,000	12,812,000 *
347 2025A G.O. Street Reconstruction & Utility Revenue	8,090,000	7,715,000	7,320,000	6,905,000	6,470,000
Total Current Debt	\$ 35,667,000	\$ 33,064,000	\$ 30,572,000	\$ 27,991,000	\$ 25,372,000
Future Debt Outstanding					
New 2026 Otter Lake Rd Extension Funding	\$ 8,355,000	\$ 8,355,000	\$ 7,745,000	\$ 7,120,000	\$ 6,475,000
New 2026 Public Works Facility Funding	27,440,000	27,440,000	26,590,000	25,700,000	24,770,000
New 2027 Street Reconstruction - (Levy) Funding	-	4,450,500	4,228,237	3,997,084	3,756,684
New 2027 West Side Relief Sewer Funding	-	3,891,600	3,697,249	3,495,124	3,284,915
New 2029 Fire Engine Pumper Truck	-	-	-	1,000,000	873,390
Total Future Debt	\$ 35,795,000	\$ 44,137,100	\$ 42,260,486	\$ 41,312,208	\$ 39,159,989
Total Debt	\$ 71,462,000	\$ 77,201,100	\$ 72,832,486	\$ 69,303,208	\$ 64,531,989

*The note was issued on 10/15/2024, although the disbursement and repayment schedules have yet to be determined.

**City of Lino Lakes
2026-2030 Financial Plan**

Transfers Summary

	2026	2027	2028	2029	2030
Transfers In					
341 2016A G.O. Utility Revenue Bonds	\$ 30,000	\$ -	\$ -	\$ -	\$ -
345 2020A G.O. Utility Revenue Bonds	344,100	343,300	347,000	345,200	346,100
347 2025A G.O. Street Recon & Utility Revenue Bonds	318,981	361,395	360,000	361,000	361,000
406 Area & Unit Trunk	100,000	359,000	360,000	361,000	361,000
484 Comp Plan Updates	40,000	40,000	40,000	40,000	40,000
Total Transfers In	\$ 833,081	\$ 1,103,695	\$ 1,107,000	\$ 1,107,200	\$ 1,108,100
Transfers Out					
101 General Fund	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000
337 2014A G.O. Bonds	218,981	-	-	-	-
341 2016A G.O. Utility Revenue Bonds	-	2,395	-	-	-
406 Area & Unit Trunk	474,100	702,300	707,000	706,200	707,100
601 Water Operating	50,000	179,500	180,000	180,500	180,500
602 Sewer Operating	50,000	179,500	180,000	180,500	180,500
Total Transfers Out	\$ 833,081	\$ 1,103,695	\$ 1,107,000	\$ 1,107,200	\$ 1,108,100

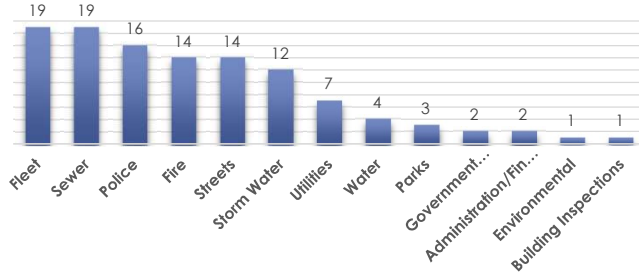
CAPITAL IMPROVEMENT PROGRAM SECTION



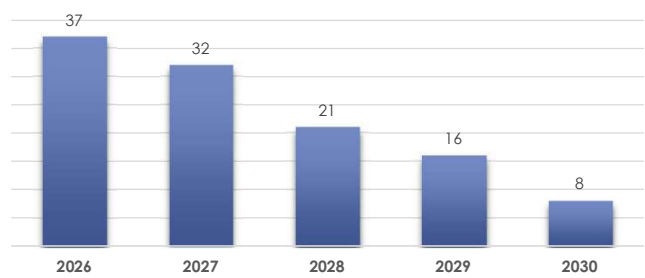
City of Lino Lakes

FY 2026 through FY 2030
Overview

of Projects By Department



of Projects By Year



Cost vs. Funding by Year



City of Lino Lakes
FY 2026 through FY 2030
Funding Summary

Type	2026	2027	2028	2029	2030	Total
Anoka County	\$ -	\$ 7,706,250	\$ 207,000	\$ -	\$ 2,800,000	\$ 10,713,250
Area & Unit Trunk Fund (406)	\$ 13,540,275	\$ 5,979,290	\$ 1,035,000	\$ 60,000	\$ -	\$ 20,614,565
Assessments	\$ 828,000	\$ 190,440	\$ -	\$ 124,000	\$ -	\$ 1,142,440
Bond Proceeds - New Fund	\$ -	\$ 4,450,500	\$ -	\$ -	\$ 4,500,000	\$ 8,950,500
Building and Facilities Fund (401)	\$ 12,100,000	\$ 130,000	\$ -	\$ -	\$ -	\$ 12,230,000
Capital Equipment Replacement Fund (402)	\$ 997,900	\$ 2,557,648	\$ 2,071,300	\$ 3,160,290	\$ 256,146	\$ 9,043,284
Municipal State Aid (MSA) Construction Fund (420)	\$ 8,205,000	\$ 1,358,750	\$ -	\$ -	\$ 200,000	\$ 9,763,750
Office Equipment Replacement Fund (403)	\$ 42,500	\$ 19,050	\$ 14,550	\$ 15,300	\$ -	\$ 91,400
Other	\$ 675,000	\$ -	\$ 1,656,000	\$ -	\$ -	\$ 2,331,000
Park Dedication Fund (405)	\$ -	\$ -	\$ 207,000	\$ -	\$ -	\$ 207,000
Pavement Management Fund (421)	\$ 1,309,300	\$ 1,505,695	\$ 1,731,500	\$ 1,991,225	\$ 2,289,908	\$ 8,827,628
Sewer Operating Fund (602)	\$ 7,125,000	\$ 113,000	\$ 198,000	\$ 256,500	\$ 1,128,200	\$ 8,820,700
Storm Water Operating Fund (603)	\$ 388,500	\$ 220,000	\$ 230,000	\$ 220,000	\$ 220,000	\$ 1,278,500
Surface Water Management Fund (422)	\$ 2,033,891	\$ 161,000	\$ 264,500	\$ 150,000	\$ 85,000	\$ 2,694,391
Water Operating Fund (601)	\$ 6,400,000	\$ 150,000	\$ 188,000	\$ 183,500	\$ 150,000	\$ 7,071,500
Total	\$ 53,645,366	\$ 24,541,623	\$ 7,802,850	\$ 6,160,815	\$ 11,629,254	\$ 103,779,908

City of Lino Lakes

FY 2026 through FY 2030

Department Summary

Department	2026	2027	2028	2029	2030	Total
Administration/Finance	\$ 42,500	\$ 19,050	\$ 14,550	\$ 15,300	\$ -	\$ 91,400
Building Inspections		\$ 33,000	\$ -	\$ -	\$ -	\$ 33,000
Environmental		\$ 55,000	\$ -	\$ -	\$ -	\$ 55,000
Fire	\$ 221,900	\$ 841,200	\$ 1,210,000	\$ 2,585,500	\$ -	\$ 4,858,600
Fleet	\$ 391,000	\$ 1,016,000	\$ 694,000	\$ 409,000	\$ -	\$ 2,510,000
Government Buildings	\$ 31,100,000	\$ -	\$ -	\$ -	\$ -	\$ 31,100,000
Parks	\$ -	\$ 25,000	\$ 2,088,000	\$ -	\$ -	\$ 2,113,000
Police	\$ 176,500	\$ 717,448	\$ 149,300	\$ 165,790	\$ 256,146	\$ 1,465,184
Sewer	\$ 2,337,775	\$ 578,880	\$ 160,000	\$ 407,000	\$ 1,128,200	\$ 4,611,855
Storm Water	\$ 2,880,891	\$ 381,000	\$ 494,500	\$ 370,000	\$ 305,000	\$ 4,431,391
Streets	\$ 14,669,300	\$ 16,283,445	\$ 1,881,500	\$ 2,141,225	\$ 9,939,908	\$ 44,915,378
Utilities	\$ 945,000	\$ 3,891,600	\$ 1,111,000	\$ 67,000	\$ -	\$ 6,014,600
Water	\$ 880,500	\$ 700,000	\$ -	\$ -	\$ -	\$ 1,580,500
Total	\$ 53,645,366	\$ 24,541,623	\$ 7,802,850	\$ 6,160,815	\$ 11,629,254	\$ 103,779,908

City of Lino Lakes
FY 2026 through FY 2030
Projects by Program

Project Name	2026	2027	2028	2029	2030	Total
Citywide						
#210 Mack Truck	\$ -	\$ -	\$ 350,000	\$ -	\$ -	\$ 350,000
#215 Plow Truck	\$ 345,000	\$ -	\$ -	\$ -	\$ -	\$ 345,000
#218 Plow Truck	\$ -	\$ 358,000	\$ -	\$ -	\$ -	\$ 358,000
#252 Street Sweeper	\$ 325,000	\$ -	\$ -	\$ -	\$ -	\$ 325,000
#255 Truck	\$ -	\$ 169,000	\$ -	\$ -	\$ -	\$ 169,000
#256 Truck - Asphalt Hotbox	\$ -	\$ 159,000	\$ -	\$ -	\$ -	\$ 159,000
#259 Truck	\$ -	\$ 67,000	\$ -	\$ -	\$ -	\$ 67,000
#262 Truck	\$ -	\$ -	\$ 158,000	\$ -	\$ -	\$ 158,000
#263 Truck	\$ -	\$ 159,000	\$ -	\$ -	\$ -	\$ 159,000
#267 Truck	\$ -	\$ -	\$ 70,000	\$ -	\$ -	\$ 70,000
#268 Truck	\$ -	\$ -	\$ -	\$ 95,000	\$ -	\$ 95,000
#306 Investigation Vehicle	\$ -	\$ 62,800	\$ -	\$ -	\$ -	\$ 62,800
#307 Investigation Vehicle	\$ -	\$ 62,800	\$ -	\$ -	\$ -	\$ 62,800
#308 CSO Vehicle	\$ -	\$ 78,137	\$ -	\$ -	\$ -	\$ 78,137
#309 Investigation Vehicle	\$ -	\$ -	\$ 62,800	\$ -	\$ -	\$ 62,800
#311 Investigation Vehicle	\$ -	\$ 62,800	\$ -	\$ -	\$ -	\$ 62,800
#314 Marked Patrol Vehicle - Canine	\$ 90,000	\$ -	\$ -	\$ -	\$ -	\$ 90,000
#318 Marked Patrol Vehicle	\$ -	\$ 78,137	\$ -	\$ -	\$ -	\$ 78,137
#319 Marked Patrol Vehicle	\$ -	\$ 78,137	\$ -	\$ -	\$ -	\$ 78,137
#320 Marked Patrol Vehicle	\$ -	\$ 78,137	\$ -	\$ -	\$ -	\$ 78,137
#321 Marked Patrol Vehicle	\$ -	\$ -	\$ -	\$ 82,895	\$ -	\$ 82,895
#323 Marked Patrol Vehicle	\$ -	\$ -	\$ -	\$ 82,895	\$ -	\$ 82,895
#324 Marked Patrol Vehicle	\$ -	\$ -	\$ -	\$ -	\$ 85,382	\$ 85,382
#325 Marked Patrol Vehicle	\$ -	\$ -	\$ -	\$ -	\$ 85,382	\$ 85,382
#326 Marked Patrol Vehicle	\$ -	\$ -	\$ -	\$ -	\$ 85,382	\$ 85,382
#409 Lawn Mower Pull Behind	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
#411 RTV	\$ -	\$ -	\$ 18,000	\$ -	\$ -	\$ 18,000
#412 Truck	\$ -	\$ 72,000	\$ -	\$ -	\$ -	\$ 72,000
#416 Truck	\$ -	\$ -	\$ 82,000	\$ -	\$ -	\$ 82,000
#417 Truck	\$ -	\$ -	\$ -	\$ 68,000	\$ -	\$ 68,000
#418 Truck	\$ -	\$ -	\$ -	\$ 160,000	\$ -	\$ 160,000
#506 Truck	\$ -	\$ -	\$ 66,000	\$ -	\$ -	\$ 66,000
#507 Mower	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ 10,000
#508 Truck	\$ -	\$ -	\$ -	\$ 67,000	\$ -	\$ 67,000
#600 2015 Ford Interceptor	\$ 85,500	\$ -	\$ -	\$ -	\$ -	\$ 85,500
#606 Truck	\$ -	\$ -	\$ 125,000	\$ -	\$ -	\$ 125,000
#607 Truck	\$ -	\$ 93,700	\$ -	\$ -	\$ -	\$ 93,700
#615 UTV 1, 2000 Polaris 6X6	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
#620 2017 Ford/Custom Pumper Truck, Engine	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ 500,000
#623 Fire Vehicle	\$ -	\$ 85,500	\$ -	\$ -	\$ -	\$ 85,500
#625 Engine 3, 2004 Spartan/Custom Fire Pump	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	\$ 1,000,000
#628 2020 Ford Interceptor	\$ -	\$ -	\$ 85,000	\$ -	\$ -	\$ 85,000
#631 2024 Dodge Durango	\$ -	\$ -	\$ -	\$ 85,500	\$ -	\$ 85,500
#632 (#619) 16 Ford Interceptor	\$ 85,500	\$ -	\$ -	\$ -	\$ -	\$ 85,500
#803 Environmental Vehicle	\$ -	\$ 55,000	\$ -	\$ -	\$ -	\$ 55,000
#804 Building Inspection Vehicle	\$ -	\$ 33,000	\$ -	\$ -	\$ -	\$ 33,000
#805 Building Inspection Vehicle	\$ -	\$ 32,000	\$ -	\$ -	\$ -	\$ 32,000
#806 Building Inspection Vehicle	\$ -	\$ -	\$ 34,000	\$ -	\$ -	\$ 34,000
#807 Truck	\$ -	\$ -	\$ -	\$ 86,000	\$ -	\$ 86,000
#New Forklift	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000
#New Mini Excavator	\$ 92,000	\$ -	\$ -	\$ -	\$ -	\$ 92,000
#NEW Tilt Bed Trailer	\$ 16,000	\$ -	\$ -	\$ -	\$ -	\$ 16,000
10 Encrypted Radios for Supervisors	\$ -	\$ 62,000	\$ -	\$ -	\$ -	\$ 62,000
City Complex Security Fence	\$ -	\$ 130,000	\$ -	\$ -	\$ -	\$ 130,000
City Hall Boiler Replacement	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Computer Replacements	\$ 32,000	\$ 13,050	\$ 14,550	\$ 15,300	\$ -	\$ 74,900

City of Lino Lakes

FY 2026 through FY 2030

Projects by Program

Project Name	2026	2027	2028	2029	2030	Total
Encrypted Radios	\$ 86,500	\$ 86,500	\$ 86,500	\$ -	\$ -	\$ 259,500
Fire Aerial Apparatus Vehicle # 622	\$ -	\$ -	\$ -	\$ 2,500,000	\$ -	\$ 2,500,000
Gas/Electric Ventilation Fans (4)	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Generator Lift Station #5	\$ -	\$ -	\$ -	\$ 48,000	\$ -	\$ 48,000
Lift Station #4 - Generator	\$ -	\$ -	\$ 40,000	\$ -	\$ -	\$ 40,000
Lift Station #5 - Pumps	\$ -	\$ -	\$ -	\$ -	\$ 28,200	\$ 28,200
Lift Station #53 Restoration	\$ 225,000	\$ -	\$ -	\$ -	\$ -	\$ 225,000
Lift Station #6 - Generator	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ 30,000
Lift Station #6 - Pumps	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ 15,000
Lift Station #9 - Pumps	\$ -	\$ 13,000	\$ -	\$ -	\$ -	\$ 13,000
Network Access Devices	\$ 10,500	\$ 6,000	\$ -	\$ -	\$ -	\$ 16,500
SCBA Cascade Trailer (1)	\$ 20,900	\$ -	\$ -	\$ -	\$ -	\$ 20,900
Community Development						
2025-26 Sanitary Sewer Lining Project	\$ 700,000	\$ -	\$ -	\$ -	\$ -	\$ 700,000
2026 Storm Water Maintenance Project	\$ 180,000	\$ -	\$ -	\$ -	\$ -	\$ 180,000
2026 Street Rehabilitation Program	\$ 1,439,300	\$ -	\$ -	\$ -	\$ -	\$ 1,439,300
2026 Surface Water Quality Improvement Project	\$ 103,500	\$ -	\$ -	\$ -	\$ -	\$ 103,500
2027 Sanitary Sewer Lining Project	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
2027 Storm Water Maintenance Project	\$ -	\$ 220,000	\$ -	\$ -	\$ -	\$ 220,000
2027 Street Reconstruction Project	\$ -	\$ 4,450,500	\$ -	\$ -	\$ -	\$ 4,450,500
2027 Street Rehabilitation Program	\$ -	\$ 1,655,695	\$ -	\$ -	\$ -	\$ 1,655,695
2028 Sanitary Sewer Lining Project	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ 75,000
2028 Storm Water Maintenance Project	\$ -	\$ -	\$ 230,000	\$ -	\$ -	\$ 230,000
2028 Street Rehabilitation Program	\$ -	\$ -	\$ 1,881,500	\$ -	\$ -	\$ 1,881,500
2028 Surface Water Quality Improvement Project	\$ -	\$ -	\$ 103,500	\$ -	\$ -	\$ 103,500
2029 Sanitary Sewer Lining Project	\$ -	\$ -	\$ -	\$ 175,000	\$ -	\$ 175,000
2029 Storm Water Maintenance Project	\$ -	\$ -	\$ -	\$ 220,000	\$ -	\$ 220,000
2029 Street Rehabilitation Program	\$ -	\$ -	\$ -	\$ 2,141,225	\$ -	\$ 2,141,225
2030 Annual Sewer Lining	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000
2030 Storm Water Maintenance Project	\$ -	\$ -	\$ -	\$ -	\$ 220,000	\$ 220,000
2030 Street Reconstruction	\$ -	\$ -	\$ -	\$ -	\$ 4,500,000	\$ 4,500,000
2030 Street Rehabilitation Program	\$ -	\$ -	\$ -	\$ -	\$ 2,439,908	\$ 2,439,908
24th Avenue/Elmcrest Overlay	\$ 850,000	\$ -	\$ -	\$ -	\$ -	\$ 850,000
35E Trunk Water Xing - Watermark to Otter Lake	\$ 450,000	\$ -	\$ -	\$ -	\$ -	\$ 450,000
Ash Street/Centerville Road Intersection Roundabout	\$ -	\$ 2,990,000	\$ -	\$ -	\$ -	\$ 2,990,000
Birch Sanitary Trunk Crossing Upgrade	\$ 495,000	\$ -	\$ -	\$ -	\$ -	\$ 495,000
County Road J/Centerville Rd Intersection/35th	\$ 80,000	\$ -	\$ -	\$ -	\$ -	\$ 80,000
CSAH 53 (Sunset Avenue) Reconstruction	\$ -	\$ 5,925,000	\$ -	\$ -	\$ -	\$ 5,925,000
Gravity Sewer 77th to Country Lane Swr Distr 2	\$ -	\$ -	\$ -	\$ 184,000	\$ -	\$ 184,000
Lake (CSAH 23) and Main Street (CSAH 14) Intersection	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000	\$ 3,000,000
Lake Drive Trunk Watermain	\$ -	\$ 700,000	\$ -	\$ -	\$ -	\$ 700,000
Lift Station #10 Upgrade	\$ -	\$ 85,000	\$ -	\$ -	\$ -	\$ 85,000
Lift Station 4 an Force Main Improvements - SD	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000
Lift Station and Forcemain	\$ 326,025	\$ -	\$ -	\$ -	\$ -	\$ 326,025
Main Street Trail	\$ -	\$ -	\$ 2,070,000	\$ -	\$ -	\$ 2,070,000
Main Street Trunk Water Connection	\$ -	\$ -	\$ 1,035,000	\$ -	\$ -	\$ 1,035,000
NE Area Regional Storm Improvements	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000
Otter Lake Road Extension	\$ 12,300,000	\$ -	\$ -	\$ -	\$ -	\$ 12,300,000
Public Works Facility	\$ 31,000,000	\$ -	\$ -	\$ -	\$ -	\$ 31,000,000
Robinson Drive Street and Utility Extension	\$ -	\$ 1,262,250	\$ -	\$ -	\$ -	\$ 1,262,250
Sewer District 3H Trunk Improvements	\$ -	\$ 380,880	\$ -	\$ -	\$ -	\$ 380,880
Shenandoah Park Surface Water BMP	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000
Trunk Sewer Extension SD 2I (Sod Farms)	\$ 1,086,750	\$ -	\$ -	\$ -	\$ -	\$ 1,086,750
Well #2 Pumphouse Revisions	\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ 70,000
Well #7	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000
Well #7 Raw Watermain to Water Treatment Plant	\$ 310,500	\$ -	\$ -	\$ -	\$ -	\$ 310,500
West Side Relief Sewer to Lakeview Dr and sewer	\$ -	\$ 3,891,600	\$ -	\$ -	\$ -	\$ 3,891,600

City of Lino Lakes
 FY 2026 through FY 2030
 Projects by Program

Project Name	2026	2027	2028	2029	2030	Total
Wetland Bank #3	\$ 1,180,391	\$ 161,000	\$ 161,000	\$ 150,000	\$ 85,000	\$ 1,737,391
Total	\$ 53,645,366	\$ 24,541,623	\$ 7,802,850	\$ 6,160,815	\$ 11,629,254	\$ 103,779,908

City of Lino Lakes
FY 2026 through FY 2030
Projects by Type

Project Name	2026	2027	2028	2029	2030	Total
Buildings						
City Complex Security Fence	\$ -	\$ 130,000	\$ -	\$ -	\$ -	\$ 130,000
City Hall Boiler Replacement	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Public Works Facility	\$ 31,000,000	\$ -	\$ -	\$ -	\$ -	\$ 31,000,000
Machinery and Shop Equipment						
#210 Mack Truck	\$ -	\$ -	\$ 350,000	\$ -	\$ -	\$ 350,000
#252 Street Sweeper	\$ 325,000	\$ -	\$ -	\$ -	\$ -	\$ 325,000
#409 Lawn Mower Pull Behind	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
#411 RTV	\$ -	\$ -	\$ 18,000	\$ -	\$ -	\$ 18,000
#507 Mower	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ 10,000
#New Forklift	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000
#New Mini Excavator	\$ 92,000	\$ -	\$ -	\$ -	\$ -	\$ 92,000
Generator Lift Station #5	\$ -	\$ -	\$ -	\$ 48,000	\$ -	\$ 48,000
Lift Station #4 - Generator	\$ -	\$ -	\$ 40,000	\$ -	\$ -	\$ 40,000
Lift Station #5 - Pumps	\$ -	\$ -	\$ -	\$ -	\$ 28,200	\$ 28,200
Lift Station #6 - Generator	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ 30,000
Lift Station #6 - Pumps	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ 15,000
Office Equipment and Furniture						
Computer Replacements	\$ 32,000	\$ 13,050	\$ 14,550	\$ 15,300	\$ -	\$ 74,900
Network Access Devices	\$ 10,500	\$ 6,000	\$ -	\$ -	\$ -	\$ 16,500
Other Equipment						
#NEW Tilt Bed Trailer	\$ 16,000	\$ -	\$ -	\$ -	\$ -	\$ 16,000
10 Encrypted Radios for Supervisors	\$ -	\$ 62,000	\$ -	\$ -	\$ -	\$ 62,000
Encrypted Radios	\$ 86,500	\$ 86,500	\$ 86,500	\$ -	\$ -	\$ 259,500
Gas/Electric Ventilation Fans (4)	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000
SCBA Cascade Trailer (1)	\$ 20,900	\$ -	\$ -	\$ -	\$ -	\$ 20,900
Streets						
2026 Street Rehabilitation Program	\$ 1,439,300	\$ -	\$ -	\$ -	\$ -	\$ 1,439,300
2027 Street Reconstruction Project	\$ -	\$ 4,450,500	\$ -	\$ -	\$ -	\$ 4,450,500
2027 Street Rehabilitation Program	\$ -	\$ 1,655,695	\$ -	\$ -	\$ -	\$ 1,655,695
2028 Street Rehabilitation Program	\$ -	\$ -	\$ 1,881,500	\$ -	\$ -	\$ 1,881,500
2029 Street Rehabilitation Program	\$ -	\$ -	\$ -	\$ 2,141,225	\$ -	\$ 2,141,225
2030 Street Reconstruction	\$ -	\$ -	\$ -	\$ -	\$ 4,500,000	\$ 4,500,000
2030 Street Rehabilitation Program	\$ -	\$ -	\$ -	\$ -	\$ 2,439,908	\$ 2,439,908
24th Avenue/Elmcrest Overlay	\$ 850,000	\$ -	\$ -	\$ -	\$ -	\$ 850,000
Ash Street/Centerville Road Intersection Round	\$ -	\$ 2,990,000	\$ -	\$ -	\$ -	\$ 2,990,000
County Road J/Centerville Rd Intersection/35 I	\$ 80,000	\$ -	\$ -	\$ -	\$ -	\$ 80,000
CSAH 53 (Sunset Avenue) Reconstruction	\$ -	\$ 5,925,000	\$ -	\$ -	\$ -	\$ 5,925,000
Lake (CSAH 23) and Main Street (CSAH 14) Inte	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000	\$ 3,000,000
Otter Lake Road Extension	\$ 12,300,000	\$ -	\$ -	\$ -	\$ -	\$ 12,300,000
Robinson Drive Street and Utility Extension	\$ -	\$ 1,262,250	\$ -	\$ -	\$ -	\$ 1,262,250
Trail						
Main Street Trail	\$ -	\$ -	\$ 2,070,000	\$ -	\$ -	\$ 2,070,000
Utility Rehab						
2025-26 Sanitary Sewer Lining Project	\$ 700,000	\$ -	\$ -	\$ -	\$ -	\$ 700,000
2026 Storm Water Maintenance Project	\$ 180,000	\$ -	\$ -	\$ -	\$ -	\$ 180,000
2027 Sanitary Sewer Lining Project	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
2027 Storm Water Maintenance Project	\$ -	\$ 220,000	\$ -	\$ -	\$ -	\$ 220,000
2028 Sanitary Sewer Lining Project	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ 75,000
2028 Storm Water Maintenance Project	\$ -	\$ -	\$ 230,000	\$ -	\$ -	\$ 230,000
2029 Sanitary Sewer Lining Project	\$ -	\$ -	\$ -	\$ 175,000	\$ -	\$ 175,000
2029 Storm Water Maintenance Project.	\$ -	\$ -	\$ -	\$ 220,000	\$ -	\$ 220,000
2030 Annual Sewer Lining	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000
2030 Storm Water Maintenance Project	\$ -	\$ -	\$ -	\$ -	\$ 220,000	\$ 220,000
Lift Station #10 Upgrade	\$ -	\$ 85,000	\$ -	\$ -	\$ -	\$ 85,000
Lift Station #53 Restoration	\$ 225,000	\$ -	\$ -	\$ -	\$ -	\$ 225,000
Lift Station #9 - Pumps	\$ -	\$ 13,000	\$ -	\$ -	\$ -	\$ 13,000

City of Lino Lakes

FY 2026 through FY 2030

Projects by Type

Project Name	2026	2027	2028	2029	2030	Total
Well #2 Pumphouse Revisions	\$ 70,000	\$ -	\$ -	\$ -	\$ -	70,000
Utility Trunk						
2026 Surface Water Quality Improvement Project	\$ 103,500	\$ -	\$ -	\$ -	\$ -	103,500
2028 Surface Water Quality Improvement Project	\$ -	\$ -	\$ 103,500	\$ -	\$ -	103,500
35E Trunk Water Xing - Watermark to Otter Lake	\$ 450,000	\$ -	\$ -	\$ -	\$ -	450,000
Birch Sanitary Trunk Crossing Upgrade	\$ 495,000	\$ -	\$ -	\$ -	\$ -	495,000
Gravity Sewer 77th to Country Lane Swr Distr 2	\$ -	\$ -	\$ -	\$ 184,000	\$ -	184,000
Lake Drive Trunk Watermain	\$ -	\$ 700,000	\$ -	\$ -	\$ -	700,000
Lift Station 4 an Force Main Improvements - SD	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	1,000,000
Lift Station and Forcemain	\$ 326,025	\$ -	\$ -	\$ -	\$ -	326,025
Main Street Trunk Water Connection	\$ -	\$ -	\$ 1,035,000	\$ -	\$ -	1,035,000
NE Area Regional Storm Improvements	\$ 500,000	\$ -	\$ -	\$ -	\$ -	500,000
Sewer District 3H Trunk Improvements	\$ -	\$ 380,880	\$ -	\$ -	\$ -	380,880
Shenandoah Park Surface Water BMP	\$ 500,000	\$ -	\$ -	\$ -	\$ -	500,000
Trunk Sewer Extension SD 2I (Sod Farms)	\$ 1,086,750	\$ -	\$ -	\$ -	\$ -	1,086,750
Well #7	\$ 500,000	\$ -	\$ -	\$ -	\$ -	500,000
Well #7 Raw Watermain to Water Treatment Plant	\$ 310,500	\$ -	\$ -	\$ -	\$ -	310,500
West Side Relief Sewer to Lakeview Dr and sewer	\$ -	\$ 3,891,600	\$ -	\$ -	\$ -	3,891,600
Wetland Bank #3	\$ 1,180,391	\$ 161,000	\$ 161,000	\$ 150,000	\$ 85,000	1,737,391
Vehicles						
#215 Plow Truck	\$ 345,000	\$ -	\$ -	\$ -	\$ -	345,000
#218 Plow Truck	\$ -	\$ 358,000	\$ -	\$ -	\$ -	358,000
#255 Truck	\$ -	\$ 169,000	\$ -	\$ -	\$ -	169,000
#256 Truck - Asphalt Hotbox	\$ -	\$ 159,000	\$ -	\$ -	\$ -	159,000
#259 Truck	\$ -	\$ 67,000	\$ -	\$ -	\$ -	67,000
#262 Truck	\$ -	\$ -	\$ 158,000	\$ -	\$ -	158,000
#263 Truck	\$ -	\$ 159,000	\$ -	\$ -	\$ -	159,000
#267 Truck	\$ -	\$ -	\$ 70,000	\$ -	\$ -	70,000
#268 Truck	\$ -	\$ -	\$ -	\$ 95,000	\$ -	95,000
#306 Investigation Vehicle	\$ -	\$ 62,800	\$ -	\$ -	\$ -	62,800
#307 Investigation Vehicle	\$ -	\$ 62,800	\$ -	\$ -	\$ -	62,800
#308 CSO Vehicle	\$ -	\$ 78,137	\$ -	\$ -	\$ -	78,137
#309 Investigation Vehicle	\$ -	\$ -	\$ 62,800	\$ -	\$ -	62,800
#311 Investigation Vehicle	\$ -	\$ 62,800	\$ -	\$ -	\$ -	62,800
#314 Marked Patrol Vehicle - Canine	\$ 90,000	\$ -	\$ -	\$ -	\$ -	90,000
#318 Marked Patrol Vehicle	\$ -	\$ 78,137	\$ -	\$ -	\$ -	78,137
#319 Marked Patrol Vehicle	\$ -	\$ 78,137	\$ -	\$ -	\$ -	78,137
#320 Marked Patrol Vehicle	\$ -	\$ 78,137	\$ -	\$ -	\$ -	78,137
#321 Marked Patrol Vehicle	\$ -	\$ -	\$ -	\$ 82,895	\$ -	82,895
#323 Marked Patrol Vehicle	\$ -	\$ -	\$ -	\$ 82,895	\$ -	82,895
#324 Marked Patrol Vehicle	\$ -	\$ -	\$ -	\$ -	\$ 85,382	85,382
#325 Marked Patrol Vehicle	\$ -	\$ -	\$ -	\$ -	\$ 85,382	85,382
#326 Marked Patrol Vehicle	\$ -	\$ -	\$ -	\$ -	\$ 85,382	85,382
#412 Truck	\$ -	\$ 72,000	\$ -	\$ -	\$ -	72,000
#416 Truck	\$ -	\$ -	\$ 82,000	\$ -	\$ -	82,000
#417 Truck	\$ -	\$ -	\$ -	\$ 68,000	\$ -	68,000
#418 Truck	\$ -	\$ -	\$ -	\$ 160,000	\$ -	160,000
#506 Truck	\$ -	\$ -	\$ 66,000	\$ -	\$ -	66,000
#508 Truck	\$ -	\$ -	\$ -	\$ 67,000	\$ -	67,000
#600 2015 Ford Interceptor	\$ 85,500	\$ -	\$ -	\$ -	\$ -	85,500
#606 Truck	\$ -	\$ -	\$ 125,000	\$ -	\$ -	125,000
#607 Truck	\$ -	\$ 93,700	\$ -	\$ -	\$ -	93,700
#615 UTV 1, 2000 Polaris 6X6	\$ -	\$ 100,000	\$ -	\$ -	\$ -	100,000
#620 2017 Ford/Custom Pumper Truck, Engine 3	\$ -	\$ 500,000	\$ -	\$ -	\$ -	500,000
#623 Fire Vehicle	\$ -	\$ 85,500	\$ -	\$ -	\$ -	85,500
#625 Engine 3, 2004 Spartan/Custom Fire Pump	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	1,000,000
#628 2020 Ford Interceptor	\$ -	\$ -	\$ 85,000	\$ -	\$ -	85,000

City of Lino Lakes
FY 2026 through FY 2030
Projects by Type

Project Name	2026	2027	2028	2029	2030	Total
#631 2024 Dodge Durango	\$ -	\$ -	\$ -	\$ 85,500	\$ -	\$ 85,500
#632 (#619) 16 Ford Interceptor	\$ 85,500	\$ -	\$ -	\$ -	\$ -	\$ 85,500
#803 Environmental Vehicle	\$ -	\$ 55,000	\$ -	\$ -	\$ -	\$ 55,000
#804 Building Inspection Vehicle	\$ -	\$ 33,000	\$ -	\$ -	\$ -	\$ 33,000
#805 Building Inspection Vehicle	\$ -	\$ 32,000	\$ -	\$ -	\$ -	\$ 32,000
#806 Building Inspection Vehicle	\$ -	\$ -	\$ 34,000	\$ -	\$ -	\$ 34,000
#807 Truck	\$ -	\$ -	\$ -	\$ 86,000	\$ -	\$ 86,000
Fire Aerial Apparatus Vehicle # 622	\$ -	\$ -	\$ -	\$ 2,500,000	\$ -	\$ 2,500,000
Total	\$ 53,645,366	\$ 24,541,623	\$ 7,802,850	\$ 6,160,815	\$ 11,629,254	\$ 103,779,908

City of Lino Lakes

FY 2026 through FY 2030

Projects by Funding

Project Name	2026	2027	2028	2029	2030	Total
Anoka County						
CSAH 53 (Sunset Avenue) Reconstruction	\$ -	\$ 4,916,250	\$ -	\$ -	\$ -	\$ 4,916,250
Lake (CSAH 23) and Main Street (CSAH 14) Inte	\$ -	\$ -	\$ -	\$ -	\$ 2,800,000	\$ 2,800,000
Main Street Trail	\$ -	\$ -	\$ 207,000	\$ -	\$ -	\$ 207,000
Ash Street/Centerville Road Intersection Rounc	\$ -	\$ 2,790,000	\$ -	\$ -	\$ -	\$ 2,790,000
Area & Unit Trunk Fund (406)						
CSAH 53 (Sunset Avenue) Reconstruction	\$ -	\$ 750,000	\$ -	\$ -	\$ -	\$ 750,000
35E Trunk Water Xing - Watermark to Otter Lake	\$ 450,000	\$ -	\$ -	\$ -	\$ -	\$ 450,000
Birch Sanitary Trunk Crossing Upgrade	\$ 495,000	\$ -	\$ -	\$ -	\$ -	\$ 495,000
Gravity Sewer 77th to Country Lane Swr Distr 2	\$ -	\$ -	\$ -	\$ 60,000	\$ -	\$ 60,000
Lake Drive Trunk Watermain	\$ -	\$ 700,000	\$ -	\$ -	\$ -	\$ 700,000
Lift Station #10 Upgrade	\$ -	\$ 85,000	\$ -	\$ -	\$ -	\$ 85,000
Lift Station and Forcemain	\$ 326,025	\$ -	\$ -	\$ -	\$ -	\$ 326,025
Main Street Trunk Water Connection	\$ -	\$ -	\$ 1,035,000	\$ -	\$ -	\$ 1,035,000
Otter Lake Road Extension	\$ 4,600,000	\$ -	\$ -	\$ -	\$ -	\$ 4,600,000
Robinson Drive Street and Utility Extension	\$ -	\$ 362,250	\$ -	\$ -	\$ -	\$ 362,250
Sewer District 3H Trunk Improvements	\$ -	\$ 190,440	\$ -	\$ -	\$ -	\$ 190,440
Trunk Sewer Extension SD 2I (Sod Farms)	\$ 258,750	\$ -	\$ -	\$ -	\$ -	\$ 258,750
Well #7	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000
Well #7 Raw Watermain to Water Treatment Pl	\$ 310,500	\$ -	\$ -	\$ -	\$ -	\$ 310,500
West Side Relief Sewer to Lakeview Dr and sew	\$ -	\$ 3,891,600	\$ -	\$ -	\$ -	\$ 3,891,600
Public Works Facility	\$ 6,600,000	\$ -	\$ -	\$ -	\$ -	\$ 6,600,000
Assessments						
Gravity Sewer 77th to Country Lane Swr Distr 2	\$ -	\$ -	\$ -	\$ 124,000	\$ -	\$ 124,000
Sewer District 3H Trunk Improvements	\$ -	\$ 190,440	\$ -	\$ -	\$ -	\$ 190,440
Trunk Sewer Extension SD 2I (Sod Farms)	\$ 828,000	\$ -	\$ -	\$ -	\$ -	\$ 828,000
Bond Proceeds						
2027 Street Reconstruction Project	\$ -	\$ 4,450,500	\$ -	\$ -	\$ -	\$ 4,450,500
2030 Street Reconstruction	\$ -	\$ -	\$ -	\$ -	\$ 4,500,000	\$ 4,500,000
Building and Facilities Fund (401)						
City Complex Security Fence	\$ -	\$ 130,000	\$ -	\$ -	\$ -	\$ 130,000
City Hall Boiler Replacement	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Public Works Facility	\$ 12,000,000	\$ -	\$ -	\$ -	\$ -	\$ 12,000,000
Capital Equipment Replacement Fund (402)						
#210 Mack Truck	\$ -	\$ -	\$ 350,000	\$ -	\$ -	\$ 350,000
#215 Plow Truck	\$ 345,000	\$ -	\$ -	\$ -	\$ -	\$ 345,000
#218 Plow Truck	\$ -	\$ 358,000	\$ -	\$ -	\$ -	\$ 358,000
#252 Street Sweeper	\$ 162,500	\$ -	\$ -	\$ -	\$ -	\$ 162,500
#255 Truck	\$ -	\$ 169,000	\$ -	\$ -	\$ -	\$ 169,000
#256 Truck - Asphalt Hotbox	\$ -	\$ 159,000	\$ -	\$ -	\$ -	\$ 159,000
#259 Truck	\$ -	\$ 67,000	\$ -	\$ -	\$ -	\$ 67,000
#262 Truck	\$ -	\$ -	\$ 158,000	\$ -	\$ -	\$ 158,000
#263 Truck	\$ -	\$ 159,000	\$ -	\$ -	\$ -	\$ 159,000
#267 Truck	\$ -	\$ -	\$ 70,000	\$ -	\$ -	\$ 70,000
#268 Truck	\$ -	\$ -	\$ -	\$ 95,000	\$ -	\$ 95,000
#306 Investigation Vehicle	\$ -	\$ 62,800	\$ -	\$ -	\$ -	\$ 62,800
#307 Investigation Vehicle	\$ -	\$ 62,800	\$ -	\$ -	\$ -	\$ 62,800
#308 CSO Vehicle	\$ -	\$ 78,137	\$ -	\$ -	\$ -	\$ 78,137
#309 Investigation Vehicle	\$ -	\$ -	\$ 62,800	\$ -	\$ -	\$ 62,800
#311 Investigation Vehicle	\$ -	\$ 62,800	\$ -	\$ -	\$ -	\$ 62,800
#314 Marked Patrol Vehicle - Canine	\$ 90,000	\$ -	\$ -	\$ -	\$ -	\$ 90,000
#318 Marked Patrol Vehicle	\$ -	\$ 78,137	\$ -	\$ -	\$ -	\$ 78,137
#319 Marked Patrol Vehicle	\$ -	\$ 78,137	\$ -	\$ -	\$ -	\$ 78,137
#320 Marked Patrol Vehicle	\$ -	\$ 78,137	\$ -	\$ -	\$ -	\$ 78,137
#321 Marked Patrol Vehicle	\$ -	\$ -	\$ -	\$ 82,895	\$ -	\$ 82,895
#323 Marked Patrol Vehicle	\$ -	\$ -	\$ -	\$ 82,895	\$ -	\$ 82,895

City of Lino Lakes

FY 2026 through FY 2030

Projects by Funding

Project Name	2026	2027	2028	2029	2030	Total
#324 Marked Patrol Vehicle	\$ -	\$ -	\$ -	\$ -	\$ 85,382	\$ 85,382
#325 Marked Patrol Vehicle	\$ -	\$ -	\$ -	\$ -	\$ 85,382	\$ 85,382
#326 Marked Patrol Vehicle	\$ -	\$ -	\$ -	\$ -	\$ 85,382	\$ 85,382
#409 Lawn Mower Pull Behind	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
#411 RTV	\$ -	\$ -	\$ 18,000	\$ -	\$ -	\$ 18,000
#412 Truck	\$ -	\$ 72,000	\$ -	\$ -	\$ -	\$ 72,000
#416 Truck	\$ -	\$ -	\$ 82,000	\$ -	\$ -	\$ 82,000
#417 Truck	\$ -	\$ -	\$ -	\$ 68,000	\$ -	\$ 68,000
#418 Truck	\$ -	\$ -	\$ -	\$ 160,000	\$ -	\$ 160,000
#600 2015 Ford Interceptor	\$ 85,500	\$ -	\$ -	\$ -	\$ -	\$ 85,500
#606 Truck	\$ -	\$ -	\$ 125,000	\$ -	\$ -	\$ 125,000
#607 Truck	\$ -	\$ 93,700	\$ -	\$ -	\$ -	\$ 93,700
#615 UTV 1, 2000 Polaris 6X6	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
#620 2017 Ford/Custom Pumper Truck, Engine	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ 500,000
#623 Fire Vehicle	\$ -	\$ 85,500	\$ -	\$ -	\$ -	\$ 85,500
#625 Engine 3, 2004 Spartan/Custom Fire Pump	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	\$ 1,000,000
#628 2020 Ford Interceptor	\$ -	\$ -	\$ 85,000	\$ -	\$ -	\$ 85,000
#631 2024 Dodge Durango	\$ -	\$ -	\$ -	\$ 85,500	\$ -	\$ 85,500
#632 (#619) 16 Ford Interceptor	\$ 85,500	\$ -	\$ -	\$ -	\$ -	\$ 85,500
#803 Environmental Vehicle	\$ -	\$ 55,000	\$ -	\$ -	\$ -	\$ 55,000
#804 Building Inspection Vehicle	\$ -	\$ 33,000	\$ -	\$ -	\$ -	\$ 33,000
#805 Building Inspection Vehicle	\$ -	\$ 32,000	\$ -	\$ -	\$ -	\$ 32,000
#806 Building Inspection Vehicle	\$ -	\$ -	\$ 34,000	\$ -	\$ -	\$ 34,000
#807 Truck	\$ -	\$ -	\$ -	\$ 86,000	\$ -	\$ 86,000
#New Mini Excavator	\$ 46,000	\$ -	\$ -	\$ -	\$ -	\$ 46,000
#NEW Tilt Bed Trailer	\$ 16,000	\$ -	\$ -	\$ -	\$ -	\$ 16,000
10 Encrypted Radios for Supervisors	\$ -	\$ 62,000	\$ -	\$ -	\$ -	\$ 62,000
Encrypted Radios	\$ 86,500	\$ 86,500	\$ 86,500	\$ -	\$ -	\$ 259,500
Fire Aerial Apparatus Vehicle # 622	\$ -	\$ -	\$ -	\$ 2,500,000	\$ -	\$ 2,500,000
Gas/Electric Ventilation Fans (4)	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000
SCBA Cascade Trailer (1)	\$ 20,900	\$ -	\$ -	\$ -	\$ -	\$ 20,900
#New Forklift	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Municipal State Aid (MSA) Construction Fund (420)						
CSAH 53 (Sunset Avenue) Reconstruction	\$ -	\$ 258,750	\$ -	\$ -	\$ -	\$ 258,750
Lake (CSAH 23) and Main Street (CSAH 14) Inte	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000
Otter Lake Road Extension	\$ 7,700,000	\$ -	\$ -	\$ -	\$ -	\$ 7,700,000
Robinson Drive Street and Utility Extension	\$ -	\$ 900,000	\$ -	\$ -	\$ -	\$ 900,000
24th Avenue/Elmcrest Overlay	\$ 425,000	\$ -	\$ -	\$ -	\$ -	\$ 425,000
County Road J/Centerville Rd Intersection/35 I	\$ 80,000	\$ -	\$ -	\$ -	\$ -	\$ 80,000
Ash Street/Centerville Road Intersection Rounc	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ 200,000
Office Equipment Replacement Fund (403)						
Computer Replacements	\$ 32,000	\$ 13,050	\$ 14,550	\$ 15,300	\$ -	\$ 74,900
Network Access Devices	\$ 10,500	\$ 6,000	\$ -	\$ -	\$ -	\$ 16,500
Other						
Main Street Trail	\$ -	\$ -	\$ 1,656,000	\$ -	\$ -	\$ 1,656,000
24th Avenue/Elmcrest Overlay	\$ 425,000	\$ -	\$ -	\$ -	\$ -	\$ 425,000
Shenandoah Park Surface Water BMP	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000
Park Dedication Fund (405)						
Main Street Trail	\$ -	\$ -	\$ 207,000	\$ -	\$ -	\$ 207,000
Pavement Management Fund (421)						
2026 Street Rehabilitation Program	\$ 1,309,300	\$ -	\$ -	\$ -	\$ -	\$ 1,309,300
2027 Street Rehabilitation Program	\$ -	\$ 1,505,695	\$ -	\$ -	\$ -	\$ 1,505,695
2028 Street Rehabilitation Program	\$ -	\$ -	\$ 1,731,500	\$ -	\$ -	\$ 1,731,500
2029 Street Rehabilitation Program	\$ -	\$ -	\$ -	\$ 1,991,225	\$ -	\$ 1,991,225
2030 Street Rehabilitation Program	\$ -	\$ -	\$ -	\$ -	\$ 2,289,908	\$ 2,289,908
Sewer Operating Fund (602)						

City of Lino Lakes

FY 2026 through FY 2030

Projects by Funding

Project Name	2026	2027	2028	2029	2030	Total
#506 Truck	\$ -	\$ -	\$ 33,000	\$ -	\$ -	\$ 33,000
#507 Mower	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ 5,000
#508 Truck	\$ -	\$ -	\$ -	\$ 33,500	\$ -	\$ 33,500
2025-26 Sanitary Sewer Lining Project	\$ 700,000	\$ -	\$ -	\$ -	\$ -	\$ 700,000
2027 Sanitary Sewer Lining Project	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
2028 Sanitary Sewer Lining Project	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ 75,000
2029 Sanitary Sewer Lining Project	\$ -	\$ -	\$ -	\$ 175,000	\$ -	\$ 175,000
2030 Annual Sewer Lining	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000
Generator Lift Station #5	\$ -	\$ -	\$ -	\$ 48,000	\$ -	\$ 48,000
Lift Station #4 - Generator	\$ -	\$ -	\$ 40,000	\$ -	\$ -	\$ 40,000
Lift Station #5 - Pumps	\$ -	\$ -	\$ -	\$ -	\$ 28,200	\$ 28,200
Lift Station #53 Restoration	\$ 225,000	\$ -	\$ -	\$ -	\$ -	\$ 225,000
Lift Station #6 - Generator	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ 30,000
Lift Station #6 - Pumps	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ 15,000
Lift Station #9 - Pumps	\$ -	\$ 13,000	\$ -	\$ -	\$ -	\$ 13,000
Lift Station 4 an Force Main Improvements - SD	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000
Public Works Facility	\$ 6,200,000	\$ -	\$ -	\$ -	\$ -	\$ 6,200,000
Storm Water Operating Fund (603)						
#252 Street Sweeper	\$ 162,500	\$ -	\$ -	\$ -	\$ -	\$ 162,500
#New Mini Excavator	\$ 46,000	\$ -	\$ -	\$ -	\$ -	\$ 46,000
2026 Storm Water Maintenance Project	\$ 180,000	\$ -	\$ -	\$ -	\$ -	\$ 180,000
2027 Storm Water Maintenance Project	\$ -	\$ 220,000	\$ -	\$ -	\$ -	\$ 220,000
2028 Storm Water Maintenance Project	\$ -	\$ -	\$ 230,000	\$ -	\$ -	\$ 230,000
2029 Storm Water Maintenance Project.	\$ -	\$ -	\$ -	\$ 220,000	\$ -	\$ 220,000
2030 Storm Water Maintenance Project	\$ -	\$ -	\$ -	\$ -	\$ 220,000	\$ 220,000
Surface Water Management Fund (422)						
Otter Lake Road Extension	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Shenandoah Park Surface Water BMP	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000
2026 Surface Water Quality Improvement Proje	\$ 103,500	\$ -	\$ -	\$ -	\$ -	\$ 103,500
2028 Surface Water Quality Improvement Proje	\$ -	\$ -	\$ 103,500	\$ -	\$ -	\$ 103,500
NE Area Regional Storm Improvements	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000
Wetland Bank #3	\$ 1,180,391	\$ 161,000	\$ 161,000	\$ 150,000	\$ 85,000	\$ 1,737,391
Water Operating Fund (601)						
2026 Street Rehabilitation Program	\$ 130,000	\$ -	\$ -	\$ -	\$ -	\$ 130,000
2027 Street Rehabilitation Program	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ 150,000
2028 Street Rehabilitation Program	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ 150,000
2029 Street Rehabilitation Program	\$ -	\$ -	\$ -	\$ 150,000	\$ -	\$ 150,000
2030 Street Rehabilitation Program	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 150,000
#506 Truck	\$ -	\$ -	\$ 33,000	\$ -	\$ -	\$ 33,000
#507 Mower	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ 5,000
#508 Truck	\$ -	\$ -	\$ -	\$ 33,500	\$ -	\$ 33,500
Well #2 Pumphouse Revisions	\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ 70,000
Public Works Facility	\$ 6,200,000	\$ -	\$ -	\$ -	\$ -	\$ 6,200,000
Total	\$ 53,645,366	\$ 24,541,623	\$ 7,802,850	\$ 6,160,815	\$ 11,629,254	\$ 103,779,908

APPENDIX A

Project Detail



Capital Improvement Project 2026 through 2030

PROJECT # CW-385

PROJECT NAME: City Hall Boiler Replacement

Project Year:	2026
Department:	Government Buildings
Program:	Citywide
Project Type:	Buildings
Useful Life (Years):	20
Contact Person:	Public Services Director

Project Description:

New Boiler to replace the original boiler (1999).

Project Justification:

The original boiler is from 1999. The boiler has become unreliable and repair parts are no longer being made and are increasingly difficult to find.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Building and Facilities Fund (401)	\$100,000	\$0	\$0	\$0	\$0	\$100,000
Building and Facilities Fund (401)	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$100,000	\$0	\$0	\$0	\$0	\$100,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Facility Maintenance	\$100,000	\$0	\$0	\$0	\$0	\$100,000
Total	\$100,000	\$0	\$0	\$0	\$0	\$100,000

Capital Improvement Project 2026 through 2030

PROJECT # CD-225

PROJECT NAME: Public Works Facility

Project Year:	2026
Department:	Government Buildings
Program:	Community Development
Project Type:	Buildings
Useful Life (Years):	40
Contact Person:	Community Development Director



Project Description:

Construct a new Public Works Facility.

Project Justification:

The existing facility was constructed in 1971 and does not meet current standards for codes, safety, facility maintenance and vehicle storage needs.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Area & Unit Trunk Fund (406)	\$6,600,000	\$0	\$0	\$0	\$0	\$6,600,000
Building and Facilities Fund (401)	\$12,000,000	\$0	\$0	\$0	\$0	\$12,000,000
Sewer Operating Fund (602)	\$6,200,000	\$0	\$0	\$0	\$0	\$6,200,000
Water Operating Fund (601)	\$6,200,000	\$0	\$0	\$0	\$0	\$6,200,000
Total	\$31,000,000	\$0	\$0	\$0	\$0	\$31,000,000

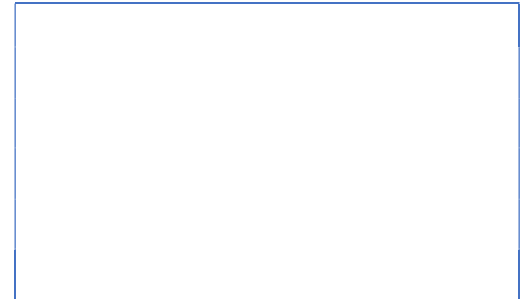
Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Facility Construction	\$31,000,000	\$0	\$0	\$0	\$0	\$31,000,000
Total	\$31,000,000	\$0	\$0	\$0	\$0	\$31,000,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-375

PROJECT NAME: City Complex Security Fence

Project Year:	2027
Department:	Police
Program:	Citywide
Project Type:	Buildings
Useful Life (Years):	20
Contact Person:	Police Chief



Project Description:

City Complex Security Fence

Project Justification:

The Lino Lakes Police Department and City Complex was built in 1999. The original pre-construction design for the police department included plans for a large garage and a fenced-in parking lot. However, due to budgetary constraints, the design was modified to include a smaller garage with space for six vehicles and an unfenced parking lot.

Police stations and civic complexes are vulnerable targets for individuals intending to cause alarm and harm. In January of 2021, a suspect shot at the Centennial Lakes Police Department, striking a police vehicle. More recently, at the Lino Lakes Police Department, a person conducting a First Amendment audit interfered with officers while they were preparing their squads. Over the years, there have been other incidents involving individuals walking near police and employee vehicles, causing concern and alarm.

City Hall and administrative personnel have also been targeted. In 2020, police issued a no-trespass notice to a hostile individual who was in conflict with city administration. The Lino Lakes Civic Complex is also home to a daycare that serves many small children. Additionally, the complex is surrounded by wooded areas that could potentially conceal someone intending to ambush staff or visitors.

The addition of a security fence would significantly enhance the safety and security of police personnel as they arrive for their shifts, conduct pre- and post-squad checks, and leave the facility. It would also improve safety for other city staff and visitors who use the complex.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Building and Facilities Fund (401)	\$0	\$130,000	\$0	\$0	\$0	\$130,000
Total	\$0	\$130,000	\$0	\$0	\$0	\$130,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$0	\$130,000	\$0	\$0	\$0	\$130,000
Total	\$0	\$130,000	\$0	\$0	\$0	\$130,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-56

PROJECT NAME: #252 Street Sweeper

Project Year:	2026
Department:	Storm Water
Program:	Citywide
Project Type:	Machinery and Shop Equipment
Useful Life (Years):	13
Contact Person:	Public Services Director



Project Description:

Replacement of the 2012 Elgin Pelican Street Sweeper.

Project Justification:

Purchased in 2012, the Elgin pelican street sweeper has been used primarily in spring and fall sweeping of debris from the winter plowing season and fall cleanup of leaves and sand from the summer. This piece of equipment is primarily used to protect our stormwater ponds, structures, and pipes and to keep the streets clean. Replacement is recommended based on hours 2900 and years of service. In the 2022 season, the sweep had spent significant time being repaired. Replacement would be a sweeper with similar power, capabilities, and size.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$162,500	\$0	\$0	\$0	\$0	\$162,500
Storm Water Operating Fund (603)	\$162,500	\$0	\$0	\$0	\$0	\$162,500
Total	\$325,000	\$0	\$0	\$0	\$0	\$325,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$325,000	\$0	\$0	\$0	\$0	\$325,000
Total	\$325,000	\$0	\$0	\$0	\$0	\$325,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-175

PROJECT NAME: Lift Station #5 - Pumps

Project Year:	2026
Department:	Sewer
Program:	Citywide
Project Type:	Machinery and Shop Equipment
Useful Life (Years):	25
Contact Person:	Public Services Director

Project Description:

Replacement of Lift Station #5 Pumps and Mixer (must replace mixer when pump is replaced)

2 pumps x \$11,000 each = \$22,000

Mixer = \$6,200

Total = \$28,200

Project Justification:

Pumps have become old and unreliable.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Sewer Operating Fund (602)	\$0	\$0	\$0	\$0	\$28,200	\$28,200
Total	\$0	\$0	\$0	\$0	\$28,200	\$28,200

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$0	\$0	\$0	\$28,200	\$28,200
Total	\$0	\$0	\$0	\$0	\$28,200	\$28,200

Capital Improvement Project 2026 through 2030

PROJECT # CW-365

PROJECT NAME: #New Forklift

Project Year:	2026
Department:	Fleet
Program:	Citywide
Project Type:	Machinery and Shop Equipment
Useful Life (Years):	15
Contact Person:	Public Services Director



Project Description:

New Request for a Forklift.

Project Justification:

A forklift will provide increased lifting capacity for unloading deliveries. It also provides increased safety and visibility during operation and storage of equipment and supplies.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$30,000	\$0	\$0	\$0	\$0	\$30,000
Total	\$30,000	\$0	\$0	\$0	\$0	\$30,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$30,000	\$0	\$0	\$0	\$0	\$30,000
Total	\$30,000	\$0	\$0	\$0	\$0	\$30,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-366

PROJECT NAME: #New Mini Excavator

Project Year:	2026
Department:	Storm Water
Program:	Citywide
Project Type:	Machinery and Shop Equipment
Useful Life (Years):	15
Contact Person:	Public Services Director



Project Description:

New Request for a Mini Excavator.

Project Justification:

Staff have identified a need to add a mini excavator to our fleet. Excavator will be used in the maintenance of stormwater, parks, streets and utilities maintenance. Primary use will be to clean and maintain flared end sections.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$46,000	\$0	\$0	\$0	\$0	\$46,000
Storm Water Operating Fund (603)	\$46,000	\$0	\$0	\$0	\$0	\$46,000
Total	\$92,000	\$0	\$0	\$0	\$0	\$92,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$92,000	\$0	\$0	\$0	\$0	\$92,000
Total	\$92,000	\$0	\$0	\$0	\$0	\$92,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-214

PROJECT NAME: #409 Lawn Mower Pull Behind

Project Year:	2027
Department:	Parks
Program:	Citywide
Project Type:	Machinery and Shop Equipment
Useful Life (Years):	10
Contact Person:	Public Services Director



Project Description:

Replacement for 2017 Progressive Mower Pull Behind. Mows open park spaces, tractor PTO powered.

Project Justification:

Replacement is recommended due to wear and tear of the heavy daily use of this attachment. Bearings, PTO boxes, wheels, and hydraulics have been recent failures of the attachment. Recommended replacement is a similar pull behind mower in size, power, and capacity.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$0	\$25,000	\$0	\$0	\$0	\$25,000
Total	\$0	\$25,000	\$0	\$0	\$0	\$25,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$25,000	\$0	\$0	\$0	\$25,000
Total	\$0	\$25,000	\$0	\$0	\$0	\$25,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-168

PROJECT NAME: #210 Mack Truck

Project Year:	2028
Department:	Fleet
Program:	Citywide
Project Type:	Machinery and Shop Equipment
Useful Life (Years):	13
Contact Person:	Public Services Director



Project Description:

Replace 2015 Mack Truck.

Project Justification:

After normal wear & tear it can be costly to repair.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$0	\$0	\$350,000	\$0	\$0	\$350,000
Total	\$0	\$0	\$350,000	\$0	\$0	\$350,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$0	\$350,000	\$0	\$0	\$350,000
Total	\$0	\$0	\$350,000	\$0	\$0	\$350,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-215

PROJECT NAME: #411 RTV

Project Year:	2028
Department:	Parks
Program:	Citywide
Project Type:	Machinery and Shop Equipment
Useful Life (Years):	10
Contact Person:	Public Services Director



Project Description:

2017 Kubota RTV

Project Justification:

Used in controlled burns, trail maintenance, and park maintenance. With only 147 hours, could consider moving the replacement out or removing from replacement schedule, evaluate annually.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$0	\$0	\$18,000	\$0	\$0	\$18,000
Total	\$0	\$0	\$18,000	\$0	\$0	\$18,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$0	\$18,000	\$0	\$0	\$18,000
Total	\$0	\$0	\$18,000	\$0	\$0	\$18,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-131

PROJECT NAME: #507 Mower

Project Year:	2028
Department:	Utilities
Program:	Citywide
Project Type:	Machinery and Shop Equipment
Useful Life (Years):	10
Contact Person:	Public Services Director



Project Description:

Replace 2018 Ferris Mower 400S with bagger system.

Project Justification:

Mower #405 with 208 hours of operation in mowing and trim mowing utilities lift stations, well houses, and water tower sites. The replacement of 2018 Ferris Zero Turn Mower is recommended in 2028.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Sewer Operating Fund (602)	\$0	\$0	\$5,000	\$0	\$0	\$5,000
Water Operating Fund (601)	\$0	\$0	\$5,000	\$0	\$0	\$5,000
Total	\$0	\$0	\$10,000	\$0	\$0	\$10,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$0	\$10,000	\$0	\$0	\$10,000
Total	\$0	\$0	\$10,000	\$0	\$0	\$10,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-141

PROJECT NAME: Lift Station #4 - Generator

Project Year:	2028
Department:	Sewer
Program:	Citywide
Project Type:	Machinery and Shop Equipment
Useful Life (Years):	20
Contact Person:	Public Services Director



Project Description:

Replacement for 2008 Generator for Lift Station 4 (LS4GEN)

Project Justification:

Generators become unreliable after 20 years and replacement parts are hard find, if not discontinued.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Sewer Operating Fund (602)	\$0	\$0	\$40,000	\$0	\$0	\$40,000
Total	\$0	\$0	\$40,000	\$0	\$0	\$40,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$0	\$40,000	\$0	\$0	\$40,000
Total	\$0	\$0	\$40,000	\$0	\$0	\$40,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-143

PROJECT NAME: Lift Station #6 - Generator

Project Year:	2028
Department:	Sewer
Program:	Citywide
Project Type:	Machinery and Shop Equipment
Useful Life (Years):	20
Contact Person:	Public Services Director



Project Description:

Replacement of 2008 Generator at Lift Station 6 (LS6GEN)

Project Justification:

Generators become unreliable after 20 years and replacement parts are hard find, if not discontinued.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Sewer Operating Fund (602)	\$0	\$0	\$30,000	\$0	\$0	\$30,000
Total	\$0	\$0	\$30,000	\$0	\$0	\$30,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$0	\$30,000	\$0	\$0	\$30,000
Total	\$0	\$0	\$30,000	\$0	\$0	\$30,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-170

PROJECT NAME: Lift Station #6 - Pumps

Project Year:	2028
Department:	Sewer
Program:	Citywide
Project Type:	Machinery and Shop Equipment
Useful Life (Years):	25
Contact Person:	Public Services Director



Project Description:

Replacement of Lift Station #6 Pumps
2 Pumps X \$7,500 = \$15,000

Project Justification:

Pumps become unreliable after 20 years.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Sewer Operating Fund (602)	\$0	\$0	\$15,000	\$0	\$0	\$15,000
Total	\$0	\$0	\$15,000	\$0	\$0	\$15,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Small Tools/Equipment	\$0	\$0	\$15,000	\$0	\$0	\$15,000
Total	\$0	\$0	\$15,000	\$0	\$0	\$15,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-142

PROJECT NAME: Generator Lift Station #5

Project Year:	2029
Department:	Sewer
Program:	Citywide
Project Type:	Machinery and Shop Equipment
Useful Life (Years):	20
Contact Person:	Public Services Director

Project Description:

Replacement for 2009 Generator for Lift Station 5 (LS5GEN)

Project Justification:

Generators become unreliable after 20 years and replacement parts are hard find, if not discontinued.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Sewer Operating Fund (602)	\$0	\$0	\$0	\$48,000	\$0	\$48,000
Total	\$0	\$0	\$0	\$48,000	\$0	\$48,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$0	\$0	\$48,000	\$0	\$48,000
Total	\$0	\$0	\$0	\$48,000	\$0	\$48,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-345

PROJECT NAME: Computer Replacements

Project Year:	2026
Department:	Administration/Finance
Program:	Citywide
Project Type:	Office Equipment and Furniture
Useful Life (Years):	4
Contact Person:	Finance Director

Project Description:

Replacement of governmental fund employees' computers and related hardware. Includes annual City Council Technology Stipends.

Replacement of computers and related hardware for The Rookery and Enterprise Fund employees' is accounted for in the annual adopted budget.

Project Justification:

Industry standard is to replace computers and hardware every 3-5 years. The older a computer gets, the slower and more problematic it becomes, which can hinder productivity as well as the safety of the network it is connected to.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Office Equipment Replacement Fund (403)	\$32,000	\$13,050	\$14,550	\$15,300	\$0	\$74,900
Total	\$32,000	\$13,050	\$14,550	\$15,300	\$0	\$74,900

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Office Equipment/Software	\$32,000	\$13,050	\$14,550	\$15,300	\$0	\$74,900
Total	\$32,000	\$13,050	\$14,550	\$15,300	\$0	\$74,900

Capital Improvement Project 2026 through 2030

PROJECT # CW-344

PROJECT NAME: Network Access Devices

Project Year:	2026
Department:	Administration/Finance
Program:	Citywide
Project Type:	Office Equipment and Furniture
Useful Life (Years):	5
Contact Person:	Finance Director



Project Description:

Replacement of network switches, routers, firewalls, and wireless access points per Metro-iNet's Capital Replacement Program.

Project Justification:

Maintain the integrity of the City's network.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Office Equipment Replacement Fund (403)	\$10,500	\$6,000	\$0	\$0	\$0	\$16,500
Total	\$10,500	\$6,000	\$0	\$0	\$0	\$16,500

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Office Equipment/Software	\$10,500	\$6,000	\$0	\$0	\$0	\$16,500
Total	\$10,500	\$6,000	\$0	\$0	\$0	\$16,500

Capital Improvement Project 2026 through 2030

PROJECT # CW-356

PROJECT NAME: Encrypted Radios

Project Year:	2026
Department:	Police
Program:	Citywide
Project Type:	Other Equipment
Useful Life (Years):	
Contact Person:	Police Chief

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Project Description:

Encrypted Radios

Project Justification:

FBI Criminal Justice Information Services (CJIS) Security Policy section 5.13.1 requires that Land Mobile Radio (LMR) communications that contain FBI CJI be encrypted. The Minnesota Bureau of Criminal Apprehension (BCA) CJDN Security Policy clarifies the FBI requirement, stating that the encryption must be NIST-certified FIPS 140-2 compliant and use at least a 128-bit symmetric key.

The Statewide Emergency Communications Board (SECB) has been working with law enforcement agencies and advisory bodies on how to best move forward on building a plan to operationalize these requirements while maintaining a high level of interoperability for communications. While agencies may be found out of compliance during an audit by the FBI, the BCA will work with agencies to develop a plan for coming into compliance. It is important to note, as long as agencies have a compliance plan in place, no sanctions will be implemented.

Anoka County is preparing for the implementation of encrypted radios projected to take place on April 5, 2027. The Anoka County Joint Law Enforcement Committee is considering utilizing its bonding authority to support agencies with purchasing the radios, however the dollar amount is unknown. If the county uses its bonding authority to aid in the purchase, the City would receive 4.08% of the total amount bonded-estimated to be between \$35,000 and \$60,000. While some Anoka County police agencies have taken steps and already purchased encryption capable radios, the Lino Lakes Police Department has taken minimal steps.

Currently, the department has 20 police squad radios that are capable of re-programming to meet standards at a cost of \$550 per unit. The department will need to purchase approximately 40 handheld radios (29 -patrol, 3-CSO's, 4-Reserves, and 4 spares) at approximately \$6200 each.

It is requested that the police department upgrade the 20 squad radios and purchase 19 handheld radios in 2026 to stagger the required radio programming. Then purchase the remainder of the radios in 2027 and 2028.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$86,500	\$86,500	\$86,500	\$0	\$0	\$259,500
Total	\$86,500	\$86,500	\$86,500	\$0	\$0	\$259,500

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$86,500	\$86,500	\$86,500	\$0	\$0	\$259,500
Total	\$86,500	\$86,500	\$86,500	\$0	\$0	\$259,500

Capital Improvement Project 2026 through 2030

PROJECT # CW-108

PROJECT NAME: Gas/Electric Ventilation Fans (4)

Project Year:	2026
Department:	Fire
Program:	Citywide
Project Type:	Other Equipment
Useful Life (Years):	10
Contact Person:	Fire Chief

Project Description:

Purchase 4 gas/electric ventilation fans.

Project Justification:

We use these fans to remove smoke or odors from a structure when it is or has been on fire. This equipment is on both engines and aerials.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$30,000	\$0	\$0	\$0	\$0	\$30,000
Total	\$30,000	\$0	\$0	\$0	\$0	\$30,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$30,000	\$0	\$0	\$0	\$0	\$30,000
Total	\$30,000	\$0	\$0	\$0	\$0	\$30,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-364

PROJECT NAME: #NEW Tilt Bed Trailer

Project Year:	2026
Department:	Fleet
Program:	Citywide
Project Type:	Other Equipment
Useful Life (Years):	20
Contact Person:	Public Services Director



Project Description:

New - Tilt Bed Trailer

Project Justification:

A Tilt Bed Trailer to accommodate equipment that cannot go up steel ramps.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$16,000	\$0	\$0	\$0	\$0	\$16,000
Total	\$16,000	\$0	\$0	\$0	\$0	\$16,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$16,000	\$0	\$0	\$0	\$0	\$16,000
Total	\$16,000	\$0	\$0	\$0	\$0	\$16,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-103

PROJECT NAME: SCBA Cascade Trailer (1)

Project Year:	2026
Department:	Fire
Program:	Citywide
Project Type:	Other Equipment
Useful Life (Years):	10
Contact Person:	Fire Chief



Project Description:

This trailer can be brought to the scene of a fire to fill our SCBA's bottles. This trailer is kept at Fire Station 1. Fire Station 1 does not have a compressor, so we use this trailer to keep the SCBA bottles at Station 1 filled.

Project Justification:

We currently have an SCBA (Self-contained Breathing Apparatus) trailer. This trailer is located at Fire Station 1. It has five large E cylinders that are connected by a manifold. We use this trailer to refill the SCBA bottles on all the fire apparatus at Fire Station 1. Fire Station 1 does not have an SCBA compressor. To be able to refill these bottles without loading them into a vehicle and driving to Station 2 to fill them saves time and is much safer. Transporting SCBA bottles in a motor vehicle is dangerous. Having a trailer that is designed to move large tanks that are secure, is much safer. We purchased this used trailer from the Virginia Fire Department. The trailer is homemade and has been repaired over the years.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$20,900	\$0	\$0	\$0	\$0	\$20,900
Total	\$20,900	\$0	\$0	\$0	\$0	\$20,900

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$20,900	\$0	\$0	\$0	\$0	\$20,900
Total	\$20,900	\$0	\$0	\$0	\$0	\$20,900

Capital Improvement Project 2026 through 2030

PROJECT # CW-373

PROJECT NAME: 10 Encrypted Radios for Supervisors

Project Year:	2027
Department:	Fire
Program:	Citywide
Project Type:	Other Equipment
Useful Life (Years):	10
Contact Person:	Fire Chief



Project Description:

10 Encrypted Portable Radios

Project Justification:

FBI Criminal Justice Information Services (CJIS) Security Policy section 5.13.1 requires that Land Mobile Radio (LMR) communications that contain FBI CJI be encrypted. The Minnesota Bureau of Criminal Apprehension (BCA) CJDN Security Policy clarifies the FBI requirement, stating that the encryption must be NIST-certified FIPS 140-2 compliant and use at least a 128-bit symmetric key.

The Statewide Emergency Communications Board (SECB) has been working with law enforcement agencies and advisory bodies on how to best move forward on building a plan to operationalize these requirements while maintaining a high level of interoperability for communications. While agencies may be found out of compliance during an audit by the FBI, the BCA will work with agencies to develop a plan for coming into compliance. It is important to note, as long as agencies have a compliance plan, no sanctions will be implemented.

It is requested to purchase 10 portable radios to maintain interoperability with Law Enforcement while operating on a joint response.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$	\$62,000	\$0	\$0	\$0	\$62,000
Total	\$0	\$62,000	\$0	\$0	\$0	\$62,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$62,000	\$0	\$0	\$0	\$62,000
Total	\$0	\$62,000	\$0	\$0	\$0	\$62,000

Capital Improvement Project 2026 through 2030

PROJECT # CD-114

PROJECT NAME: 2026 Street Rehabilitation Program

Project Year:	2026
Department:	Streets
Program:	Community Development
Project Type:	Streets
Useful Life (Years):	20
Contact Person:	Community Development Director



Project Description:

Annual mill & overlay project. This project is approximately 1.5 miles and includes Lonesome Pine Trail, Country Lakes Drive, Lindon Lane, and Red Hawk Trail.

Project Justification:

Planned maintenance required to maintain Overall Condition Index (OCI) in accordance with Pavement Management Program.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Pavement Management Fund (421)	\$1,309,300	\$0	\$0	\$0	\$0	\$1,309,300
Water Operating Fund (601)	\$130,000	\$0	\$0	\$0	\$0	\$130,000
Total	\$1,439,300	\$0	\$0	\$0	\$0	\$1,439,300

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$1,439,300	\$0	\$0	\$0	\$0	\$1,439,300
Total	\$1,439,300	\$0	\$0	\$0	\$0	\$1,439,300

Capital Improvement Project 2026 through 2030

PROJECT # CD-384

PROJECT NAME: 24th Avenue/Elmcrest Overlay

Project Year:	2026
Department:	Streets
Program:	Community Development
Project Type:	Streets
Useful Life (Years):	20
Contact Person:	Community Development Director



Project Description:

24th Avenue/Elmcrest bituminous overlay of gravel road surface.

Project Justification:

Interim improvement to accommodate increasing traffic volumes. Cost share with Hugo.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Municipal State Aid (MSA) Construction Fund (420)	\$425,000	\$0	\$0	\$0	\$0	\$425,000
Other	\$425,000	\$0	\$0	\$0	\$0	\$425,000
Street Reconstruction Fund (423)	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$850,000	\$0	\$0	\$0	\$0	\$850,000

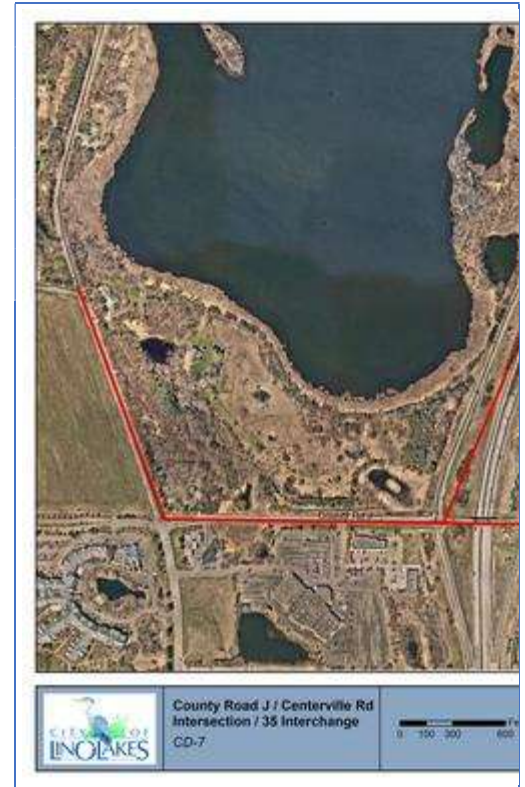
Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$0	\$850,000	\$0	\$0	\$0	\$850,000
Total	\$0	\$850,000	\$0	\$0	\$0	\$850,000

Capital Improvement Project 2026 through 2030

PROJECT # CD-7

PROJECT NAME: County Road J/Centerville Rd Intersection/35 Interchange

Project Year:	2026
Department:	Streets
Program:	Community Development
Project Type:	Streets
Useful Life (Years):	50
Contact Person:	Community Development Director



Project Description:

Intersection improvements at CRJ, bridge ramps and bridge replacement over 35E.

Project Justification:

Intersections are exceeding capacity. State Bonding dollars were obtained to prepare design and environmental documentation in 2020.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Municipal State Aid (MSA) Construction Fund (420)	\$80,000	\$0	\$0	\$0	\$0	\$80,000
Total	\$80,000	\$0	\$0	\$0	\$0	\$80,000

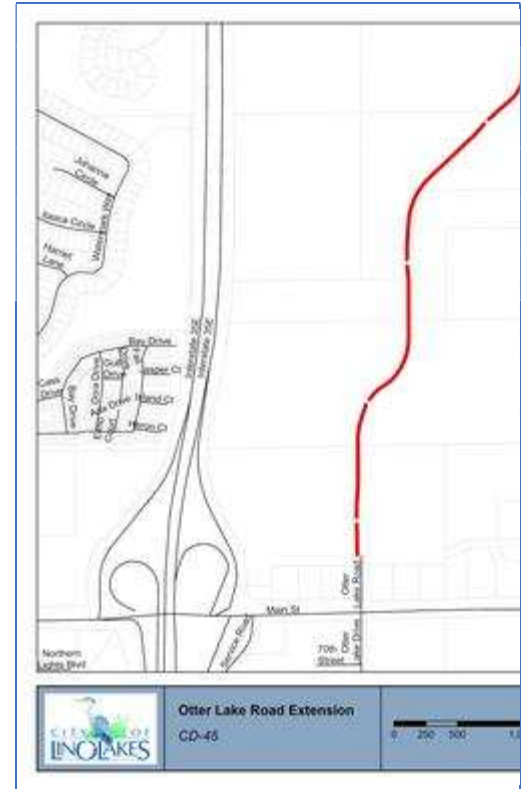
Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$80,000	\$0	\$0	\$0	\$0	\$80,000
Total	\$80,000	\$0	\$0	\$0	\$0	\$80,000

Capital Improvement Project 2026 through 2030

PROJECT # CD-45

PROJECT NAME: Otter Lake Road Extension

Project Year:	2026
Department:	Streets
Program:	Community Development
Project Type:	Streets
Useful Life (Years):	50
Contact Person:	Community Development Director



Project Description:

Extension of Otter Lake Road from Main Street to Elmcrest Avenue N. This project includes Trunk Sewer NE Area SD 5A, trunk water and surface water.

Project Justification:

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Area & Unit Trunk Fund (406)	\$4,600,000	\$0	\$0	\$0	\$0	\$4,600,000
Municipal State Aid (MSA) Construction Fund (420)	\$7,700,000	\$0	\$0	\$0	\$0	\$7,700,000
Surface Water Management Fund (422)	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$12,300,000	\$0	\$0	\$0	\$0	\$12,300,000

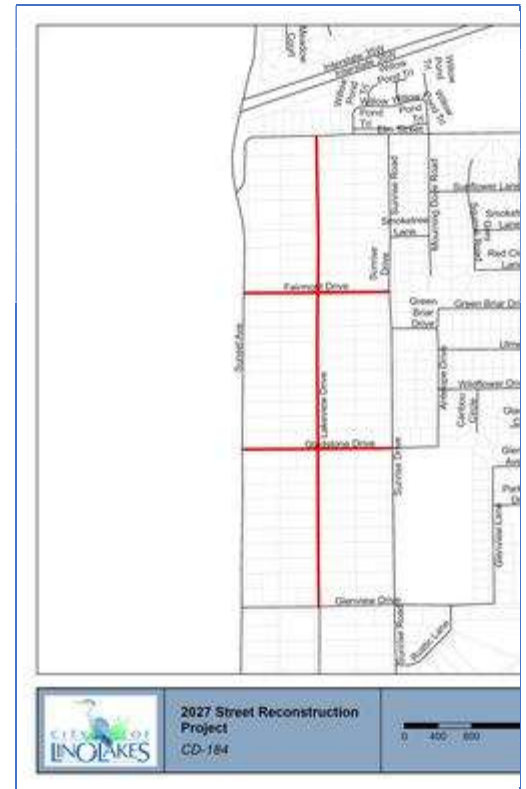
Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$12,300,000	\$0	\$0	\$0	\$0	\$12,300,000
Total	\$12,300,000	\$0	\$0	\$0	\$0	\$12,300,000

Capital Improvement Project 2026 through 2030

PROJECT # CD-184

PROJECT NAME: 2027 Street Reconstruction Project

Project Year:	2027
Department:	Streets
Program:	Community Development
Project Type:	Streets
Useful Life (Years):	20
Contact Person:	Community Development Director



Project Description:

Reconstruction of streets including Lakeview Dr. from Elm Street to Glenview. This includes side streets of Fairview Dr, and Gladstone. Also includes stormwater retrofit and West Relief Sanitary Sewer Interceptor project.

Project Justification:

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Bond Proceeds	\$0	\$4,450,500	\$0	\$0	\$0	\$4,450,500
Total	\$0	\$4,450,500	\$0	\$0	\$0	\$4,450,500

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$0	\$4,450,500	\$0	\$0	\$0	\$4,450,500
Total	\$0	\$4,450,500	\$0	\$0	\$0	\$4,450,500

Capital Improvement Project 2026 through 2030

PROJECT # CD-183

PROJECT NAME: 2027 Street Rehabilitation Program

Project Year:	2027
Department:	Streets
Program:	Community Development
Project Type:	Streets
Useful Life (Years):	20
Contact Person:	Community Development Director

Project Description:

Annual mill & overlay project. This project is approximately 1.5 miles. Project area to be determined based on annual evaluations.

Project Justification:

Planned maintenance required to maintain Overall Condition Index (OCI) in accordance with Pavement Management Program.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Pavement Management Fund (421)	\$0	\$1,505,695	\$0	\$0	\$0	\$1,505,695
Water Operating Fund (601)	\$0	\$150,000	\$0	\$0	\$0	\$150,000
Total	\$0	\$1,655,695	\$0	\$0	\$0	\$1,655,695

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$0	\$1,655,695	\$0	\$0	\$0	\$1,655,695
Total	\$0	\$1,655,695	\$0	\$0	\$0	\$1,655,695

Capital Improvement Project 2026 through 2030

PROJECT # CD-376

PROJECT NAME: Ash Street/Centerville Road Intersection Roundabout

Project Year:	2027
Department:	Streets
Program:	Community Development
Project Type:	Streets
Useful Life (Years):	25
Contact Person:	Community Development Director



Project Description:

Anoka County is proposing reconstruction to Ash Street/Centerville Road intersection, as well as installing a roundabout.

Project Justification:

This intersection is high volume with site visibility concerns. These improvements will increase safety and mobility through the corridor.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Anoka County	\$0	\$2,790,000	\$0	\$0	\$0	\$2,790,000
Municipal State Aid (MSA) Construction Fund (420)	\$0	\$200,000	\$0	\$0	\$0	\$200,000
Total	\$0	\$2,990,000	\$0	\$0	\$0	\$2,990,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$0	\$2,990,000	\$0	\$0	\$0	\$2,990,000
Total	\$0	\$2,990,000	\$0	\$0	\$0	\$2,990,000

Capital Improvement Project 2026 through 2030

PROJECT # CD-346

PROJECT NAME: CSAH 53 (Sunset Avenue) Reconstruction

Project Year:	2027
Department:	Streets
Program:	Community Development
Project Type:	Streets
Useful Life (Years):	40
Contact Person:	Community Development Director



Project Description:

Anoka County is proposing reconstruction of Sunset Avenue from 109th Street to Main Street. This project will include sanitary sewer FM (part of West Relief interceptor) and water main from Main Street to Lilac Street, as necessary.

Project Justification:

Anoka County has identified increased traffic and safety concerns along the corridor. Public comment received as part of the Main Street and Sunset Avenue RAB process also identified safety and speed concerns with this corridor.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Anoka County	\$0	\$4,916,250	\$0	\$0	\$0	\$4,916,250
Area & Unit Trunk Fund (406)	\$0	\$750,000	\$0	\$0	\$0	\$750,000
Municipal State Aid (MSA) Construction Fund (420)	\$0	\$258,750	\$0	\$0	\$0	\$258,750
Total	\$0	\$5,925,000	\$0	\$0	\$0	\$5,925,000

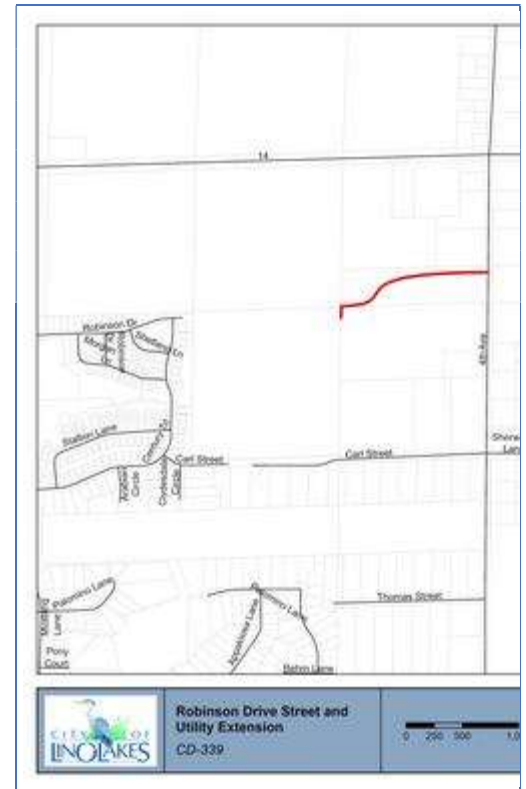
Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$0	\$5,925,000	\$0	\$0	\$0	\$5,925,000
Total	\$0	\$5,925,000	\$0	\$0	\$0	\$5,925,000

Capital Improvement Project 2026 through 2030

PROJECT # CD-339

PROJECT NAME: Robinson Drive Street and Utility Extension

Project Year:	2027
Department:	Streets
Program:	Community Development
Project Type:	Streets
Useful Life (Years):	50
Contact Person:	Community Development Director



Project Description:

Extension of Robinson Drive Collector Road from Robinson Farm Development to 4th Avenue. This will provides east-west connectivity between Sunset and 4th Avenue.

Project Justification:

This is a planned collector road in the City's Comprehensive Transportation plan. The connection will distribute traffic more effectively from the development to the west. This also includes water main extension to 4th Avenue.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Area & Unit Trunk Fund (406)	\$0	\$362,250	\$0	\$0	\$0	\$362,250
Municipal State Aid (MSA) Construction Fund (420)	\$0	\$900,000	\$0	\$0	\$0	\$900,000
Total	\$0	\$1,262,250	\$0	\$0	\$0	\$1,262,250

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$0	\$1,262,250	\$0	\$0	\$0	\$1,262,250
Total	\$0	\$1,262,250	\$0	\$0	\$0	\$1,262,250

Capital Improvement Project 2026 through 2030

PROJECT # CD-336

PROJECT NAME: 2028 Street Rehabilitation Program

Project Year:	2028
Department:	Streets
Program:	Community Development
Project Type:	Streets
Useful Life (Years):	50
Contact Person:	Community Development Director

Project Description:

Annual mill & overlay project. This project is approximately 1.5 miles. Project area is to be determined based on annual evaluations.

Project Justification:

Planned maintenance required to maintain Overall Condition Index (OCI) in accordance with Pavement Management Program.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Pavement Management Fund (421)	\$0	\$	\$1,731,500	\$0	\$0	\$1,731,500
Water Operating Fund (601)	\$0	\$0	\$150,000	\$0	\$0	\$150,000
Total	\$0	\$0	\$1,881,500	\$0	\$0	\$1,881,500

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$0	\$0	\$1,881,500	\$0	\$0	\$1,881,500
Total	\$0	\$0	\$1,881,500	\$0	\$0	\$1,881,500

Capital Improvement Project 2026 through 2030

PROJECT # CD-348

PROJECT NAME: 2029 Street Rehabilitation Program

Project Year:	2029
Department:	Streets
Program:	Community Development
Project Type:	Streets
Useful Life (Years):	20
Contact Person:	Community Development Director

Project Description:

Annual mill & overlay project. This project is approximately 1.5 miles. Streets are to be determined, based on annual evaluations.

Project Justification:

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Pavement Management Fund (421)	\$0	\$0	\$0	\$1,991,225	\$0	\$1,991,225
Water Operating Fund (601)	\$0	\$0	\$0	\$150,000	\$0	\$150,000
Total	\$0	\$0	\$0	\$2,141,225	\$0	\$2,141,225

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$0	\$0	\$0	\$2,141,225	\$0	\$2,141,225
Total	\$0	\$0	\$0	\$2,141,225	\$0	\$2,141,225

Capital Improvement Project 2026 through 2030

PROJECT # CD-378

PROJECT NAME: Lake (CSAH 23) and Main Street (CSAH 14) Intersection Improvements

Project Year:	2029
Department:	Streets
Program:	Community Development
Project Type:	Streets
Useful Life (Years):	25
Contact Person:	Community Development Director



Project Description:

Anoka County planning to reconstruct Lake Drive and Main Street intersection with a roundabout.

Project Justification:

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Anoka County	\$0	\$0	\$0	\$0	\$2,800,000	\$2,800,000
Municipal State Aid (MSA) Construction Fund (420)	\$0	\$0	\$0	\$0	\$200,000	\$200,000
Total	\$0	\$0	\$0	\$0	\$3,000,000	\$3,000,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$0	\$0	\$0	\$0	\$3,000,000	\$3,000,000
Total	\$0	\$0	\$0	\$0	\$3,000,000	\$3,000,000

Capital Improvement Project 2026 through 2030

PROJECT # CD-382

PROJECT NAME: 2030 Street Reconstruction

Project Year:	2030
Department:	Streets
Program:	Community Development
Project Type:	Streets
Useful Life (Years):	25
Contact Person:	Community Development Director

Project Description:

Reconstruction of municipal streets to be determined.

Project Justification:

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Bond Proceeds	\$0	\$0	\$0	\$0	\$4,500,000	\$4,500,000
Total	\$0	\$0	\$0	\$0	\$4,500,000	\$4,500,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$0	\$0	\$0	\$0	\$4,500,000	\$4,500,000
Total	\$0	\$0	\$0	\$0	\$4,500,000	\$4,500,000

Capital Improvement Project 2026 through 2030

PROJECT # CD-379

PROJECT NAME: 2030 Street Rehabilitation Program

Project Year:	2030
Department:	Streets
Program:	Community Development
Project Type:	Streets
Useful Life (Years):	25
Contact Person:	Community Development Director



Project Description:

Annual mill & overlay project. This is approximately 1.5 miles. Streets to be determined.

Project Justification:

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Pavement Management Fund (421)	\$0	\$0	\$0	\$0	\$2,289,908	\$2,289,908
Water Operating Fund (601)	\$0	\$0	\$0	\$0	\$150,000	\$150,000
Total	\$0	\$0	\$0	\$0	\$2,439,908	\$2,439,908

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$0	\$0	\$0	\$0	\$2,439,908	\$2,439,908
Total	\$0	\$0	\$0	\$0	\$2,439,908	\$2,439,908

Capital Improvement Project 2026 through 2030

PROJECT # CD-31

PROJECT NAME: Main Street Trail

Project Year:	2028
Department:	Parks
Program:	Community Development
Project Type:	Trail
Useful Life (Years):	25
Contact Person:	Community Development Director



Project Description:

Extend Bituminous Trail along Main Street from Lino Lakes Elementary to 35W crossing

Project Justification:

Expansion of regional trail system in accordance with City and County Comprehensive Trail Plans.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Anoka County	\$0	\$0	\$207,000	\$0	\$0	\$207,000
Other	\$0	\$0	\$1,656,000	\$0	\$0	\$1,656,000
Park Dedication Fund (405)	\$0	\$0	\$207,000	\$0	\$0	\$207,000
Total	\$0	\$0	\$2,070,000	\$0	\$0	\$2,070,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$0	\$0	\$2,070,000	\$0	\$0	\$2,070,000
Total	\$0	\$0	\$2,070,000	\$0	\$0	\$2,070,000

Capital Improvement Project 2026 through 2030

PROJECT # CD-122

PROJECT NAME: 2025-26 Sanitary Sewer Lining Project

Project Year:	2026
Department:	Sewer
Program:	Community Development
Project Type:	Utility Rehab
Useful Life (Years):	20
Contact Person:	Community Development Director



Project Description:

Line Sanitary Sewer main lines from Birch Street/West Shadow Lake to the Ware Road Lift Station

Project Justification:

Seepage of ground water into sanitary sewer system increases discharge to the Met Council system resulting in higher sewer charges and need for additional capacity downstream. This is a main trunk line with high flows and requires bypass pumping.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Sewer Operating Fund (602)	\$700,000	\$0	\$0	\$0	\$0	\$700,000
Total	\$700,000	\$0	\$0	\$0	\$0	\$700,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$700,000	\$0	\$0	\$0	\$0	\$700,000
Total	\$700,000	\$0	\$0	\$0	\$0	\$700,000

Capital Improvement Project 2026 through 2030

PROJECT # CD-119

PROJECT NAME: 2026 Storm Water Maintenance Project

Project Year:	2026
Department:	Storm Water
Program:	Community Development
Project Type:	Utility Rehab
Useful Life (Years):	20
Contact Person:	Community Development Director



Project Description:

Annual storm pond, pipe, and outlet cleaning and maintenance

Project Justification:

Maintenance of storm facilities to meet rate and water quality requirements

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Storm Water Operating Fund (603)	\$180,000	\$0	\$0	\$0	\$0	\$180,000
Total	\$180,000	\$0	\$0	\$0	\$0	\$180,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$180,000	\$0	\$0	\$0	\$0	\$180,000
Total	\$180,000	\$0	\$0	\$0	\$0	\$180,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-354

PROJECT NAME: Lift Station #53 Restoration

Project Year:	2026
Department:	Sewer
Program:	Citywide
Project Type:	Utility Rehab
Useful Life (Years):	50
Contact Person:	Public Services Director



Project Description:

Lift #53 Wet Well Restoration and Bypass Pumping

Project Justification:

Well #53 walls sealed from I and I, force main piping and check valves replaced, guiderails replaced with SS dual rail system and bypass pumping the stations flow to allow for access into the wet well to conduct repairs.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Sewer Operating Fund (602)	\$225,000	\$0	\$0	\$0	\$0	\$225,000
Total	\$225,000	\$0	\$0	\$0	\$0	\$225,000

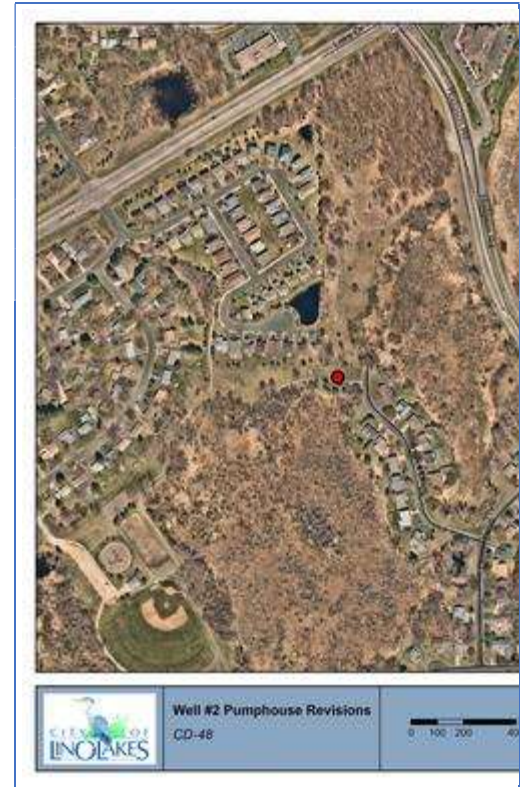
Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$225,000	\$0	\$0	\$0	\$0	\$225,000
Total	\$225,000	\$0	\$0	\$0	\$0	\$225,000

Capital Improvement Project 2026 through 2030

PROJECT # CD-48

PROJECT NAME: Well #2 Pumphouse Revisions

Project Year:	2026
Department:	Water
Program:	Community Development
Project Type:	Utility Rehab
Useful Life (Years):	50
Contact Person:	Community Development Director



Project Description:

Well No. 2 converted to DNR monitoring well and pumphouse demolished.

Project Justification:

Well No. 2 is aging and has poor water quality. This is being replaced by Well No. 7.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Water Operating Fund (601)	\$70,000	\$0	\$0	\$0	\$0	\$70,000
Total	\$70,000	\$0	\$0	\$0	\$0	\$70,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$70,000	\$0	\$0	\$0	\$0	\$70,000
Total	\$70,000	\$0	\$0	\$0	\$0	\$70,000

Capital Improvement Project 2026 through 2030

PROJECT # CD-186

PROJECT NAME: 2027 Sanitary Sewer Lining Project

Project Year:	2027
Department:	Sewer
Program:	Community Development
Project Type:	Utility Rehab
Useful Life (Years):	20
Contact Person:	Community Development Director



Project Description:

Line Sanitary Sewer main lines and manholes to reduce inflow and infiltration into the system.

Project Justification:

Seepage of ground water into sanitary sewer system increases discharge to Met Council system resulting in higher sewer charges and need for additional capacity downstream.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Sewer Operating Fund (602)	\$0	\$100,000	\$0	\$0	\$0	\$100,000
Total	\$0	\$100,000	\$0	\$0	\$0	\$100,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$0	\$100,000	\$0	\$0	\$0	\$100,000
Total	\$0	\$100,000	\$0	\$0	\$0	\$100,000

Capital Improvement Project 2026 through 2030

PROJECT # CD-118

PROJECT NAME: 2027 Storm Water Maintenance Project

Project Year:	2027
Department:	Storm Water
Program:	Community Development
Project Type:	Utility Rehab
Useful Life (Years):	20
Contact Person:	Community Development Director

Project Description:

Annual storm pond, pipe, and outlet cleaning and maintenance

Project Justification:

Maintenance of storm facilities to meet rate and water quality requirements

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Storm Water Operating Fund (603)	\$0	\$220,000	\$0	\$0	\$0	\$220,000
Total	\$0	\$220,000	\$0	\$0	\$0	\$220,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$0	\$220,000	\$0	\$0	\$0	\$220,000
Total	\$0	\$220,000	\$0	\$0	\$0	\$220,000

Capital Improvement Project 2026 through 2030

PROJECT # CD-126

PROJECT NAME: Lift Station #10 Upgrade

Project Year:	2027
Department:	Sewer
Program:	Community Development
Project Type:	Utility Rehab
Useful Life (Years):	50
Contact Person:	Community Development Director



Project Description:

Upgrade Lift Station 10 (Century Trail). Pump addition to list station serving sewer district 2I north of Century Farm North development.

Project Justification:

Add additional pump to increase capacity to accommodate new growth in subdistrict.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Area & Unit Trunk Fund (406)	\$	\$85,000	\$0	\$0	\$0	\$85,000
Total	\$0	\$85,000	\$0	\$0	\$0	\$85,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$	\$85,000	\$0	\$0	\$0	\$85,000
Total	\$0	\$85,000	\$0	\$0	\$0	\$85,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-177

PROJECT NAME: Lift Station #9 - Pumps

Project Year:	2027
Department:	Sewer
Program:	Citywide
Project Type:	Utility Rehab
Useful Life (Years):	25
Contact Person:	Public Services Director

Project Description:

Replacement of Lift Station #9 Pumps
2pumps X \$6,500 = \$13,000

Project Justification:

Pumps become old and unreliable. Cheaper to replace than to repair.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Sewer Operating Fund (602)	\$0	\$13,000	\$0	\$0	\$0	\$13,000
Total	\$0	\$13,000	\$0	\$0	\$0	\$13,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Small Tools/Equipment	\$0	\$13,000	\$0	\$0	\$0	\$13,000
Total	\$0	\$13,000	\$0	\$0	\$0	\$13,000

Capital Improvement Project 2026 through 2030

PROJECT # CD-338

PROJECT NAME: 2028 Sanitary Sewer Lining Project

Project Year:	2028
Department:	Sewer
Program:	Community Development
Project Type:	Utility Rehab
Useful Life (Years):	30
Contact Person:	Community Development Director



Project Description:

Line Sanitary Sewer main lines and manholes to reduce inflow and infiltration into the system.

Project Justification:

Seepage of ground water into sanitary sewer system increases discharge to Met Council system resulting in higher sewer charges and need for additional capacity downstream.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Sewer Operating Fund (602)	\$0	\$0	\$75,000	\$0	\$0	\$75,000
Total	\$0	\$0	\$75,000	\$0	\$0	\$75,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$0	\$0	\$75,000	\$0	\$0	\$75,000
Total	\$0	\$0	\$75,000	\$0	\$0	\$75,000

Capital Improvement Project 2026 through 2030

PROJECT # CD-337

PROJECT NAME: 2028 Storm Water Maintenance Project

Project Year:	2028
Department:	Storm Water
Program:	Community Development
Project Type:	Utility Rehab
Useful Life (Years):	30
Contact Person:	

Project Description:

Annual storm pond, pipe, and outlet cleaning and maintenance.

Project Justification:

Maintenance of storm facilities to meet rate and water quality requirement.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Storm Water Operating Fund (603)	\$0	\$0	\$230,000	\$0	\$0	\$230,000
Total	\$0	\$0	\$230,000	\$0	\$0	\$230,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$0	\$0	\$230,000	\$0	\$0	\$230,000
Total	\$0	\$0	\$230,000	\$0	\$0	\$230,000

Capital Improvement Project 2026 through 2030

PROJECT # CD-350

PROJECT NAME: 2029 Sanitary Sewer Lining Project

Project Year:	2029
Department:	Sewer
Program:	Community Development
Project Type:	Utility Rehab
Useful Life (Years):	30
Contact Person:	Community Development Director

Project Description:

Annual lining project to reduce inflow and infiltration.

Project Justification:

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Sewer Operating Fund (602)	\$0	\$0	\$0	\$75,000	\$0	\$75,000
Total	\$0	\$0	\$0	\$75,000	\$0	\$75,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$0	\$0	\$0	\$75,000	\$0	\$75,000
Total	\$0	\$0	\$0	\$75,000	\$0	\$75,000

Capital Improvement Project 2026 through 2030

PROJECT # CD-377

PROJECT NAME: 2029 Sanitary Sewer Lining Project

Project Year:	2029
Department:	Sewer
Program:	Community Development
Project Type:	Utility Rehab
Useful Life (Years):	50
Contact Person:	Community Development Director

Project Description:

Lining of Sanitary sewer pipes and manholes.

Project Justification:

Inflow and Infiltration prevention.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Sewer Operating Fund (602)	\$0	\$0	\$0	\$100,000	\$0	\$100,000
Total	\$0	\$0	\$0	\$100,000	\$0	\$100,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$0	\$0	\$0	\$100,000	\$0	\$100,000
Total	\$0	\$0	\$0	\$100,000	\$0	\$100,000

Capital Improvement Project 2026 through 2030

PROJECT # CD-349

PROJECT NAME: 2029 Storm Water Maintenance Project.

Project Year:	2029
Department:	Storm Water
Program:	Community Development
Project Type:	Utility Rehab
Useful Life (Years):	30
Contact Person:	Community Development Director

Project Description:

Annual Surface Water Management Project. Clean and repair drainage swales, ponding , and structures.

Project Justification:

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Storm Water Operating Fund (603)	\$0	\$0	\$0	\$220,000	\$0	\$220,000
Total	\$0	\$0	\$0	\$220,000	\$0	\$220,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$0	\$0	\$0	\$220,000	\$0	\$220,000
Total	\$0	\$0	\$0	\$220,000	\$0	\$220,000

Capital Improvement Project 2026 through 2030

PROJECT # CD-383

PROJECT NAME: 2030 Annual Sewer Lining

Project Year:	2030
Department:	Sewer
Program:	Community Development
Project Type:	Utility Rehab
Useful Life (Years):	25
Contact Person:	Community Development Director

Project Description:

Annual lining of sanitary sewer and manholes. Plan for 1,000 LF

Project Justification:

Inflow and infiltration prevention

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Sewer Operating Fund (602)	\$0	\$0	\$0	\$0	\$100,000	\$100,000
Total	\$0	\$0	\$0	\$0	\$100,000	\$100,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$0	\$0	\$0	\$0	\$100,000	\$100,000
Total	\$0	\$0	\$0	\$0	\$100,000	\$100,000

Capital Improvement Project 2026 through 2030

PROJECT # CD-380

PROJECT NAME: 2030 Storm Water Maintenance Project

Project Year:	2030
Department:	Storm Water
Program:	Community Development
Project Type:	Utility Rehab
Useful Life (Years):	25
Contact Person:	Community Development Director

Project Description:

Annual Storm Water Maintenance project. Clean and repair drainage swales, ponding, and structures.

Project Justification:

Required as part of MS4 permit requirements and infrastructure best management practices

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Storm Water Operating Fund (603)	\$0	\$0	\$0	\$0	\$220,000	\$220,000
Total	\$0	\$0	\$0	\$0	\$220,000	\$220,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$0	\$0	\$0	\$0	\$220,000	\$220,000
Total	\$0	\$0	\$0	\$0	\$220,000	\$220,000

Capital Improvement Project 2026 through 2030

PROJECT # CD-202

PROJECT NAME: 2026 Surface Water Quality Improvement Project

Project Year:	2026
Department:	Storm Water
Program:	Community Development
Project Type:	Utility Trunk
Useful Life (Years):	25
Contact Person:	Community Development Director



Project Description:

Wilkinson Lake Water Quality Improvement Project. Project designed to address impaired waters phosphorus load reductions in a designated subwatershed

Project Justification:

The City is required under its MS4 permit to reducing pollutant loading in impaired waters by reducing Total Maximum Daily Load (TMDL) limits. This is Wilkinson Lake pretreatment.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Surface Water Management Fund (422)	\$103,500	\$0	\$0	\$0	\$0	\$103,500
Total	\$103,500	\$0	\$0	\$0	\$0	\$103,500

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$103,500	\$0	\$0	\$0	\$0	\$103,500
Total	\$103,500	\$0	\$0	\$0	\$0	\$103,500

Capital Improvement Project 2026 through 2030

PROJECT # CD-368

PROJECT NAME: 35E Trunk Water Xing - Watermark to Otter Lake Road PH1

Project Year:	2026
Department:	Utilities
Program:	Community Development
Project Type:	Utility Trunk
Useful Life (Years):	50
Contact Person:	

Project Description:

Trunk watermain connection from Lotus Lane in Watermark 4th to east side of I-35E (Phase 1). Phase 2 will include connection to Otter Lake Road trunk water main.

Project Justification:

Provides a redundant loop between west and east side of 35E supporting to provide loop and support fire flows.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Area & Unit Trunk Fund (406)	\$450,000	\$0	\$0	\$0	\$0	\$450,000
Area & Unit Trunk Fund (406)	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$450,000	\$0	\$0	\$0	\$0	\$450,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$450,000	\$0	\$0	\$0	\$0	\$450,000
Total	\$450,000	\$0	\$0	\$0	\$0	\$450,000

Capital Improvement Project 2026 through 2030

PROJECT # CD-347

PROJECT NAME: Birch Sanitary Trunk Crossing Upgrade

Project Year:	2026
Department:	Utilities
Program:	Community Development
Project Type:	Utility Trunk
Useful Life (Years):	75
Contact Person:	Community Development Director

Project Description:

Redundant Xing and capacity increase related to Accommodate Water Treatment Plant flows

Project Justification:

Additional capacity is needed in service line to accommodate increased sewer flows.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Area & Unit Trunk Fund (406)	\$495,000	\$0	\$0	\$0	\$0	\$495,000
Total	\$495,000	\$0	\$0	\$0	\$0	\$495,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$495,000	\$0	\$0	\$0	\$0	\$495,000
Total	\$495,000	\$0	\$0	\$0	\$0	\$495,000

Capital Improvement Project 2026 through 2030

PROJECT # CD-28

PROJECT NAME: Lift Station and Forcemain

Project Year:	2026
Department:	Sewer
Program:	Community Development
Project Type:	Utility Trunk
Useful Life (Years):	50
Contact Person:	Community Development Director



Project Description:

Haywood Drive Lift Station and Forcemain for Sewer District 2K (Maple Street).

Project Justification:

Provide sanitary sewer to small lot area with failing subsurface sewage treatment systems.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Area & Unit Trunk Fund (406)	\$326,025	\$0	\$0	\$0	\$0	\$326,025
Total	\$326,025	\$0	\$0	\$0	\$0	\$326,025

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$326,025	\$0	\$0	\$0	\$0	\$326,025
Total	\$326,025	\$0	\$0	\$0	\$0	\$326,025

Capital Improvement Project 2026 through 2030

PROJECT # CD-188

PROJECT NAME: NE Area Regional Storm Improvements

Project Year:	2026
Department:	Storm Water
Program:	Community Development
Project Type:	Utility Trunk
Useful Life (Years):	50
Contact Person:	Community Development Director



Project Description:

Construct trunk storm water conveyance from Otter Lake Road to 35E Pipe Crossing. Part of Otter Lake Road Extension Project.

Project Justification:

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Surface Water Management Fund (422)	\$500,000	\$0	\$0	\$0	\$0	\$500,000
Total	\$500,000	\$0	\$0	\$0	\$0	\$500,000

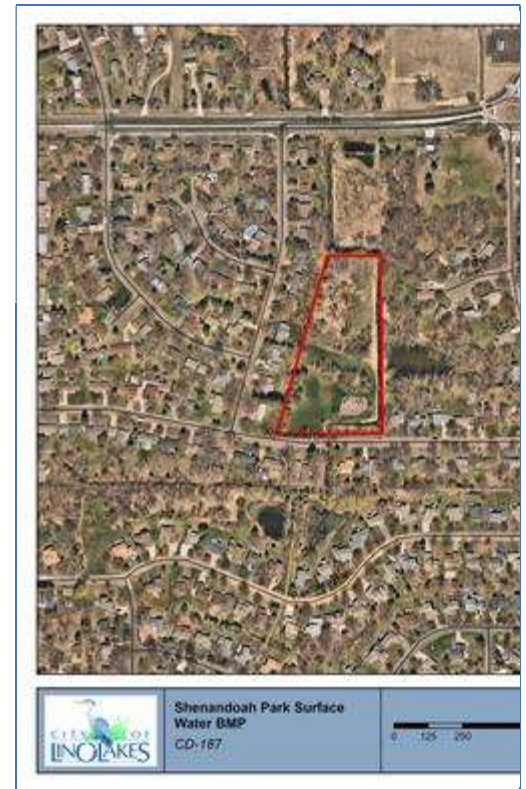
Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$500,000	\$0	\$0	\$0	\$0	\$500,000
Total	\$500,000	\$0	\$0	\$0	\$0	\$500,000

Capital Improvement Project 2026 through 2030

PROJECT # CD-187

PROJECT NAME: Shenandoah Park Surface Water BMP

Project Year:	2026
Department:	Storm Water
Program:	Community Development
Project Type:	Utility Trunk
Useful Life (Years):	25
Contact Person:	Community Development Director



Project Description:

Construct storm water Best Management Project at Shenandoah Park per 2022 Feasibility Study. 50% cost share with RCWD.

Project Justification:

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Other	\$250,000	\$0	\$0	\$0	\$0	\$250,000
Surface Water Management Fund (422)	\$250,000	\$0	\$0	\$0	\$0	\$250,000
Total	\$500,000	\$0	\$0	\$0	\$0	\$500,000

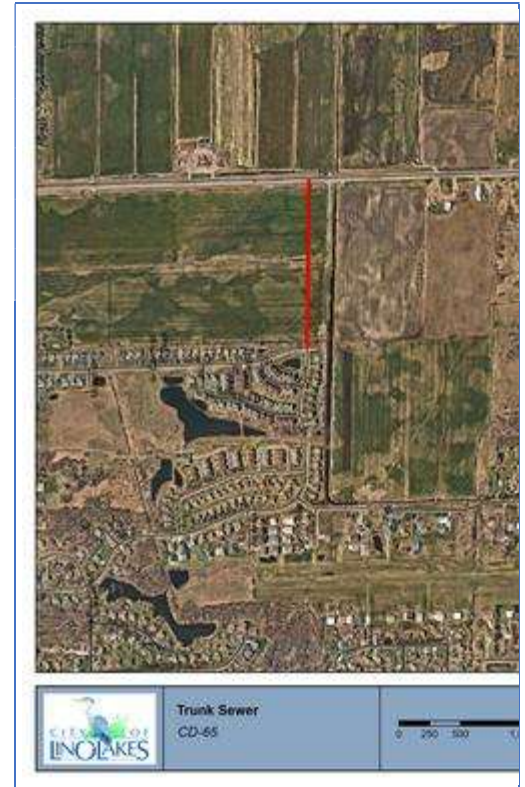
Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$500,000	\$0	\$0	\$0	\$0	\$500,000
Total	\$500,000	\$0	\$0	\$0	\$0	\$500,000

Capital Improvement Project 2026 through 2030

PROJECT # CD-65

PROJECT NAME: Trunk Sewer Extension SD 2I (Sod Farms)

Project Year:	2026
Department:	Sewer
Program:	Community Development
Project Type:	Utility Trunk
Useful Life (Years):	50
Contact Person:	Community Development Director



Project Description:

Century Farm North SD 2I. Extension of sanitary sewer north of Robinson Drive to service sod farms. Improvements will be developer installed. Trunk Utility charges will be credited for oversizing and overdepth.

Project Justification:

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Area & Unit Trunk Fund (406)	\$258,750	\$0	\$0	\$0	\$0	\$258,750
Assessments	\$828,000	\$0	\$0	\$0	\$0	\$828,000
Total	\$1,086,750	\$0	\$0	\$0	\$0	\$1,086,750

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$1,086,750	\$0	\$0	\$0	\$0	\$1,086,750
Total	\$1,086,750	\$0	\$0	\$0	\$0	\$1,086,750

Capital Improvement Project 2026 through 2030

PROJECT # CD-74

PROJECT NAME: Well #7

Project Year:	2026
Department:	Water
Program:	Community Development
Project Type:	Utility Trunk
Useful Life (Years):	50
Contact Person:	Community Development Director



Project Description:

Construction of Well No. 7 and Pumphouse to provide additional water production. The preliminary well site is proposed to be located adjacent to new Water Treatment Plant. The project includes raw watermain connection to WTP. Well No.2 will be converted to DNR monitoring well. Pumphouse removal under separate project.

Project Justification:

Well 7 is proposed to replace well no. 2.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Area & Unit Trunk Fund (406)	\$500,000	\$0	\$0	\$0	\$0	\$500,000
Total	\$500,000	\$0	\$0	\$0	\$0	\$500,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$500,000	\$0	\$0	\$0	\$0	\$500,000
Total	\$500,000	\$0	\$0	\$0	\$0	\$500,000

Capital Improvement Project 2026 through 2030

PROJECT # CD-125

PROJECT NAME: Well #7 Raw Watermain to Water Treatment Plant

Project Year:	2026
Department:	Water
Program:	Community Development
Project Type:	Utility Trunk
Useful Life (Years):	50
Contact Person:	Community Development Director

Project Description:

Construct a raw water main to water treatment plant

Project Justification:

Need to connect additional production to treatment plant to meet water supply demand.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Area & Unit Trunk Fund (406)	\$310,500	\$0	\$0	\$0	\$0	\$310,500
Total	\$310,500	\$0	\$0	\$0	\$0	\$310,500

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$310,500	\$0	\$0	\$0	\$0	\$310,500
Total	\$310,500	\$0	\$0	\$0	\$0	\$310,500

Capital Improvement Project 2026 through 2030

PROJECT # CD-201

PROJECT NAME: Wetland Bank #3

Project Year:	2026
Department:	Storm Water
Program:	Community Development
Project Type:	Utility Trunk
Useful Life (Years):	30
Contact Person:	Community Development Director



Project Description:

Land acquisition and Construction

Project Justification:

Establish wetland bank for preservation of open space, credit sale and use on City projects. Credit sales used to offset project costs as part of the Natural Resource Revolving Fund. This project also serves as stormwater/flood mitigation retention area for NE Drainage Area.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Surface Water Management Fund (422)	\$1,180,391	\$161,000	\$161,000	\$150,000	\$85,000	\$1,737,391
Total	\$1,180,391	\$161,000	\$161,000	\$150,000	\$85,000	\$1,737,391

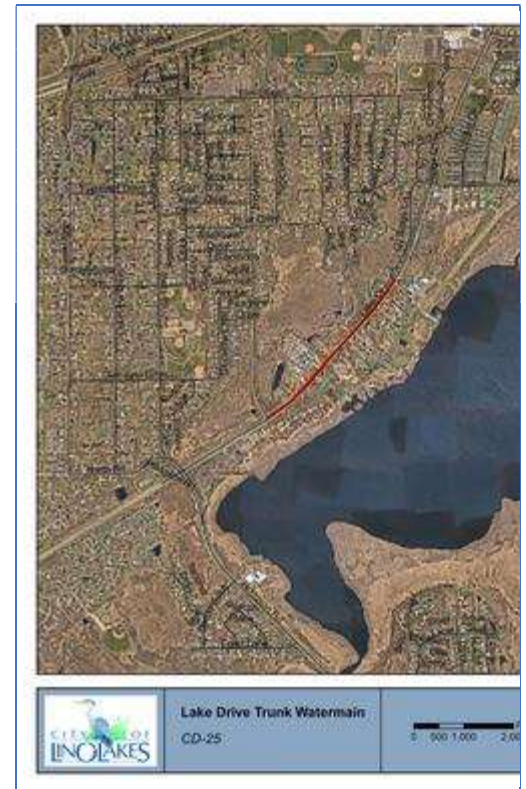
Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$1,180,391	\$161,000	\$161,000	\$150,000	\$85,000	\$1,737,391
Total	\$1,180,391	\$161,000	\$161,000	\$150,000	\$85,000	\$1,737,391

Capital Improvement Project 2026 through 2030

PROJECT # CD-25

PROJECT NAME: Lake Drive Trunk Watermain

Project Year:	2027
Department:	Water
Program:	Community Development
Project Type:	Utility Trunk
Useful Life (Years):	50
Contact Person:	Community Development Director



Project Description:

Phase 3 - 2nd Ave to Ivy Ridge.

Project Justification:

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Area & Unit Trunk Fund (406)	\$0	\$700,000	\$0	\$0	\$0	\$700,000
Total	\$0	\$700,000	\$0	\$0	\$0	\$700,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$0	\$700,000	\$0	\$0	\$0	\$700,000
Total	\$0	\$700,000	\$0	\$0	\$0	\$700,000

Capital Improvement Project 2026 through 2030

PROJECT # CD-127

PROJECT NAME: Sewer District 3H Trunk Improvements

Project Year:	2027
Department:	Sewer
Program:	Community Development
Project Type:	Utility Trunk
Useful Life (Years):	50
Contact Person:	Community Development Director



Project Description:

Construction of Lift Station and Forcemain to serve sewer subdistrict 3H (west of 20th Avenue). Liebel and Salo properties will be located in utility staging areas 1A and 1B.

Project Justification:

Property is guided for sewer residential growth in utility staging area 1A and 1B (2020-2030).

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Area & Unit Trunk Fund (406)	\$	\$190,440	\$0	\$0	\$0	\$190,440
Assessments	\$	\$190,440	\$0	\$0	\$0	\$190,440
Total	\$0	\$380,880	\$0	\$0	\$0	\$380,880

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$0	\$380,880	\$0	\$0	\$0	\$380,880
Total	\$0	\$380,880	\$0	\$0	\$0	\$380,880

Capital Improvement Project 2026 through 2030

PROJECT # CD-185

PROJECT NAME: West Side Relief Sewer to Lakeview Dr and sewer districts 2E, 2F, 2I, 2J

Project Year:	2027
Department:	Utilities
Program:	Community Development
Project Type:	Utility Trunk
Useful Life (Years):	50
Contact Person:	Community Development Director



Project Description:

Provides sewer service to Lakeview Drive and new trunk capacity for sewer districts north 35w and west of 4th Avenue.

Project Justification:

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Area & Unit Trunk Fund (406)	\$0	\$3,891,600	\$0	\$0	\$0	\$3,891,600
Total	\$0	\$3,891,600	\$0	\$0	\$0	\$3,891,600

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$0	\$3,891,600	\$0	\$0	\$0	\$3,891,600
Total	\$0	\$3,891,600	\$0	\$0	\$0	\$3,891,600

Capital Improvement Project 2026 through 2030

PROJECT # CD-203

PROJECT NAME: 2028 Surface Water Quality Improvement Project

Project Year:	2028
Department:	Storm Water
Program:	Community Development
Project Type:	Utility Trunk
Useful Life (Years):	25
Contact Person:	Community Development Director



Project Description:

Installation of Water Quality BMP's to reduce contaminants entering public waters

Project Justification:

City is required under MS4 permit to meeting TMDL loading restrictions.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Surface Water Management Fund (422)	\$0	\$0	\$103,500	\$0	\$0	\$103,500
Total	\$0	\$0	\$103,500	\$0	\$0	\$103,500

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$0	\$0	\$103,500	\$0	\$0	\$103,500
Total	\$0	\$0	\$103,500	\$0	\$0	\$103,500

Capital Improvement Project 2026 through 2030

PROJECT # CD-340

PROJECT NAME: Main Street Trunk Water Connection

Project Year:	2028
Department:	Utilities
Program:	Community Development
Project Type:	Utility Trunk
Useful Life (Years):	50
Contact Person:	Community Development Director



Project Description:

Trunk watermain extension to complete northern water loop. Project involves extension of 16" watermain from Robinson Drive/4th Avenue to Woodduck Trail/Main Street

Project Justification:

The northern trunk water main is necessary to provide a looped system to support adequate water supply and pressure.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Area & Unit Trunk Fund (406)	\$0	\$0	\$1,035,000	\$0	\$0	\$1,035,000
Total	\$0	\$0	\$1,035,000	\$0	\$0	\$1,035,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$0	\$0	\$1,035,000	\$0	\$0	\$1,035,000
Total	\$0	\$0	\$1,035,000	\$0	\$0	\$1,035,000

Capital Improvement Project 2026 through 2030

PROJECT # CD-351

PROJECT NAME: Gravity Sewer 77th to Country Lane Swr Distr 2B

Project Year:	2029
Department:	Sewer
Program:	Community Development
Project Type:	Utility Trunk
Useful Life (Years):	50
Contact Person:	Community Development Director

Project Description:

Sanitary Sewer extension to existing neighborhood.

Project Justification:

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Area & Unit Trunk Fund (406)	\$0	\$0	\$0	\$60,000	\$0	\$60,000
Assessments	\$0	\$0	\$0	\$124,000	\$0	\$124,000
Total	\$0	\$0	\$0	\$184,000	\$0	\$184,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$0	\$0	\$0	\$184,000	\$0	\$184,000
Total	\$0	\$0	\$0	\$184,000	\$0	\$184,000

Capital Improvement Project 2026 through 2030

PROJECT # CD-381

PROJECT NAME: Lift Station 4 an Force Main Improvements - SD 2F Sunrise Park

Project Year:	2030
Department:	Sewer
Program:	Community Development
Project Type:	Utility Trunk
Useful Life (Years):	50
Contact Person:	Community Development Director

Project Description:

Rehabilitation/replace existing lift station and force main.

Project Justification:

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Sewer Operating Fund (602)	\$0	\$0	\$0	\$0	\$1,000,000	\$1,000,000
Total	\$0	\$0	\$0	\$0	\$1,000,000	\$1,000,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Infrastructure	\$0	\$0	\$0	\$0	\$1,000,000	\$1,000,000
Total	\$0	\$0	\$0	\$0	\$1,000,000	\$1,000,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-47

PROJECT NAME: #215 Plow Truck

Project Year:	2026
Department:	Fleet
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	13
Contact Person:	Public Services Director



Project Description:

2008 Ford Sterling Dump Truck

Project Justification:

Purchased in 2008 this plow truck has served its purpose. The plow truck has been pushed out for replacement over the last few years. This is a critical piece of equipment in the snow removal process and is responsible for clearing 1/5 of city roads of snow. The operation conditions of the power truck are consistently in the ice, salt, and snow. The trucks are operated under heavy working loads with full dump boxes, plow, and wing. The trucks are operated in a constant working condition while pushing snow. Truck breakdowns and unreliability of the equipment are becoming concerns especially during snow emergencies. Truck #215 has over 28,000 miles the body is showing signs of age and failure in the near future.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$345,000	\$0	\$0	\$0	\$0	\$345,000
Total	\$345,000	\$0	\$0	\$0	\$0	\$345,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$345,000	\$0	\$0	\$0	\$0	\$345,000
Total	\$345,000	\$0	\$0	\$0	\$0	\$345,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-37

PROJECT NAME: #314 Marked Patrol Vehicle - Canine

Project Year:	2026
Department:	Police
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	5
Contact Person:	Public Safety Director



Project Description:

Replace 2020 Ford Explorer patrol vehicle #314

Project Justification:

Original scheduled for replacement in 2025, but the squad did not meet mileage requirements for replacement. Emergency vehicles are regularly driven at the upper performance levels. Vehicles with over 100,000 miles are more likely to have transmission, suspension, and engine problems. Each of these repairs increases the cost per mile to operate the vehicle.

Peak mechanical and structural condition of performance-driven emergency vehicles is essential to ensure the safety of the public and officers. Officers are expected to respond to emergencies quickly, with constant due regard for public safety. As such, our emergency vehicles cannot fail. With vehicle age, comes increased risk to the driver and public due to mechanical wear, weathering from exterior parking/storage, and the effects of prolonged salt exposure.

Police patrol vehicles often need to idle when in-service and not parked in an area with shore power due to the temperature sensitive medical equipment and supplies the officers carry, as well as to ensure adequate charging of the squad computer. According to General Motors (2022 Chev Tahoe owner's manual, pg. 391 - extended idle use) each hour of idling is equal to 33 miles. A five-year-old squad car which has approximately 5,900 idle hours, equates to approximately 194,700 additional miles added to the vehicle.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$90,000	\$0	\$0	\$0	\$0	\$90,000
Total	\$90,000	\$0	\$0	\$0	\$0	\$90,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$90,000	\$0	\$0	\$0	\$0	\$90,000
Total	\$90,000	\$0	\$0	\$0	\$0	\$90,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-359

PROJECT NAME: #600 2015 Ford Interceptor

Project Year:	2026
Department:	Fire
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	5
Contact Person:	Fire Chief



Project Description:

Replace Squad 600 (2015).

Project Justification:

Squad 600 is a 2015 Ford Interceptor with 105,236 miles. This vehicle is assigned to the Paid Per Call District Fire Chief from Fire Station 1. This vehicle carries supplies for Incident Command, Basic Life Support EMS and AED equipment.

Emergency vehicles are regularly driven at the upper performance levels. Vehicles with over 100,000 miles are more likely to have transmission, suspension, and engine problems. Each of these repairs increases the cost per mile to operate the vehicle.

Peak mechanical and structural condition of performance-driven emergency vehicles is essential to ensure the safety of the public and firefighters. Fire Officers are expected to respond to emergencies quickly, with constant due regard for public safety. As such, our emergency vehicles cannot fail. With vehicle age, comes increased risk to the driver and public due to mechanical wear, weathering from exterior parking/storage, and the effects of prolonged salt exposure.

Fire command vehicles often need to idle when in-service and not parked in an area with shore power due to the temperature sensitive medical equipment and supplies the officers carry, as well as to ensure adequate charging of the squad computer. According to General Motors (2022 Chev Tahoe owner's manual, pg. 391 - extended idle use) each hour of idling is equal to 33 miles. A five-year-old squad car which has approximately 5,900 idle hours, equates to approximately 194,700 additional miles added to the vehicle.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$85,500	\$0	\$0	\$0	\$0	\$85,500
Total	\$85,500	\$0	\$0	\$0	\$0	\$85,500

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
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Capital Equipment	\$85,500	\$0	\$0	\$0	\$0	\$85,500
Total	\$85,500	\$0	\$0	\$0	\$0	\$85,500

Capital Improvement Project 2026 through 2030

PROJECT # CW-197

PROJECT NAME: #623 Fire Vehicle

Project Year:	2026
Department:	Fire
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	5
Contact Person:	Fire Chief



Project Description:

2021 Chevy Tahoe

Project Justification:

Squad 623 is a 2022 Chevy Tahoe with 50,000 miles. This squad is assigned to the Fire Chief. This apparatus carries supplies for Incident Command and Advanced Life Support EMS Equipment.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$	\$85,500	\$0	\$0	\$0	\$85,500
Total	\$0	\$85,500	\$0	\$0	\$0	\$85,500

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$	\$85,500	\$0	\$0	\$0	\$85,500
Total	\$0	\$85,500	\$0	\$0	\$0	\$85,500

Capital Improvement Project 2026 through 2030

PROJECT # CW-362

PROJECT NAME: #632 (#619) 16 Ford Interceptor

Project Year:	2026
Department:	Fire
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	5
Contact Person:	



Project Description:

This 2016 Ford was moved from the Police Fleet to the Fire Fleet. This squad is used by the Fire Lieutenant as an on-call fire officer vehicle. This vehicle has 150,000 miles.

Project Justification:

Emergency vehicles are regularly driven at the upper performance levels. Vehicles with over 100,000 miles are more likely to have transmission, suspension, and engine problems. Each of these repairs increases the cost per mile to operate the vehicle.

Peak mechanical and structural condition of performance-driven emergency vehicles is essential to ensure the safety of the public and firefighters. Fire Officers are expected to respond to emergencies quickly, with constant due regard for public safety. As such, our emergency vehicles cannot fail. With vehicle age, comes increased risk to the driver and public due to mechanical wear, weathering from exterior parking/storage, and the effects of prolonged salt exposure.

Fire command vehicles often need to idle when in-service and not parked in an area with shore power due to the temperature sensitive medical equipment and supplies the officers carry, as well as to ensure adequate charging of the squad computer. According to General Motors (2022 Chev Tahoe owner's manual, pg. 391 - extended idle use) each hour of idling is equal to 33 miles. A five-year-old squad car which has approximately 5,900 idle hours, equates to approximately 194,700 additional miles added to the vehicle.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$85,500	\$0	\$0	\$0	\$0	\$85,500
Total	\$85,500	\$0	\$0	\$0	\$0	\$85,500

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$85,500	\$0	\$0	\$0	\$0	\$85,500

Total	\$85,500	\$0	\$0	\$0	\$0	\$85,500
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Capital Improvement Project 2026 through 2030

PROJECT # CW-64

PROJECT NAME: #803 Environmental Vehicle

Project Year:	2026
Department:	Environmental
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	9
Contact Person:	Public Services Director



Project Description:

2015 GMC Sierra 4WD Reg Cab Pickup

Project Justification:

Truck #803 is used in the forestry department and has 68,000 miles (12/2022). This truck is primarily used in the transport of staff. Replacement is recommended based on the capital asset policies useful life of the vehicle. Recommended replacement is a light truck, Ranger or Colorado.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$	\$55,000	\$0	\$0	\$0	\$55,000
Total	\$0	\$55,000	\$0	\$0	\$0	\$55,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$55,000	\$0	\$0	\$0	\$55,000
Total	\$0	\$55,000	\$0	\$0	\$0	\$55,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-221

PROJECT NAME: #804 Building Inspection Vehicle

Project Year:	2026
Department:	Building Inspections
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	9
Contact Person:	Community Development Director



Project Description:

2017 Ford Interceptor 4 Door

Project Justification:

Vehicle #804 is used in the transportation of inspectors to and from the inspection site. The vehicle has 30,000 miles (12/2022). Replacement is recommended by the capital asset policy based on years in service.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$	\$33,000	\$0	\$0	\$0	\$33,000
Total	\$0	\$33,000	\$0	\$0	\$0	\$33,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$33,000	\$0	\$0	\$0	\$33,000
Total	\$0	\$33,000	\$0	\$0	\$0	\$33,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-146

PROJECT NAME: #218 Plow Truck

Project Year:	2027
Department:	Fleet
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	13
Contact Person:	Public Services Director



Project Description:

2010 Sterling L8500 Single Axle Dump Truck.

Project Justification:

Purchased in 2009 this plow truck has served its purpose. The plow truck has been pushed out for replacement over the last few years. This is a critical piece of equipment in the snow removal process and is responsible for clearing 1/5 of city roads of snow. The operation conditions of the power truck are consistently in the ice, salt, and snow. The trucks are operated under heavy working loads with full dump boxes, plow, and wing. The trucks are operated in a constant working condition while pushing snow. Truck breakdowns and unreliability of the equipment are becoming concerns especially during snow emergencies. Truck #218 has over 48,000 miles, and the body is showing signs of age and failure in the near future.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$0	\$358,000	\$0	\$0	\$0	\$358,000
Total	\$0	\$358,000	\$0	\$0	\$0	\$358,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$358,000	\$0	\$0	\$0	\$358,000
Total	\$0	\$358,000	\$0	\$0	\$0	\$358,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-160

PROJECT NAME: #255 Truck

Project Year:	2027
Department:	Fleet
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	9
Contact Person:	Public Services Director

Project Description:

2015 F350 4X4 Reg Chas Cab DRW

Project Justification:

Truck #255 a Ford 1 Ton with dump box was purchased in 2015. The trucks winter priority is salting and plowing parking lots and cul-de-sacs. Replacement truck would be a truck, plow and salt dogg with similar capabilities, power, and larger size (F-550) or comparable.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$0	\$169,000	\$0	\$0	\$0	\$169,000
Total	\$0	\$169,000	\$0	\$0	\$0	\$169,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$169,000	\$0	\$0	\$0	\$169,000
Total	\$0	\$169,000	\$0	\$0	\$0	\$169,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-161

PROJECT NAME: #256 Truck - Asphalt Hotbox

Project Year:	2027
Department:	Fleet
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	13
Contact Person:	Public Services Director



Project Description:

Replacement for 2015 F550 4X4 Reg Chas Cab Cab DRW - Asphalt Hotbox

Project Justification:

Truck #256 is an F-550. This is primarily used as the asphalt truck. It is used in patching operations year round. It is also a truck that is used in snow removal operations. With over 91000 miles on this truck it receives heavy use and is important to the summer patching operations. In 2027 it will be up for replacement according to the Capital Asset Policy and is recommended to be replaced with a vehicle of similar size, capabilities, and power.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$0	\$159,000	\$0	\$0	\$0	\$159,000
Total	\$0	\$159,000	\$0	\$0	\$0	\$159,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$159,000	\$0	\$0	\$0	\$159,000
Total	\$0	\$159,000	\$0	\$0	\$0	\$159,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-137

PROJECT NAME: #259 Truck

Project Year:	2027
Department:	Fleet
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	9
Contact Person:	Public Services Director



Project Description:

2016 GMC Sierra 4WD Reg Cab

Project Justification:

Truck #259 is a Parks vehicle that was purchased to accommodate narrow trails, tight turns, and general park maintenance. It has a 7'6" plow and 62,000 miles of service. When not being used for park maintenance, it is used in plowing cul-de-sacs and parking lots. Operations of a plow on a 1/2-ton truck is hard on the equipment and will lead to an early failure of the truck. The recommended replacement is a short wheelbase pickup truck for the purpose of navigating the trail system. 1/2-ton truck or smaller. Consider earlier replacement of this vehicle in replacement schedule.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$0	\$67,000	\$0	\$0	\$0	\$67,000
Total	\$0	\$67,000	\$0	\$0	\$0	\$67,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$67,000	\$0	\$0	\$0	\$67,000
Total	\$0	\$67,000	\$0	\$0	\$0	\$67,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-164

PROJECT NAME: #263 Truck

Project Year:	2027
Department:	Fleet
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	9
Contact Person:	Public Services Director



Project Description:

2017 F550 4X4 with Plow

Project Justification:

Truck #263 is an F-550 used in the streets department. It is used year-round in asphalt maintenance, plowing operations, and is generally a versatile truck in the public works operations. The truck currently has 59,000 miles on it and is scheduled for replacement in 2027 according to the capital asset policy. Recommended replacement is an F-550 or comparably sized truck with the swap loader function also called a roll off truck. By purchasing the truck this way the truck will be able to use any of the previously purchased swap loader/roll off skids allowing the truck to satisfy several needs.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$0	\$159,000	\$0	\$0	\$0	\$159,000
Total	\$0	\$159,000	\$0	\$0	\$0	\$159,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$159,000	\$0	\$0	\$0	\$159,000
Total	\$0	\$159,000	\$0	\$0	\$0	\$159,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-69

PROJECT NAME: #306 Investigation Vehicle

Project Year:	2027
Department:	Police
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	8
Contact Person:	Public Safety Director



Project Description:

Replace 2017 Ford Fusion Inv. vehicle #306

Project Justification:

Originally scheduled for replacement in 2025 but did not meet mileage requirements.

Emergency vehicles are routinely driven at the upper performance levels. Vehicles with over 100,000 miles are more likely to have transmission, suspension and engine problems. Peak mechanical and structural condition of performance-driven emergency vehicles is essential to ensure the safety of the public and our staff. Police staff are expected to respond to emergencies quickly, with constant due regard for public safety. As such, our emergency vehicles cannot fail. With vehicle age, comes increased risk to the driver and public due to mechanical wear, weathering from exterior storage, and the effects of prolonged salt exposure.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$0	\$62,800	\$0	\$0	\$0	\$62,800
Total	\$0	\$62,800	\$0	\$0	\$0	\$62,800

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$62,800	\$0	\$0	\$0	\$62,800
Total	\$0	\$62,800	\$0	\$0	\$0	\$62,800

Capital Improvement Project 2026 through 2030

PROJECT # CW-70

PROJECT NAME: #307 Investigation Vehicle

Project Year:	2027
Department:	Police
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	8
Contact Person:	Public Safety Director



Project Description:

Replace 2017 Ford Fusion Inv. vehicle #307

Project Justification:

Originally scheduled for replacement in 2025 but did not meet mileage requirements. Emergency vehicles are routinely driven at upper performance levels. Vehicles with over 100,000 miles are more likely to have transmission, suspension, and engine problems. Peak mechanical and structural condition of performance-driven emergency vehicles is essential to ensure the safety of the public and our staff. Police staff are expected to respond to emergencies quickly, with constant due regard for public safety. As such, our emergency vehicles cannot fail. With vehicle age, comes increased risk to the driver and public due to mechanical wear, weathering from exterior storage, and the effects of prolonged salt exposure.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$0	\$62,800	\$0	\$0	\$0	\$62,800
Total	\$0	\$62,800	\$0	\$0	\$0	\$62,800

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$62,800	\$0	\$0	\$0	\$62,800
Total	\$0	\$62,800	\$0	\$0	\$0	\$62,800

Capital Improvement Project 2026 through 2030

PROJECT # CW-8

PROJECT NAME: #308 CSO Vehicle

Project Year:	2027
Department:	Police
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	6
Contact Person:	Public Safety Director



Project Description:

Replace 2018 GMC Sierra Crew CSO vehicle #308

Project Justification:

This vehicle was originally scheduled for replacement in 2024 but did not meet the fleet replacement criteria.

Emergency vehicles are routinely driven at upper performance levels. Vehicles with over 100,000 miles are more likely to have transmission, suspension, and engine problems. Peak mechanical and structural condition of performance-driven emergency vehicles is essential to ensure the safety of the public and our staff. Police staff are expected to respond to emergencies quickly, with constant due regard for public safety. As such, our emergency vehicles cannot fail. With vehicle age, comes increased risk to the driver and public due to mechanical wear, weathering from exterior parking/storage, and the effects of prolonged salt exposure. This vehicle is routinely used to transport prisoners. Prisoner safety needs to be a factor when considering the replacement of this vehicle. Original scheduled for replacement in 2025, but did not meet replacement requirements.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$0	\$78,137	\$0	\$0	\$0	\$78,137
Total	\$0	\$78,137	\$0	\$0	\$0	\$78,137

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$78,137	\$0	\$0	\$0	\$78,137
Total	\$0	\$78,137	\$0	\$0	\$0	\$78,137

Capital Improvement Project 2026 through 2030

PROJECT # CW-33

PROJECT NAME: #311 Investigation Vehicle

Project Year:	2027
Department:	Police
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	8
Contact Person:	Public Safety Director



Project Description:

Replace 2017 Jeep Cherokee Inv. vehicle #311

Project Justification:

Originally scheduled for replacement in 2025 but did not meet mileage requirements. Emergency vehicles are routinely driven at the upper performance levels. Vehicles with over 100,000 miles are more likely to have transmission, suspension and engine problems. Peak mechanical and structural condition of performance-driven emergency vehicles is essential to ensure the safety of the public and our staff. Police staff are expected to respond to emergencies quickly, with constant due regard for public safety. As such, our emergency vehicles cannot fail. With vehicle age, comes increased risk to the driver and public due to mechanical wear, weathering from exterior storage, and the effects of prolonged salt exposure.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$0	\$62,800	\$0	\$0	\$0	\$62,800
Total	\$0	\$62,800	\$0	\$0	\$0	\$62,800

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$62,800	\$0	\$0	\$0	\$62,800
Total	\$0	\$62,800	\$0	\$0	\$0	\$62,800

Capital Improvement Project 2026 through 2030

PROJECT # CW-43

PROJECT NAME: #318 Marked Patrol Vehicle

Project Year:	2027
Department:	Police
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	5
Contact Person:	Public Safety Director



Project Description:

Replace 2021 Chevy Tahoe patrol vehicle #318

Project Justification:

Emergency vehicles are regularly driven at upper performance levels. Vehicles with over 100,000 miles are more likely to have transmission, suspension, and engine problems. Each of these repairs increases the cost per mile to operate the vehicle.

Peak mechanical and structural condition of performance-driven emergency vehicles is essential to ensure the safety of the public and officers. Officers are expected to respond to emergencies quickly, with constant due regard for public safety. As such, our emergency vehicles cannot fail. With vehicle age, comes increased risk to the driver and public due to mechanical wear, weathering from exterior parking/storage, and the effects of prolonged salt exposure.

Police patrol vehicles often need to idle when in-service and not parked in an area with shore power due to the temperature sensitive medical equipment and supplies the officers carry, as well as to ensure adequate charging of the squad computer. According to General Motors (2022 Chev Tahoe owner's manual, pg. 391 - extended idle use) each hour of idling is equal to 33 miles. A five-year-old squad car which has approximately 5,900 idle hours, equates to approximately 194,700 additional miles added to the vehicle.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$0	\$78,137	\$0	\$0	\$	\$78,137
Total	\$0	\$78,137	\$0	\$0	\$0	\$78,137

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$78,137	\$0	\$0	\$	\$78,137
Total	\$0	\$78,137	\$0	\$0	\$0	\$78,137

Capital Improvement Project 2026 through 2030

PROJECT # CW-42

PROJECT NAME: #319 Marked Patrol Vehicle

Project Year:	2027
Department:	Police
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	5
Contact Person:	Public Safety Director



Project Description:

Replace 2021 Chevy Tahoe patrol vehicle #319

Project Justification:

This vehicle was originally scheduled for replacement in 2026 but did not meet the fleet replacement criteria.

Emergency vehicles are regularly driven at the upper performance levels. Vehicles with over 100,000 miles are more likely to have transmission, suspension and engine problems. Each of these repairs increases the cost per mile to operate the vehicle.

Peak mechanical and structural condition of performance-driven emergency vehicles is essential to ensure the safety of the public and officers. Officers are expected to respond to emergencies quickly, with constant due regard for public safety. As such, our emergency vehicles cannot fail. With vehicle age, comes increased risk to the driver and public due to mechanical wear, weathering from exterior parking/storage, and the effects of prolonged salt exposure.

Police patrol vehicles often need to idle when in-service and not parked in an area with shore power due to the temperature sensitive medical equipment and supplies the officers carry, as well as to ensure adequate charging of the squad computer. According to General Motors (2022 Chev Tahoe owner's manual, pg. 391 - extended idle use) each hour of idling is equal to 33 miles. A five-year-old squad car which has approximately 5900 idle hours, equates to approximately 194,700 additional miles added to the vehicle.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$0	\$78,137	\$0	\$0	\$	\$78,137
Total	\$0	\$78,137	\$0	\$0	\$0	\$78,137

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$78,137	\$0	\$0	\$	\$78,137
Total	\$0	\$78,137	\$0	\$0	\$0	\$78,137

Capital Improvement Project 2026 through 2030

PROJECT # CW-44

PROJECT NAME: #320 Marked Patrol Vehicle

Project Year:	2027
Department:	Police
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	5
Contact Person:	Public Safety Director



Project Description:

Replace 2021 Chevy Tahoe patrol vehicle #320

Project Justification:

This vehicle was originally scheduled for replacement in 2026 but did not meet the fleet replacement criteria.

Emergency vehicles are regularly driven at the upper performance levels. Vehicles with over 100,000 miles are more likely to have transmission, suspension and engine problems. Each of these repairs increases the cost per mile to operate the vehicle.

Peak mechanical and structural condition of performance-driven emergency vehicles is essential to ensure the safety of the public and officers. Officers are expected to respond to emergencies quickly, with constant due regard for public safety. As such, our emergency vehicles cannot fail. With vehicle age, comes increased risk to the driver and public due to mechanical wear, weathering from exterior parking/storage, and the effects of prolonged salt exposure.

Police patrol vehicles often need to idle when in-service and not parked in an area with shore power due to the temperature sensitive medical equipment and supplies the officers carry, as well as to ensure adequate charging of the squad computer. According to General Motors (2022 Chev Tahoe owner's manual, pg. 391 - extended idle use) each hour of idling is equal to 33 miles. A five-year-old squad car which has approximately 5900 idle hours, equates to approximately 194,700 additional miles added to the vehicle.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$0	\$78,137	\$0	\$0	\$	\$78,137
Total	\$0	\$78,137	\$0	\$0	\$0	\$78,137

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$78,137	\$0	\$0	\$	\$78,137
Total	\$0	\$78,137	\$0	\$0	\$0	\$78,137

Capital Improvement Project 2026 through 2030

PROJECT # CW-155

PROJECT NAME: #412 Truck

Project Year:	2027
Department:	Fleet
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	9
Contact Person:	Public Services Director



Project Description:

2018 Ford F-250

Project Justification:

Truck #412 purchased in 2018 is a Parks vehicle that is used in the maintenance of the parks, trails, and snow removal operations. In the summer months it hauls a trailer with a mower, weed whips, mulch, and other larger construction equipment (Skid steer/tool cat). Currently (12/2022) truck #412 has 27,000 miles and will be in need of replacement according to the capital asset policy and wear and tear on the vehicle.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$0	\$72,000	\$0	\$0	\$0	\$72,000
Total	\$0	\$72,000	\$0	\$0	\$0	\$72,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$72,000	\$0	\$0	\$0	\$72,000
Total	\$0	\$72,000	\$0	\$0	\$0	\$72,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-353

PROJECT NAME: #607 Truck

Project Year:	2027
Department:	Fire
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	10
Contact Person:	Fire Chief



Project Description:

Replace vehicle #607 (Rescue 1) 2013 Ford F250.

Project Justification:

Rescue 1 is currently undersized and not able to pull wildland fire suppression equipment. Its current use is soiled/contaminated fire equipment.

Need to replace with at least 1 ton capacity 4-wheel drive, 4 door truck. Cost reduction option would be to transition a City owned vehicle with no more than 60,000 miles to serve this role in the fire fleet.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$0	\$93,700	\$0	\$0	\$0	\$93,700
Total	\$0	\$93,700	\$0	\$0	\$0	\$93,700

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$93,700	\$0	\$0	\$0	\$93,700
Total	\$0	\$93,700	\$0	\$0	\$0	\$93,700

Capital Improvement Project 2026 through 2030

PROJECT # CW-358

PROJECT NAME: #615 UTV 1, 2000 Polaris 6X6

Project Year:	2027
Department:	Fire
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	20
Contact Person:	Fire Chief



Project Description:

UTV 1 is a 2000 Polaris 500 6X6 with a homemade fire pump, 40-gallon water tank and trailer. UTV 1 responds out of Fire Station 2 and was acquired during the split from the Centennial Fire District in 2016.

Project Justification:

This UTV was placed out of service in 2022. It was placed out of service because the fire pump failed. Due to the age of the equipment replacement parts could not be located.

The replacement of this UTV would mirror UTV 2, a Polaris 1000 with tracks. UTV 2 has seating for four fighters, 125 GPM fire pump, 75-gallon water tank, 5-gallon foam tank, two chainsaws additional wildland interface firefighting equipment, and trailer.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$0	\$100,000	\$0	\$0	\$0	\$100,000
Total	\$0	\$100,000	\$0	\$0	\$0	\$100,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$100,000	\$0	\$0	\$0	\$100,000
Total	\$0	\$100,000	\$0	\$0	\$0	\$100,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-367

PROJECT NAME: #620 2017 Ford/Custom Pumper Truck, Engine 4

Project Year:	2027
Department:	Fire
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	10
Contact Person:	Fire Chief

Project Description:

The City is looking to find a used Fire Engine similar to #625 Engine 3. This replacement Engine would have a large enough cab to allow for 4 firefighters to be able to ride in the cab of the vehicle while wearing turnout gear and have SCBA brackets in the seats to reduce time donning this in a fire situation. This apparatus would have a larger water tank, 500 gallons or more.

Project Justification:

The current Engine 4 was purchased when the Public Safety Department was using cross-trained Fire Fighter/Police Officers to respond to Fire Calls. These vehicles were purchased because most of the responding staff were arriving in Police SUV's and not traveling from a fire station on the apparatus. The small cab makes it impossible to have more than two firefighters ride in the cab to calls. The SCBA's are stored in a cabinet located in the apparatus body. A firefighter has to wait until they arrive on scene to Don the SCBA's. This increases the time when responding to a fire emergency.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$0	\$500,000	\$0	\$0	\$0	\$500,000
Total	\$0	\$500,000	\$0	\$0	\$0	\$500,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$500,000	\$0	\$0	\$0	\$500,000
Total	\$0	\$500,000	\$0	\$0	\$0	\$500,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-92

PROJECT NAME: #805 Building Inspection Vehicle

Project Year:	2027
Department:	Fleet
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	9
Contact Person:	Public Services Director



Project Description:

2018 Ford Escape

Project Justification:

Vehicle #805 is used in the transportation of inspectors to and from the inspection site. The vehicle has 39,000 miles (12/2022). Replacement is recommended by the Capital Asset Policy based on years in service.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$0	\$32,000	\$0	\$0	\$0	\$32,000
Total	\$0	\$32,000	\$0	\$0	\$0	\$32,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$32,000	\$0	\$0	\$0	\$32,000
Total	\$0	\$32,000	\$0	\$0	\$0	\$32,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-163

PROJECT NAME: #262 Truck

Project Year:	2028
Department:	Fleet
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	9
Contact Person:	Public Services Director



Project Description:

2017 F-550 Hook Truck

Project Justification:

Truck #262 is an F-550 Hook Truck, meaning the truck has the ability to switch what kind of box is on the back of the truck. Boxes or skids available for use are a standard dump box, chipper box, and brine tank, which keeps the truck very versatile. Truck #262 is used in city maintenance operations year-round. With 38,000 miles on the truck, it is not yet showing signs or a need for replacement but according to the Capital Asset Policy the useful life of the truck will be used up and ready for replacement in 2028. Recommended replacement is a vehicle of similar size, capabilities, and power.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$0	\$0	\$158,000	\$0	\$0	\$158,000
Total	\$0	\$0	\$158,000	\$0	\$0	\$158,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$0	\$158,000	\$0	\$0	\$158,000
Total	\$0	\$0	\$158,000	\$0	\$0	\$158,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-165

PROJECT NAME: #267 Truck

Project Year:	2028
Department:	Fleet
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	9
Contact Person:	Public Services Director



Project Description:

2019 Ford F250 Reg Cab 4X4

Project Justification:

After normal wear & tear, this vehicle can be costly to repair.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$0	\$0	\$70,000	\$0	\$0	\$70,000
Total	\$0	\$0	\$70,000	\$0	\$0	\$70,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$0	\$70,000	\$0	\$0	\$70,000
Total	\$0	\$0	\$70,000	\$0	\$0	\$70,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-32

PROJECT NAME: #309 Investigation Vehicle

Project Year:	2028
Department:	Police
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	8
Contact Person:	Public Safety Director



Project Description:

Replace 2018 Ford Escape Inv. vehicle #309

Project Justification:

Emergency vehicles are routinely driven at upper performance levels. Vehicles with over 100,000 miles are more likely to have transmission, suspension and engine problems. Peak mechanical and structural condition of performance-driven emergency vehicles is essential to ensure the safety of the public and our staff. Police staff are expected to respond to emergencies quickly, with constant due regard for public safety. As such, our emergency vehicles cannot fail. With vehicle age, increasing risks come to the driver and public due to mechanical wear, weathering from exterior storage, and the effects of prolonged salt exposure.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$0	\$0	\$62,800	\$0	\$0	\$62,800
Total	\$0	\$0	\$62,800	\$0	\$0	\$62,800

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$0	\$62,800	\$0	\$0	\$62,800
Total	\$0	\$0	\$62,800	\$0	\$0	\$62,800

Capital Improvement Project 2026 through 2030

PROJECT # CW-157

PROJECT NAME: #416 Truck

Project Year:	2028
Department:	Fleet
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	9
Contact Person:	Public Services Director



Project Description:

2019 Ford F-350 with Dumpbox

Project Justification:

After normal wear & tear, this vehicle can be costly to repair

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$0	\$0	\$82,000	\$0	\$0	\$82,000
Total	\$0	\$0	\$82,000	\$0	\$0	\$82,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$0	\$82,000	\$0	\$0	\$82,000
Total	\$0	\$0	\$82,000	\$0	\$0	\$82,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-134

PROJECT NAME: #506 Truck

Project Year:	2028
Department:	Utilities
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	9
Contact Person:	Public Services Director



Project Description:

2019 Ford F250 Crew Cab

Project Justification:

Estimated Life: 9yrs

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Sewer Operating Fund (602)	\$0	\$0	\$33,000	\$0	\$0	\$33,000
Water Operating Fund (601)	\$0	\$0	\$33,000	\$0	\$0	\$33,000
Total	\$0	\$0	\$66,000	\$0	\$0	\$66,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$0	\$66,000	\$0	\$0	\$66,000
Total	\$0	\$0	\$66,000	\$0	\$0	\$66,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-21

PROJECT NAME: #606 Truck

Project Year:	2028
Department:	Fire
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	20
Contact Person:	Public Safety Director



Project Description:

Replace 1993 GMC full-size 4X4 (G21) pickup with UTV outfitted with wildland fire suppression equipment.

Project Justification:

The current GMC 3500 grass truck was built in 1993. The use of this vehicle is to operate off road and access wild land interface fires remotely. The focus of this apparatus has changed to being used to pull a trailer with a UTV. This UTV is used to access remote areas. We need a vehicle to pull and hand well while pulling the trailer with the UTV on the trailer emergent.

The replacement vehicle needs to be a one-ton vehicle with a 4-person crew cab with 4-wheel drive. This four-person crew would transition from the truck to the UTV to access remote fires and to use the UTV to operate from. This vehicle would also be used to haul contaminated hose and equipment from fire scenes to locations where this equipment would be decontaminated.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$0	\$0	\$125,000	\$0	\$0	\$125,000
Total	\$0	\$0	\$125,000	\$0	\$0	\$125,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$0	\$125,000	\$0	\$0	\$125,000
Total	\$0	\$0	\$125,000	\$0	\$0	\$125,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-357

PROJECT NAME: #625 Engine 3, 2004 Spartan/Custom Fire Pumper

Project Year:	2028
Department:	Fire
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	20
Contact Person:	Fire Chief



Project Description:

Engine 3 is a 2004 Spartan/Custom Fire Engine. Engine 3 has a 1500 GPM fire pump, 750-gallon water tank, 20-gallon foam tank, 2,500 feet of fire hose and a 1,250 GPM deck gun. This apparatus was purchased in used condition from Custom Fire in 2022 and has become the primary response engine by the Duty Crew. Engine 3 responds out of Fire Station 1.

Project Justification:

This apparatus was purchased used to fill the need for a full-size engine when the staffing of the Duty Crew started in 2022. The truck is currently 21 years old and will be 24 years old in 2028. The mileage is 59,000 in 2025.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$0	\$0	\$1,000,000	\$0	\$0	\$1,000,000
Capital Equipment Replacement Fund (402)	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$1,000,000	\$0	\$0	\$1,000,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$0	\$1,000,000	\$0	\$0	\$1,000,000
Total	\$0	\$0	\$1,000,000	\$0	\$0	\$1,000,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-360

PROJECT NAME: #628 2020 Ford Interceptor

Project Year:	2028
Department:	Fire
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	5
Contact Person:	Fire Chief



Project Description:

Squad 628 is a 2020 Ford Interceptor that was moved from the Police Division's fleet to the Fire Division's fleet and currently has 74,307 miles. This vehicle is assigned to the full time Fire Lieutenant/Fire Inspector. This vehicle is stationed out of Fire Station 1. It carries supplies for Incident Command, basic life support, AED and Fire Investigations equipment.

Project Justification:

Emergency vehicles are regularly driven at upper performance levels. Vehicles with over 100,000 miles are more likely to have transmission, suspension, and engine problems. Each of these repairs increases the cost per mile to operate the vehicle.

Peak mechanical and structural condition of performance-driven emergency vehicles is essential to ensure the safety of the public and firefighters. Fire Officers are expected to respond to emergencies quickly, with constant due regard for public safety. As such, our emergency vehicles cannot fail. With vehicle age, comes increased risk to the driver and public due to mechanical wear, weathering from exterior parking/storage, and the effects of prolonged salt exposure.

Fire command vehicles often need to idle when in-service and not parked in an area with shore power due to the temperature sensitive medical equipment and supplies the officers carry, as well as to ensure adequate charging of the squad computer. According to General Motors (2022 Chev Tahoe owner's manual, pg. 391 - extended idle use) each hour of idling is equal to 33 miles. A five-year-old squad car which has approximately 5,900 idle hours, equates to approximately 194,700 additional miles added to the vehicle.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$0	\$0	\$85,000	\$0	\$0	\$85,000
Total	\$0	\$0	\$85,000	\$0	\$0	\$85,000

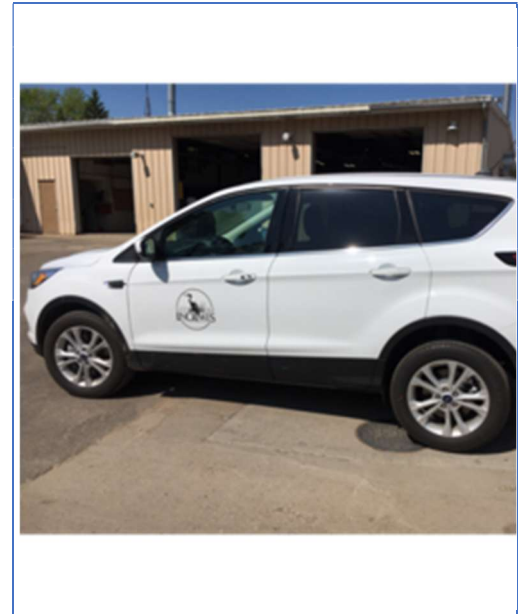
Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$0	\$85,000	\$0	\$0	\$85,000
Total	\$0	\$0	\$85,000	\$0	\$0	\$85,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-93

PROJECT NAME: #806 Building Inspection Vehicle

Project Year:	2028
Department:	Fleet
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	
Contact Person:	Public Services Director



Project Description:

2019 Ford Escape

Project Justification:

Vehicle #806 is used in the transportation of inspectors to and from the inspection site. Replacement is recommended by the capital asset policy based on years in service.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$0	\$0	\$34,000	\$0	\$0	\$34,000
Total	\$0	\$0	\$34,000	\$0	\$0	\$34,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$0	\$34,000	\$0	\$0	\$34,000
Total	\$0	\$0	\$34,000	\$0	\$0	\$34,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-166

PROJECT NAME: #268 Truck

Project Year:	2029
Department:	Fleet
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	9
Contact Person:	Public Services Director

Project Description:

2020 Ford F350 w/ Dump box

Project Justification:

After normal wear & tear, this vehicle can be costly to repair.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$0	\$0	\$0	\$95,000	\$0	\$95,000
Total	\$0	\$0	\$0	\$95,000	\$0	\$95,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$0	\$0	\$95,000	\$0	\$95,000
Total	\$0	\$0	\$0	\$95,000	\$0	\$95,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-293

PROJECT NAME: #321 Marked Patrol Vehicle

Project Year:	2029
Department:	Police
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	5
Contact Person:	Public Safety Director



Project Description:

Replace 2023 Chevrolet Tahoe patrol vehicle #321.

Project Justification:

Emergency vehicles are regularly driven at upper performance levels. Vehicles with over 100,000 miles are more likely to have transmission, suspension, and engine problems. Each of these repairs increases the cost per mile to operate the vehicle.

Peak mechanical and structural condition of performance-driven emergency vehicles is essential to help ensure the safety of the public and officers. Officers are expected to respond to emergencies quickly, with constant due regard for public safety. As such, our emergency vehicles cannot fail. With vehicle age, comes increased risk to the driver and public due to mechanical wear, exterior storage, and the effects of prolonged salt exposure.

Police patrol vehicles often need to idle when in-service and not parked in an area with shore power due to the temperature sensitive medical equipment and supplies the officers carry, as well as to ensure adequate charging of the squad computer. According to Ford Motor Company, each hour of idling is equal to 33 miles. A five-year-old squad car has approximately 5,900 idle hours, which equates to approximately 194,700 additional miles added to the vehicle.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$0	\$0	\$0	\$82,895	\$0	\$82,895
Total	\$0	\$0	\$0	\$82,895	\$0	\$82,895

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$0	\$0	\$82,895	\$0	\$82,895
Total	\$0	\$0	\$0	\$82,895	\$0	\$82,895

Capital Improvement Project 2026 through 2030

PROJECT # CW-295

PROJECT NAME: #323 Marked Patrol Vehicle

Project Year:	2029
Department:	Police
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	5
Contact Person:	Public Safety Director



Project Description:

Replace 2023 Chevrolet Tahoe patrol vehicle #323

Project Justification:

Emergency vehicles are regularly driven at upper performance levels. Vehicles with over 100,000 miles are more likely to have transmission, suspension, and engine problems. Each of these repairs increases the cost per mile to operate the vehicle.

Peak mechanical and structural condition of performance-driven emergency vehicles is essential to help ensure the safety of the public and officers. Officers are expected to respond to emergencies quickly, with constant due regard for public safety. As such, our emergency vehicles cannot fail. With vehicle age, comes increased risk to the driver and public due to mechanical wear, exterior storage, and the effects of prolonged salt exposure.

Police patrol vehicles often need to idle when in-service and not parked in an area with shore power due to the temperature sensitive medical equipment and supplies the officers carry, as well as to ensure adequate charging of the squad computer. According to Ford Motor Company, each hour of idling is equal to 33 miles. A five-year-old squad car has approximately 5,900 idle hours, which equates to approximately 194,700 additional miles added to the vehicle.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$0	\$0	\$0	\$82,895	\$0	\$82,895
Total	\$0	\$0	\$0	\$82,895	\$0	\$82,895

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$0	\$0	\$82,895	\$0	\$82,895
Total	\$0	\$0	\$0	\$82,895	\$0	\$82,895

Capital Improvement Project 2026 through 2030

PROJECT # CW-167

PROJECT NAME: #417 Truck

Project Year:	2029
Department:	Fleet
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	9
Contact Person:	Public Services Director

Project Description:

2020 GMC Sierra 1500

Project Justification:

After normal wear & tear, this vehicle can be costly to repair

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$0	\$0	\$0	\$68,000	\$0	\$68,000
Total	\$0	\$0	\$0	\$68,000	\$0	\$68,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$0	\$0	\$68,000	\$0	\$68,000
Total	\$0	\$0	\$0	\$68,000	\$0	\$68,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-158

PROJECT NAME: #418 Truck

Project Year:	2029
Department:	Fleet
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	20
Contact Person:	Public Services Director

Project Description:

2020 Ford F550 Roll-off

Project Justification:

After normal wear & tear, this vehicle can be costly to repair.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$0	\$0	\$0	\$160,000	\$0	\$160,000
Total	\$0	\$0	\$0	\$160,000	\$0	\$160,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$0	\$0	\$160,000	\$0	\$160,000
Total	\$0	\$0	\$0	\$160,000	\$0	\$160,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-135

PROJECT NAME: #508 Truck

Project Year:	2029
Department:	Utilities
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	9
Contact Person:	Public Services Director

Project Description:

2020 GMC Sierra 2500 Crew Cab

Project Justification:

Estimated Life: 9yrs

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Sewer Operating Fund (602)	\$0	\$0	\$0	\$33,500	\$0	\$33,500
Water Operating Fund (601)	\$0	\$0	\$0	\$33,500	\$0	\$33,500
Total	\$0	\$0	\$0	\$67,000	\$0	\$67,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$0	\$0	\$67,000	\$0	\$67,000
Total	\$0	\$0	\$0	\$67,000	\$0	\$67,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-361

PROJECT NAME: #631 2024 Dodge Durango

Project Year:	2029
Department:	Fire
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	5
Contact Person:	Fire Chief



Project Description:

This is a 2024 Dodge Durango with 13000 miles on the vehicle in 2025. It is currently used by the Lieutenant/Fire Inspector.

Project Justification:

Emergency vehicles are regularly driven at the upper performance levels. Vehicles with over 100,000 miles are more likely to have transmission, suspension and engine problems. Each of these repairs increases the cost per mile to operate the vehicle.

Peak mechanical and structural condition of performance-driven emergency vehicles is essential to ensure the safety of the public and firefighters. Fire Officers are expected to respond to emergencies quickly, with constant due regard for public safety. As such, our emergency vehicles cannot fail. With vehicle age, comes increased risk to the driver and public due to mechanical wear, weathering from exterior parking/storage, and the effects of prolonged salt exposure.

Fire command vehicles often need to idle when in-service and not parked in an area with shore power due to the temperature sensitive medical equipment and supplies the officers carry, as well as to ensure adequate charging of the squad computer. According to General Motors (2022 Chev Tahoe owner's manual, pg. 391 - extended idle use) each hour of idling is equal to 33 miles. A five-year-old squad car which has approximately 5900 idle hours, equates to approximately 194,700 additional miles added to the vehicle.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$0	\$0	\$0	\$85,500	\$0	\$85,500
Total	\$0	\$0	\$0	\$85,500	\$0	\$85,500

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$0	\$0	\$85,500	\$0	\$85,500
Total	\$0	\$0	\$0	\$85,500	\$0	\$85,500

Capital Improvement Project 2026 through 2030

PROJECT # CW-147

PROJECT NAME: #807 Truck

Project Year:	2029
Department:	Fleet
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	9
Contact Person:	Public Services Director

Project Description:

2020 Ford F250

Project Justification:

Estimated Life: 9yrs

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$0	\$0	\$0	\$86,000	\$0	\$86,000
Total	\$0	\$0	\$0	\$86,000	\$0	\$86,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$0	\$0	\$86,000	\$0	\$86,000
Total	\$0	\$0	\$0	\$86,000	\$0	\$86,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-10

PROJECT NAME: Fire Aerial Apparatus Vehicle # 622

Project Year:	2029
Department:	Fire
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	20
Contact Person:	Public Safety Director



Project Description:

2004 E-One Cyclone Fire Aerial Apparatus - serves as primary aerial apparatus.

Project Justification:

Aerial 1 is a 2004 E-One/Bronto. Aerial 1 has a 2,000 GPM fire pump, 300-gallon water tank, 20-gallon foam tank, and 2,000 feet of fire hose. Aerial 1 has an aerial device that can reach heights of 114' and is capable of flowing 1,500 gallons of water per minute at this height. Aerial 1 is considered a quintuple combination pumper or "quint." This truck has the five functions that a quint provides: pump, water tank, fire hose, aerial device, and ground ladders. This truck was purchased in used condition from the Mdewakanton Public Safety Department in 2016. Aerial 1 responds out of Fire Station 2.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$0	\$0	\$0	\$2,500,000	\$0	\$2,500,000
Total	\$0	\$0	\$0	\$2,500,000	\$0	\$2,500,000

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$0	\$0	\$2,500,000	\$0	\$2,500,000
Total	\$0	\$0	\$0	\$2,500,000	\$0	\$2,500,000

Capital Improvement Project 2026 through 2030

PROJECT # CW-369

PROJECT NAME: #324 Marked Patrol Vehicle

Project Year:	2030
Department:	Police
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	5
Contact Person:	Police Chief



Project Description:

Replace 2024 Chevrolet Tahoe patrol vehicle #324

Project Justification:

Emergency vehicles are regularly driven at upper performance levels. Vehicles with over 100,000 miles are more likely to have transmission, suspension, and engine problems. Each of these repairs increases the cost per mile to operate the vehicle.

Peak mechanical and structural condition of performance-driven emergency vehicles is essential to ensure the safety of the public and officers. Officers are expected to respond to emergencies quickly, with constant due regard for public safety. As such, our emergency vehicles cannot fail. With vehicle age, comes increased risk to the driver and public due to mechanical wear, weathering from exterior parking/storage, and the effects of prolonged salt exposure.

Police patrol vehicles often need to idle when in-service and not parked in an area with shore power due to the temperature sensitive medical equipment and supplies the officers carry, as well as to ensure adequate charging of the squad computer. According to General Motors (2022 Chev Tahoe owner's manual, pg. 391 - extended idle use) each hour of idling is equal to 33 miles. A five-year-old squad car which has approximately 5,900 idle hours, equates to approximately 194,700 additional miles added to the vehicle.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$0	\$0	\$0	\$0	\$85,382	\$85,382
Total	\$0	\$0	\$0	\$0	\$85,382	\$85,382

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$0	\$0	\$0	\$85,382	\$85,382
Total	\$0	\$0	\$0	\$0	\$85,382	\$85,382

Capital Improvement Project 2026 through 2030

PROJECT # CW-370

PROJECT NAME: #325 Marked Patrol Vehicle

Project Year:	2030
Department:	Police
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	5
Contact Person:	Police Chief



Project Description:

Replace 2024 Chevrolet Tahoe patrol vehicle #325

Project Justification:

Emergency vehicles are regularly driven at upper performance levels. Vehicles with over 100,000 miles are more likely to have transmission, suspensions and engine problems. Each of these repairs increases the cost per mile to operate the vehicle.

Peak mechanical and structural condition of performance-driven emergency vehicles is essential to ensure the safety of the public and officers. Officers are expected to respond to emergencies quickly, with constant due regard for public safety. As such, our emergency vehicles cannot fail. With vehicle age, comes increased risk to the driver and public due to mechanical wear, weathering from exterior parking/storage, and the effects of prolonged salt exposure.

Police patrol vehicles often need to idle when in-service and not parked in an area with shore power due to the temperature sensitive medical equipment and supplies the officers carry, as well as to ensure adequate charging of the squad computer. According to General Motors (2022 Chev Tahoe owner's manual, pg. 391 - extended idle use) each hour of idling is equal to 33 miles. A five-year-old squad car which has approximately 5,900 idle hours, equates to approximately 194,700 additional miles added to the vehicle.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$0	\$0	\$0	\$0	\$85,382	\$85,382
Total	\$0	\$0	\$0	\$0	\$85,382	\$85,382

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$0	\$0	\$0	\$85,382	\$85,382
Total	\$0	\$0	\$0	\$0	\$85,382	\$85,382

Capital Improvement Project 2026 through 2030

PROJECT # CW-371

PROJECT NAME: #326 Marked Patrol Vehicle

Project Year:	2030
Department:	Police
Program:	Citywide
Project Type:	Vehicles
Useful Life (Years):	5
Contact Person:	Police Chief



Project Description:

Replace 2024 Chevrolet Tahoe patrol vehicle #326

Project Justification:

Emergency vehicles are regularly driven at upper performance levels. Vehicles with over 100,000 miles are more likely to have transmission, suspension, and engine problems. Each of these repairs increases the cost per mile to operate the vehicle.

Peak mechanical and structural condition of performance-driven emergency vehicles is essential to ensure the safety of the public and officers. Officers are expected to respond to emergencies quickly, with constant due regard for public safety. As such, our emergency vehicles cannot fail. With vehicle age, comes increased risk to the driver and public due to mechanical wear, weathering from exterior parking/storage, and the effects of prolonged salt exposure.

Police patrol vehicles often need to idle when in-service and not parked in an area with shore power due to the temperature sensitive medical equipment and supplies the officers carry, as well as to ensure adequate charging of the squad computer. According to General Motors (2022 Chev Tahoe owner's manual, pg. 391 - extended idle use) each hour of idling is equal to 33 miles. A five-year-old squad car which has approximately 5,900 idle hours, equates to approximately 194,700 additional miles added to the vehicle.

Funding Sources	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment Replacement Fund (402)	\$0	\$0	\$0	\$0	\$85,382	\$85,382
Total	\$0	\$0	\$0	\$0	\$85,382	\$85,382

Expenditures	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Equipment	\$0	\$0	\$0	\$0	\$85,382	\$85,382
Total	\$0	\$0	\$0	\$0	\$85,382	\$85,382

APPENDIX B

Projected Cash Balance by Fund



City of Lino Lakes
2026-2030 Financial Plan
 Projected Cash Balance
Building and Facilities Fund
Fund 401

	2026	2027	2028	2029	2030
	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts
Revenues					
Property Taxes	\$ -	\$ 50,000	\$ 100,000	\$ 150,000	\$ 200,000
Charges for services	232,253	239,050	251,330	258,335	266,085
Investment earnings	54,071	44,066	38,210	26,866	29,483
Miscellaneous	-	-	-	-	-
Total Revenues	286,324	333,116	389,540	435,201	495,568
Expenditures					
Current	-	-	-	-	-
Capital outlay	12,100,000	130,000	-	-	-
Debt service		495,940	956,732	956,732	956,732
Principal	-				
Interest	-				
Total Expenditures	12,100,000	625,940	956,732	304,358	956,732
Revenues Over (Under) Expenditures	(11,813,676)	(292,824)	(567,192)	130,843	(461,164)
Other Financing Sources (Uses)					
Transfers in	-	-	-	-	-
Transfers out	-	-	-	-	-
Bond proceeds	11,000,000	-	-	-	-
Sale of capital assets	-	-	-	-	-
Interfund loan activity	313,430	-	-	-	-
Total Other Financing Sources (Uses)	11,313,430	-	-	-	-
Net Change in Cash Balance	(500,246)	(292,824)	(567,192)	130,843	(461,164)
Cash Balances, January 1	2,703,561	2,203,315	1,910,492	1,343,300	1,474,143
Cash Balances, December 31	\$ 2,203,315	\$ 1,910,492	\$ 1,343,300	\$ 1,474,143	\$ 1,012,979

City of Lino Lakes
2026-2030 Financial Plan
 Projected Cash Balance
Capital Equipment Replacement Fund
Fund 402

	2026	2027	2028	2029	2030
	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts
Revenues					
Property taxes	\$ 972,000	\$ 1,150,000	\$ 1,380,000	\$ 1,656,000	\$ 1,987,200
Property taxes - fire water tenders	219,533	217,500	215,467	213,435	211,401
Investment earnings	34,877	33,906	9,921	1,284	5,367
Miscellaneous	-	-	-	-	-
Total Revenues	1,226,410	1,401,406	1,605,388	1,870,719	2,203,968
Expenditures					
Current	-	-	-	-	-
Capital outlay	1,124,900	2,495,648	2,071,300	3,160,290	256,146
Fire water tenders	-	-	-	-	-
Debt service					263,000
Total Expenditures	1,124,900	2,495,648	2,071,300	3,160,290	519,146
Revenues Over (Under) Expenditures	101,510	(1,094,242)	(465,912)	(1,289,571)	1,684,822
Other Financing Sources (Uses)					
Bond proceeds	-	-	-	1,500,000	-
Sale of capital assets	69,472	112,490	249,565	207,130	316,029
Interfund loan activity	(219,533)	(217,500)	(215,467)	(213,435)	(211,401)
Total Other Financing Sources (Uses)	(150,062)	(105,010)	34,098	1,493,695	104,628
Net Change in Cash Balance	(48,552)	(1,199,252)	(431,815)	204,124	1,789,450
Cash Balances, January 1	1,743,834	1,695,283	496,030	64,216	268,340
Cash Balances, December 31	\$ 1,695,283	\$ 496,030	\$ 64,216	\$ 268,340	\$ 2,057,790

City of Lino Lakes
2026-2030 Financial Plan
 Projected Cash Balance
Office Equipment Replacement Fund
Fund 403

	2026	2027	2028	2029	2030
	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts
Revenues					
Property taxes	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Investment earnings	1,022	692	825	1,051	1,266
Miscellaneous	-	-	-	-	-
Total Revenues	26,022	25,692	25,825	26,051	26,266
Expenditures					
Current	42,500	19,050	14,550	15,300	25,000
Capital outlay	-	-	-	-	-
Debt service					
Principal	-	-	-	-	-
Interest	-	-	-	-	-
Total Expenditures	42,500	19,050	14,550	15,300	25,000
Revenues Over (Under) Expenditures	(16,478)	6,642	11,275	10,751	1,266
Other Financing Sources (Uses)					
Transfers in	-	-	-	-	-
Transfers out	-	-	-	-	-
Bond proceeds	-	-	-	-	-
Sale of capital assets	-	-	-	-	-
Interfund loan activity	-	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-	-
Net Change in Cash Balance	(16,478)	6,642	11,275	10,751	1,266
Cash Balances, January 1	51,096	34,618	41,260	52,535	63,286
Cash Balances, December 31	\$ 34,618	\$ 41,260	\$ 52,535	\$ 63,286	\$ 64,552

City of Lino Lakes
2026-2030 Financial Plan
 Projected Cash Balance
Park Dedication Fund
Fund 405

	2026	2027	2028	2029	2030
	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts
Revenues					
Intergovernmental	\$ -	\$ -	\$ -	\$ -	\$ -
Charges for services	-	-	-	-	-
Investment earnings	25,783	22,158	22,601	23,053	23,515
Miscellaneous	-	-	-	-	-
Total Revenues	25,783	22,158	22,601	23,053	23,515
Expenditures					
Current	-	-	-	-	-
Capital outlay	207,000	-	-	-	-
Debt service					
Principal	-	-	-	-	-
Interest	-	-	-	-	-
Total Expenditures	207,000	-	-	-	-
Revenues Over (Under) Expenditures	(181,217)	22,158	22,601	23,053	23,515
Other Financing Sources (Uses)					
Transfers in	-	-	-	-	-
Transfers out	-	-	-	-	-
Bond proceeds	-	-	-	-	-
Sale of capital assets	-	-	-	-	-
Interfund loan activity	-	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-	-
Net Change in Cash Balance	(181,217)	22,158	22,601	23,053	23,515
Cash Balances, January 1	1,289,131	1,107,913	1,130,072	1,152,673	1,175,727
Cash Balances, December 31	\$ 1,107,913	\$ 1,130,072	\$ 1,152,673	\$ 1,175,727	\$ 1,199,241

**City of Lino Lakes
2026-2030 Financial Plan
Projected Cash Balance
Area & Unit Trunk Fund
Fund 406**

	2026	2027	2028	2029	2030
	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts
Revenues					
Special assessments	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
Intergovernmental	-	-	-	-	-
Charges for services	-	-	-	-	-
Investment earnings	226,400	161,941	129,245	104,530	95,356
Miscellaneous	-	-	-	-	-
Total Revenues	1,226,400	1,161,941	1,129,245	1,104,530	1,095,356
Expenditures					
Current	20,000	20,000	20,000	20,000	20,000
Capital outlay	13,540,275	5,979,290	1,035,000	60,000	-
Debt service	-	345,750	963,000	1,138,000	1,138,000
Total Expenditures	13,560,275	6,345,040	2,018,000	1,218,000	1,158,000
Revenues Over (Under) Expenditures	(12,333,875)	(5,183,099)	(888,755)	(113,470)	(62,644)
Other Financing Sources (Uses)					
Transfers in	100,000	359,000	360,000	361,000	361,000
Transfers out	(474,100)	(702,300)	(707,000)	(706,200)	(707,100)
Bond proceeds (1)	9,485,000	3,891,600	-	-	-
Sale of capital assets	-	-	-	-	-
Interfund loan activity	-	-	-	-	-
Total Other Financing Sources (Uses)	9,110,900	3,548,300	(347,000)	(345,200)	(346,100)
Net Change in Cash Balance	(3,222,975)	(1,634,799)	(1,235,755)	(458,670)	(408,744)
Cash Balances, January 1	11,320,005	8,097,030	6,462,231	5,226,475	4,767,805
Cash Balances, December 31	\$ 8,097,030	\$ 6,462,231	\$ 5,226,475	\$ 4,767,805	\$ 4,359,061

(1) Bond proceeds for:

2026 - Otter Lake Road Extension	3,485,000
2026 - Public Works Facility	6,000,000
2027 - West Side Relief to Lakeview Drive and Se	3,891,600

City of Lino Lakes
2026-2030 Financial Plan

Projected Cash Balance
T.I.F District 1-11 Fund
Fund 418

	2026	2027	2028	2029	2030
	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts
Revenues					
Tax increment	\$ 455,919	\$ 465,037	\$ -	\$ -	\$ -
Investment earnings	-	-	-	-	-
Miscellaneous	-	-	-	-	-
Total Revenues	455,919	465,037	-	-	-
Expenditures					
Current	4,000	4,000	57,325	-	-
Capital outlay	-	-	-	-	-
Debt service					
Principal	-	-	-	-	-
Interest	-	-	-	-	-
Total Expenditures	4,000	4,000	57,325	-	-
Revenues Over (Under) Expenditures	451,919	461,037	(57,325)	-	-
Other Financing Sources (Uses)					
Transfers in	-	-	-	-	-
Transfers out	-	-	-	-	-
Bond proceeds	-	-	-	-	-
Sale of capital assets	-	-	-	-	-
Interfund loan activity	(433,123)	(441,785)	-	-	-
Total Other Financing Sources (Uses)	(433,123)	(441,785)	-	-	-
Net Change in Cash Balance	18,796	19,252	(57,325)	-	-
Cash Balances, January 1	19,277	38,073	57,325	0	0
Cash Balances, December 31	\$ 38,073	\$ 57,325	\$ 0	\$ 0	\$ 0

City of Lino Lakes
2026-2030 Financial Plan

Projected Cash Balance
T.I.F District 1-12 Fund
Fund 419

	2026	2027	2028	2029	2030
	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts
Revenues					
Tax increment	\$ -	\$ -	\$ -	\$ -	\$ -
Investment earnings	6,103	6,145	6,188	6,232	6,276
Miscellaneous	-	-	-	-	-
Total Revenues	6,103	6,145	6,188	6,232	6,276
Expenditures					
Current	4,000	4,000	4,000	4,000	4,000
Capital outlay	-	-	-	-	-
Debt service					
Principal	-	-	-	-	-
Interest	-	-	-	-	-
Total Expenditures	4,000	4,000	4,000	4,000	4,000
Revenues Over (Under) Expenditures	2,103	2,145	2,188	2,232	2,276
Other Financing Sources (Uses)					
Transfers in	-	-	-	-	-
Transfers out	-	-	-	-	-
Bond proceeds	-	-	-	-	-
Sale of capital assets	-	-	-	-	-
Developer PAYGO activity	-	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-	-
Net Change in Cash Balance	2,103	2,145	2,188	2,232	2,276
Cash Balances, January 1	305,148	307,251	309,396	311,584	313,816
Cash Balances, December 31	\$ 307,251	\$ 309,396	\$ 311,584	\$ 313,816	\$ 316,092

City of Lino Lakes
2026-2030 Financial Plan
 Projected Cash Balance
Municipal State Aid (MSA) Construction Fund
Fund 420

	2026	2027	2028	2029	2030
	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts
Revenues					
Special assessments	\$ 63,388	\$ 9,597	\$ -	\$ -	\$ -
Intergovernmental					
MSA	998,130	1,018,093	1,038,455	1,059,224	1,080,408
Other federal/state funding	-	-	-	-	-
Charges for services	-	-	-	-	-
Investment earnings	111,892	44,761	38,281	50,577	59,489
Miscellaneous	-	-	-	-	-
Total Revenues	1,173,411	1,072,450	1,076,736	1,109,801	1,139,898
Expenditures					
Current	-	-	-	-	-
Capital outlay	7,700,000	1,408,750	-	200,000	-
Debt service		135,000	607,000	607,000	607,000
Total Expenditures	7,700,000	1,543,750	607,000	807,000	607,000
Revenues Over (Under) Expenditures	(6,526,589)	(471,300)	469,736	302,801	532,898
Other Financing Sources (Uses)					
Transfers in	-	-	-	-	-
Transfers out	-	-	-	-	-
Bond proceeds (1)	4,870,000	-	-	-	-
Sale of capital assets	-	-	-	-	-
Interfund loan activity	(1,700,000)	147,333	145,067	142,800	140,533
Total Other Financing Sources (Uses)	3,170,000	147,333	145,067	142,800	140,533
Net Change in Cash Balance	(3,356,589)	(323,966)	614,803	445,601	673,431
Cash Balances, January 1	5,594,617	2,238,028	1,914,061	2,528,864	2,974,465
Cash Balances, December 31	\$ 2,238,028	\$ 1,914,061	\$ 2,528,864	\$ 2,974,465	\$ 3,647,896

(1) Bond proceeds for:
 2026 - Otter Lake Road Extension

City of Lino Lakes
2026-2030 Financial Plan
Projected Cash Balance
Pavement Management Fund
Fund 421

	2026	2027	2028	2029	2030
	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts
Revenues					
Property taxes	\$ 1,309,300	\$ 1,505,700	\$ 1,731,500	\$ 1,991,225	\$ 2,250,000
Investment earnings	11,458	11,687	11,921	12,159	12,402
Miscellaneous	-	-	-	-	-
Total Revenues	1,320,758	1,517,387	1,743,421	2,003,384	2,262,402
Expenditures					
Current	-	-	-	-	-
Capital outlay	1,309,300	1,505,700	1,731,500	1,991,225	2,289,908
Debt service					
Principal	-	-	-	-	-
Interest	-	-	-	-	-
Total Expenditures	1,309,300	1,505,700	1,731,500	1,991,225	2,289,908
Revenues Over (Under) Expenditures	11,458	11,687	11,921	12,159	(27,506)
Other Financing Sources (Uses)					
Transfers in	-	-	-	-	-
Transfers out	-	-	-	-	-
Bond proceeds	-	-	-	-	-
Sale of capital assets	-	-	-	-	-
Interfund loan activity	-	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-	-
Net Change in Cash Balance	11,458	11,687	11,921	12,159	(27,506)
Cash Balances, January 1	572,896	584,354	596,041	607,962	620,121
Cash Balances, December 31	\$ 584,354	\$ 596,041	\$ 607,962	\$ 620,121	\$ 592,616

City of Lino Lakes
2026-2030 Financial Plan
 Projected Cash Balance
Surface Water Management Fund
Fund 422

	2026	2027	2028	2029	2030
	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts
Revenues					
Special assessments	\$ 95,115	\$ 91,626	\$ 88,192	\$ 84,751	\$ 84,751
Intergovernmental	-	-	-	-	-
Charges for services	295,000	295,000	295,000	295,000	295,000
Investment earnings	19,120	18,157	19,686	18,613	19,654
Miscellaneous	-	-	-	-	-
Total Revenues	409,236	404,783	402,879	398,363	399,404
Expenditures					
Current	123,500	20,000	123,500	20,000	20,000
Capital outlay	2,033,891	161,000	188,000	183,500	150,000
Debt service	-	-	-	-	-
Total Expenditures	2,157,391	181,000	311,500	203,500	170,000
Revenues Over (Under) Expenditures	(1,748,155)	223,783	91,379	194,863	229,404
Other Financing Sources (Uses)					
Transfers in	-	-	-	-	-
Transfers out	-	-	-	-	-
Bond proceeds (1)	-	-	-	-	-
Sale of capital assets (2)	-	-	-	-	-
Interfund loan activity (3)	1,700,000	(147,333)	(145,067)	(142,800)	(140,533)
Total Other Financing Sources (Uses)	1,700,000	(147,333)	(145,067)	(142,800)	(140,533)
Net Change in Cash Balance	(48,155)	76,450	(53,688)	52,063	88,871
Cash Balances, January 1	956,018	907,863	984,313	930,625	982,688
Cash Balances, December 31	\$ 907,863	\$ 984,313	\$ 930,625	\$ 982,688	\$ 1,071,559

(1) Bond proceeds for:

(2) No assumptions have been made in regards to the sale of wetland credits.

(3) An interfund loan may be considered to help fund Wetland Bank No. 3 in 2026.

City of Lino Lakes
2026-2030 Financial Plan
 Projected Cash Balance
Street Reconstruction Fund
Fund 423

	2026	2027	2028	2029	2030
	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts
Revenues					
Special assessments	\$ 740	\$ -	\$ -	\$ -	\$ -
Intergovernmental	-	-	-	-	-
Investment earnings	9,889	10,101	8,303	8,469	8,639
Miscellaneous	-	-	-	-	-
Total Revenues	10,628	10,101	8,303	8,469	8,639
Expenditures					
Current	-	-	-	-	-
Capital outlay	-	100,000	-	-	-
Debt service					
Principal	-	-	-	-	-
Interest	-	-	-	-	-
Total Expenditures	-	100,000	-	-	-
Revenues Over (Under) Expenditures	10,628	(89,899)	8,303	8,469	8,639
Other Financing Sources (Uses)					
Transfers in	-	-	-	-	-
Transfers out	-	-	-	-	-
Bond proceeds	-	-	-	-	-
Sale of capital assets	-	-	-	-	-
Interfund loan activity	-	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-	-
Net Change in Cash Balance	10,628	(89,899)	8,303	8,469	8,639
Cash Balances, January 1	494,426	505,054	415,155	423,458	431,927
Cash Balances, December 31	\$ 505,054	\$ 415,155	\$ 423,458	\$ 431,927	\$ 440,566

City of Lino Lakes
2026-2030 Financial Plan
 Projected Cash Balance
Park & Trail Improvements Fund
Fund 425

	2026	2027	2028	2029	2030
	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts
Revenues					
Property taxes	\$ 180,000	\$ 252,000	\$ 352,800	\$ 500,000	\$ 600,000
Investment earnings	1,492	1,122	1,185	1,264	2,790
Miscellaneous	-	-	-	-	-
Total Revenues	181,492	253,122	353,985	501,264	602,790
Expenditures					
Current	-	-	-	-	-
Capital outlay	200,000	250,000	350,000	425,000	500,000
Debt service					
Principal	-	-	-	-	-
Interest	-	-	-	-	-
Total Expenditures	200,000	250,000	350,000	425,000	500,000
Revenues Over (Under) Expenditures	(18,508)	3,122	3,985	76,264	102,790
Other Financing Sources (Uses)					
Transfers in	-	-	-	-	-
Transfers out	-	-	-	-	-
Bond proceeds	-	-	-	-	-
Sale of capital assets	-	-	-	-	-
Interfund loan activity	-	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-	-
Net Change in Cash Balance	(18,508)	3,122	3,985	76,264	102,790
Cash Balances, January 1	74,621	56,113	59,236	63,220	139,485
Cash Balances, December 31	\$ 56,113	\$ 59,236	\$ 63,220	\$ 139,485	\$ 242,274

City of Lino Lakes
2026-2030 Financial Plan

Projected Cash Balance
T.I.F District 1-13 Fund
Fund 430

	2026	2027	2028	2029	2030
	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts
Revenues					
Tax increment	\$ 492,682	\$ 502,536	\$ 512,587	\$ 522,838	\$ 533,295
Investment earnings	662	1,088	1,532	1,996	2,478
Miscellaneous	-	-	-	-	-
Total Revenues	493,344	503,624	514,119	524,834	535,773
Expenditures					
Current	4,000	4,000	4,000	4,000	4,000
Capital outlay	-	-	-	-	-
Debt service					
Principal	-	-	-	-	-
Interest	-	-	-	-	-
Total Expenditures	4,000	4,000	4,000	4,000	4,000
Revenues Over (Under) Expenditures	489,344	499,624	510,119	520,834	531,773
Other Financing Sources (Uses)					
Transfers in	-	-	-	-	-
Transfers out	-	-	-	-	-
Bond proceeds	-	-	-	-	-
Sale of capital assets	-	-	-	-	-
Developer PAYGO activity	(468,048)	(477,409)	(486,957)	(496,696)	(506,630)
Total Other Financing Sources (Uses)	(468,048)	(477,409)	(486,957)	(496,696)	(506,630)
Net Change in Cash Balance	21,296	22,215	23,162	24,137	25,143
Cash Balances, January 1	33,104	54,400	76,615	99,777	123,914
Cash Balances, December 31	\$ 54,400	\$ 76,615	\$ 99,777	\$ 123,914	\$ 149,057

City of Lino Lakes
2026-2030 Financial Plan

Projected Cash Balance
Comp Plan Updates Fund
Fund 484

	2026	2027	2028	2029	2030
	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts
Revenues					
Property taxes	\$ -	\$ -	\$ -	\$ -	\$ -
Intergovernmental	-	16,000	-	-	-
Investment earnings	2,087	2,929	1,308	1,734	2,169
Miscellaneous	-	-	-	-	-
Total Revenues	2,087	18,929	1,308	1,734	2,169
Expenditures					
Current	-	140,000	20,000	20,000	20,000
Capital outlay	-	-	-	-	-
Debt service					
Principal	-	-	-	-	-
Interest	-	-	-	-	-
Total Expenditures	-	140,000	20,000	20,000	20,000
Revenues Over (Under) Expenditures	2,087	(121,071)	(18,692)	(18,266)	(17,831)
Other Financing Sources (Uses)					
Transfers in	40,000	40,000	40,000	40,000	40,000
Transfers out	-	-	-	-	-
Bond proceeds	-	-	-	-	-
Sale of capital assets	-	-	-	-	-
Interfund loan activity	-	-	-	-	-
Total Other Financing Sources (Uses)	40,000	40,000	40,000	40,000	40,000
Net Change in Cash Balance	42,087	(81,071)	21,308	21,734	22,169
Cash Balances, January 1	104,371	146,458	65,387	86,695	108,429
Cash Balances, December 31	\$ 146,458	\$ 65,387	\$ 86,695	\$ 108,429	\$ 130,597

City of Lino Lakes
2026-2030 Financial Plan
Projected Cash Balance
Water Operating Fund
Fund 601

	2026	2027	2028	2029	2030
	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts
Revenues					
Charges for services (fixed/REU)	\$ 785,200	\$ 816,608	\$ 857,438	\$ 900,310	\$ 945,326
Charges for services (volume)	1,671,765	1,769,733	1,872,928	1,981,610	2,021,610
Hook-up charges	41,250	41,250	41,250	41,250	41,250
Water meter sales	90,000	90,000	90,000	90,000	90,000
Investment earnings	98,267	97,562	93,368	85,191	78,362
Miscellaneous	47,000	47,000	47,000	47,000	47,000
Total Revenues	2,733,482	2,862,153	3,001,985	3,145,362	3,223,548
Expenditures					
Current	1,450,859	1,523,402	1,599,572	1,679,551	1,763,528
Capital outlay	6,400,000	150,000	188,000	183,500	150,000
Debt service	867,836	1,218,941	1,443,274	1,443,274	1,443,274
Total Expenditures	8,718,695	2,892,343	3,230,846	3,306,325	3,356,802
Revenues Over (Under) Expenditures	(5,985,214)	(30,190)	(228,861)	(160,963)	(133,254)
Other Financing Sources (Uses)					
Transfers in	-	-	-	-	-
Transfers out	(50,000)	(179,500)	(180,000)	(180,500)	(180,500)
Bond proceeds	6,000,000	-	-	-	-
Sale of capital assets	-	-	-	-	-
Interfund loan activity	-	-	-	-	-
Total Other Financing Sources (Uses)	5,950,000	(179,500)	(180,000)	(180,500)	(180,500)
Net Change in Cash Balance	(35,214)	(209,690)	(408,861)	(341,463)	(313,754)
Cash Balances, January 1	4,913,325	4,878,112	4,668,422	4,259,561	3,918,097
Cash Balances, December 31	\$ 4,878,112	\$ 4,668,422	\$ 4,259,561	\$ 3,918,097	\$ 3,604,343

City of Lino Lakes
2026-2030 Financial Plan
Projected Cash Balance
Sewer Operating Fund
Fund 602

	2026	2027	2028	2029	2030
	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts
Revenues					
Charges for services	\$ 2,208,739	\$ 2,319,176	\$ 2,435,135	\$ 2,556,891	\$ 2,684,736
Hook-up charges	33,000	33,000	33,000	33,000	33,000
Investment earnings	124,387	105,719	101,905	83,800	64,996
Miscellaneous	35,000	36,750	38,588	40,517	42,543
Total Revenues	2,401,126	2,494,645	2,608,627	2,714,208	2,825,274
Expenditures					
Current	2,498,705	2,573,666	2,650,876	2,730,402	2,812,314
Capital outlay	7,125,000	113,000	198,000	256,500	1,128,200
Debt service		240,667	465,000	465,000	465,000
Total Expenditures	9,623,705	3,162,795	3,549,338	3,687,363	4,640,976
Revenues Over (Under) Expenditures	(7,222,579)	(668,149)	(940,711)	(973,155)	(1,815,702)
Other Financing Sources (Uses)					
Transfers in	-	-	-	-	-
Transfers out	(50,000)	(179,500)	(180,000)	(180,500)	(180,500)
Bond proceeds	6,000,000	-	-	-	1,100,000
Sale of capital assets	-	-	-	-	-
Interfund loan activity	339,226	656,917	215,467	213,435	211,402
Total Other Financing Sources (Uses)	6,289,226	477,417	35,467	32,935	1,130,902
Net Change in Cash Balance	(933,354)	(190,732)	(905,244)	(940,221)	(684,800)
Cash Balances, January 1	6,219,327	5,285,974	5,095,241	4,189,997	3,249,777
Cash Balances, December 31	\$ 5,285,974	\$ 5,095,241	\$ 4,189,997	\$ 3,249,777	\$ 2,564,976

City of Lino Lakes
2026-2030 Financial Plan
 Projected Cash Balance
Storm Water Operating Fund
Fund 603

	2026	2027	2028	2029	2030
	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts
Revenues					
Charges for services	\$ 549,220	\$ 556,900	\$ 564,580	\$ 572,260	\$ 579,940
Investment earnings	8,966	5,602	6,195	6,561	7,088
Miscellaneous	10,000	10,000	10,000	10,000	10,000
Total Revenues	568,186	572,502	580,775	588,821	597,028
Expenditures					
Current	347,898	322,810	332,494	342,469	352,743
Capital outlay	388,500	220,000	230,000	220,000	220,000
Debt service					
Principal	-	-	-	-	-
Interest	-	-	-	-	-
Total Expenditures	736,398	542,810	562,494	562,469	572,743
Revenues Over (Under) Expenditures	(168,212)	29,692	18,281	26,352	24,285
Other Financing Sources (Uses)					
Transfers in	-	-	-	-	-
Transfers out	-	-	-	-	-
Bond proceeds	-	-	-	-	-
Sale of capital assets	-	-	-	-	-
Interfund loan activity	-	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-	-
Net Change in Cash Balance	(168,212)	29,692	18,281	26,352	24,285
Cash Balances, January 1	448,289	280,077	309,768	328,049	354,401
Cash Balances, December 31	\$ 280,077	\$ 309,768	\$ 328,049	\$ 354,401	\$ 378,686

CITY OF LINO LAKES
RESOLUTION NO. 25-173

ADOPTING THE 2026 FINAL BUDGET AND LEVY

WHEREAS, the City of Lino Lakes has developed a 2026 budget and resulting tax levy for taxes payable 2026; and

WHEREAS, after holding budget work sessions, the City Council adopted a 2026 preliminary levy on September 22, 2025, and certified such levy to the County Auditor; and

WHEREAS, the City Council has continued to meet and refine the 2026 budget and levy; and

WHEREAS, Minnesota Statutes require the final adopted levy be certified to the County Auditor on or before five working days after December 20.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Lino Lakes, Minnesota that a 2026 budget for the following funds be adopted as presented:

<u>Fund</u>	<u>Revenues</u>	<u>Expenditures</u>
General Fund	\$15,968,999	\$15,968,999
Rookery Activity Center	\$2,163,538	\$1,908,439
Water Fund	\$8,768,841	\$8,768,841
Sewer Fund	\$9,623,705	\$9,623,705
Storm Water Fund	\$735,341	\$735,341

BE IT FURTHER RESOLVED that \$18,069,665 be levied and spread for taxes payable 2026. The amount levied is for the following purposes:

<u>Operating Levy</u>	<u>\$ 16,382,062</u>
Debt Levy	
G.O. Bond 2015A	269,798
EDA Lease Revenue Bond 2015	317,192
G.O. Bond 2018A	482,640
G.O. Bond 2021A	211,150
G.O. Bond 2025A	<u>406,823</u>
	<u>\$1,687,603</u>

Adopted by the City Council of the City of Lino Lakes this 8th day of December 2025.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC
City Clerk

**CITY COUNCIL
STAFF REPORT
AGENDA ITEM 3.A.**

STAFF ORIGINATOR: Meg Sawyer, Human Resources and Communications Manager

MEETING DATE December 8, 2025

AGENDA ITEM: Appointment of Part-Time Firefighter

VOTE REQUIRED: Simple Majority

INTRODUCTION

The City Council is being asked to approve the appointment of Kyle Fleury to the Part-Time Firefighter position within the Fire Department.

BACKGROUND

Staff has completed the recruitment process, provided a conditional offer, and is recommending the approval of Kyle Fleury for the part-time position.

Fleury has completed Firefighter 1 & 2 as well as Hazardous Materials training and certification.

The starting wage for Fleury will be \$27.84 per hour, which is Step 1 of a 7 step wage scale for the Part-Time Firefighting position.

With the Council's approval, Fleury would start in the position on January 6, 2026.

The Fire Department currently has 9 Part-Time Firefighters on staff.

RECOMMENDATION

Please approve the appointment of Kyle Fleury to the Part-Time Firefighter position.

ATTACHMENTS

None

**CITY COUNCIL
STAFF REPORT
AGENDA ITEM 3.B.**

STAFF ORIGINATOR: Meg Sawyer, Human Resources and Communications Manager

MEETING DATE December 8, 2025

AGENDA ITEM: Appointment of Part-Time Firefighter

VOTE REQUIRED: Simple Majority

INTRODUCTION

The City Council is being asked to approve the appointment of Breyden Kaeding to the Part-Time Firefighter position within the Fire Department.

BACKGROUND

Staff has completed the recruitment process, provided a conditional offer, and is recommending the approval of Breyden Kaeding for the part-time position.

Kaeding has completed Firefighter 1 & 2 as well as Hazardous Materials training and certification.

The starting wage for Kaeding will be \$27.84 per hour, which is Step 1 of a 7 step wage scale for the Part-Time Firefighting position.

With the Council's approval, Kaeding would start in the position on January 6, 2026.

The Fire Department currently has 9 Part-Time Firefighters on staff.

RECOMMENDATION

Please approve the appointment of Breyden Kaeding to the Part-Time Firefighter position.

ATTACHMENTS

None

**CITY COUNCIL
STAFF REPORT
AGENDA ITEM 3.C.**

STAFF ORIGINATOR: Meg Sawyer, Human Resources and Communications Manager

MEETING DATE December 8, 2025

AGENDA ITEM: Appointment of Paid On-Call Firefighter

VOTE REQUIRED: Simple Majority

INTRODUCTION

The Council is being asked to approve the appointment of Edward Enriquez for a Paid On-Call Firefighter position in the Fire Department.

BACKGROUND

Staff has completed the recruitment process, provided a conditional offer, and is recommending the approval of Edward Enriquez for a Paid On-Call Firefighter position.

Enriquez would be located at Fire Station 1. Currently, the City has twelve firefighters at Fire Station 1 and fifteen firefighters at Fire Station 2. Fully staffed would be 20 firefighters at each station.

The hourly rate of pay is \$23.11, which is the starting rate of pay for the position. Enriquez would be eligible for a rate increase upon completion of 5 years of service and will be eligible for an annual cost of living (COLA) adjustment.

With the Council's approval, Enriquez would start in the position on January 6, 2026.

RECOMMENDATION

Please approve the appointment of Edward Enriquez to the Paid On-Call Firefighter position.

ATTACHMENTS

None

**CITY COUNCIL
STAFF REPORT
AGENDA ITEM 6.A.**

STAFF ORIGINATOR: Justin Williams, Public Services Superintendent

MEETING DATE December 8, 2025

AGENDA ITEM: Resolution No. 25-178 Approving Northwest Water Supply Feasibility Study

VOTE REQUIRED: Simple Majority

INTRODUCTION

WSB has submitted a proposal dated November 6, 2025 to complete a Northwest Water Supply Feasibility Study. This study will evaluate existing system conditions, conduct hydrant flow testing, update and calibrate the City's hydraulic model, analyze various improvement scenarios, and provide cost estimates. The study will also consider options such as trunk watermain upgrades, additional wells, storage improvements, and booster station concepts.

BACKGROUND

The northwest portion of the City's water distribution system has experienced intermittent low-pressure concerns. As development continues in this area, additional analysis is necessary to understand current operating conditions and identify feasible improvements to maintain and enhance water pressure and fire flow capabilities.

The scope includes:

- Data collection and review
- Field hydrant flow testing
- Computer model updates and calibration
- Hydraulic analysis of feasible improvements
- Cost estimate development
- Final report with recommendations

WSB proposes to complete the work for an hourly, not-to-exceed fee of \$24,800, consistent with the Professional Services Agreement between the City and WSB dated January 1, 2014.

RECOMMENDATION

Staff recommends approval of the WSB proposal to complete the Northwest Water Supply Feasibility Study for a not-to-exceed amount of \$24,800.

Funding Source: Area and Unit Trunk Fund.

ATTACHMENTS

1. WSB Proposal for Lino Lakes Northwest Water Supply Feasibility Study 2025-11-06
2. Resolution 25-178 Approving Northwest Water Supply Feasibility Study 2025

November 6, 2025

Michael Grochala
Community Development Director
City of Lino Lakes
600 Town Center Parkway
Lino Lakes, MN 55014

Re: Proposal to Provide Professional Engineering Services for
Northwest Water Supply Feasibility Study

Dear Mr. Grochala:

We appreciate the opportunity to submit this proposal to the City of Lino Lakes to provide professional engineering services for the Northwest Water Supply Feasibility Study. WSB understands that the City has received complaints about water pressure in the northwest portion of the water distribution system and would like to understand options for water infrastructure improvements to maintain and/or increase water pressures in that part of the system. This study will evaluate the existing water supply system, identify feasible improvements to maintain and/or increase water pressures, and estimate the cost of those improvements.

Project Understanding

The City's 2040 Comprehensive Water Supply Plan estimated that the existing overflow elevation of 1,054.50 ft will provide pressures of 50-60 psi in the northwest portion of the system during max day demand, which is reasonable given the ground elevations there ranging from about 900-910 ft. This study will evaluate whether those pressures are being maintained currently, and how to maintain and/or increase them as development and expansion continues in the northwest portion of the system. The study will address the following questions:

1. What are the current pressure levels in the northwest section of the system? How have the water tower levels been trending? What are the on/off set points for the wells? Is there anything that can be adjusted in SCADA to help keep Tower No. 1 fuller?
2. What effect would trunk distribution watermain improvements have on the Tower No. 1 water level trends and northwest pressures?
3. What effect would additional wells and/or storage in the northwest portion of the system have on pressures and available fire flows? For storage, would a water tower or ground storage reservoir with high service pumps be more appropriate and cost effective?
4. What effect would a booster station serving the northwest portion of the system have on pressures and available fire flows? What area would it serve, and would additional storage be needed in the new high zone for fire fighting?

Project Approach/Scope of Services

WSB's project scope and proposed work plan is based on our understanding of the project, experience on similar projects, experience with the City's water supply system, and discussion with City staff. The proposed scope of work includes the following:

1. Collect and review background data including the 2040 Comprehensive Water Supply Plan, Water Tower No. 3 Siting Study, Water Treatment Plant Feasibility Study, and GIS data and as-builts for new water infrastructure since the last model update.
 - a. The City and their systems integrator will provide at least one year of water tower level and well set point trending data from their Supervisory Control and Data Acquisition (SCADA) system.
2. Complete field hydrant flow testing using WSB's hydrant flow testing equipment.
 - a. The City will have one staff person available for half a day to operate hydrants and test about eight locations in the northwest portion of the system.
3. Update and calibrate the City's computer model of the water supply system using the results of the hydrant flow testing, and analyze the questions posed above. This includes adding new watermains to the model that have been constructed since the last model update, using GIS data and as-builts. The modeling will be based on the new Water Treatment Plant (WTP) being in service, since it will start up in Fall 2026.
4. Complete the hydraulic analysis to answer the questions posed above.
 - a. The booster station scenario will be based on increased pressures of 70-80 psi instead of the existing 50-60 psi.
 - b. Supply and storage siting is not included in this analysis. The analysis will include conceptual locations and capacities but not final site selection.
5. Prepare cost estimates for the feasible improvements for comparison and budgeting.
6. Prepare a feasibility study report summarizing the analysis and recommendations, including cost estimates and five figures.

Schedule

WSB will complete the scope of work outlined above based on the following preliminary schedule:

Description	Date
Authorization to Proceed	Nov. 2025
Field Hydrant Flow Testing	Nov. 2025
Computer Modeling & Analysis	Dec. 2025 - Jan. 2026
Draft Feasibility Report	Feb. 2026
Final Feasibility Report	Mar. 2026

Estimated Fee

WSB proposes to complete the scope of services outlined within this proposal for an hourly, not-to-exceed fee of **\$24,800**.

This letter represents our understanding of the project scope. All work under this letter proposal will be governed by the Professional Services Agreement entered into between the City of Lino Lakes and WSB on January 1, 2014. If you are in agreement, please sign on the space provided below and return one original signed copy to us for our records.

If you have any questions about this proposal, please feel free to call me at (612) 437-7967. We look forward to working with you and greatly appreciate the opportunity to assist the City of Lino Lakes in the completion of this project.

Sincerely,

WSB



Jon Christensen
Project Manager



Steve Nelson
Director of Water/Wastewater

Acceptance

I hereby authorize WSB to proceed with the above-referenced work under the terms and conditions of the Professional Services Agreement entered into between the City of Lino Lakes and WSB on January 1, 2014.

Name _____

Title _____

Date _____



Northwest Water Supply
Estimated Fees
Professional Engineering Services
City of Lino Lakes, MN



Task Description		Estimated Hours					Cost
		Project Manager	Graduate Engineer	GIS Specialist	Administration	Total Hours	
		Jon Christensen	Dillon Ekholm	Steve Gazdik	Jen Croft		
1	Northwest Water Supply						
1.1	Data Collection	2	8			10	\$1,652
1.2	Field Hydrant Flow Testing	8	8			16	\$2,888
1.3	Computer Modeling	8	24			32	\$5,368
1.4	Hydraulic Analysis	8	41			49	\$8,003
1.5	Cost Estimates	2	8			10	\$1,652
1.6	Report and Figures	2	16	8	8	34	\$5,204
Phase 1 Total Estimated Hours and Fee		30	105	8	8	151	\$24,767
Total Estimated Hours		30	105	8	8	151	
2025 Hourly Billing Rate		\$206	\$155	\$175	\$114		
Total Fee by Labor Classification		\$6,180	\$16,275	\$1,400	\$912		\$24,767
TOTAL PROJECT COST							\$24,800

**CITY OF LINO LAKES
RESOLUTION NO. 25-178**

**RESOLUTION APPROVING THE WSB PROPOSAL FOR THE NORTHWEST WATER
SUPPLY FEASIBILITY STUDY**

WHEREAS, the City of Lino Lakes has identified intermittent low-pressure concerns within the northwest portion of the municipal water distribution system; and

WHEREAS, WSB has submitted a proposal dated November 6, 2025 to conduct a Northwest Water Supply Feasibility Study, which includes data collection, hydrant flow testing, hydraulic model updates, scenario analysis, cost estimating, and preparation of a final report; and

WHEREAS, all work is to be performed under the terms of the existing Professional Services Agreement between the City of Lino Lakes and WSB dated January 1, 2014; and

WHEREAS, WSB has proposed to complete the work for a not-to-exceed fee of \$24,800.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Lino Lakes, Minnesota that the proposal submitted by WSB for the Northwest Water Supply Feasibility Study is hereby approved, and the City Administrator is authorized to execute the documents necessary to initiate the work.

Adopted by the City Council of the City of Lino Lakes this 8th day of December, 2025.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC, City Clerk

**CITY COUNCIL
REGULAR MEETING STAFF REPORT
AGENDA ITEM 7A**

STAFF ORIGINATOR: Katie Larsen, City Planner

MEETING DATE: December 8, 2025

TOPIC: Approval of Resolution No. 25-168 for Waldoch Farm Agritourism
Conditional Use Permit Amendment (8174 Lake Drive)

VOTE REQUIRED: Simple Majority

INTRODUCTION

The applicant, Waldoch Farm, submitted a land use application for Waldoch Farm Agritourism. A conditional use permit is required for agritourism. The property address is 8174 Lake Drive.

Tentative Review Schedule:

Complete Application Date:	September 19, 2025
60-Day Deadline:	November 18, 2025
Environmental Board Meeting:	N/A
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	November 12, 2025
City Council Work Session:	December 1, 2025
City Council Meeting:	December 8, 2025

BACKGROUND

The Land Use Application is for the following:

- Conditional Use Permit
 - Agritourism

This staff report is based on the following information:

- Aerial Map and Site Plan
- Applicant Narrative
- Public Spaces Site Location Map
- Chapter 1306 Department of Labor and Industry Special Fire Protection Systems

ANALYSIS

History

Per the applicant's narrative, Waldoch Farm has been in operation since 1916. Overtime, the site has intensified in use with barnyard experiences, hay wagon rides and in 2011, the Joyer Adventure Farm and maze. Most recently, Waldoch Farm proposed to construct a new building with concessions and corn box and add a commercial kitchen to an existing building. The applicant's narrative further details current and future on site agritourism activities.

City Code Section 1007.016 related to conditional use permit states:

(6) All uses existing as of July 14, 1997 that are included in the list of conditional uses for the zoning district in which they are located shall be considered as having a conditional use permit which contains conditions that permit the land use and structures as they existed on said date. Any enlargement, structural alteration, or intensification of such use shall require an amended conditional use permit as provided for above.

In summary, Waldoch Farm is considered to have a conditional use permit since it was operating prior to July 14, 1997. As they propose to intensify the use, a formal conditional use permit amendment is required. This will allow Waldoch Farm and the City to have a clear understanding of existing and proposed future agritourism uses.

Existing Site Conditions

The site is over 160 acres and contains of a single family detached dwelling, commercial greenhouse and nursery, agriculture and several accessory buildings. Per the Waldoch Farm website, the site also hosts the Joyer Adventure Farm and several annual events.

Zoning and Land Use

The site is zoned R, Rural. Agritourism requires a conditional use permit. It is guided planned residential/commercial and urban reserve per the City's 2040 Comprehensive Plan.

Current Zoning	R, Rural
Existing Land Use	Agricultural
Future Land Use per 2040 Comp Plan	Planned Residential/Commercial and Urban Reserve
Utility Staging Area	1A=2018-2025

Surrounding Zoning and Land Use

Direction	Zoning	Existing Land Use	Future Land Use
North	R, Rural	Rural Residential	Medium Density Residential
South	R, Rural	Single Family Residential, City Hall Park & Public Works	Low Density Residential, Medium Density Residential, Urban Reserve
East	R, Rural	Rural Residential, Agricultural	Urban Reserve
West	R, Rural	Rural Residential, Industrial	Urban Reserve

Agritourism

As noted, Waldoch Farm has been in operation since 1916. Overtime, the site has intensified in use with barnyard experiences, hay wagon rides and in 2011, the Joyer Adventure Farm and maze.

In January 2023, the City updated its zoning ordinance to formally include agritourism.

City Code Section 1007.001(2) defines agritourism as:

AGRITOURISM. Includes any commercial enterprise that links agricultural production and/or processing with tourism in order to attract visitors onto a farm, ranch, or other agricultural business for the purposes of entertaining and/or educating.

City Code Section 1007.067 further details agritourism standards, expectations, uses, and site requirements. See attached for complete code section.

Site Plan and Planned Improvements

On-site improvements include a single family dwelling, paved parking lot, retail greenhouse, multiple smaller greenhouses, accessory buildings, maze and adventure farm area, farm animals, pasture areas and agricultural crops.

The applicant's narrative lists several planned improvements including but not limited to a corn box play building and new commercial kitchen.

In general, the existing and proposed agritourism activities/improvements are consistent with the standards, expectations, uses, and site requirements. Activities/improvements that are not consistent are detailed at the end of this report.

On Site Parking and Traffic Control

As noted in the applicant's narrative, there are 120 hard surface parking spaces and 6 acres of expandable/overflow grass parking. Future expansion of an additional 6 acres is also possible. Planned capacity is 1,920 cars. The parking lot is fenced and flagged.

At this time, the Police Department does not have any immediate traffic concerns. If Waldoch Farm were to host future events with a significant volume of traffic, they may need to coordinate with the Police Department for traffic control assistance.

Traffic Study

In August 2024, Anoka County Highway Department completed a CSAH 23/Lake Drive Corridor Study from CSAH 14 (Main Street) to CSAH 62 (Kettle River Boulevard). The study area includes Waldoch Farm. Future County improvements in the area include potential realignment of Diane St and 81st Street and 3-lane roadway section with two-way left turn lanes. The Waldoch Farm agritourism conditional use permit amendment does not impact these future improvements.

Building and Fire Code

The applicant is requesting building fire suppression exemptions be allowed by the building inspector and fire official. See attached Building Official Memo. At this time, fire suppression exemptions cannot be determined until more information is provided. The applicant shall work with a licensed architect and structural engineer to submit sufficient information to determine if the exemption would be considered.

EQB Environmental Review

An environmental review is not required for the existing and proposed development agritourism activities.

Wetlands

There are no wetland impacts proposed with the agritourism conditional use permit amendment. Any future wetland impacts will require proper approvals.

Shoreland District

The site is not located in a Shoreland District.

Floodplain

There is FEMA floodplain on site; however, no impacts are proposed. Any future floodplain impacts will require proper approvals.

Comprehensive Plan

The Waldoch Farm agritourism conditional use permit amendment is consistent with the goals and policies of the comprehensive plan regarding land use, housing, economic development, transportation, local water management plan, sanitary sewer, water supply and parks, greenway and trails.

Land Use Plan

The 2040 Comprehensive Plan guides the site for Planned Commercial/Residential and Urban Reserve. The Waldoch Farm agritourism conditional use permit amendment is consistent with these land uses.

Housing Plan

The goals and policies of Housing Plan are not negatively impacted by the Waldoch Farm agritourism conditional use permit amendment.

Economic Development

The Waldoch Farm agritourism conditional use permit amendment supports the City's economic development plan.

Transportation Plan

Goals of the Transportation Plan are to ensure that street and roads are as safe as possible and to reduce unnecessary traffic. CSAH 23 (Lake Drive) is an A-Minor Arterial Reliever county road. Elbe Street is gated and would only be used as an emergency exit. The exiting road system can accommodate the traffic generated by the Waldoch Farm agritourism conditional use permit amendment.

Local Water Management Plan

The purpose of the water management program is to protect, preserve, and use natural surface and groundwater storage and retention systems and prevent erosion of soil into surface water systems. The paved parking lot has management BMP's such as curb, gutter, and stormwater ponds.

Sanitary Sewer Plan

The goal of the sanitary sewer plan is to maintain the city's residents and businesses with an affordable and safe sanitary sewer system. The Waldoch Farm agritourism conditional use permit amendment will be served by an affordable and safe sanitary private sewer system.

Water Supply Plan

A goal of the water supply plan is to provide residents and businesses with affordable potable water that is safe and of high quality for daily consumption and fire demand. The Waldoch Farm agritourism conditional use permit amendment will be served with a safe and high quality private water supply.

Parks, Greenways and Trails

A goal and policy of the parks, greenways and trails plan is to continue to development and fund recreational activities in the City. This goal and policy are not negatively impacted by the Waldoch Farm agritourism conditional use permit amendment.

Planning & Zoning Board

The Planning & Zoning Board held a public hearing on November 12, 2025. Public comments included concerns about traffic on 81st St and Elbe St. The Board recommended approval of a conditional use permit amendment for agritourism with the following additional conditions:

1. Lake Drive shall be the main public ingress and egress to the site unless the Lino Lakes Police Department, Lino Lakes Fire Department or other government agency determines there is an emergency that warrants other temporary ingress or egress is necessary.
2. Hours of operation should be applied to the agritourism activities.

After the meeting, staff asked the applicant what reasonable hours of operation would be. The applicant requests no hours of operation be applied because they have been operating for 28 years without restrictions or issues.

Work Session

City Council reviewed the project at the December 1, 2025 Work Session and provided the following input which is reflected in Resolution No 25-168.

1. Omit need for Police Department, Fire Department or other government agency to determine if there is an emergency.
2. No hours of operation regulations are required at this time.
3. Omit need to combine the two PID #'s.

Findings of Fact

The attached Resolution No. 25-168 details these findings of fact.

RECOMMENDATION

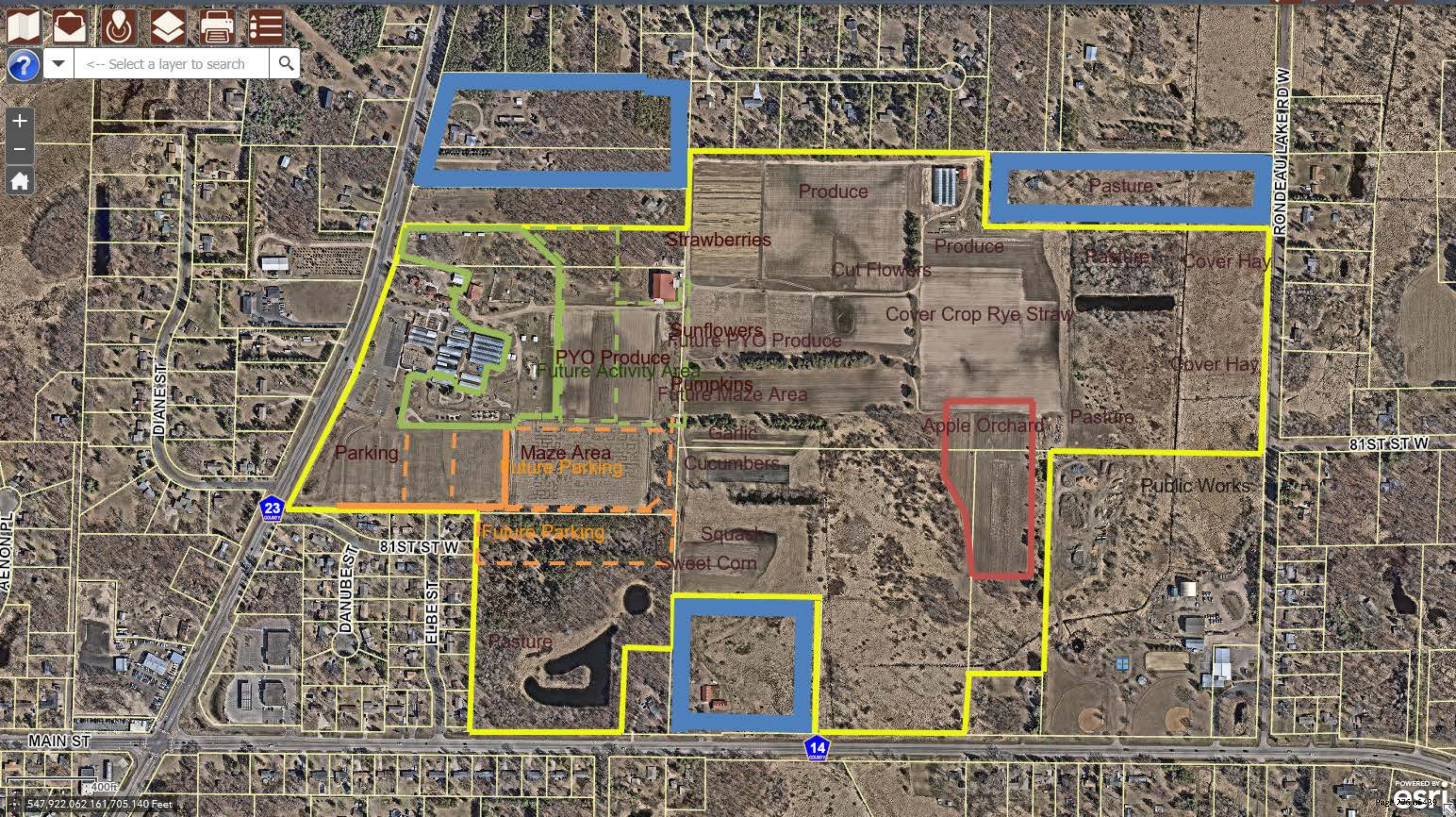
Staff and the Planning & Zoning Board recommend approval of the Waldoch Farm Agritourism Conditional Use Permit Amendment.

ATTACHMENTS

1. Aerial Map and Site Plan
2. Applicant Narrative
3. Public Spaces Site Location Map
4. City Code Section 1007.067 Agritourism
5. Building Official Memo dated November 3, 2025
6. Resolution No. 25-168



Map navigation and search controls including a search bar with the text "Select a layer to search" and a magnifying glass icon.



Waldoch Farm Inc.

9/15/2025

Conditional Use Permit Narrative

Following staff recommendation at a meeting July 10, 2025, the attached aerials

Will serve as our initial C U P application documentation.

We are asking for council approval to continue our agritourism business in accordance with your newly adopted ordinance.

Staff and all interested parties are encouraged to visit our location now through 10-31-2025

During our Maze and Fall Fun season. Call Jeff Joyer 612-750-7270 to arrange access.

The C U P will allow us to move forward with two planned improvements with building permits submitted. (Commercial Kitchen, Corn Box Building)

C U P will also allow us to confidently make future plans for expansion.

Our farm very closely matches the requirements of your agritourism ordinance.

We appreciate being involved as the ordinance was developed.

Waldoch Farm is a Century Farm operating in the family since 1916.

For over 30 years we have provided a barnyard experience and 20 years of hay wagon rides into our fields for farm visitors.

Joyer Adventure Farm is the name to describe the Maze related activities on the farm initially started in 2011.

Our current agritourism activities listed in order of appearance as you walk through the activity area include:

1949 Truck photo op

Mums Up The Wall photo op

Minnesota Log photo op

Corn Box Shell corn play area

Big Dig Sand Box with dinosaur bones

Entrance Garden gather space with 18 galvanized planters.

8' Pumpkin photo op

Wagon Ride Waiting area

Trike Racetrack for kids and adults

Playhouse Village

Wooden Castle

Arbor and Willow Huts

Low Ropes Course with 16 challenges

2 x 4 Jenga

Paint with water disappearing message slate board

Gem Mining water tower with mining sluice. Discover and identify rocks and minerals.

Tug of War

Wooden Train

Shaded picnic tables with line of sight to many activities

Hook the Ring

Spider Wed Swings

Spider Web cargo net

John Deere Combine customized with 4 integrated slides, Open Cab, Viewing Deck

Page 2.

John Deere Wooden Tractor with slide

Diaper Changing and Nursing Station

Zoom Mountain 12' high 60' long slide landscaped with boulder slabs and perennials.

Gopher Tunnels 30" buried culverts

Corn Hole Game oversized

Pony and Cattle Lasso Zone

Bee Line Zip line inches off the ground.

Bee Observation Hives inside screened gazebo for safer viewing.

1953 Ford Jubilee tractor photo op

Farm Hoppers toddler bouncing for exercise

Bubble Barn Giant bubble blowing

Grandpa's Grain Train Tractor with 8 2 wheeled trailer travel behind the barnyard to view

Vintage equipment and folksy advice.

Apple Blasters compressed air launching spoiled apples at old equipment targets

Grain Bin Basketball

Barnyard with over 100 animals displayed such as pigs, goats, geese, ducks, sheep, horses, ponies, donkeys, peacocks, chickens, and bunnies.

Ponies currently in training for future riding opportunities

Feed Mill for feed sales

Hand Washing Stations

Picnic area

Portable restroom trailer w/ac and heat, six stalls. Other portable toilets at multiple locations.

We hope to have new activities introduced every year.

Joyer Adventure Farm offers:

Season passes with unlimited access during business hours.

Daily rates

Group rates Corporate Events

Birthday Party rates

School Tour rates

Donations case by case (ie 100 free admissions monthly for “Hope Kids” and their families, 500 admissions for “Tickets for Kids”.)

Current Seasonal Farm Festival Attractions:

Pick your own Strawberries

Honey Bee Experience

Sunflowers and Cut Flower garden

Private Gardens Tour

Pick your own produce ... wide variety

Fall Fun and Pick your own Pumpkins

Other possible events:

Easter egg hunt

The Big Dill

Unicorn discovery

Trucks and Tractors

Apple Orchard Harvest Days

Field Run 5K

Pumpkin Trail

Frozen Farm Trail

Craft Fair, Quilting Exposed

Name that Tree Challenge Course

Plus whatever our grandchildren dream up

Page 5

Parking Facilities

120 Hard surface parking spaces.

Currently expandable up to 6 acres on grass parking for 600 cars.

This layout can accommodate 7500 Daily visitors. Future expansion of 6 acres adjoining to the East for 600 additional cars parked. When needed, the third phase of parking expansion would be 6 acres of the South adjoining parcel. Planned capacity 1920 cars.

Parking lot is fenced and flagged. Cars are self-parked by following signage to South border and back loading multiple lanes at a time. Pedestrian traffic flows to the North not impeded by cars parking from the South. 700 ft of parking access driveway allows quick exit off Lake Drive. At peak times staff member may direct incoming traffic further minimizing the chance of traffic back up.

We have a track record of managing our traffic efficiently.

We would support the concept of a round about connecting 81st and Diane St creating Southernly access to our property from Lake Drive when the county upgrades Lake Drive.

Safety Measures

Design to move cars off Lake Drive as smoothly as possible.

Backloading parking lot for reduced pedestrian contact.

Online ticketing to reduce chances of exceeding facility capacity and to staff based on projected attendance.

Fenced wagon ride waiting area separates passengers from approaching wagons.

Wagons travel dedicated routes without crossing major pedestrian walkways.

Wagons equipped with safety chains eliminating chance of accidental detachment.

Drivers drive at 3.5 to 4 miles per hour. About a brisk walking speed.

Fixed benches with rails enclose all riders.

Wagon exits have stairs with handrails.

Two wagons have wheelchair accessible lifts and shade canopies.

Tractors are sized to handle weight and stopping requirements.

Drivers have drivers license, trained and 25 years or older.

Drivers conduct a daily safety check.

Entire property is fenced. Predominately 10' woven wire deer fencing.

Reduces unauthorized access. Also contains visitors.

Staff is trained on lost child recovery procedures.

Port a potties and trash and recycle containers are placed throughout the activity area.

Barnyard issues are addressed as follows:

Sturdy fencing limits public access inside animal pens.

Stroller parking outside the barnyard area is recommended.

Barnyard guests are encouraged to use the feeding shovels when feeding the animals.

Barnyard design uses natural slopes for pathways to be higher than animal pens to minimize tracking of animal waste.

Large and deep animal pens with shelters and feeders at the rear reduce animal waste near guest area. Reduces odor and flies too.

Hand washing stations at each barnyard access point. Signage encourages usage.

Most of our animals are on site year around which reduces chance of infection by other animals.

They are also conditioned with meeting the public.

Our food service locations maintain applicable Health Dept licenses.

Landscaping

We are a Garden Center first. Numerous flower gardens and dozens of planters

Are testimony to this.

Our 30 year goal is to have the feel of an Arboretum.

We will continue to plant a variety of trees each year.

Planned improvements

Commercial kitchen preparing our produce for value added sales such as pickles, relish, salsa, sauerkraut, sauces and jams. Also supporting our satellite / food court locations

Kettle Corn

Donuts, Cookies, Fudge

Pizza

Food trailer menu

Garden Center Café counter

Corn Box Play Building with Concessions (and future Bathroom)

Café in main Greenhouse retail area

Audio System ... messages and music

Pavilion

Alcohol licensing

Wellhouse #5 for Orchard irrigation and Drone storage.

Potential Improvements (Next Generation Driven)

Solar Garden

Farm Market Building, Restaurant, Bakery, Meat Market

Wedding Venue

Pet Food / Feed Mill

Cider – wine – mead location

Live Music stage

Over night camping, RV parking

Housing for family and employees

Page 9

Council action requested:

Approve our Conditional Use Permit

Include ticket sales to the farm will be considered in the farm product ratio requirement for section 3 f of your ordinance.

Acknowledge and encourage building inspector and fire official to consider using State fire suppression exemptions that may apply.

Allow a portion of the inflated roof building near the food court area to serve as a temporary seasonal interim Pavilion. Building adaptation and occupancy capacity to be set by the building inspector and fire official.

Corn Box building fire suppression exemption to also be determined by building inspector and fire official as allowed by 1306.0060 Building occupancy to be set by building inspector and fire official.

Allow small café counter and seating of 40 or less in the original retail green house. Allow bathroom expansion in original retail green house. Given these two use changes will not increase current building square footage or occupancy, and therefore fire suppression may not be required. Applicable building permits will be required.

Attachment: Most current Anoka County GIS Aerial with annotations in color and dashed lines for planned growth.

Much of the technical information of building size, location, elevation, grading and drainage is on file at the city as part of our parking lot permit granted in 2017. FYI the parking lot landscaping is stunning with 8 years growth.

End

DRAWN BY: C.M.
 CHECKED BY: C.W.P.
 PROJ. NO. 16-1616
 ORIGINAL DATE: JULY 11, 2016

REVISION DESCRIPTION	DATE

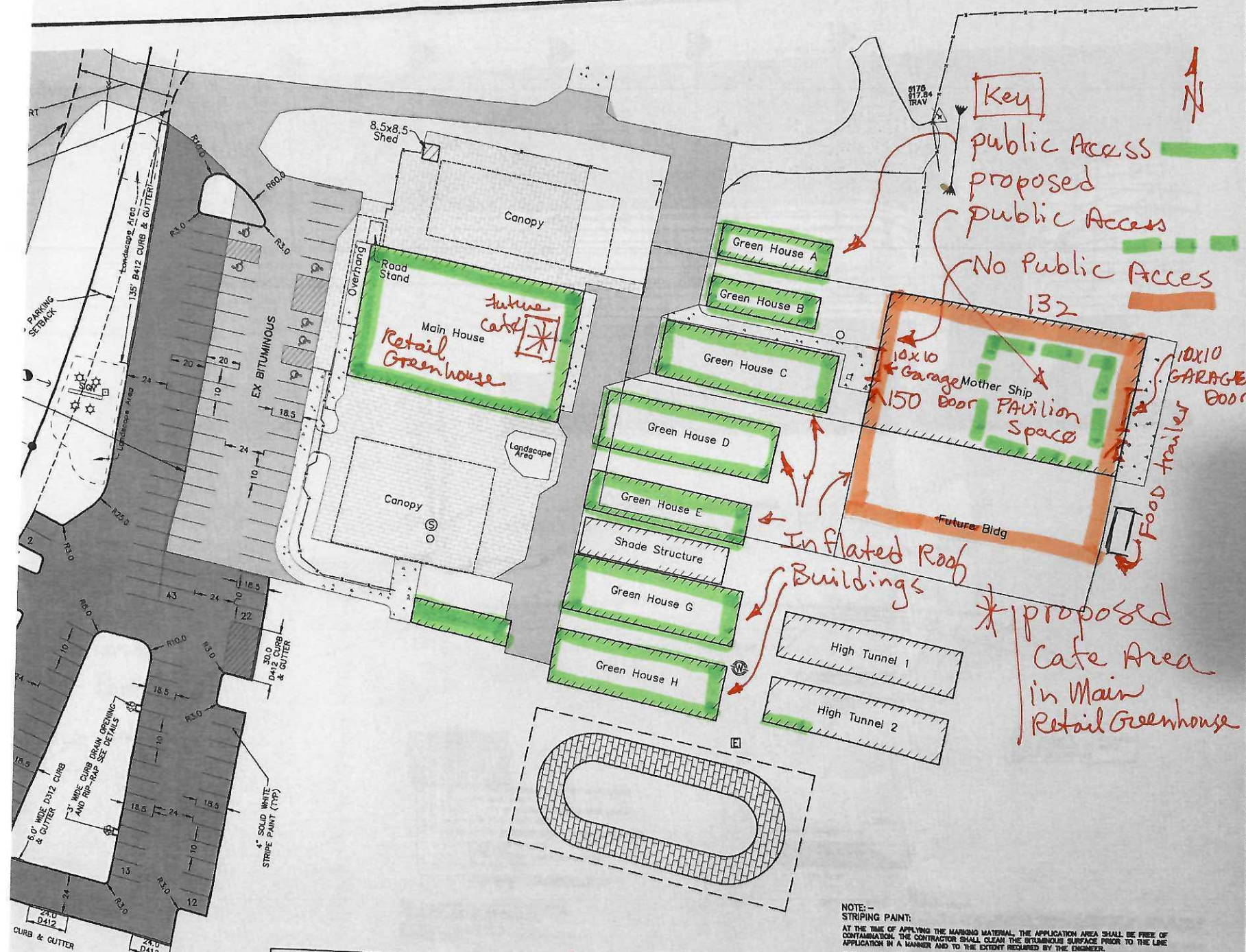
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
PRELIMINARY
 CHARLES W. PLOWE, INC.
 DATE: 03.03.2017 LIC. NO. 1627

WALDOCH FARM PARKING
 EXPANSION
 LINO LAKES, MINNESOTA
 SITE PLAN

PREPARED FOR:
 WALDOCH FARM

PLOWE
 ENGINEERING, INC.
 6778 LAKE DRIVE
 SUITE 110
 LINO LAKES, MN 55014
 PHONE: (951) 361-8210
 FAX: (951) 361-8201

NORTH



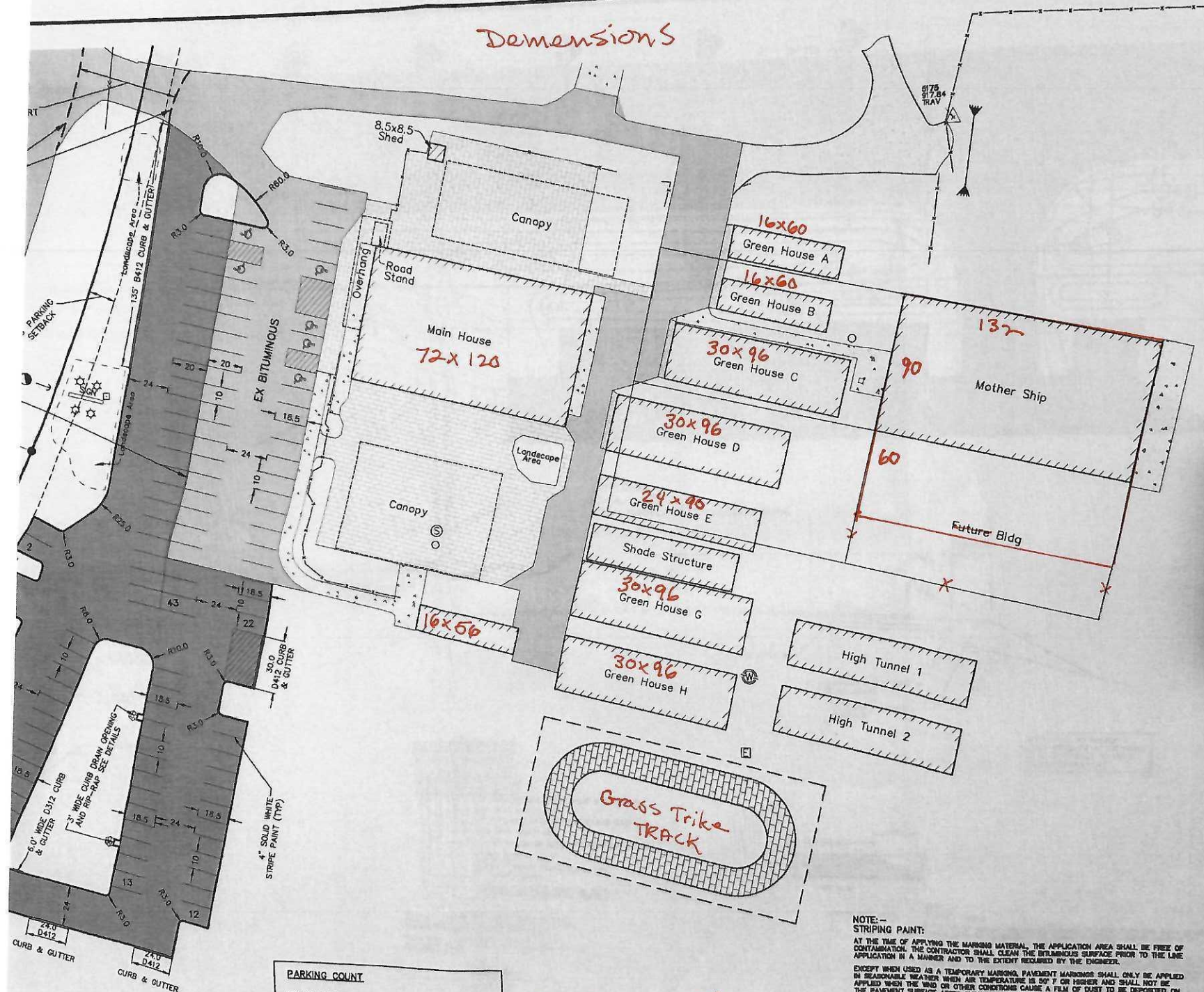
PARKING COUNT

SPACES REQUIRED = (FLOOR AREA/800)+8
= (41,200/800)+8 = 60
SPACES PROVIDED: 110

NOTE:- STRIPING PAINT:
 AT THE TIME OF APPLYING THE MARKING MATERIAL, THE APPLICATION AREA SHALL BE FREE OF CONTAMINATION. THE CONTRACTOR SHALL CLEAN THE SURFACE PRIOR TO THE LINE APPLICATION IN A MANNER AND TO THE EXTENT REQUIRED BY THE ENGINEER.
 EXCEPT WHEN USED AS A TEMPORARY MARKING, PAVEMENT MARKINGS SHALL ONLY BE APPLIED IN REASONABLE WEATHER WHEN AIR TEMPERATURE IS 50° F OR HIGHER AND SHALL NOT BE APPLIED WHEN THE WIND OR OTHER CONDITIONS CAUSE A FILM OF DUST TO BE DEPOSITED ON THE PAVEMENT SURFACE AFTER CLEANING AND BEFORE THE MARKING MATERIAL CAN BE APPLIED.
 THE FILLING OF TANKS, POURING OF MATERIALS OR CLEANING OF EQUIPMENT SHALL NOT BE PERFORMED ON UNPROTECTED PAVEMENT SURFACES UNLESS ADEQUATE PROVISIONS ARE MADE TO PREVENT SPILLAGE OF MATERIAL.

9-18-2025

Demensions



PARKING COUNT

SPACES REQUIRED = (FLOOR AREA/800)+8
 = (41,200/800)+8 = 60

SPACES PROVIDED 60

9-18-2025

NOTE:- STRIPING PAINT:

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DRAWN BY: C.M. DESIGN BY: C.W.P.
 CHECKED BY: C.W.P. PROJ. NO. 16-1616
 ORIGINAL DATE: JULY 11, 2016

REVISION DESCRIPTION

DATE

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

PRELIMINARY
 Charles W. Plowe
 DATE: 03.03.2017 LIC. NO. 16527

**WALDOCH FARM PARKING
EXPANSION**
 LINO LAKES, MINNESOTA

SITE PLAN

PREPARED FOR:
 WALDOCH FARM



SITE PLANNING
 & ENGINEERING

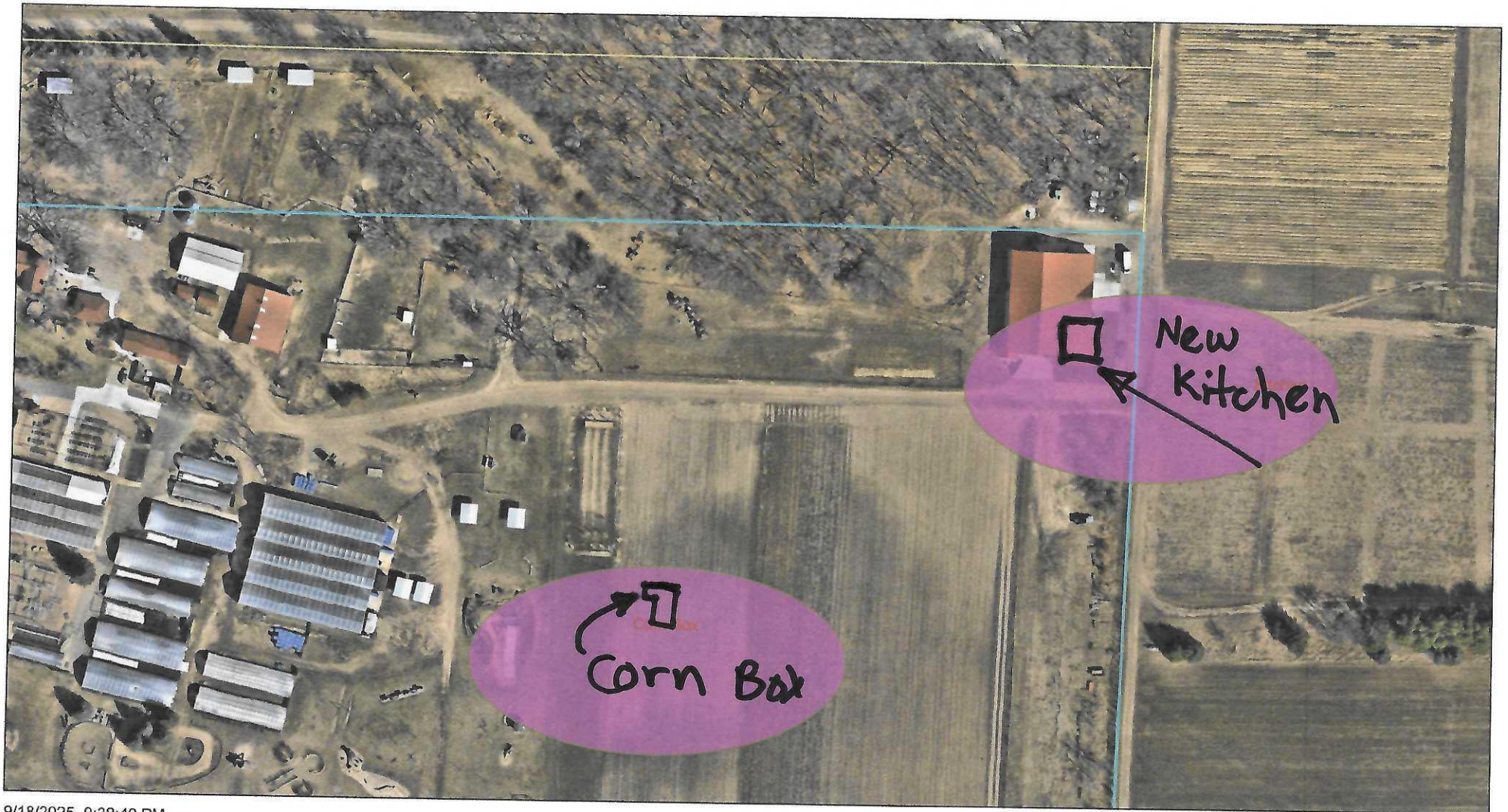
**PLOWE
ENGINEERING, INC.**

8776 LAKE DRIVE
 SUITE 110
 LINO LAKES, MN 55014
 PHONE: (951) 381-4210
 FAX: (951) 381-4701

NORTH



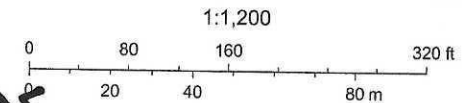
Waldoch Farm Project Location Map 2025



9/18/2025, 9:38:40 PM

• Multi-units

Refer to Building Permit Applications
for Site Plan and Buildout Details.



9-18-25

Web AppBuilder for ArcGIS

§ 1007.067 AGRITOURISM.

(1) The purpose of this section is to provide standards for agritourism, which consists of uses of a commercial/tourism nature that are complementary and accessory to the primary agricultural land use. It is also intended to promote and maintain local farming and encourage new agriculturally based businesses that contribute to the general economic conditions of the city and surrounding region.

(2) The purpose of this designation is to provide a clear understanding of the expectations for agricultural commercial/tourism businesses for operators, local residents, other businesses, and local officials.

(a) A property's size must be adequate to accommodate any agritourism use so as not to create a nuisance or hazard. Issues affected by farm size include, but are not limited to, setbacks for noise abatement, adequate off street space for a farm stand, and adequate parking for all farm activities including, but not limited to, daily operation.

(b) Agritourism uses must meet all city zoning ordinances as well as all health, building, street, safety and other applicable local, state and federal regulations and codes.

(c) Agricultural operations whose gross revenues are solely or primarily derived from alcoholic products are not included under these provisions. Applicable state or local laws will apply.

(d) Documentation that an agritourism use as defined in the city ordinance is operating within these limits must be made available to the city upon request.

(3) The following agricultural commercial/tourism businesses may be permitted after a conditional use review, pursuant to § 1007.016 provided that the agricultural heritage and rural character of the site are respected and maintained:

(a) Cider mills or wineries selling product, in a tasting room, if at least 50% of the cider or wine offered for sale contains crops or produce grown on-site or in Minnesota, Wisconsin, Iowa, North Dakota or South Dakota.

(b) Seasonal outdoor mazes of agricultural origin such as straw bales or corn.

(c) The processing, storage, and retail or wholesale marketing of agricultural products into value-added agricultural products containing agricultural products grown on site or in Minnesota, Wisconsin, Iowa, North Dakota or South Dakota.

(d) Kitchen facilities, for the processing, cooking, and/or baking of goods featuring agricultural products grown on site or in Minnesota.

(e) The retail sale of agricultural products and agriculturally related products. The retail sale of non-agriculturally related products is limited to 25% of items offered for sale.

(f) Uses (a) through (e) listed above may include any or all of the following ancillary agriculturally related uses and some non-agriculturally related uses so long as the general agricultural character of the farm is maintained, and the non-agriculturally related uses comprise less than 50% of the gross receipts from the farm.

1. Value-added agricultural products or activities such as educational tours of the site or processing facilities, educational classes, lectures, seminars, etc.

2. Playgrounds or equipment such as slides, swings, or similar structures (not including motorized vehicles or rides).

3. Petting farms, animal display, and pony rides.

4. Wagon, sleigh, and hayrides.

5. Nature trails.

6. Open air or covered picnic area with restrooms.

7. Historical agricultural exhibits.

8. Food trucks, concession stands, or temporary food services to host visitors once attracted to the agricultural business for the purposes of entertaining and/or educating.

(4) The site shall comply with the following requirements:

(a) Minimum lot area of ten acres.

(b) All uses permitted by this section shall have at least one primary access onto a collector street as identified on the functional classification map with the condition that the increase in traffic shall not create a nuisance, to nearby residents by way of traffic or noise or increase the public cost in maintaining the street.

(c) All structure, parking area, and agritourism related activity setbacks shall be 50 feet from any side or rear lot line. Drive aisle setbacks shall be 20 feet to any side or rear lot line.



Memorandum

To: Katie Larsen, City Planner

From: Patrick Moonen, Building Official

Date: November 3, 2025

Re: Waldoch Farm (8174 Lake Drive) Agritourism Conditional Use Permit Request

This memo is in response to page 10 of the applicant's land use application narrative under Council action requested. See attached.

Not enough information has been submitted to provide complete responses to applicant's request at noted below. Examples of information need to be submitted:

- Provide plans showing dimensions of all buildings and space inside each building.
- Provide details for use of each building and space inside each building.
- Provide plans showing buildings and spaces can meet Accessibility requirements.
- Provide information showing compliance with State Plumbing Code.
- Show that the On-Site septic system is compliant and sized for proposed use.
- Other items will need to be submitted as scope of project is fully brought to City.

Formal review of all proposed work will be done once permit applications have been submitted.

All plans for buildings and spaces within all buildings will need to be reviewed and signed by a licensed Architect and Structural Engineer to determine occupancy and code compliance.

#1 If site meets the requirements of Chapter 1306, the exception would be considered.

#2 Not enough information submitted to provide a response. Any new use or Occupancy of any existing buildings or space would need to be brought to current code.

#3 If site meets the requirements of Chapter 1306 the exception would be considered.

#4 Not enough information submitted to provide a response. Any new use or Occupancy of any existing buildings or space would need to be brought to current code to include on-site septic system.

Council action requested:

Approve our Conditional Use Permit

Include ticket sales to the farm will be considered in the farm product ratio requirement for section 3 f of your ordinance.

- #1 Acknowledge and encourage building inspector and fire official to consider using State fire suppression exemptions that may apply.
- #2 Allow a portion of the inflated roof building near the food court area to serve as a temporary seasonal interim Pavilion. Building adaptation and occupancy capacity to be set by the building inspector and fire official.
- #3 Corn Box building fire suppression exemption to also be determined by building inspector and fire official as allowed by 1306.0060 Building occupancy to be set by building inspector and fire official.
- #4 Allow small café counter and seating of 40 or less in the original retail green house. Allow bathroom expansion in original retail green house. Given these two use changes will not increase current building square footage or occupancy, and therefore fire suppression may not be required. Applicable building permits will be required.

Attachment: Most current Anoka County GIS Aerial with annotations in color and dashed lines for planned growth.

Much of the technical information of building size, location, elevation, grading and drainage is on file at the city as part of our parking lot permit granted in 2017. FYI the parking lot landscaping is stunning with 8 years growth.

End

**CITY OF LINO LAKES
RESOLUTION NO. 25-168**

**APPROVING WALDOCH FARM AGRITOURISM
CONDITIONAL USE PERMIT AMENDMENT (8174 LAKE DRIVE)**

WHEREAS, the City received a land use application for a conditional use permit amendment for agritourism (“Development”); and

WHEREAS, the November 12, 2025 Planning & Zoning Board Staff Report and the December 8, 2025 Council Staff Report provide supporting narrative and documentation for the Development; and

WHEREAS, the property is zoned R, Rural and allows for agritourism with an approved conditional use permit; and

WHEREAS, the legal description of the property is described as follows:

- PID #04-31-22-31-0003:
 - S 175 FT OF N 525 FT OF LOT 12 AUDITORS SUBDIVISION NO 138; and
- PID #04-31-22-31-0004:
 - THAT PRT OF LOT 12 AUDITORS SUBDIVISION NO 138 LYG S OF N 525 FT THEREOF; and
- PID #04-31-22-34-0001:
 - ELY 880 EX SLY 425 FT OF ELY 200 FT THEREOF LOT 19 AUDITORS SUBDIVISION NO 138; and
- PID #04-31-22-42-0001:
 - THE N1/2 OF SE1/4 OF SEC 4 TWP 31 RGE 22, EX N1/2 OF N1/2 OF NE1/4 OF SD SE1/4, EX RD, SUBJ TO EASE OF REC; and
- PID # 04-31-22-43-0001:
 - THE SW1/4 OF SE1/4 OF SEC 4 TWP 31 RGE 22, EX SW1/4 OF SD 1/4 1/4, EX RD, SUBJ TO EASE OF REC
- PID# 04-31-22-43-0002:
 - THE SW1/4 OF SW1/4 OF SE1/4 OF SEC 4 TWP 31 RGE 22, EX RD, SUBJ TO EASE OF REC
- PID# 04-31-22-44-0002:

- W 10 ACRES OF SE1/4 OF SE1/4 OF SEC 4 TWP 31 RGE 22, EX S 330 FT THEREOF, EX RD SUBJ TO EASE OF REC

WHEREAS, City staff has completed a review of the land use application based on the following plans:

- Aerial Map and Site Plan
- Applicant Narrative
- Public Spaces Site Location Map
- Chapter 1306 Department of Labor and Industry Special Fire Protection Systems; and

WHEREAS, the Planning & Zoning Board held a public hearing on November 12, 2025 and the Board recommended approval of a conditional use permit amendment for agritourism.

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

FINDINGS OF FACT

Per City Code Section 1007.016(3):

(e) The Planning and Zoning Board shall hold the public hearing and consider possible adverse effects of the proposed conditional use. Its judgement shall be based upon, but not limited to, the following factors:

1. The proposed development application has been found to be consistent with the design standards listed in § [1007.020](#)(4).

See below for design standard requirements.

2. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare, or odors.

The Waldoch Farm agritourism conditional use permit amendment will not involve activities detrimental to any person, property, or the general welfare.

3. Will not result in the destruction, loss, or damage of a natural, scenic or historic feature of major importance.

The Waldoch Farm agritourism conditional use permit amendment will not result in the destruction of a natural, scenic, or historic feature of major importance.

Per City Code Section 1007.020:

(4) *Performance Standards.* Plans which fail to meet the following criteria shall not be approved.

(a) The proposed development application must be consistent with the policies and recommendations of the Lino Lakes Comprehensive Plan.

The Waldoch Farm agritourism conditional use permit amendment is consistent with the policies and recommendations of Comprehensive Plan and commercial land use.

(b) The proposed development application is compatible with present and future land uses of the area.

The Waldoch Farm agritourism conditional use permit amendment is compatible with present and future land uses of the area.

(c) The proposed development application conforms to performance standards herein and other applicable City Codes.

The Waldoch Farm agritourism conditional use permit amendment conforms to City Code performance standards.

(d) Traffic generated by a proposed development application is within the capabilities of the City when:

1. If the existing level of service (LOS) outside of the proposed development is A or B, traffic generated by a proposed development will not degrade the level of service more than one grade.

2. If the existing LOS outside of the proposed development is C, traffic generated by a proposed development will not degrade the level of service below C.

3. If the existing LOS outside of the proposed development is D, traffic generated by a proposed development will not degrade the level of service below D.

4. The existing LOS must be D or better for all streets and intersections providing access to the proposed development. If the existing level of service is E or F, the developer must provide, as part of the proposed project, improvements needed to ensure a level of service D or better.

5. Existing roads and intersections providing access to the proposed development must have the structural capacity to accommodate projected traffic from the proposed development or the developer will pay to correct any structural deficiencies.

6. The traffic generated from a proposed development shall not require City street improvements that are inconsistent with the Lino Lakes Capital Improvement Plan. However, the City may, at its discretion, consider developer-financed improvements to correct any street deficiencies.

7. The LOS requirements in paragraphs 1. to 4. above do not apply to the I-35W/Lake Drive or I-35E/Main St. interchanges. At City discretion, interchange impacts must be evaluated in conjunction with Anoka County and the Minnesota Dept. of Transportation, and a plan must be prepared to determine improvements needed to resolve deficiencies. This plan must determine traffic generated by the proposed development project, how this traffic contributes to the total traffic, and the time frame of the improvements. The plan also must examine financing options, including project contribution and cost sharing among other jurisdictions and other properties that contribute to traffic at the interchange.

The Waldoch Farm agritourism conditional use permit amendment meets Level of Service (LOS) requirements. The existing roads and intersections providing access to the proposed development have the structural capacity to accommodate projected traffic from the proposed development. The traffic generated from a proposed development does not require City street improvements that are inconsistent with the Lino Lakes Capital Improvement Plan.

(e) The proposed development shall be served with adequate and safe water supply.

The Waldoch Farm agritourism conditional use permit amendment will have an adequate and safe water supply.

(f) The proposed development shall be served with an adequate or safe sanitary sewer system.

The Waldoch Farm agritourism conditional use permit amendment will be served with an adequate waste disposal system.

(g) The proposed development shall not result in the premature expenditures of City funds on capital improvements necessary to accommodate the proposed development.

The Waldoch Farm agritourism conditional use permit amendment does not require City funds.

(h) Fire prevention and fighting equipment acceptable to the Board of Fire Underwriters and City Council shall be readily available when any activity involving the handling or storage of flammable or explosive materials is carried on.

The Waldoch Farm agritourism conditional use permit amendment will have fire prevention and fighting equipment readily available.

BE IT FURTHER RESOLVED the following specific performance standards of City Code Section 1007.067 have also been met:

(4) The site shall comply with the following requirements:

(a) Minimum lot area of ten acres.

The site area is over 160 acres.

(b) All uses permitted by this section shall have at least one primary access onto a collector street as identified on the functional classification map with the condition that the increase in traffic shall not create a nuisance, to nearby residents by way of traffic or noise or increase the public cost in maintaining the street.

The primary access is onto CSAH 23 (Lake Drive) which is an A-Minor Arterial Reliever street.

(c) All structure, parking area, and agritourism related activity setbacks shall be 50 feet from any side or rear lot line. Drive aisle setbacks shall be 20 feet to any side or rear lot line.

All structures, parking areas, and agritourism related activities are and shall remain 50+ft from any side or rear lot line. Drive aisles are and shall remain at least 20ft from any side or rear lot line.

BE IT FURTHER RESOLVED the conditional use permit amendment for agritourism is approved subject to the following conditions:

1. All existing and future agritourism activities shall be consistent and compliant with City Code Section 1007.067.
2. The following Planned Improvements listed on page 9 of the applicant's narrative are not consistent with City Code Section 1007.067 and are not approved under this agritourism conditional use permit:
 - a. Farm market building, restaurant, bakery, meat market
 - b. Wedding venue
 - c. Overnight camping, RV parking
 - d. Housing for family and employees

Any such uses may only be undertaken in compliance with City Code, which may require separate permits and/or approvals.

3. Any outdoor gathering on the property that assembles individuals with a common purpose other than an agritourism activity, such as for a wedding or live music concert, shall be subject to the Special Events requirements, including permitting from the City Clerk's Office, set forth in City Code Chapter 615.
4. All licenses and permits must be obtained and maintained as required by federal or state law or City Code to engage in the intended agritourism activities on the property, including, but not limited to, a liquor license from the City Clerk's Office for any alcohol service or sales on the property.
5. All zoning and building permits required under state law or City Code for improvements on the property must be obtained and/or maintained. If permits cannot be obtained, the use and/or structure is not allowed.
6. Traffic control measures must be implemented to ensure safe ingress into and egress from the property, including traffic control measures deemed necessary by the Lino Lakes Police Department or Fire Department.
7. All comments from the Building Official Memo dated November 3, 2025 shall be complied with.
8. Documentation, including detailed financial information, related to the use of the property, as necessary to confirm that such use is consistent with and operating within the limits of agritourism as set forth in City Code, must be made available to the city upon request.
9. Lake Drive shall be the main public ingress and egress to the site unless there is an emergency that warrants other temporary ingress or egress is necessary.

Adopted by the City Council of the City of Lino Lakes this 8th day of December, 2025.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC, City Clerk

**CITY COUNCIL
REGULAR MEETING STAFF REPORT
AGENDA ITEM 7B**

STAFF ORIGINATOR: Katie Larsen, City Planner

MEETING DATE: December 8, 2025

TOPIC: Lino Lakes Dealership and Offices (7920 Lake Drive)
i. Resolution No. 25-153 Approving Motor Vehicle Sales Lot Conditional Use Permit
ii. Resolution No. 25-154 Approving Site Improvement Performance Agreement

VOTE REQUIRED: Simple Majority

INTRODUCTION

The applicant, Tyler Heubsch dba Dealer Units, submitted a land use application for Lino Lakes Dealership and Offices. The proposed development is a motor vehicle sales lot and office building. The property address is 7920 Lake Drive.

Tentative Review Schedule:

Complete Application Date:	September 10, 2025
60-Day Deadline:	November 9, 2025
Environmental Board Meeting:	September 24, 2025
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	October 8, 2025
City Council Work Session:	November 3, 2025 November 24, 2025 December 1, 2025
City Council Meeting:	December 8, 2025

BACKGROUND

The Land Use Application is for the following:

- Conditional Use Permit
 - Motor Vehicle Sales Lot
- Site & Building Plan Review

This staff report is based on the following information:

- Narrative prepared by Tyler Heubsch dated August 11, 2025
- Certificate of Survey prepared by EG Rud & Sons, Inc. dated July 24, 2025
- Civil Plan Set prepared by Plowe Engineering revised October 21, 2025
- Landscape Plan prepared by Calyx Design Group revision date October 22, 2025
- Architectural Plans prepared by Thielen & Green revision date October 21, 2025
- Photometric Plan prepared by AidElectric Corporation dated October 15, 2025
- Site Drainage Narrative prepared by Plowe Engineering Inc revision date October 21, 2025
- Geotechnical Exploration Report prepared by Haugo GeoTechnical Services dated August 27, 2025
- Traffic Study prepared by SSTS LLC dated October 21, 2025

This Council staff report provides edits to the October 8, 2025 Planning & Zoning staff report. Changes are either narratively described or shown as strikethrough (deletions) or underlined (additions).

ANALYSIS

Existing Site Conditions

The 2.8 acre lot is a vacant commercial site located at the southeast corner of Lake Drive and Kelly Street. It is legally described as Lot 1, Block 2, Pine Glen, an existing subdivision platted in 2006. A regional stormwater pond exists in the southeast corner of the site.

Zoning and Land Use

The lot is zoned GB, General Business. A motor vehicle sales lot requires a conditional use permit.

The lot is guided commercial per the City's 2040 Comprehensive Plan.

Current Zoning	GB, General Business
Existing Land Use	Vacant Commercial
Future Land Use per 2040 Comp Plan	Commercial
Utility Staging Area	1A=2018-2025

Surrounding Zoning and Land Use

Direction	Zoning	Existing Land Use	Future Land Use
North	GB, General Business	Commercial	Commercial
South	GB, General Business	Commercial	Commercial
East	R-1X, Single Family Executive	Single Family Residential	Low Density Residential
West	R-3, Medium Density	Vacant Rural Residential	Medium Density

Subdivision Ordinance

This is an existing lot of record (Lot 1, Block 2, Pine Glen). There are no new lots being created; therefore, there is no new subdivision. Park dedication fees were collected with the Pine Glen plat and no additional fees are required.

Site and Building Plan Review

The attached Site and Building Plan Review Worksheet was completed for the lot and building to determine zoning code compliance regarding lot sizes, setbacks, architecture, lighting, and off-street parking. In general, the proposed development is compliant with minor revisions as noted.

A conditional use permit (CUP) is required in the GB, General Business District for a motor vehicle sale lot. The CUP conditions will be discussed later in this report.

Site Plan

The lot area is 121,566 sf (2.8 acres). The front lot line is Lake Drive; however, access will be from two (2) driveways along Kelly Street. An existing stormwater basin is located in the southeast and east areas of the site. A new infiltration basin is proposed along Lake Drive south of the parking lot. An 8ft tall screen fence is proposed along the east lot line adjacent to the residential lot.

The required setback from residential property is 35ft. The parking lot and lighting poles are 50ft from the east residential lot line which exceeds the requirement.

The building footprint is approximately ~~8,010~~ 8,410 sf and has 37 offices, one (1) garage for parking, and two (2) conference rooms.

Parking Spaces

The site has ~~119~~ 109 surface parking spaces and 1 garage parking space for a total of ~~120~~ 110 parking spaces. The commercial building proposes 2 different potential uses, offices and motor

vehicles sales lot. The following summarizes the three (3) applicable parking space requirements.

Per City Code Section 1007.052(6):

1. Office Buildings: 1 space for each 200 square feet of floor area.
 - ~~8,010~~ 8,410 gross floor area x 10% = ~~7,209~~ 7,569 sf floor area
 - ~~7,209~~ 7,569 sf floor area/200 sf = ~~36~~ 38 spaces required

This leaves ~~84~~ 72 parking spaces for motor vehicle sales (~~120-36=84~~ 110-38=72). Per the applicant and state dealership license requirements, each motor vehicle dealer is required to have a minimum of 5 parking spaces. This equates to ~~17~~ 14 offices dedicated to motor vehicle sales (~~84/5=17~~ 72/5=14).

2. Motor Vehicle Sales Lot: 1 space for each 250 square feet of floor area of the building plus 1 space per each 2,000 square feet of gross land area.
 - ~~7,209~~ 7,569 sf floor area/250 sf = ~~29~~ 30 spaces required
 - ~~121,532~~ 121,566 sf land area/2,000 = 61 spaces required
 - Total = ~~90~~ 91 spaces required

Per City Code Section 1007.132(8):

3. Motor Vehicle Sales Lot: 380 square feet of sales area per vehicle exclusive of required parking areas
 - 43,800sf sales area (parking lot)/380 sf = 115 vehicles
 - # parking spaces provided = 110
 - Required office parking areas = ~~36~~ 38 parking spaces
 - Total required = ~~79~~ 72 parking spaces for vehicle sales

In summary, the proposed ~~120-109~~ parking spaces and one (1) garage bay exceed requirements for both office and motor vehicle sales uses. Staff recommends limiting parking spaces for motor vehicle sales to ~~84-72~~ but this number could change based on plan revisions.

Architectural Plans and Exterior Building Materials

The building footprint is approximately ~~8,010~~ 8,410 sf and has 37 offices, one (1) garage bay for parking, and two (2) conference rooms.

The exterior materials include brick, glass, cultured stone, rock faced block and EIFS. Colors as shown on Sheet EX03 are red, brown, and tan. The exterior materials, colors, and percentages are compliant with performance standards.

The building height is 22ft which is less than that maximum 45 ft allowed.

An interior mechanical room is proposed. ~~Any~~ Exterior mechanical equipment ~~shall be~~ has been screened per ordinance.

Grading Plan and Stormwater Management

Per the City Engineer Memo dated October 1, 2025:

Stormwater management for 7920 Lake Drive site consists of constructing infiltration basins on the east and west sides of the site.

Pre- and Post- Development Discharge Rates (cfs)				
Condition	2-Year	10-Year	100-Year	10-Day Snowmelt
Existing*	0.84	1.81	5.21	Not required
Proposed	0.78	1.55	5.43	Not required

Additional comments/revisions are noted in the attached City Engineer memo.

An additional drainage and utility easement is required for the infiltration basin. This easement will be dedicated and recorded by a separate document.

Public Utilities

The commercial building will be municipally served by an 8" sanitary sewer main and 12" watermain along Kelly Street.

Tree Preservation, Mitigation Standards and Landscaping

Per the September 24, 2025 Environmental Board staff report:

A tree preservation plan was required for this project. There are 17 existing onsite trees, as part of the project 4 will be removed. The 4 trees to be removed are within the Basic Use Area and do not require replacement.

Foundation landscaping requirement are 2 large trees + 4 large shrubs per 100lf of building facing public roads. The site has 403 lf of foundation frontage requiring 8 trees and 24 shrubs.

The plans show 25 shrubs meeting the requirements but only 2 large trees (4 medium trees) being proposed. Based on the design of the building with office frontage and doors to the sidewalk, additional tree planting is not feasible. City Code section 1007.049 4(d) states the city may allow flexible planting locations where service areas or other constraints make the standards difficult to meet. Staff believe this is the case in this situation.

Open area landscape requirements are 1 large tree + 2 shrubs per 2,500sf of open space. The proposed development has 7,621sf of open space requiring 3 trees + 6 shrubs. Currently 29 trees and 126 shrubs are being proposed, meeting the requirement.

Vehicular hardscape canopy coverage is required for commercial properties. When fully matures tree cover is required to provide canopy coverage for 40% of the hardcover. Based on the proposed plans 16,940 sf of coverage is required. The proposed plan shows 17,150sf of coverage. Coverage is being met primarily by trees within 7' of the vehicular hardscape. 50% of the canopy square footage is given credit for trees within 7' of the edge. There are also interior islands with tree cover that receive 100 % of the canopy coverage.

Signage

A separate Sign Permit Application with detailed sign information is required for any permanent or temporary signage. Sheet EX01, Conceptual Site Plan shows a monument sign in the northwest corner of the lot.

Impervious Surface Coverage

The allowed maximum impervious surface coverage per lot in the GB, General Business District is 75%. Sheet C1, Site Plan indicates the site is 46% impervious. This requirement is met.

Traffic Study

In August 2020, Anoka County Highway Department completed a CSAH 23 Preliminary Traffic Analysis from Lexington Avenue to Main Street. The analysis included the intersection of CSAH 23 (Lake Drive) and Kelly Street. The proposed commercial development is consistent with that plan.

The commercial development meets the requirements for level of service (LOS). Intersections currently operate at an overall Level of Service (LOS) A. Build condition overall LOS will continue to operate at a level A. Existing roads and intersections providing access to the development have the structural capacity to accommodate projected traffic from the proposed development.

EQB Environmental Review

An environmental review is not required for the existing commercial lot and proposed development.

Wetlands

There are no wetlands on site.

Shoreland District

The site is not located in the Shoreland District.

Floodplain

There is no FEMA floodplain on site.

Additional City and Government Agency Review Comments

- Anoka County Highway Department reviewed the commercial development and had no further comments.
- The Fire Department provided the following comments:
 1. An apparatus turning radius diagram for the parking lot shall be submitted.
 2. There cannot be a fence or other obstruction between the hydrant at the corner of Lake Dr. and Kelly St. and the building. We do not want to shut Kelly St. down if there is an incident.
- The Police Department did not have any comments.
- The Environmental Board reviewed the development proposal at their September 24, 2025 meeting and recommended approval with minor revisions.
- The Planning & Zoning Board held a public hearing on October 8, 2025. There were no public comments. The Board recommended approval with the conditions as noted in the staff report and added the following:
 - Define the dimmed light level
 - Limit vehicle sales to passenger vehicles only
 - Define maintenance free fence materials
- The City Council reviewed the proposal at the November 3, 2025, November 24, 2025, and December 1, 2025 Work Sessions.
 - The Council was supportive of reducing the number of parking spaces allocated to motor vehicle sales.
 - Some Council members supported allocating 25 parking spaces.
 - Another suggestion could be allocating 36 parking spaces.
 - This is based on requiring 2 parking spaces for each office and the remaining parking spaces allocated for motor vehicle sales.
 - $37 \text{ offices} \times 2 = 74 \text{ total \# office parking spaces}$
 - $110 \text{ total onsite parking spaces} - 74 \text{ office parking spaces} = 36 \text{ motor vehicle sales parking spaces}$

- Note the resolution is currently written as XX parking spaces for motor vehicle sales.
 - Staff will revise the resolution based on final Council action.
- Council was also supportive of the additional conditions noted in the December 1, 2025 Work Session staff report.
 - These additional conditions are reflected in Resolution No.25-153.

Agreements

Stormwater Maintenance Agreement

The stormwater facilities will be privately maintained and a Declaration for Maintenance of Stormwater Facilities will be required. Both the Rice Creek Watershed District (RCWD) and the City of Lino Lakes shall be parties to the Declaration.

Development Agreement

A Development Agreement is not required because this is an existing lot of record, not a subdivision.

Site Improvement Performance Agreement

A Site Improvement Performance Agreement shall be executed prior to construction.

Comprehensive Plan

The Lino Lakes Dealership and Offices commercial development is consistent with the goals and policies of the comprehensive plan regarding land use, housing, economic development, transportation, local water management plan, sanitary sewer, water supply and parks, greenway and trails.

Land Use Plan

The 2040 Comprehensive Plan guides the lot for commercial use. Lino Lakes Dealership and Offices is consistent with commercial land use.

Housing Plan

The goals and policies of Housing Plan are not negatively impacted by the commercial development.

Economic Development

Lino Lakes Dealership and Offices supports the City's economic development plan.

Transportation Plan

Goals of the Transportation Plan are to ensure that street and roads are as safe as possible and to reduce unnecessary traffic. CSAH 23 (Lake Drive) is an A-Minor Arterial Reliever county road. Kelly Street is a local road. The exiting road system can accommodate the traffic generated by the commercial development.

Local Water Management Plan

The purpose of the water management program is to protect, preserve, and use natural surface and groundwater storage and retention systems and prevent erosion of soil into surface water systems. The commercial development will construct stormwater management BMP's such as curb, gutter, and stormwater ponds.

Sanitary Sewer Plan

The goal of the sanitary sewer plan is to maintain the city's residents and businesses with an affordable and safe sanitary sewer system. The commercial development will be served by an affordable and safe sanitary sewer system.

Water Supply Plan

A goal of the water supply plan is to provide residents and businesses with affordable potable water that is safe and of high quality for daily consumption and fire demand. The commercial development will be served with a safe and high quality water supply.

Parks, Greenways and Trails

A goal and policy of the parks, greenways and trails plan is to continue to development and fund recreational activities in the City. A trail easement will be required along Lake Drive for future trail construction.

Findings of Fact

The findings of fact are detailed in the attached resolution.

RECOMMENDATION

Staff and Planning & Zoning Board recommend approval of the Lino Lakes Dealership and Offices conditional use permit with conditions as detailed in Resolution No. 25-153.

ATTACHMENTS

1. Site Location & Aerial Map
2. Applicant Narrative
3. Civil Plan Set
4. Landscape Plans
5. Architectural Plans
6. Photometric Plan
7. City Engineer Memo dated October 31, 2025
8. Environmental Coordinator Memo dated October 29, 2025
9. Site and Building Plan Review Worksheet
10. Resolution No. 25-153 Approving Conditional Use Permit
11. Resolution No. 25-154 Approving Site Improvement Performance Agreement
12. Site Improvement Performance Agreement

Lino Lakes Dealership & Offices



1 in = 200 Ft

Address Labels

Parcels



2. Applicant Narrative

Business Name: Tyler Heubsch DBA Dealer Units

Address: 7920 Lake Drive, Lino Lakes, MN 55014

Prepared For: City of Lino Lakes – Commercial Site Plan Review & CUP

Date: 8/11/2025

Business Description:

It is a building designed for independent dealerships and or office space for general businesses. The zoning would give the capability to utilize the office space for individual dealers who have their own LLC through the state. Each dealership can have as many employees as they wish but will need the office space required for it. With each exterior office there will be 5 additional parking spots which fits the legal requirements to operate a dealership in Minnesota. They can buy and sell as many cars as they wish as long as they abide by the rules of which they can't put more cars on the lot other than where their 5 designated spaces are. Each dealership/ business will have their own signage with operating hours and contact information on their door and or parking spots. Customers would meet at this building to sign all paperwork necessary to finalize any purchase towards a vehicle. Each dealership can operate their business any way they wish as long as all requirements are met and honored. This would be the primary location where each business would operate. These offices are intended for small independent businesses to meet all legal requirements to obtain a license and legally sell vehicles. It also would give them access to private auctions to help get inventory. Per state law, no dealership can operate their business on Sundays which includes absolutely no sales of any kind.

For example: my dealership is Key Motors which is solely owned and operated by myself, Tyler Huebsch. You can see in the picture where my information is right above my office door along with other independent dealers. This is an idea of what each office would look like on the exterior too. This is my current office in Ramsey.



SITE AREA	= 121,566 SF (2.791 ACRES)
PROPOSED BUILDING	= 8,410 SF (0.193 ACRES)
NEW IMPERVIOUS (OTHER)	= 47,536 SF (1.091 ACRES)
TOTAL IMPERVIOUS AREA	= 55,946 SF (46.02%)
TOTAL PERVIOUS AREA	= 65,620 SF (53.98%)

PROPERTY OWNER

SKIP AND TERRI COOK
7920 LAKE DR
LINO LAKES, MN 55014

CONTACT NAME: SKIP COOK
CONTACT PHONE: (612) 750-4767
CONTACT E-MAIL: CODYCOOK2498@GMAIL.COM

DEVELOPER
 TYLER HUEBSCH DBA
 10731 HAWTHORN TRAIL
 WOODBURY, MN 55129

CONTACT NAME: TYLER HUEBSCH
 CONTACT PHONE: (651) 442-9334
 CONTACT E-MAIL: TJHUEBSCH@GMAIL.COM

CIVIL ENGINEER
PLOWE ENGINEERING
6776 LAKE DR NE
LINO LAKES, MN 55014

CONTACT NAME: MOHAMMAD ABUGHAZLEH
CONTACT PHONE: (651) 361-8237
CONTACT E-MAIL: MOE@PLOWE.COM

GENERAL CONTRACTOR

CLASSIC CONSTRUCTION
18542 ULYSSES ST. NE
EAST BETHEL, MN 55011

CONTACT NAME: KRISTIN ERICKSON
CONTACT PHONE: (763) 434-8870
CONTACT E-MAIL: KRISTIN@CLASSICCONSTRUCTIONINC.NET

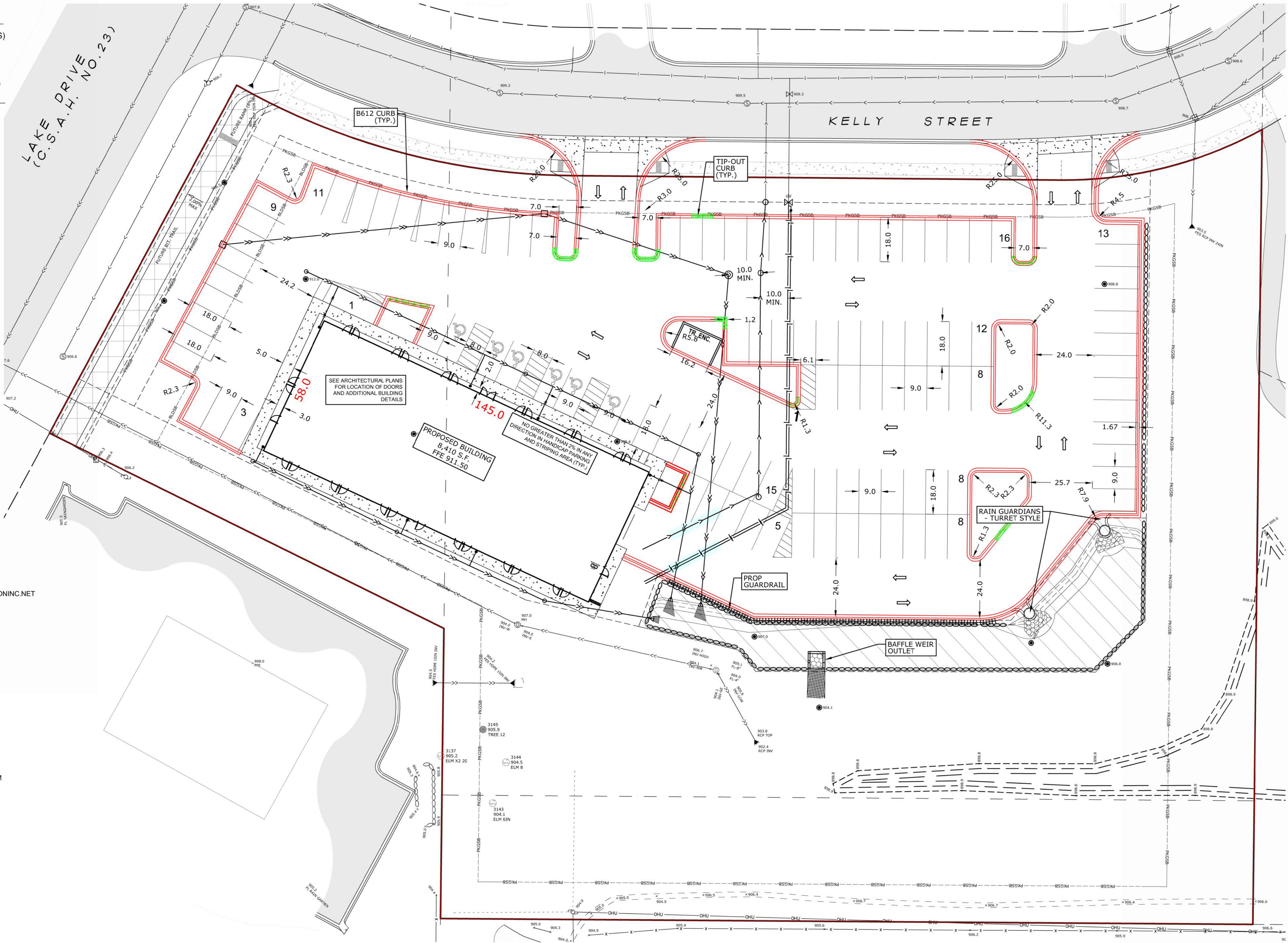
ARCHITECT
THIELEN & GREEN
7455 VILLAGE DRIVE STE. 110
LINO LAKES, MN 55014

CONTACT NAME: KRIS THIELEN
CONTACT PHONE: (763) 553-7927
CONTACT E-MAIL: KMT@TANDGARCH.COM

LANDSCAPE ARCHITECT

CALYX DESIGN GROUP
475 CLEVELAND AVE. NORTH SUITE 101A
ST. PAUL, MN 55104

CONTACT NAME: BEN HARTBERG
CONTACT PHONE: (651) 788-9018
CONTACT E-MAIL: BEN@CALYXDESIGNGROUP.COM



SITE PLAN 7920 LAKE DRIVE

DRAWN BY: M.Q.A.	DESIGN BY: Q.M.A.
CHKD BY: M.Q.A.	PROJ. NO. 25-2210
ORIGINAL DATE: AUGUST 1, 2025	

DATE	REVISION DESCRIPTION
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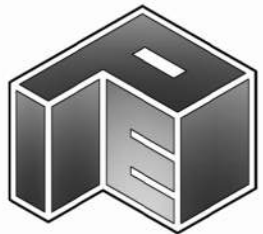
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

LINO LAKES DEALERSHIP +
OFFICE

LINO LAKES, MINNESOTA

SITE PLAN

PREPARED FOR:
TYLER HUEBSCH



SITE PLANNING
& ENGINEERING

PLOWE
ENGINEERING, INC.

6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014

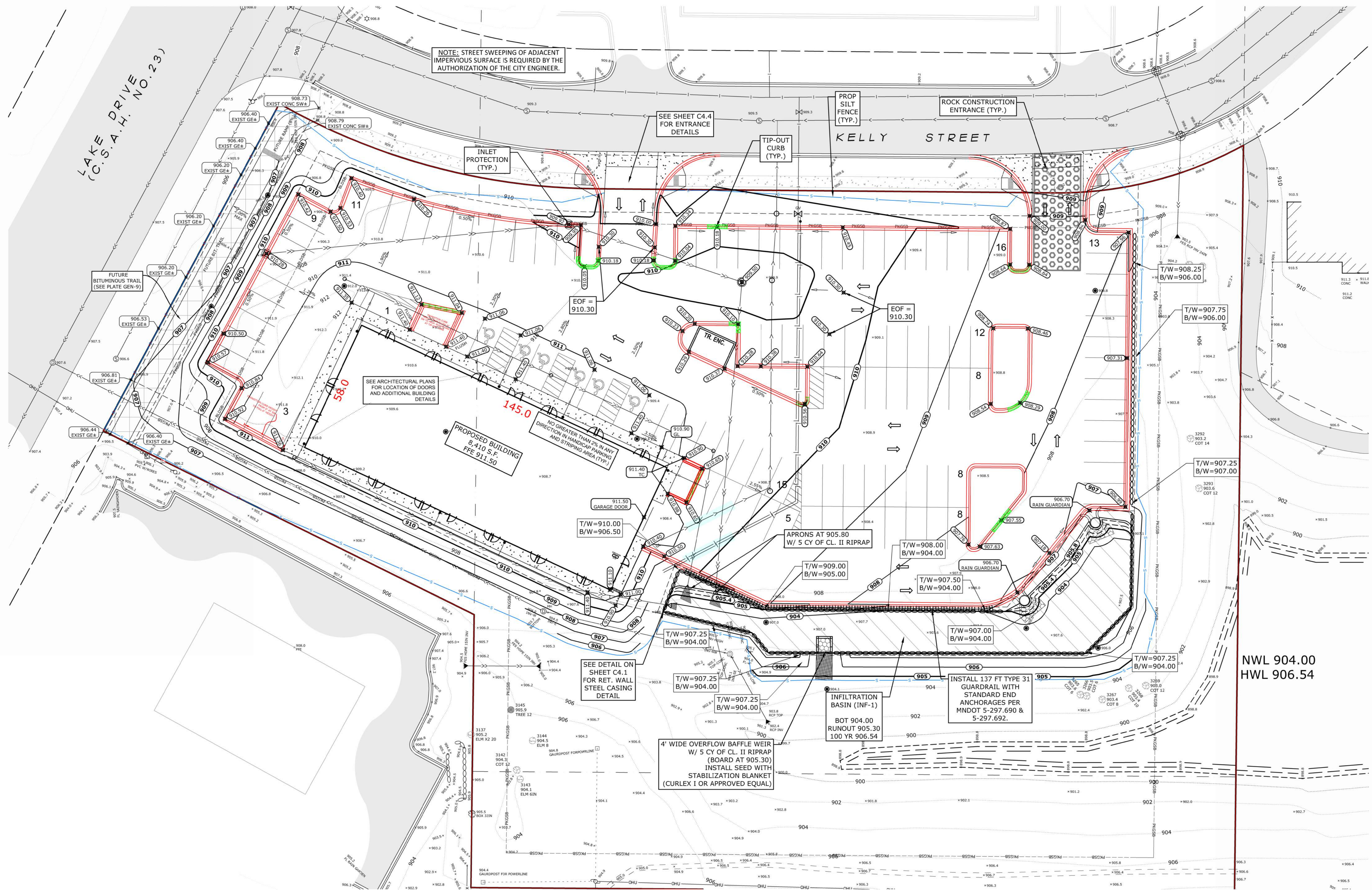
PHONE: (651) 361-8210
FAX: (651) 361-8701



0 10 20

1 INCH = 20 FEET

c1



GRADING, DRAINAGE, AND EROSION CONTROL PLAN 7920 LAKE DRIVE

AWN BY:	DESIGN BY:
M.Q.A.	Q.M.A.
CKD BY:	PROJ. NO.
M.Q.A.	25-2210
ORIGINAL DATE:	
AUGUST 1, 2025	

[illegible]

dually Licensed Professional Engineer under the laws of the State of Minnesota.

QASEM M. ABUGHAZLEH
DATE: 10.21.2025 LIC. NO. 56299

OFFICE
LINO LAKES DEALERSHIP +

LINO LAKES, MINNESOTA

PREPARED FOR:
TYLER HUEBSCH

**LOWE**
ENGINEERING, INC.

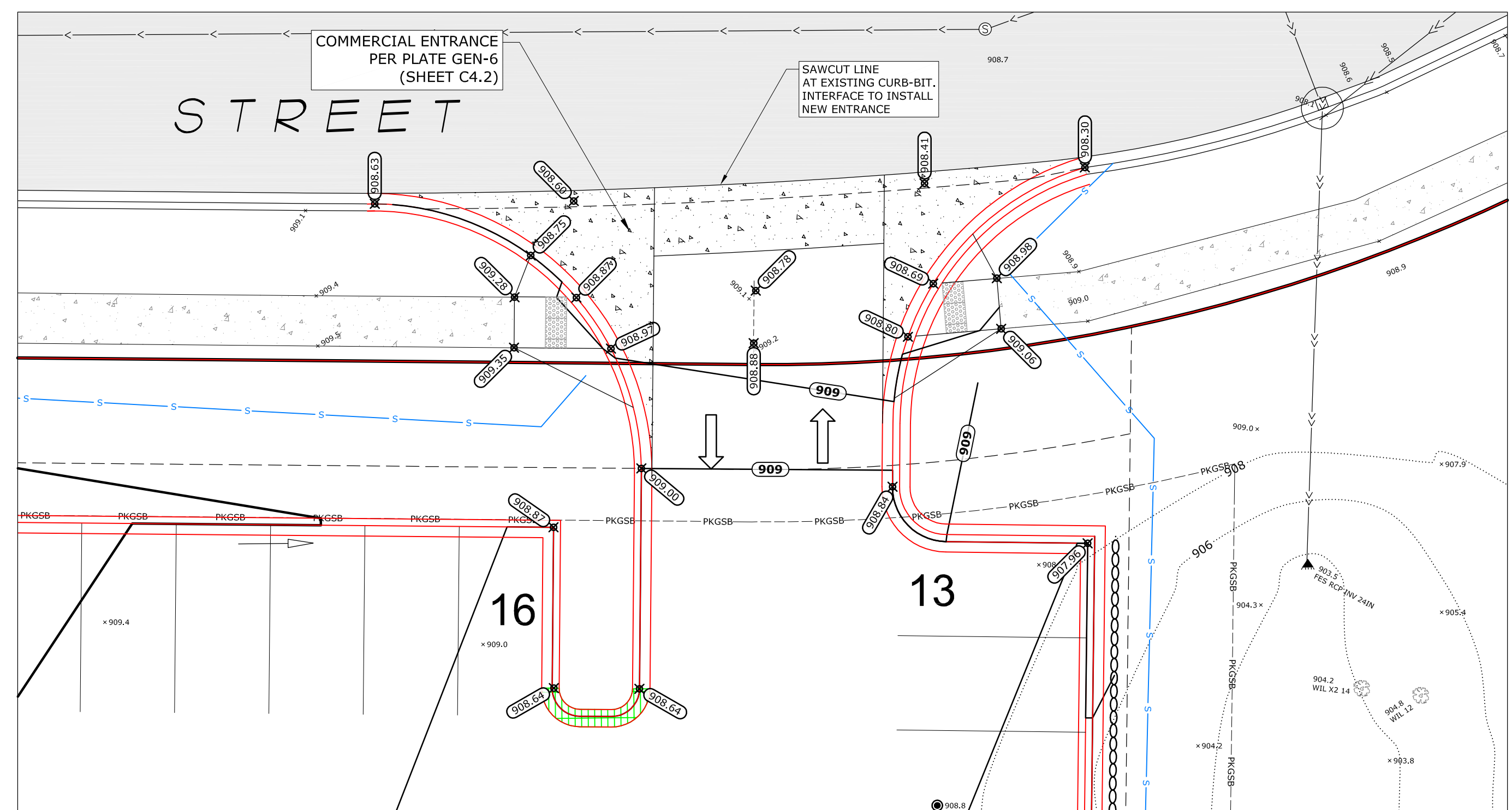
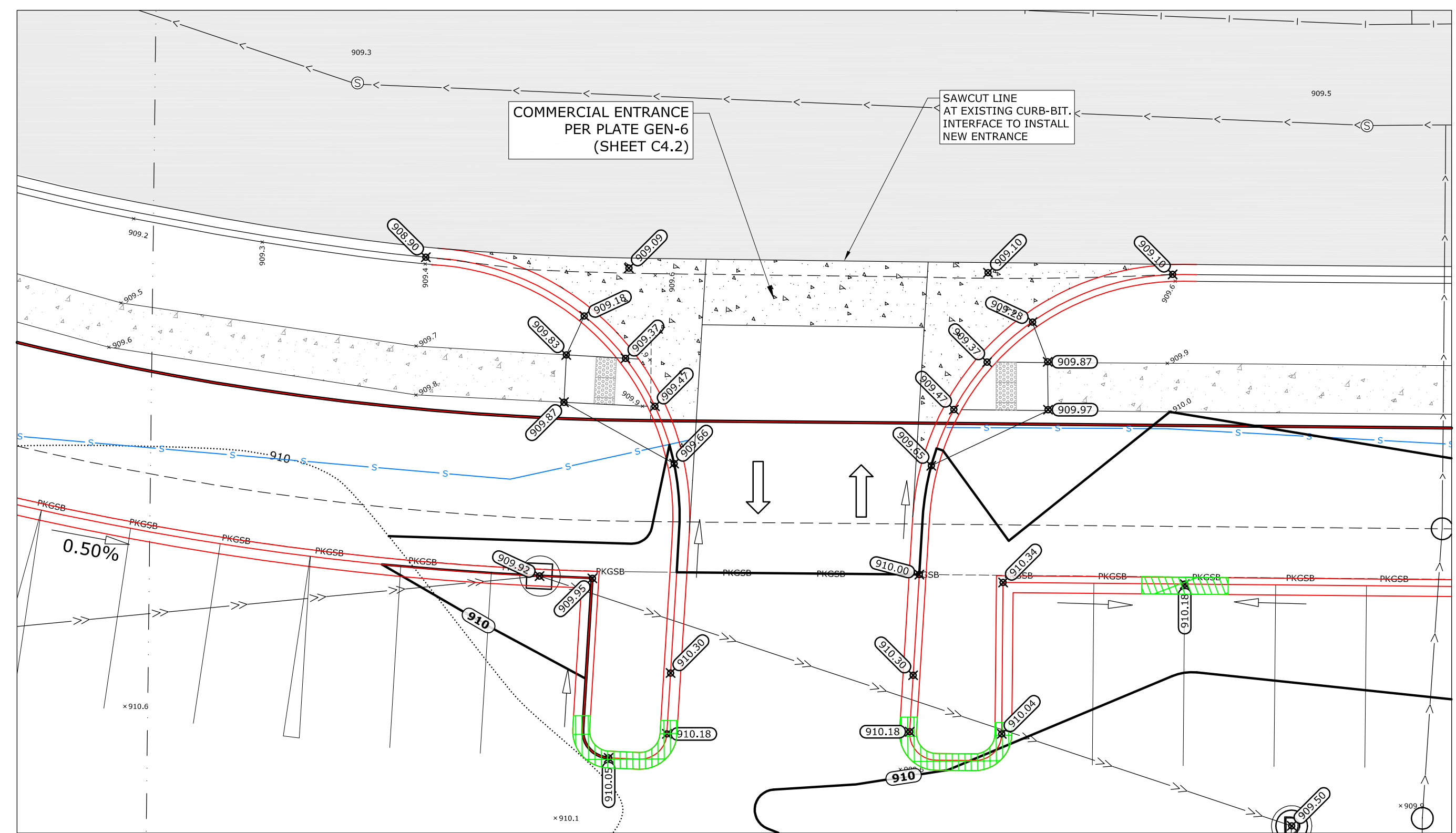
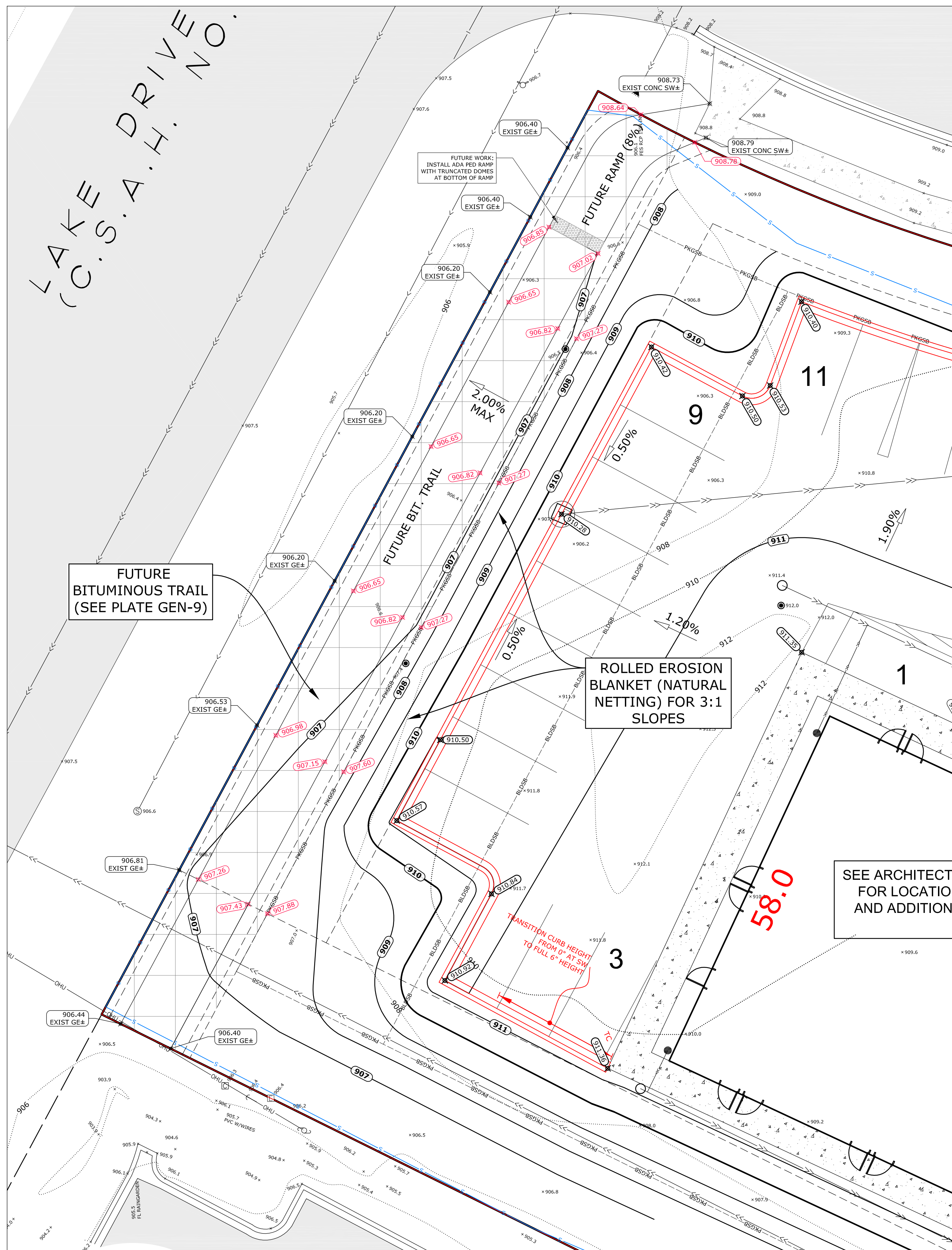
76 LAKE DRIVE
SUITE 110
MINNETONKA LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

NORTH



1 INCH = 20 FEET

C2.1



SEE SHEET C4.1 FOR GRADING NOTES.
ENTRANCE & FUTURE TRAIL PLAN
7920 LAKE DRIVE

DRAWN BY: M.Q.A.	DESIGN BY: Q.M.A.
CHCKD BY: M.Q.A.	PROJ. NO. 25-2210
ORIGINAL DATE: AUGUST 1, 2025	

DATE	REVISION DESCRIPTION

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

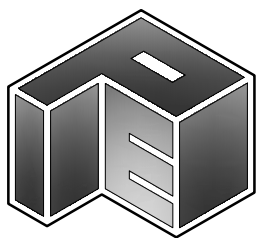


QASEM M. ABUGHAZLEH

DATE: 10.21.2025 LIC. NO. 56299

**LINO LAKES DEALERSHIP +
OFFICE
LINO LAKES, MINNESOTA**

ENTRANCE & FUTURE TRAIL PLAN



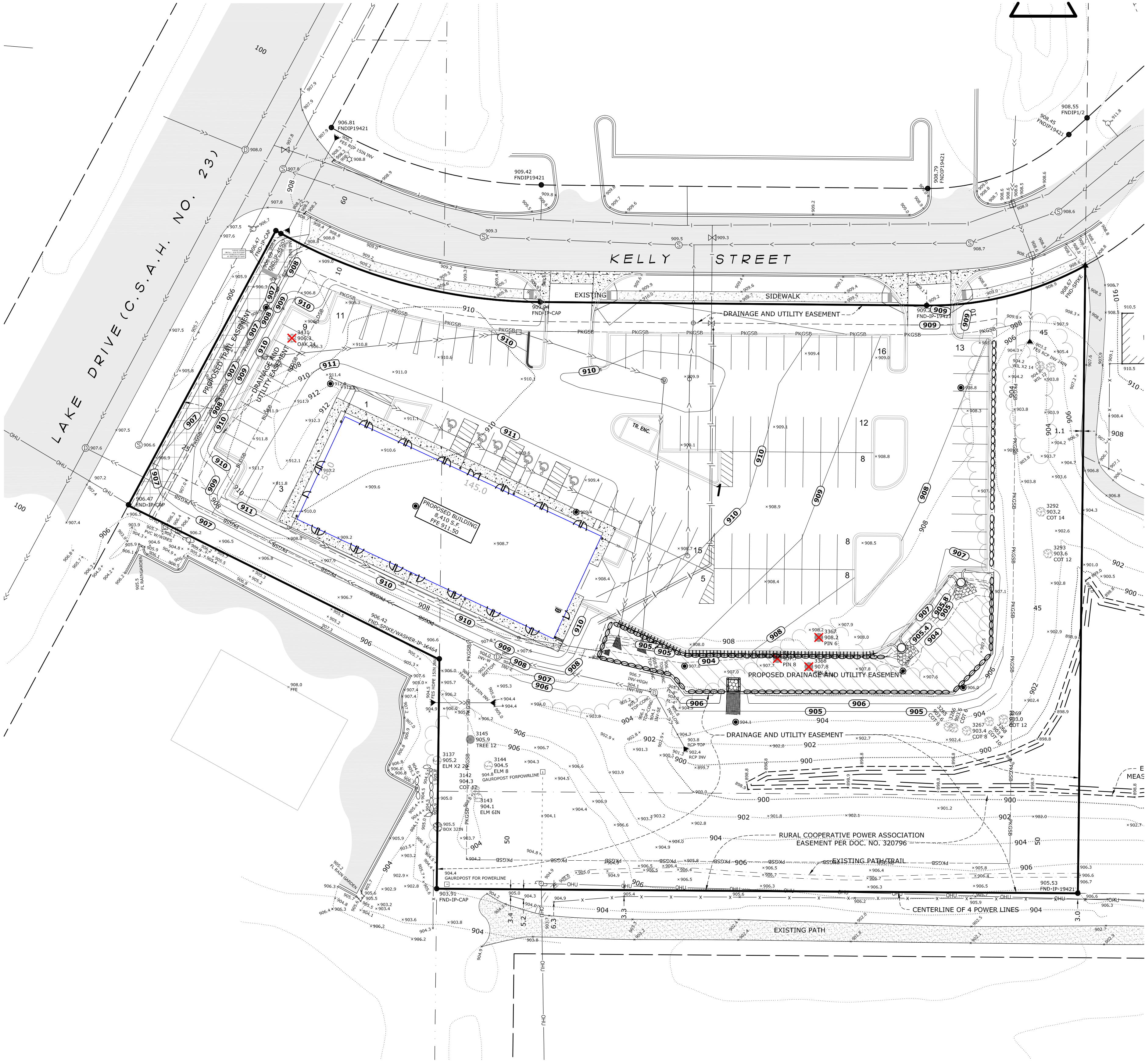
PLOWE
ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701



C2.2



TREE INVENTORY & PRESERVATION PLAN



TREE DETAIL

- DENOTES POINT NUMBER
 - DENOTES ELEVATION
 - DENOTES TREE QUANTITY
 - DENOTES TREE SIZE IN INCHES
 - DENOTES TREE TYPE
- ✗ DENOTES TREE TO BE REMOVED

TAG #	SPECIES	CALIPER	TREE TO BE REMOVED
3137	ELM	20	
3137	ELM	20	
3142	COTTONWOOD	12	
3143	ELM	6	
3144	ELM	8	
3145	TREE	12	
3265	COTTONWOOD	6	
3266	COTTONWOOD	6	
3267	COTTONWOOD	8	
3268	COTTONWOOD	10	
3269	COTTONWOOD	12	
3292	COTTONWOOD	14	
3293	COTTONWOOD	12	
3367	PINE	6	X
3368	PINE	6	X
3371	PINE	8	X
3431	OAK	24	X

DRAWN BY:	DESIGN BY:
M.Q.A.	Q.M.A.
CHKD BY:	PROJ. NO.
M.Q.A.	25-2210
ORIGINAL DATE:	
AUGUST 1, 2025	

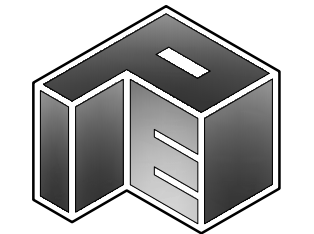
DATE	REVISION DESCRIPTION

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

QASEM M. ABUGHAZLEH
DATE: 10.21.2025 LIC. NO. 56299

LINO LAKES DEALERSHIP + OFFICE
LINO LAKES, MINNESOTA
TREE INVENTORY & PRESERVATION PLAN

PREPARED FOR:
TYLER HUEBSCH



SITE PLANNING
& ENGINEERING

PLOWE
ENGINEERING, INC.

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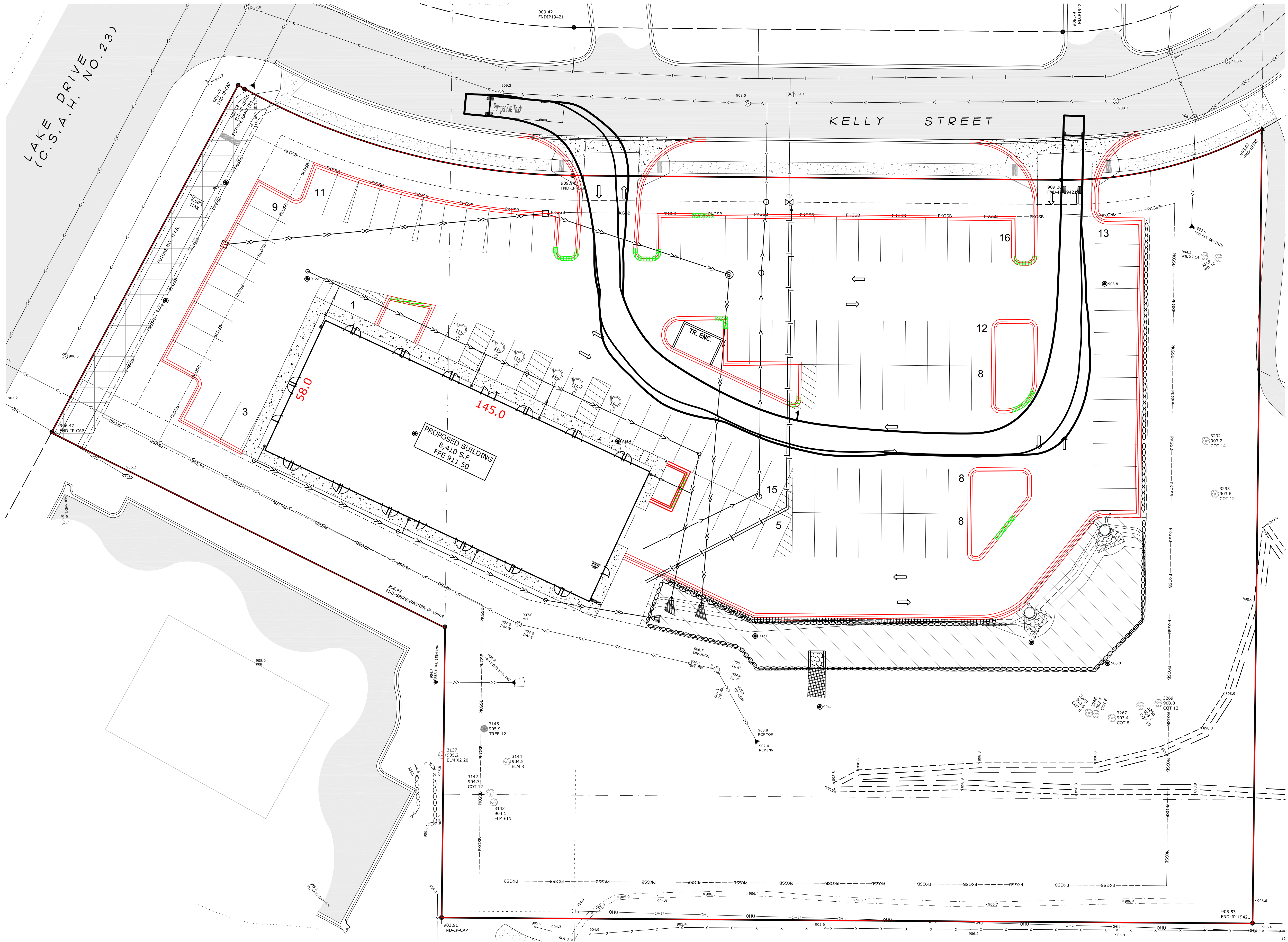
NORTH



0 15 30
1 INCH = 30 FEET

C6

TREE INVENTORY & PRESERVATION PLAN
7920 LAKE DRIVE



**FIRE TRUCK TURNING PLAN
7920 LAKE DRIVE**

DRAWN BY: M.Q.A. DESIGN BY: Q.M.A.
CHKD BY: M.Q.A. PROJ. NO. 25-2210
ORIGINAL DATE: AUGUST 1, 2025

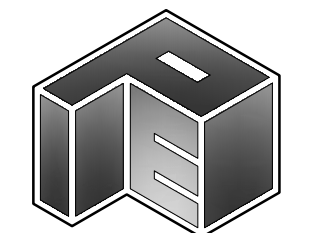
DATE	REVISION DESCRIPTION

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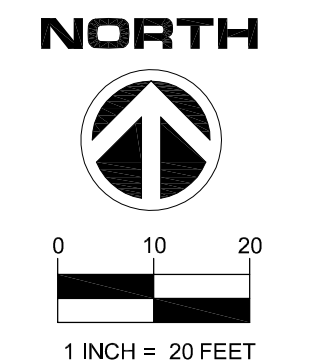
QASEM M. ABUGHAZLEH
DATE: 10.21.2025 LIC. NO. 56299

**LINO LAKES DEALERSHIP +
OFFICE**
LINO LAKES, MINNESOTA
FIRE TRUCK TURNING PLAN

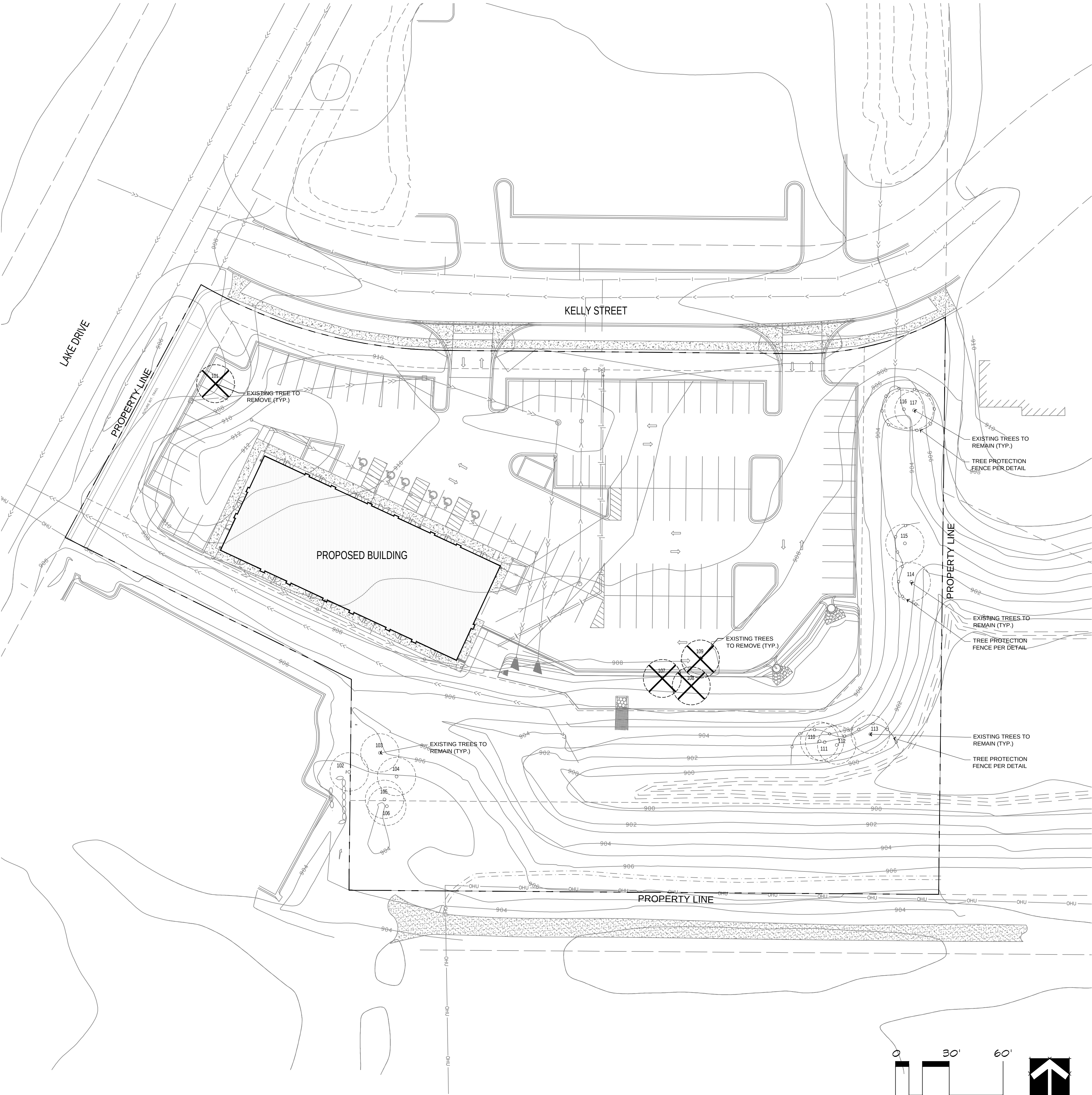
PREPARED FOR:
TYLER HUEBSCH



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& ENGINEERING
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C7



TREE PRESERVATION PLAN:

LANDSCAPE MATERIALS LEGEND:

- Existing Tree to Remain
- Tree Protection Fence
- Existing Tree to Remove
- Existing Wooded Area to Remain

GENERAL NOTES:

- Refer to Civil Engineer's plans for site plan layout, dimensions, grading, drainage and concrete specifications.
- Contractor to Coordinate all work with Owner.
- Protect adjacent areas from damage during construction.
- See written specifications for additional requirements.
- Place topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise. See specifications.
- All fine grading of turf areas shall be the responsibility of the sod sub-contractor(s), including sub-cut work. Field verify disturbance upon mobilization - actual sod areas may differ from anticipated limits shown on plan.
- See Civil Engineer's Plans for proposed grading & utilities.
- See Sheet L1.0 for Tree Preservation Plan
- See Sheet L1.1 for Landscape Plan
- See Sheet L1.2 & L1.3 for Landscape Details, Notes, and Schedules.
- See Sheet L1.4 for Irrigation Coverage Plan

CITY OF LINO LAKES, MN TREE PRESERVATION REQUIREMENTS:

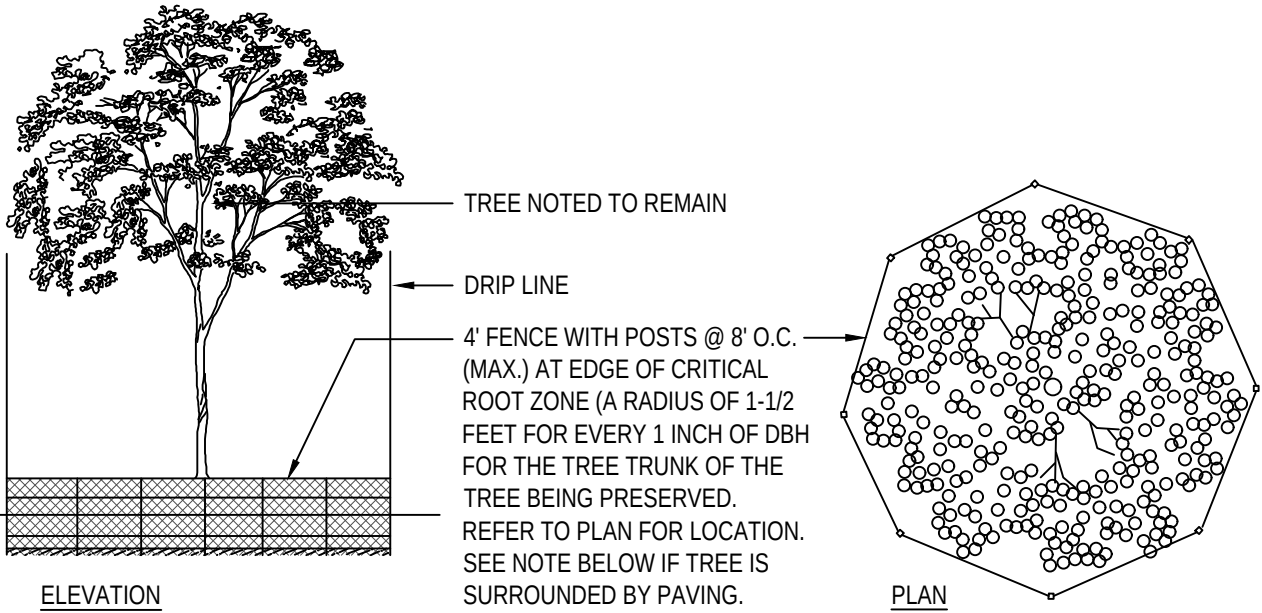
§ 1007.049 SCREENING, LANDSCAPING, BUFFER YARDS AND TREE PRESERVATION.

- BASIC USE AREA.** The area necessary for construction of the site's allowed use in accordance with the following:
- Commercial, industrial, and institutional uses include the area within the footprints of buildings and vehicular hardscape and within 20 feet around those improvements
- (f) At the city's discretion, the tree survey requirement may be waived under the following circumstances:
- Significant trees will only be removed within the basic use area and the basic use area is not an ESA.
- (13) *Tree preservation plan.*
- (a) A tree preservation plan shall be required for all soil disturbance activities where tree preservation and mitigation standards apply. A tree preservation plan shows how the tree preservation and mitigation standards will be met and how preserved trees will be protected during construction and other potentially harmful activities.

NEW AUTOMOTIVE DEALERSHIP - LINO LAKES, MN | TREE MITIGATION

TAG NO.	SPECIES	TREE DIA. (IN)	EXISTING TREE VALUE (LARGE TREES)	WITHIN BASIC USE AREA?	REMOVE?
101	OAK	24	3	YES	YES
102	ELM	20	3	NO	NO
103	TREE	12	2	NO	NO
104	ELM	8	2	NO	NO
105	ELM	6	2	NO	NO
106	COTTONWOOD	10	2	NO	NO
107	PINE	8	2	YES	YES
108	PINE	6	2	YES	YES
109	PINE	6	2	YES	YES
110	COTTONWOOD	6	2	NO	NO
111	COTTONWOOD	6	2	NO	NO
112	COTTONWOOD	8	2	NO	NO
113	COTTONWOOD	12	2	NO	NO
114	COTTONWOOD	12	2	NO	NO
115	COTTONWOOD	14	3	NO	NO
116	WILLOW	14	3	NO	NO
117	WILLOW	12	2	NO	NO
		INCHES	LARGE TREE VALUE		
Total Inches or Large Tree Value Existing:		184	38		
Total Inches or Large Tree Value On Site Removed:		44	9		
Total Inches or Large Tree Value On-Site Preserved:		140	29		
Total Inches or Large Tree Value On-Site Owed:		N/A	0		

* ALL TREES TO BE REMOVED ARE WITHIN THE BASIC USE AREA, AND NOT WITHIN AN ENVIRONMENTALLY SENSITIVE AREA (ESA) CATEGORY. BECAUSE OF THIS, ALL TREES TO BE REMOVED DO NOT NEED MITIGATION. *



NOTE: TREE PROTECTION SHALL BE PROVIDED BY CONTRACTOR AS REQUIRED TO AIDE IN SURVIVABILITY OF EXISTING TREES TO REMAIN. DO NOT STORE MATERIALS OR DRIVE EQUIPMENT WITHIN THE TREE DRIP LINE AS DESIGNATED ABOVE. MAINTAIN THE FENCE INTEGRITY AT ALL TIMES THROUGHOUT CONSTRUCTION.

TREE PROTECTION FENCE SHALL BE IN PLACE PRIOR TO THE START OF DEMOLITION.

1 EXISTING TREE PROTECTION DETAIL
L1.0 NOT TO SCALE

PLAN DATE:	DESIGN BY:
09/05/2025	A.L.
CHECK BY:	PROJ. NO.
B.H.	25-151

DATE	DESCRIPTION
08/07/2025	INITIAL CITY SUBMITTAL PLAN SET
09/03/2025	BUILDING CHANGES
09/03/2025	CITY PERMITTING SET
09/22/2025	CITY RESUBMITTAL SET

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of MINNESOTA.

PRELIMINARY

BENJAMIN D. HARTBERG, P.E.
DATE: xx/xx/xxxx
LIC. NO. 48084

LINO LAKES DEALERSHIP
OFFICES
7920 LAKE DRIVE, LINO LAKES, MINNESOTA
TREE PRESERVATION PLAN

PREPARED FOR:
CLASSIC
CONSTRUCTION

SITE PLANNING
& ENGINEERING

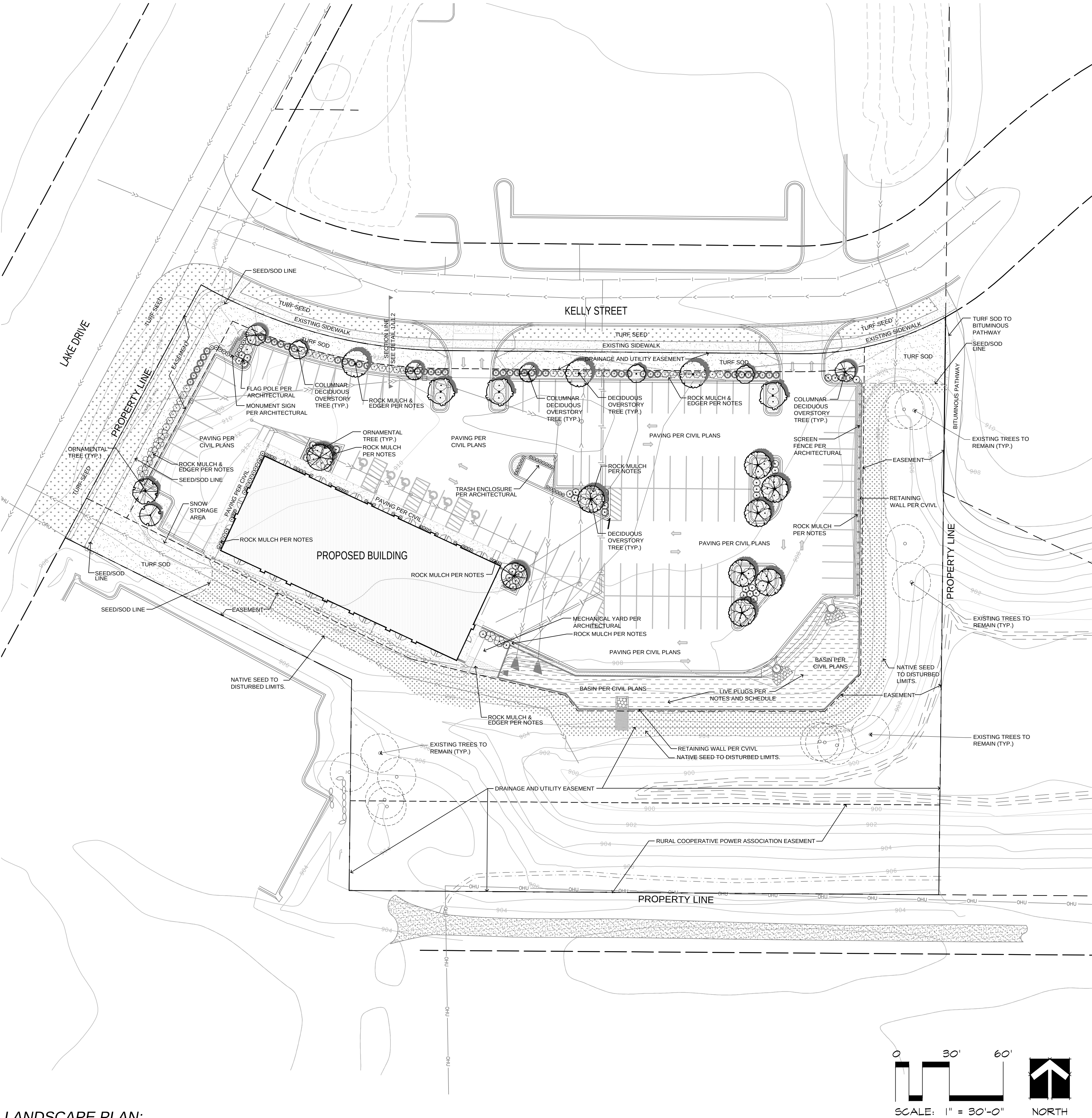
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cdg

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Sustainable Design
Planning

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Suite 101A
Saint Paul, MN 55104
telephone: 651.788.9018
internet: www.calyxdesigngroup.com

L1.0



LANDSCAPE PLAN:

LANDSCAPE MATERIALS LEGEND:

- Proposed Turf Sod per Landscape Notes
- Live Plugs per Schedule
- Proposed Turf Seed per Landscape Notes
- Existing Tree to Remain
- Proposed Landscape Edger per Landscape Notes
- Proposed Rock Mulch per Landscape Notes

GENERAL NOTES:

- Refer to Civil Engineer's plans for site plan layout, dimensions, grading, drainage and concrete specifications.
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CITY OF LINO LAKES, MN LANDSCAPE REQUIREMENTS:

1007.049 SCREENING, LANDSCAPING, BUFFER YARDS AND TREE PRESERVATION.

FOUNDATION LANDSCAPE ZONE. An area located within fifteen feet (15) of the building.

OPEN AREA LANDSCAPE ZONE. Includes disturbed site areas, that are not located within the foundation landscape zone, vehicular hardscape area or the building footprint and include cul-de-sac islands, boulevard medians, or storm water management areas.

- (A) FOUNDATION LANDSCAPE:
2 Large Trees + 6 Large Shrubs per 100 LF of Building:
406 LF Building = 8 Trees and 24 Shrubs Required | Shown: 1 Large Tree (2 Med. Trees), 16 Shrubs, 16 Perennials, & 36 Ornamental Grasses.
- (B) OPEN AREAS LANDSCAPE:
1 Large Tree + 2 Large Shrubs per 2,500 SF of Open Space
8,544 SF = 3 Trees and 6 Shrubs Required | Shown: 14.5 Large Trees & 144 Shrubs
- (C) BASIC USE AREA TREES TO BE REMOVED: 4
BUA Mitigation Trees Required: 0 (Non-ESA)
- (D) NON-BASIC USE AREA TREES TO BE REMOVED: 0
BUA Mitigation Trees Required: 0 (Non-ESA)
- (E) EXISTING TREES AS CREDIT: 13 (29 "Large Tree Value")
- (F) REQUIRED BUFFERYARDS:
Between Parking Lot and Public ROW - 30" Height (N & E Parking)

Assigned Canopy Cover Value			
Planting Location (for new trees)	Interior parking lot islands	Within less than 7 feet of vehicular hardscape edge	7 to 12 feet from vehicular hardscape edge
Assigned Canopy Coverage Value	100 percent of the canopy square footage	50% of the canopy square footage	25% of the canopy square footage
Square feet (SF) of canopy coverage assigned to each deciduous tree	Large Tree	950 SF (or 1200 SF in islands of 3 or more trees)	600 SF
	Medium Tree	500 SF	250 SF
	Small Tree	250 SF	125 SF
	Existing Tree: 6 - 12" DBH	1900 SF	950 SF
	Existing Tree: 12+" DBH	2850 SF	1425 SF

- (G) VEHICULAR HARDSCAPE TREE CANOPY COVERAGE CALCULATIONS:
40,000 SF x 40% = 16,000 SF Required
New Interior Parking Lot Trees: 7 (8,150 SF)
New 7' From Parking Lot Edge Trees: 14 (8,400 SF) + 1 Medium Tree (250 SF)
New 12' From Parking Lot Edge Trees: 0
Total Coverage Provided: 16,800 SF

- (H) PLANTING SUMMARY (EXCLUDES PARKING LOT REQUIREMENTS):
Gross number of "Large Trees" Required: 11 (Foundation and Open Spaces)
Gross number of "Large Shrubs" Required: 30 (Foundation and Open Spaces)

Existing "Large Trees" as Credit: 0 (Open Spaces)
New "Large Trees" Proposed: 22.5 (Includes 3 Medium Trees)
Existing "Large Trees" to Remain: 29

Total "Large Trees" On Site: 51.5
Total "Large Shrubs" on Site: 160

* REFER TO SHEET L1.2 FOR PLANT SCHEDULE *



PLAN DATE:	09/05/2025	DESIGN BY:	A.L.
CHECK BY:	B.H.	PROJ. NO.	25-151

DATE	DESCRIPTION
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PRELIMINARY
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DATE: xx/xx/xxxx
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OFFICES
7920 LAKE DRIVE, LINO LAKES, MINNESOTA
LANDSCAPE PLAN

PREPARED FOR:
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CONSTRUCTION



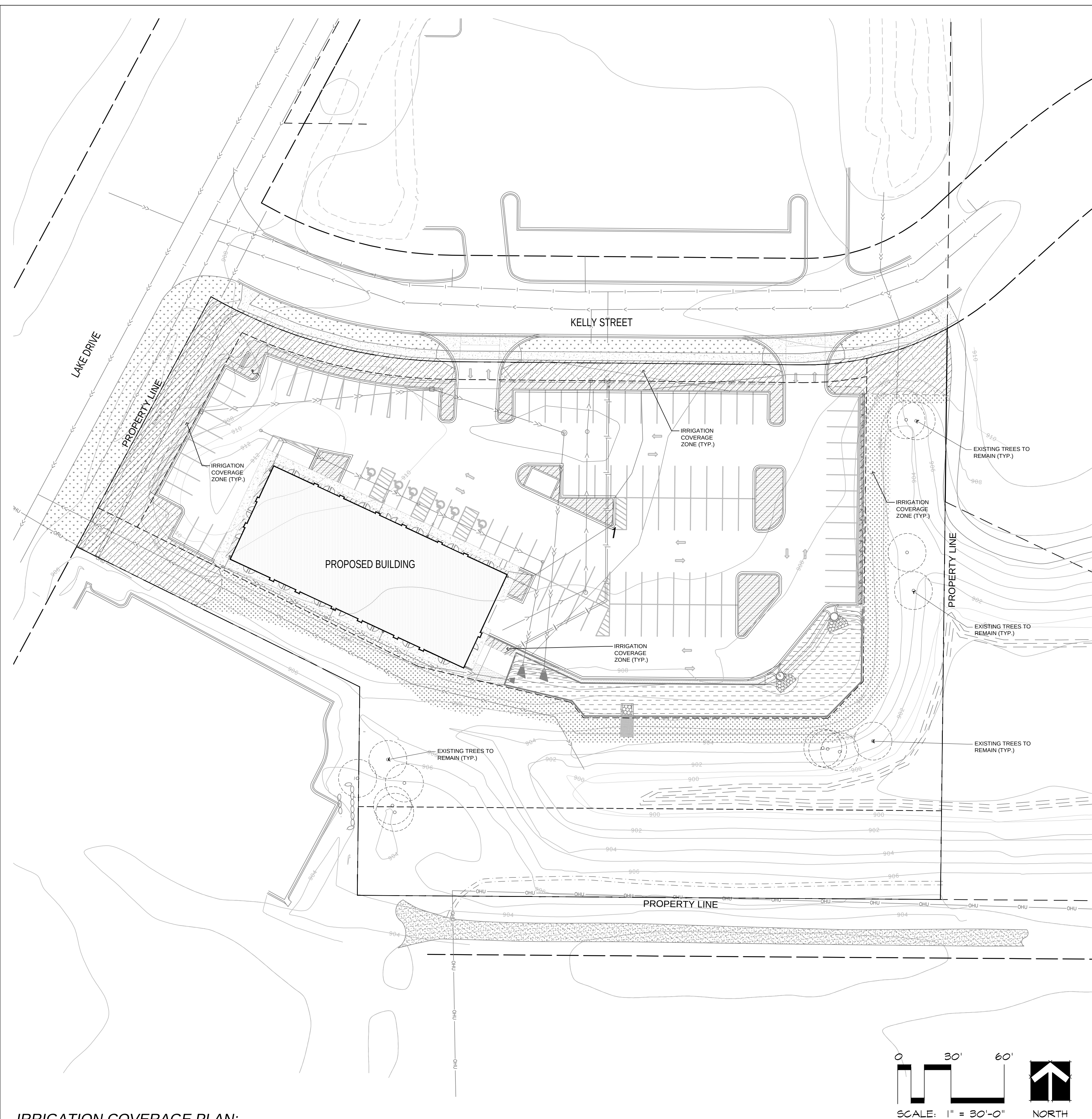
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L1.1



IRRIGATION COVERAGE PLAN:

LANDSCAPE MATERIALS LEGEND:

- Proposed Turf Sod per Landscape Notes
- Live Plugs per Schedule
- Proposed Turf Seed per Landscape Notes
- Proposed Irrigation Coverage Zones
- Existing Tree to Remain
- Proposed Landscape Edger per Landscape Notes
- Proposed Rock Mulch per Landscape Notes

GENERAL NOTES:

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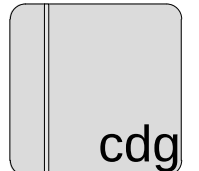
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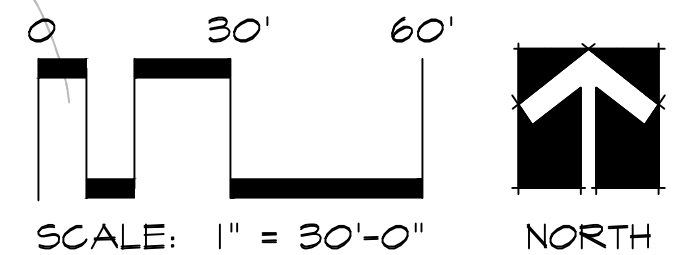
LINO LAKES DEALERSHIP
OFFICES
7920 LAKE DRIVE, LINO LAKES, MINNESOTA
LANDSCAPE PLAN

PREPARED FOR:
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L1.4



OWNER ACKNOWLEDGEMENT

THIELEN & GREEN REQUIRES APPROVAL OF THE FOLLOWING PERMIT DOCUMENTS PRIOR TO SUBMITTING FOR CITY PLAN REVIEW. PLEASE REVIEW THE PERMIT DOCUMENTS IN FULL AND MAKE NOTE OF ANY ADDITIONAL CHANGES THAT SHOULD BE ADDRESSED. AN AUTHORIZED SIGNATURE BELOW INDICATES THE APPROVAL OF THIS DESIGN AND AUTHORIZES THIELEN & GREEN TO PROCEED WITH THE PERMITTING PROCESS AS OUTLINE IN THE CONTRACT AGREEMENT.

X

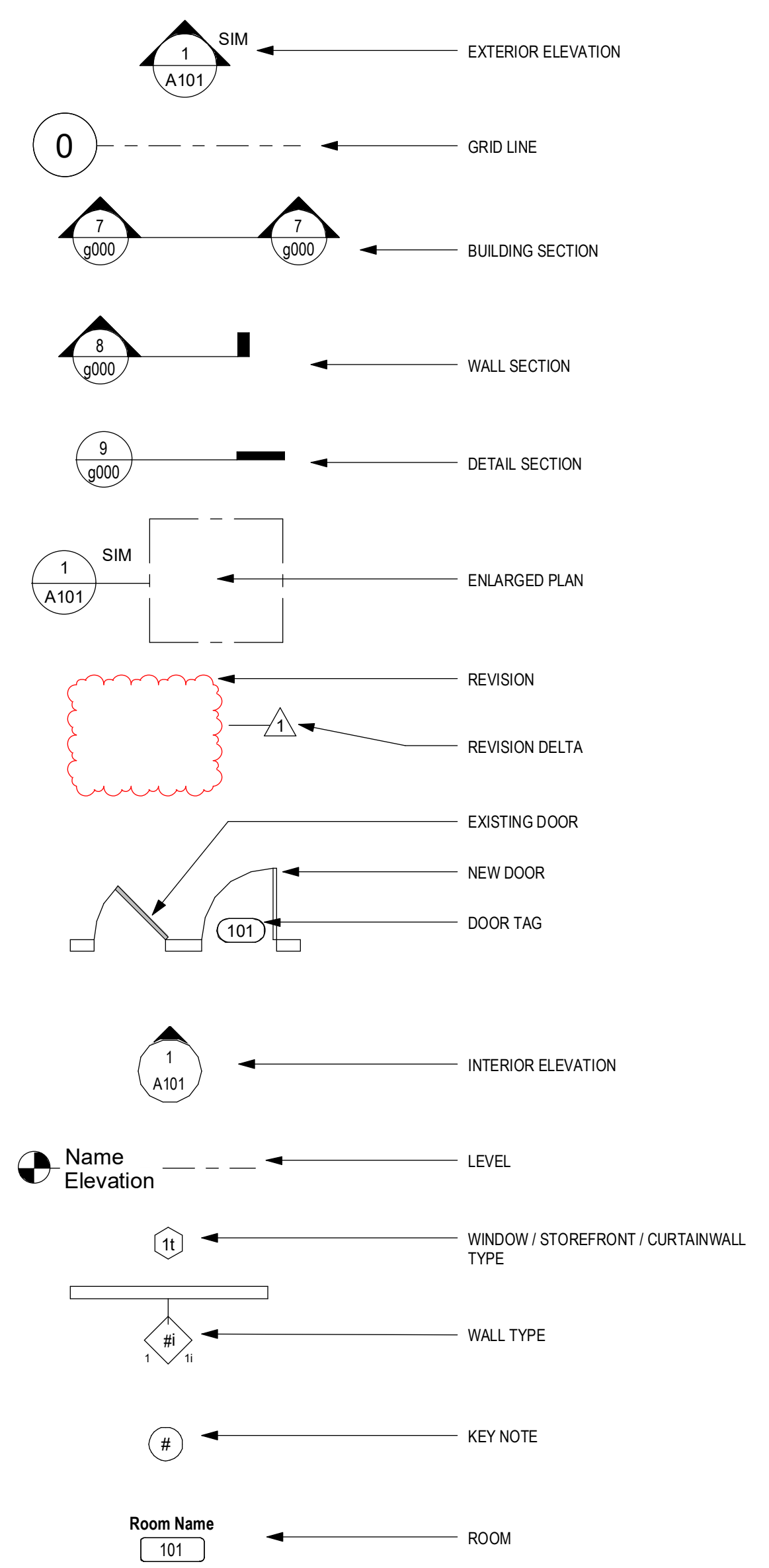
CLIENT NAME

DATE

ABBREVIATIONS

ACT	ACOUSTIC CEILING TILE	HT	HEIGHT
ADJ	ADJACENT	INSUL	INSULATION
BD	BOARD	MAX	MAXIMUM
BO	BOTTOM OF	MIN	MINIMUM
BM	BEAM	NTS	NOT IN CONTRACT
CL	CENTER LENE	NIC	NOT TO SCALE
CLG	CEILING	OC	ON CENTER
CMU	CONCRETE MASONRY UNIT	PLY WD	PLYWOOD
COL	COLUMN	PT	PRESSURE TREATED
CONC	CONCRETE	PTD	PAINTED
DIM	DIMENSION	RO	ROUGH OPENING
EQ	EQ	TBD	TO BE DETERMINED
EXIST	EXISTING	TYP	TYPICAL
FLR	FLOOR	UNO	UNLESS NOTED OTHERWISE
FO	FACE OF	VF	VERIFY IN FIELD
FP	FILLER PANEL	W/	WITH
GYP BD	GYP SUM BOARD	WD	WOOD

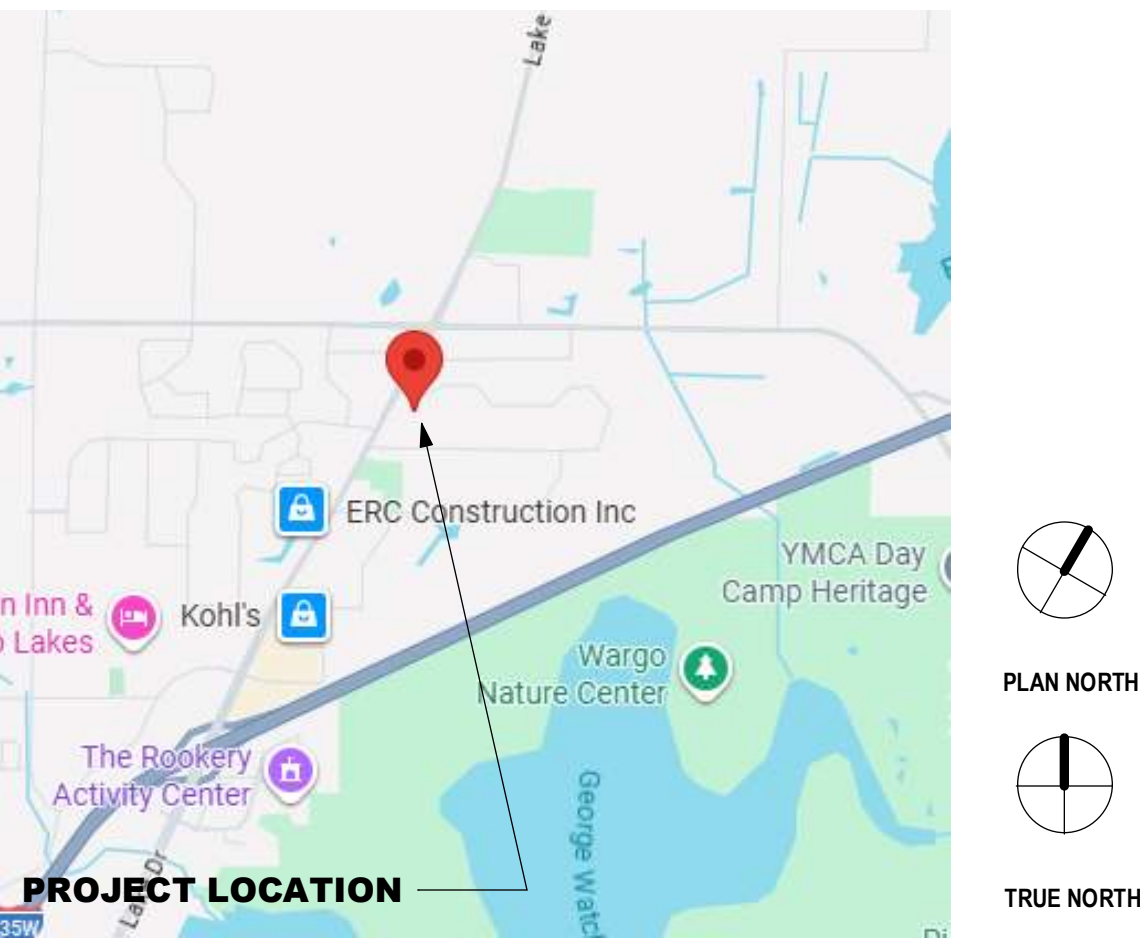
SYMBOLS



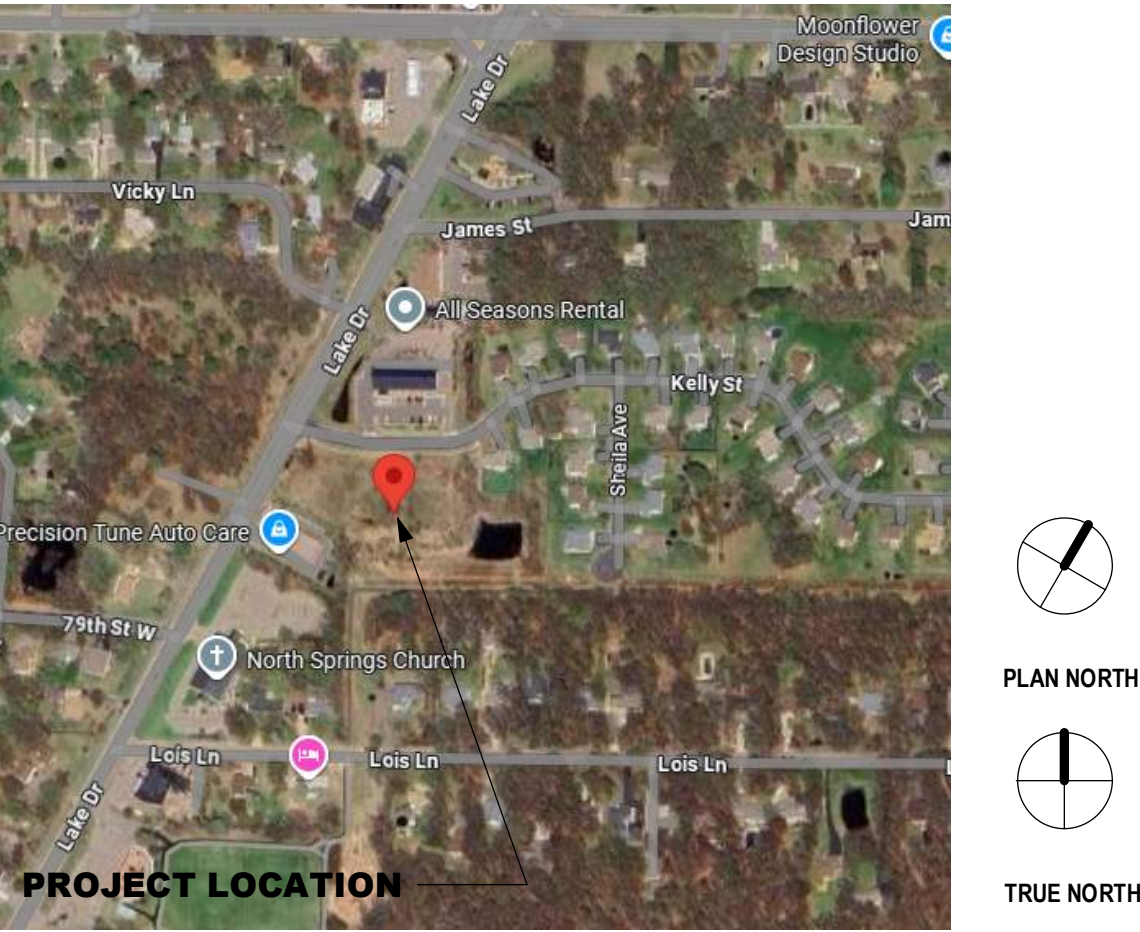
GENERAL NOTES

1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THEIR SUB-CONTRACTORS, MATERIAL SUPPLIERS, AND/OR THEIR CONSULTANTS TO REVIEW THE CONTRACT DOCUMENTS IN ITS ENTIRETY.
2. ITEMS SHOWN IN ONE LOCATION IN THE DRAWINGS AND/OR INCLUDED IN THE SPECIFICATIONS SHALL BE CONSIDERED PART OF THE WORK AND SHALL APPLY AT SIMILAR LOCATIONS THROUGHOUT THE PROJECT. IN THE EVENT OF INCONSISTENCIES BETWEEN THE DRAWINGS PROVIDED THE GENERAL CONTRACTOR SHALL SEEK CLARIFICATION FROM THE ARCHITECT OF RECORD.
3. NO DEVIATIONS FROM THE CONTRACT DOCUMENTS, INCLUDING SPECIFICATIONS, SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM THE OWNER AND/OR ARCHITECT.
4. DO NOT SCALE DRAWINGS.
5. **GENERAL CONTRACTOR AND/OR SUB-CONTRACTORS ARE REQUIRED TO VERIFY ALL CONDITIONS PRIOR TO COMMENCING WORK.**
6. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONFIRM WITH THE OWNER AND/OR LANDLORD ANY PROJECT REQUIREMENTS PRIOR TO BIDDING WORK INCLUDING: PRE-APPROVED SUBCONTRACTORS, MATERIALS, CONSTRUCTION REQUIREMENTS, ETC.
7. THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS PRIOR TO STARTING THAT PORTION OF WORK IN A TIMELY MATTER TO ALLOW REVIEW BY AOR AND OWNER FOR RESPONSE. NO WORK IS TO OCCUR IN AREA OF CONFLICT UNTIL WRITTEN RESPONSE AND APPROVAL IS ACHIEVED BY ALL PARTIES (OWNER, ARCHITECT, GENERAL CONTRACTOR).
8. THE GENERAL CONTRACTOR IS TO NOTIFY ARCHITECT AND OWNER IMMEDIATELY ANY HAZARDOUS SUBSTANCES ENCOUNTERED IN THE FIELD.
9. ALL WORK SHALL BE PERFORMED BY APPROPRIATE SKILLED PERSONALE AND MATERIALS USED SHALL BE OF FIRST QUALITY.
10. THE GENERAL CONTRACTOR IS RESPONSIBLE TO PROTECT THE EXISTING STRUCTURE, FINISHES, LANDSCAPING, MEP SYSTEMS UNLESS REQUIRED TO REMOVE OR REPLACE AS SPECIFIED IN THE CONSTRUCTION DOCUMENTS.
11. WATER RESISTANT GYP. BD. SHALL BE USED AT ALL WET LOCATIONS.
12. ALL EXISTING WALLS AND/OR FENESTRATION ARE TO REMAIN UN.O.
13. IF REQUIRED, THE GENERAL CONTRACTOR SHALL PREPARE FIRE SPRINKLER DESIGN DRAWINGS. SUBMIT AND RECEIVE APPROVAL PRIOR TO INSTALLATION AS REQUIRED WITH THE LOCAL AGENCIES HAVING JURSDICTION ON THIS PROJECT. THE AUTOMATIC SPRINKLER SYSTEM MUST BE INSTALLED IN ACCORDANCE WITH THE CODES LISTED BELOW AND LOCAL AMENDMENTS. A SEPARATE PERMIT BY DESIGN BUILD ENGINEERING COORDINATED BY THE GENERAL CONTRACTOR IS REQUIRED TO BE SUBMITTED TO THE AUTHORITY HAVING JURISDICTION FOR APPROVAL.
14. THE GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE BLOCKING AS DIRECTED BY THE MANUFACTURER FOR ALL WALL MOUNTED EQUIPMENT OR DEVICES, AND SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR ALL ITEMS NOTED AS "BY OWNER" OR "BY OTHERS".
15. DRAWINGS WERE PREPARED USING PRODUCT SPECIFIC CONFIGURATION INFORMATION, ACTUAL DIMENSIONS AND DETAILS OF SELECTED MATERIALS MAY CHANGE BEFORE INCORPORATION INTO THE WORK. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ACCOMMODATING ANY CHANGES TO OTHER MATERIALS THAT ARE NECESSARY BECAUSE OF THESE DIFFERENCES.
16. TYPICAL AND PROJECT SPECIFIC DETAILS ARE INCLUDED IN THE DRAWINGS, WHERE DETAILS OR DESIGN INTENT CANNOT BE DETERMINED SEEK CLARIFICATION PRIOR TO COMMENCING WORK.
17. ALL WORK SHALL CONFORM TO LAWS, REGULATIONS, CODES AND ORDINANCES OF FEDERAL, STATE, COUNTY, CITY OR ANY OTHER JURISDICTION AS EACH MAY APPLY. IN THE EVENT OF ANY CONFLICT BETWEEN ANY OF THE PROJECT REQUIREMENTS, THE MOST STRINGENT REQUIREMENT SHALL GOVERN.
18. EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHERS LOCATIONS AND STANDPIPE CONNECTIONS, AS APPLICABLE, SHALL NOT BE CONCEALED BY CURTAINS, MIRRORS, OR OTHER DECORATIVE MATERIAL.
19. ALL EXIT DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
20. REFER TO INDIVIDUAL SHEETS FOR OTHER GENERAL NOTES SPECIFIC TO THAT SECTION.

LOCATION MAP



KEY PLAN



GENERAL FIRE DEPT NOTES

1. ALL LIFE SAFETY SYSTEMS SHALL BE DESIGNED PER APPLICABLE FIRE PREVENTION CODE - SEE LIFE SAFETY PLAN
2. FIRE EXTINGUISHER REQUIREMENTS SHALL BE AS DETERMINED BY FIELD INSPECTION AND NFPA 10. THE CONTRACTOR SHALL SUPPLY ALL FIRE EXTINGUISHERS AND CABINETS AS REQUIRED - SEE LIFE SAFETY PLAN FOR SUGGESTED LOCATION(S)
3. BUILDING ADDRESS NUMBERS SHALL BE PROVIDED ON THE FRONT OF THE BUILDING AND SHALL BE VISIBLE / LEGIBLE FROM THE PUBLIC RIGHT-OF-WAY. SAID NUMBERS SHALL CONTRAST VISUALLY WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE PROVIDED BY THE GENERAL CONTRACTOR
4. COMMERCIAL DUMPSTERS OR CONTAINERS WITH A CAPACITY OF ONE-AND-ONE-HALF CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN FIVE FEET OF COMBUSTIBLE WALLS, OPENINGS, OR ROOF EAVE LINES UNLESS THESE AREAS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM
5. POST "NO PARKING - FIRE LANE" SIGNS ALONG VEHICULAR ACCESS ROADS

NOTES TO BIDDERS

AS REQUIRED BY CHAPTER 1341.0030 IEBC SECTION 305, ACCESSIBILITY FOR EXISTING BUILDINGS, SECTION 305.7 ALTERATIONS AFFECTING AN AREA CONTAINING A PRIMARY FUNCTION, PROVIDE SEPARATE LINE ITEMS FOR THE SCOPE OF WORK PERTAINING TO THE FOLLOWING IMPROVEMENTS TO THE ACCESSIBLE ROUTE:

1. PARKING FACILITIES

2. ACCESSIBLE ENTRANCES

3. ACCESSIBLE ROUTE TO THE PRIMARY FUNCTION AREA

4. TOILET FACILITIES

5. DRINKING FOUNTAINS

305.7 ALTERATIONS AFFECTING AS AN AREA CONTAINING A PRIMARY FUNCTION. WHERE AN ALTERATION AFFECTS THE ACCESSIBILITY TO OR CONTAINS AN AREA OF PRIMARY FUNCTION, THE ROUTE TO THE PRIMARY FUNCTION SHALL INCLUDE TOILET FACILITIES, PARKING FACILITIES, AND DRINKING FOUNTAINS SERVING THE AREA OF PRIMARY FUNCTION.

- EXCEPTIONS:
1. THE COSTS OF PROVIDING THE ACCESSIBLE ROUTE AREA NOT REQUIRED TO EXCEED 20 PERCENT OF THE COSTS OF THE ALTERATION AFFECTING THE AREA OF PRIMARY FUNCTION.
2. THIS PROVISION DOES NOT APPLY TO ALTERATIONS LIMITED SOLELY TO WINDOWS, HARDWARE, OPERATING CONTROLS, ELECTRICAL OUTLETS, AND SIGNS.
3. THIS PROVISION DOES NOT APPLY TO ALTERATIONS LIMITED SOLELY TO MECHANICAL SYSTEMS, ELECTRICAL SYSTEMS, INSTALLATION OR ALTERATION OF FIRE PROTECTION SYSTEMS, AND ABATEMENT OF HAZARDOUS MATERIALS.
4. THIS PROVISION DOES NOT APPLY TO ALTERATIONS UNDERTAKEN FOR THE PRIMARY PURPOSE OF INCREASING THE ACCESSIBILITY OF A FACILITY.
5. THIS PROVISION DOES NOT APPLY TO ALTERED AREAS LIMITED TO TYPE B DWELLING AND SLEEPING UNITS.
6. **THIS PROVISION DOES NOT APPLY TO ALTERATIONS UNDERTAKEN BY A TENANT WHERE THE ACCESSIBLE ROUTE, TOILET FACILITIES, PARKING FACILITIES, TELEPHONES, AND DRINKING FOUNTAINS ARE OUTSIDE THE TENANT SPACE.**

DESIGN ALTERNATES

DEFERRED SUBMITTALS

THE FOLLOWING ITEMS WILL BE SUBMITTED AS DEFERRED SUBMITTALS BY THE APPROPRIATE INSTALLING SUBCONTRACTOR OR VENDOR. FOR EACH DEFERRED SUBMITTAL ITEM, THE SUBCONTRACTOR OR VENDOR SHALL FIRST SUBMIT SIGNED AND SEALED ENGINEERED DRAWINGS AND CALCULATIONS TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO SUBMITTAL TO THE BUILDING OFFICIAL OR FIRE MARSHAL. ARCHITECT'S REVIEW WILL BE FOR GENERAL CONFORMANCE WITH THE BUILDING DESIGN ONLY. SUBCONTRACTOR OR VENDOR SHALL BE RESPONSIBLE FOR DETERMINING SUBMITTAL REQUIREMENTS AND PAYMENT OF ALL FEES FOR SUBMITTALS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE TIMING OF SUBMITTALS SO AS TO NOT INTERFERE WITH OVERALL CONSTRUCTION SCHEDULE. ALLOWING TIME FOR APPROPRIATE REVIEWS FOR ARCHITECT AND BUILDING OFFICIAL OR FIRE MARSHAL. NO DELAYS OR TIME EXTENSIONS WILL BE ALLOWED FOR FAILURE TO ALLOW APPROPRIATE TIME FOR REVIEW.

1. FIRE SPRINKLER SYSTEMS
2. FIRE ALARM SYSTEMS (IF REQUIRED)
3. MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING
4. IT, LOW-VOLTAGE, AV, DATA, SECURITY
5. SIGNAGE (INTERIOR AND/OR EXTERIOR)

SHEET INDEX

NUMBER	SHEET NAME	REVISION
CONCEPTUAL		
EX00	COVER SHEET	
EX01	CONCEPTUAL SITE PLAN	
EX02	CONCEPTUAL FLOOR PLAN	
EX03	CONCEPTUAL ELEVATIONS	
EX04	CONCEPTUAL RENDERINGS	
EX05	SITE CROSS SECTION	



LINO LAKES DEALERSHIP + OFFICES
7920 LAKE DRIVE, LINO LAKES, MN 55014

PROJECT DESCRIPTION

PROJECT NAME:	LINO LAKES DEALERSHIP + OFFICES	PROPOSED USE:	"B" (OFFICE)
ADDRESS:	7920 LAKE DRIVE, LINO LAKES, MN 55014	BUILDING HEIGHT:	1 STORY
PID:	ANOKA COUNTY, PID 09-21-22-22-0030	BUILDING AREA:	8,410 GFA
PROJECT DESCRIPTION:	NEW 8,410 SF SINGLE STORY "B" OCCUPANCY BUILDING USING TYPE VB CONSTRUCTION. PROJECT DELIVERY IS DESIGN-BUILD MEP BY THE GENERAL CONTRACTOR	FIRE PROTECTION:	FULL BUILDING SPRINKLER

PROJECT TEAM

CLIENT	GENERAL CONTRACTOR
TYLER HUEBSCH 10731 HAWTHORN TRAIL WOODBURY, MN 55129	CLASSIC CONSTRUCTION 18542 ULYSSES ST NE EAST BETHEL, MN 55011
CONTACT: TYLER HUEBSCH EMAIL: TJHUEBSCH@GMAIL.COM PHONE: 651-442-9334	CONTACT: BRIAN LARSON EMAIL: BRIAN@CLASSICCONSTRUCTIONINC.COM PHONE: 763-434-8870
ARCHITECT	CIVIL ENGINEER
THIELEN & GREEN 7455 VILLAGE DRIVE, SUITE #110 LINO LAKES, MINNESOTA 55038	PLOWE ENGINEERING 6776 LAKE DR NE LINO LAKES, MN 55014
CONTACT: KRIS THIELEN - ARCHITECT (MN #59237) EMAIL: KMT@TANDGARCH.COM PHONE: 763-553-7927	CONTACT: MOHAMMAD ABUGHAZLEH EMAIL: MOE@PLOWE.COM PHONE: 651-361-8237

LANDSCAPE ENGINEER

CALYX DESIGN GROUP
475 CLEVELAND AVE N, SUITE 101A
ST. PAUL, MN 55104

CONTACT: BEN HARTBERG
EMAIL: BEN@CALYXDESIGNGROUP.COM
PHONE: 651-788-9018

CITY STAMP AREA

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LINO LAKES
DEALERSHIP +
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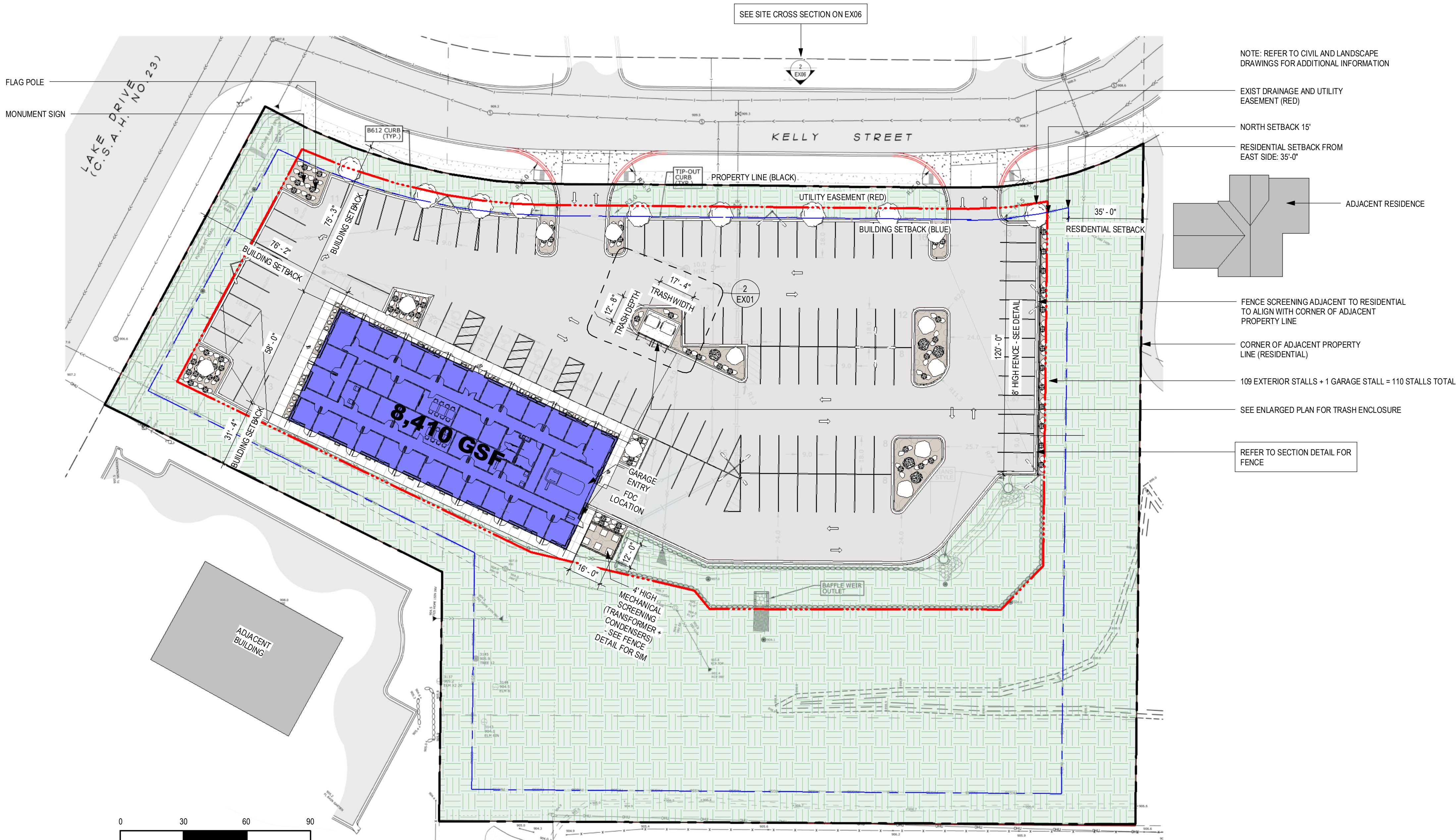
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COVER SHEET	
Project Number	653_2025
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Drawn By	AUTHOR
Checked By	KMT
EX00	
Scale	As indicated



GENERAL SITE PLAN NOTES

- SUBMITTAL PROVIDED BY THE OWNER AS NEEDED; NOT IN CONTRACT
1. PARCEL ID: 09-31-22-22-0030
 2. ZONING: GB GENERAL BUSINESS
 3. PARCEL SIZE: 2.791 ACRES (121,566 SF)
 4. OFF-STREET PARKING:
 - A. OFFICE 1 PER 200 SF
 - a. 8,410 / 90% = 7,569 FLOOR AREA / 200 = 38 SPACES FOR OFFICE ONLY
 - B. MOTOR VEHICLE SALES LOT: 1 PER 250 SF + 1 PER 2,000 SF SITE
 - a. 7,569 FLOOR AREA / 250 = 31 SPACES
 - b. 121,566 / 2,000 = 61 SPACES
 - * TOTAL SPACES FOR MOTOR VEHICLE SALES: 61 + 31 = 92 SPACES
 - C. CITY CODE 1007.132 (8) MOTOR VEHICLE SALES LOT 380 SF OF SALES AREA PER VEHICLE EXCLUSIVE OF REQUIRED PARKING AREAS
 - a. 43,800 SF PARKING LOT / 380 = 115 VEHICLES
 - * REQUIRED OFFICE PARKING: 38 PARKING SPACES
 - * TOTAL MIN REQUIRED = 77 PARKING SPACES FOR VEHICLE SALES
 - b. 1. FROM STREET RIGHT-OF-WAY:
 - A. LOCAL OR MINOR COLLECTOR STREET: 30 FEET.
 - B. MAJOR COLLECTOR OR ARTERIAL STREET: 40 FEET.
 - C. PARKING LOT: 15 FEET.
 2. REAR LOT LINE:
 - A. PRINCIPAL BUILDING: 30 FEET.
 - B. ACCESSORY BUILDING: 5 FEET.
 - C. PARKING LOT: 10 FEET.
 3. SIDE LOT LINE:
 - A. PRINCIPAL BUILDING: 10 FEET.
 - B. ACCESSORY BUILDING: 10 FEET.
 - C. PARKING LOT: 10 FEET.
 4. FROM PROPERTY GUIDED BY THE COMPREHENSIVE PLAN FOR RESIDENTIAL USE: 35 FEET.
 5. BETWEEN PRINCIPAL BUILDINGS, NOT LESS THAN ONE-HALF THE SUM OF THE BUILDING HEIGHTS OF THE TWO BUILDINGS.
 - (3) MAXIMUM BUILDING HEIGHT: 45 FEET EXCEPT AS ALLOWED BY § 1007.043(3).
 - (4) MAXIMUM IMPERVIOUS SURFACE COVERAGE: 75% OF THE LOT AREA.
 - (5) BUILDING REQUIREMENTS. ALL NEWLY CONSTRUCTED BUILDINGS SHALL MEET
5. LOT AND YARD REQUIREMENTS:
 - A. MINIMUM LOT SIZE:
 1. SEVERED LOT: 20,000 SQUARE FEET.
 2. UNSEVERED LOT: 10 ACRES IN COMPLIANCE WITH APPLICABLE PROVISIONS OF § 1007.042(2)(B).
 - (B) MINIMUM LOT WIDTH: 100 FEET.
 - (C) SETBACKS:
 1. FROM STREET RIGHT-OF-WAY:
 - A. LOCAL OR MINOR COLLECTOR STREET: 30 FEET.
 - B. MAJOR COLLECTOR OR ARTERIAL STREET: 40 FEET.
 - C. PARKING LOT: 15 FEET.
 2. REAR LOT LINE:
 - A. PRINCIPAL BUILDING: 30 FEET.
 - B. ACCESSORY BUILDING: 5 FEET.
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 - (5) BUILDING REQUIREMENTS. ALL NEWLY CONSTRUCTED BUILDINGS SHALL MEET

Table 1

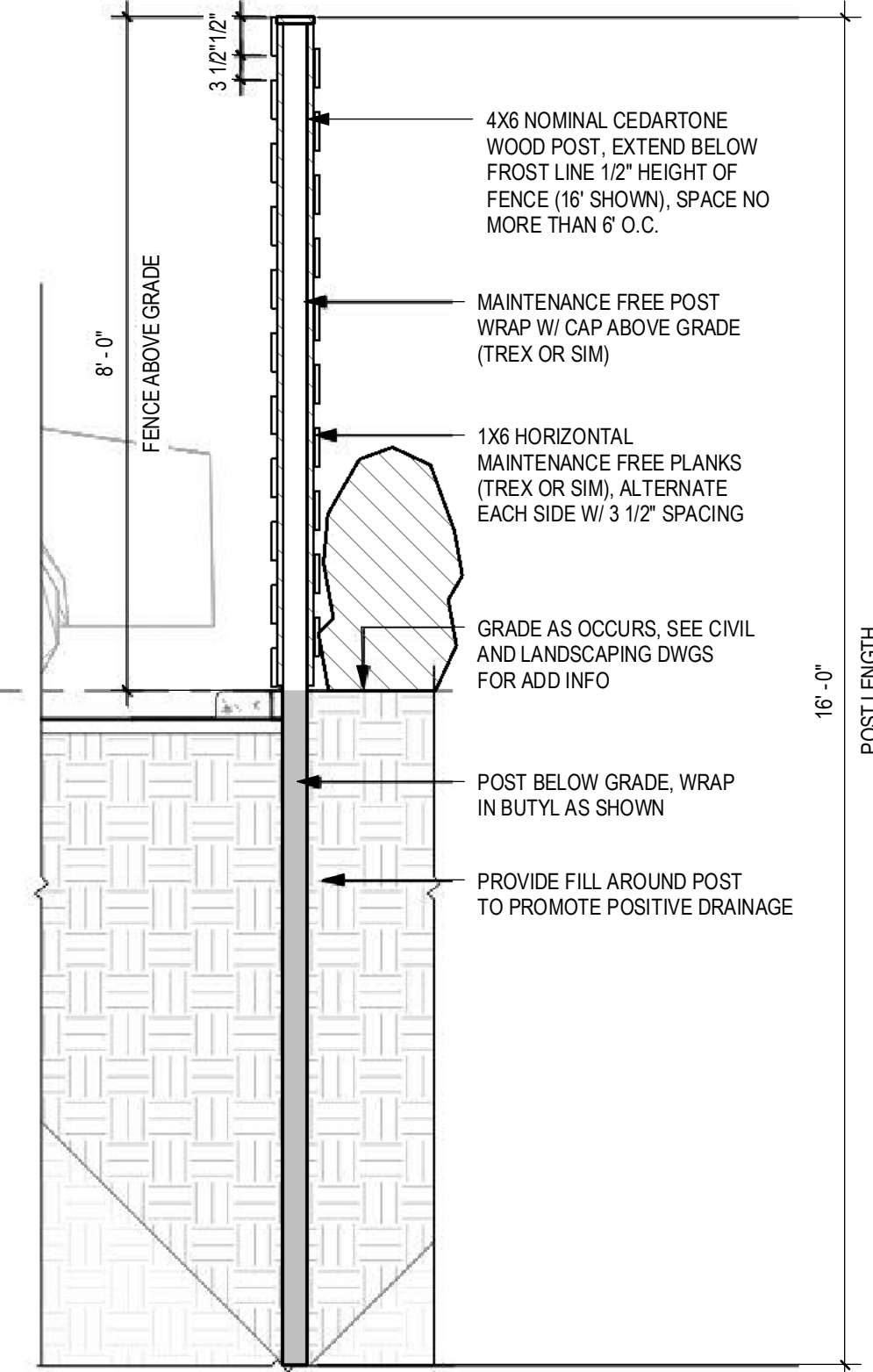
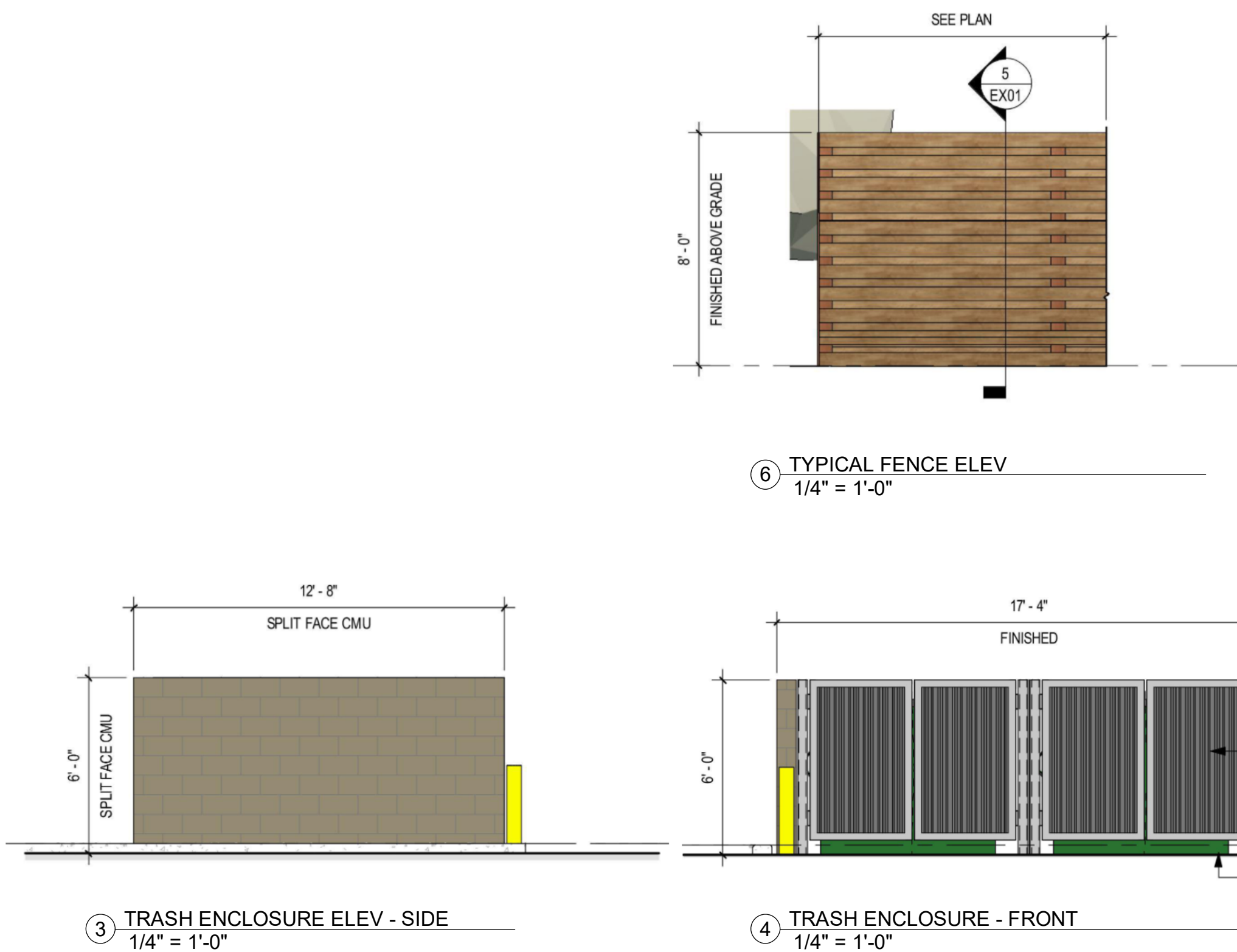
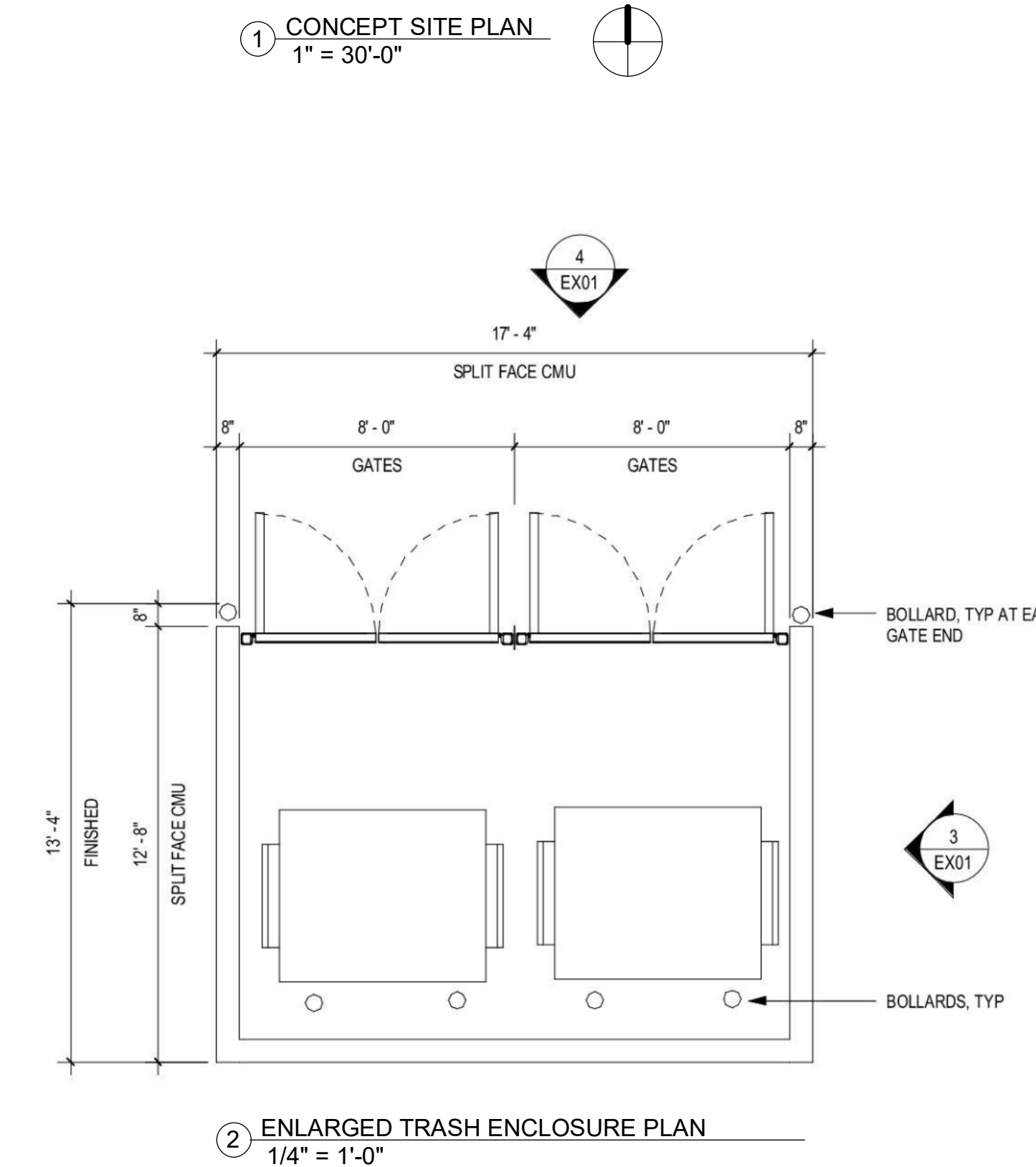
Angle of Parking	Space Width	Space Length	Aisle Width One Way	Aisle Width Two Way
90	9 feet	18 feet	24 feet	24 feet
75	9 feet	18 feet	22 feet	23 feet
60	9 feet	18 feet	18 feet	22 feet
45	9 feet	18 feet	15 feet	22 feet
0	9 feet	22 feet	12 feet	24 feet

Table 3

Use	Number of Parking Spaces Required
Office Buildings, Veterinary Hospitals, Professional Offices, and Medical Clinics	1 space for each 200 square feet of floor area
Financial Institutions, Banks, Savings and Loan	1 space for each 250 square feet of floor area
Health Club	1 space for each 300 square feet of floor area
Retail Store and Service Establishment	1 space for each 200 square feet of floor area
Shopping Centers	1 space for each 200 square feet of floor area (exclusive of common areas)
Retail Sales and Service Business with 50% or More of Gross Floor Area Devoted to Storage, Warehouses and/or Industry	At least 8 spaces or 1 space for each 200 square feet devoted to public sales or service, plus 1 space for each 500 square feet of storage area.
Restaurants, Cafes, Private Clubs Serving Food and/or Drinks, Bars, On-Sale Nightclubs	1 space for each 100 square feet of dining room, plus 1 space for each employee of the maximum work shift.

Table 3

Use	Number of Parking Spaces Required
Motor Vehicle Sales Lot	1 space for each 250 square feet of floor area of the building plus 1 space per each 2,000 square feet of gross land area.
Commercial Car Wash	1 space per employee plus: Drive-through: 10 stacking spaces. Self-service: 1 stacking space per wash bay. Motor fuel stations: None in addition to that required for the principal use.
Garden Supply Store, Building Material Sales in Structure	8 spaces, plus 1 space for 800 square feet of floor area over 1,000 square feet.
Private Racquetball, Handball and Tennis Courts	6 spaces per court.
Indoor Sports Arenas, Private Skating Rink, Dance Hall, or Public Auction House	20 spaces, plus 1 space for each 200 square feet of floor space over 2,000 square feet.
Golf Driving Range, Miniature Golf, Archery Range	10 spaces plus 1 space for each 100 square feet of floor space of building.



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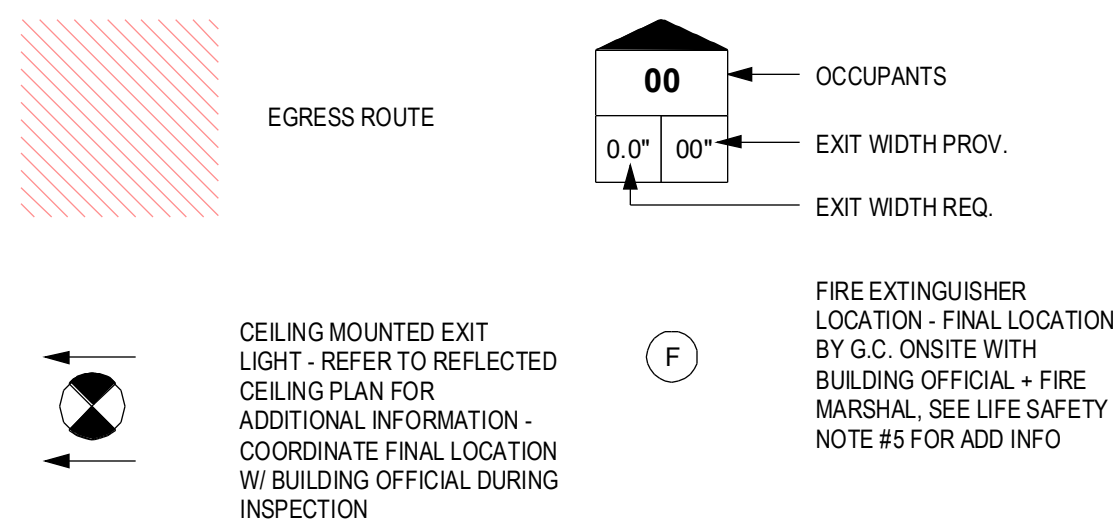
EX01

Scale As indicated

LIFE SAFETY PLAN NOTES

- REFER TO DOOR SCHEDULE FOR ADDITIONAL ACCESSIBILITY AND/OR EGRESS REQUIREMENTS
- CONTINUATION OF ACCESSIBLE AND EGRESS ROUTE OF TRAVEL BEYOND THE AREA OF WORK BY OTHERS
- EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHER LOCATIONS, AND STANDPIPE CONNECTIONS (AS APPLICABLE) SHALL NOT BE CONCEALED BY CURTAINS, MIRRORS, OR OTHER DECORATIVE MATERIAL(S)
- ALL EXIT DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT
- FIRE EXTINGUISHER ARE TO BE PROVIDED AS REQUIRED BY THE MINNESOTA FIRE CODE. MULTI-PURPOSE EXTINGUISHERS REQUIRE A MINIMUM RATING OF 4A:2BC (10 LB) AND SPACED WITH MAXIMUM TRAVEL DISTANCE OF 75'-0" FROM ANY POINT TO A FIRE EXTINGUISHER. K-CLASS PORTABLE FIRE EXTINGUISHERS ARE REQUIRED IN COMMERCIAL KITCHENS, D-CLASS PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN MACHINE SHOPS

CODE PLAN LEGEND



CODE INFORMATION

APPLICABLE CODES

BUILDING CODE: 2020 MINNESOTA STATE BUILDING CODE
ENERGY CODE: 2024 MINNESOTA COMMERCIAL ENERGY CODE
ACCESSIBILITY: 2020 MINNESOTA ACCESSIBILITY CODE
MECHANICAL: 2020 MECHANICAL AND FUEL GAS CODE
PLUMBING: 2020 MINNESOTA PLUMBING CODE
FIRE: 2020 MINNESOTA FIRE CODE
ELECTRICAL: MINNESOTA ELECTRICAL CODE

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION

PROPOSED OCCUPANCY: "B" (OFFICE)

CHAPTER 5: BUILDING HEIGHTS AND AREAS

BUILDING AREA: 8,410 GFA
CONSTRUCTION TYPE: VB
BUILDING SPRINKLED: YES

504.3 ALLOWABLE BUILDING HEIGHT: 60'-0"
504.4 ALLOWABLE STORIES: 3 STORIES
506.2 ALLOWABLE AREA: 36,000 SF ALLOWABLE

CHAPTER 6: TYPES OF CONSTRUCTION

EXISTING BUILDING CONSTRUCTION TYPE: VB

PRIMARY STRUCTURAL FRAME: 0
EXTERIOR BEARING WALLS: 0
INTERIOR BEARING WALLS: 0
NONBEARING EXTERIOR WALLS AND PARTITIONS: 0 (10 < X < 30)
NONBEARING INTERIOR WALLS AND PARTITIONS: 0
FLOOR CONSTRUCTION: 0
ROOF CONSTRUCTION: 0

CHAPTER 8: INTERIOR FINISHES

OCCUPANCY GROUP: "B" (OFFICE)
SPRINKLED: YES

803.13 INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS: B
CORRIDORS AND EXIT ENCLOSURE: C
FOR EXIT ACCESS STAIRWAYS: C
ROOMS AND ENCLOSED SPACES: C

CHAPTER 10: MEANS OF EGRESS

1004 FUNCTION OF SPACE: OFFICE (1 PER 150) = 57 OCC

1006.2 NUMBER OF EXITS: 2 REQUIRED; 2 PROVIDED
1006.2.1 COMMON PATH OF EGRESS TRAVEL: <100'-0" REQUIRED; 45'-0" PROV
1017.2 EXIT ACCESS TRAVEL DISTANCE: <250'-0" REQUIRED; 78'-0" PROV
1020.1 CORRIDORS CONSTRUCTION: 0-HOUR RATED WITH EXISTING SPRINKLER SYSTEM

CHAPTER 29: PLUMBING SYSTEMS

2902.01 MINIMUM NUMBER OF FIXTURES GROUP "B" (CLASSIFICATION):

- REQUIRED: 2.08 WC, 1.25 LAV
- WC: 1 PER 25 FIRST 50, EVERY 50 THEREAFTER PER SEX
- LAV: 1 PER 40 FIRST 80, EVERY 80 THEREAFTER PER SEX
- PROVIDED: 4.00 WC, 1.00 LAV, 1 SERVICE SINK
- 56.00 / 2 = 028.00 MALE/ FEMALE
- 1. 026.00 / 25 = 1.04 WC EACH
- 2. 026.00 / 40 = 0.63 LAV EACH

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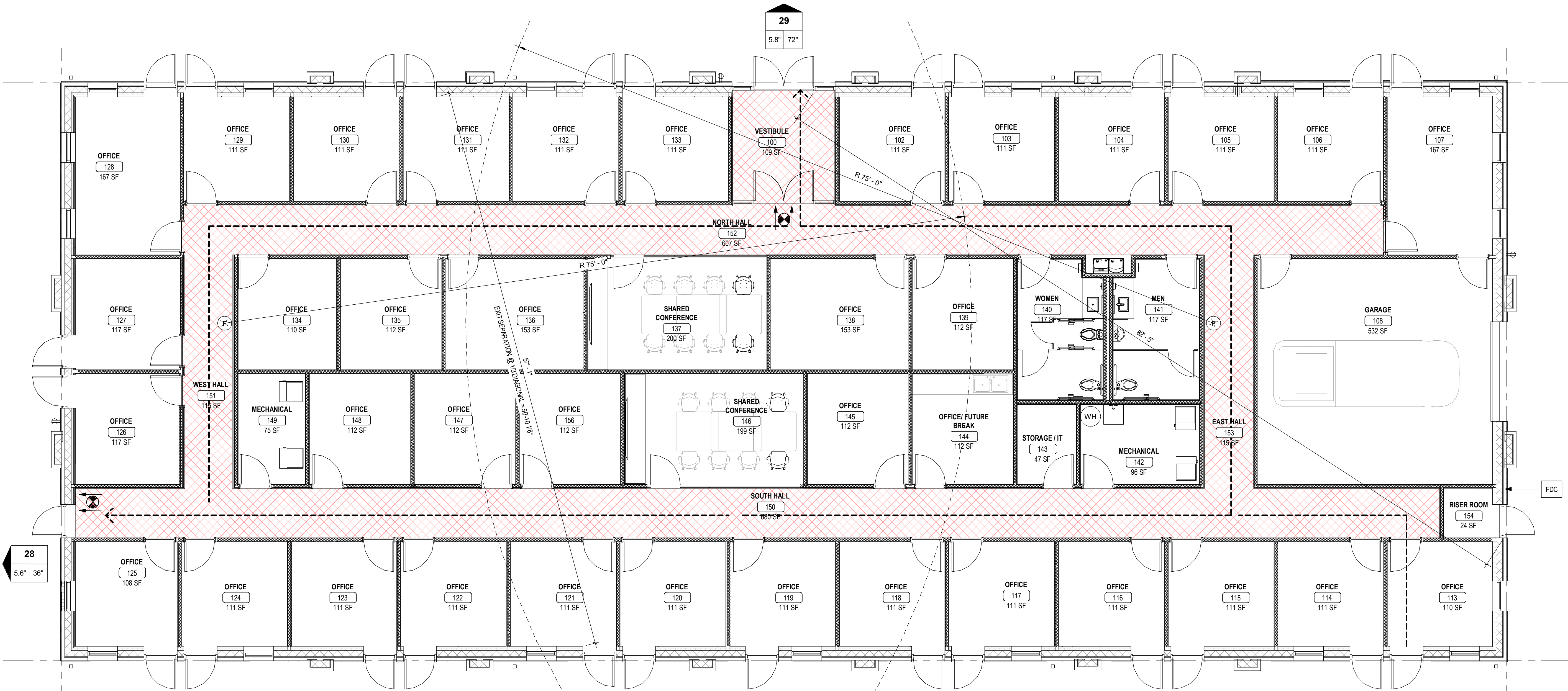
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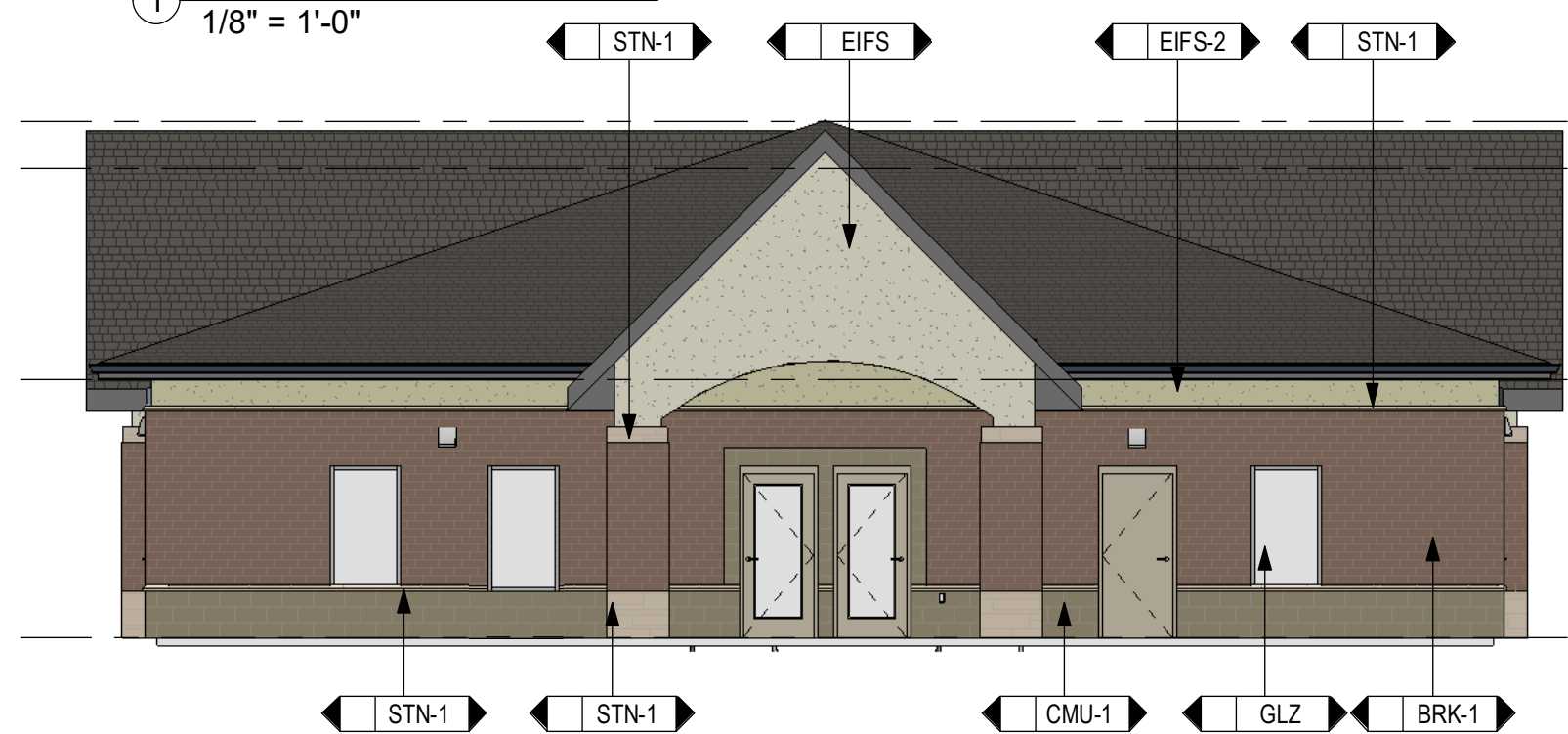
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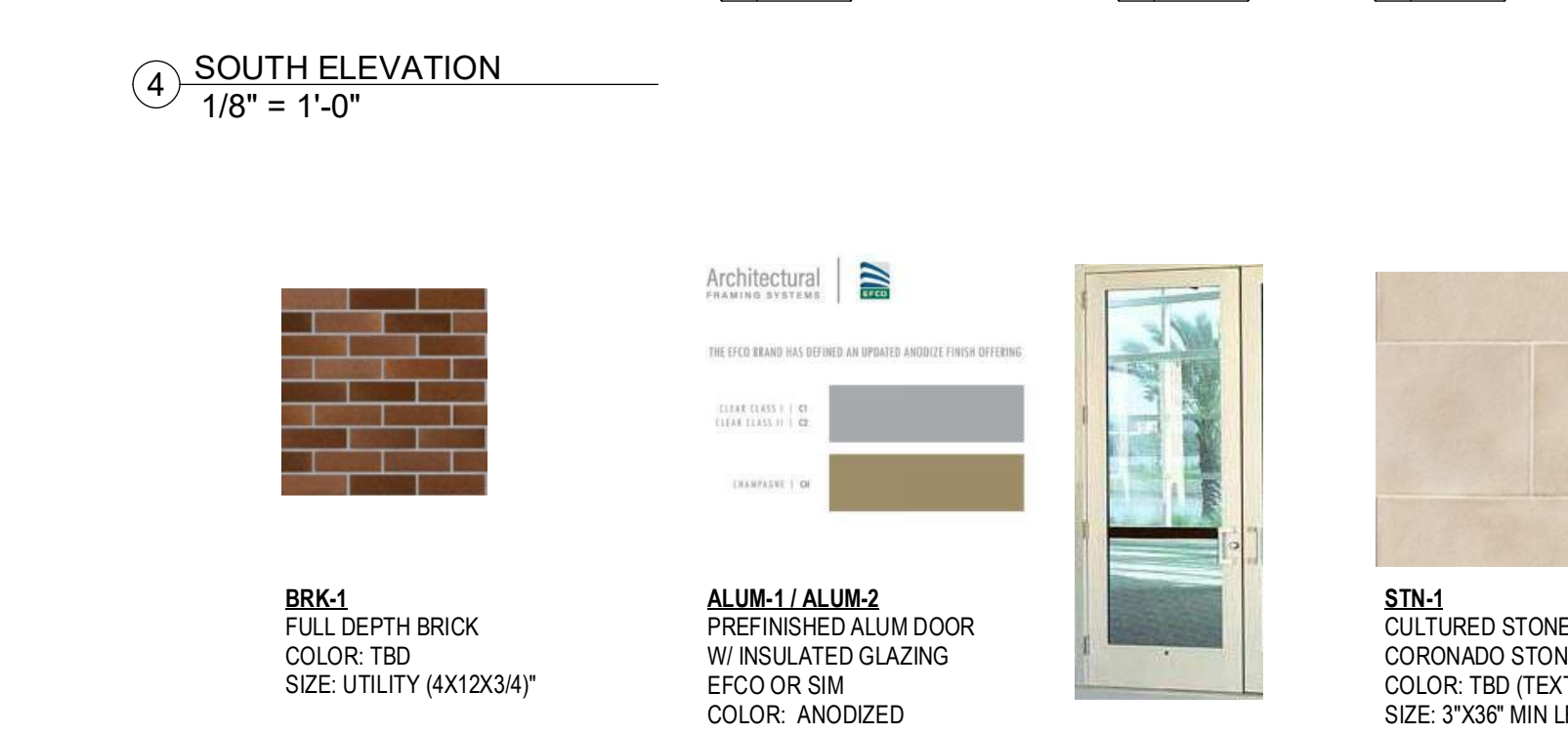
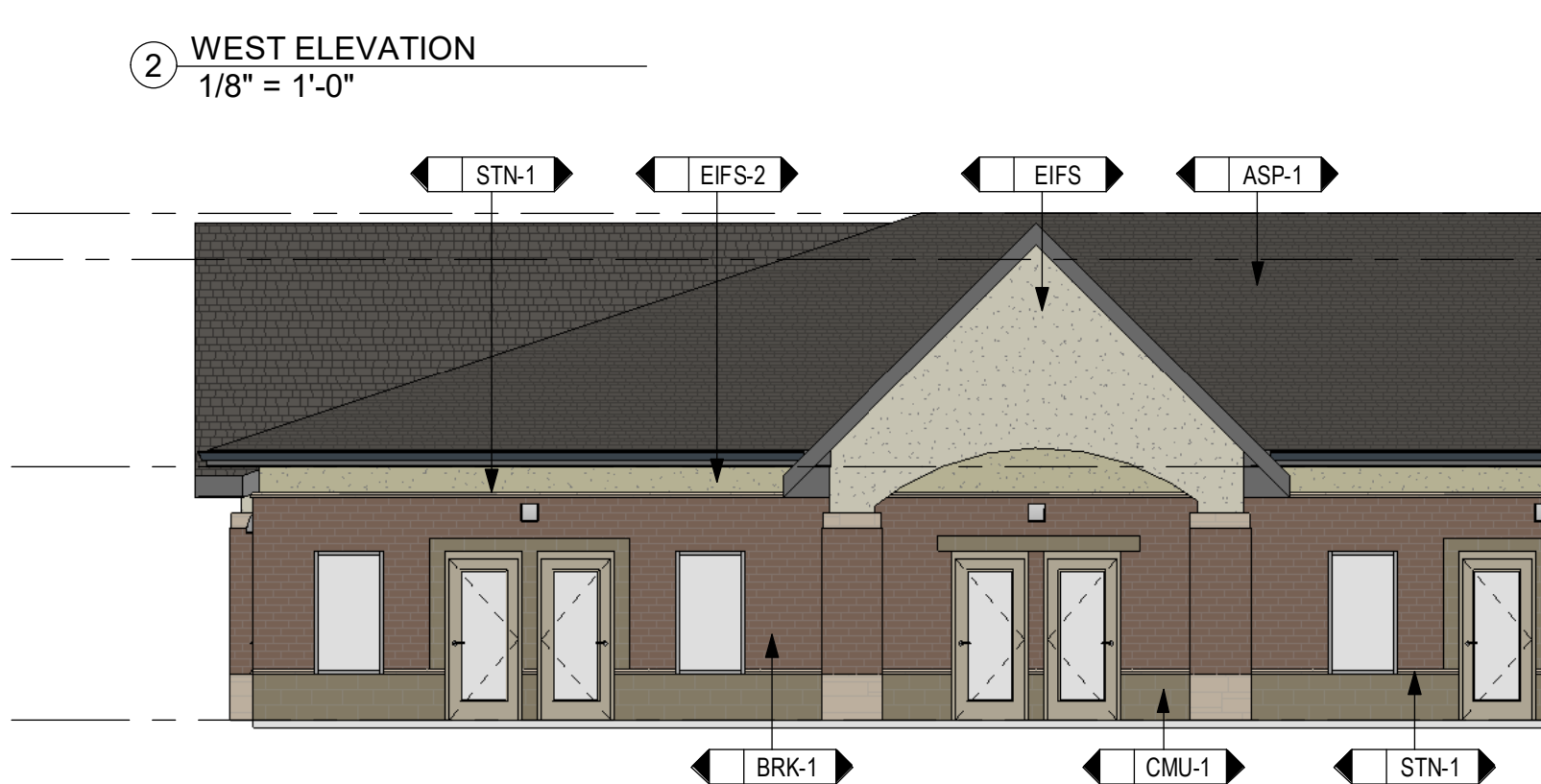
EX02

Scale 3/32" = 1'-0"





- EAST ELEVATION: 731 SF TOTAL**
- 162 SF CLASS 3 EIFS (22.2%)
 - 74 SF CLASS 2 SPLIT FACE CMU (10.1%)
 - 415 SF CLASS 1 MATERIALS INCLUDING
 - 1. 37 SF CULTURED STONE VENEER SILLS (5.1%)
 - 2. 64 SF GLAZING W/ ALUM FRAME (8.7%)
 - 3. 314 SF BRICK (43.0%)
 - 80 SF PAINTED HM DOORS (10.9%)
- WEST ELEVATION: 731 SF TOTAL**
- 162 SF CLASS 3 EIFS (22.1%)
 - 82 SF CLASS 2 SPLIT FACE CMU (11.2%)
 - 439 SF CLASS 1 MATERIALS INCLUDING
 - 1. 37 SF CULTURED STONE VENEER SILLS (5.1%)
 - 2. 80 SF GLAZING W/ ALUM FRAME (11.0%)
 - 3. 322 SF BRICK (44.0%)
 - 48 SF PAINTED HM DOORS (6.6%)



6 EXTERIOR FINISHES
1" = 1'-0"



BRK-1
FULL DEPTH BRICK
COLOR: TBD
SIZE: UTILITY (4X12X3/4")



ALUM-1 / ALUM-2
PREFINISHED ALUM DOOR
W/ INSULATED GLAZING
EFCO OR SIM
COLOR: ANODIZED



STN-1
CULTURED STONE VENEER - SILLS
CORONADO STONE OR SIM
COLOR: TBD (TEXTURED)
SIZE: 3"X36" MIN LENGTH



CMU-1
SPLIT FACE CMU
COUNTY MATERIALS OR SIM
COLOR: TBD
SIZE: 16"X8"X4" THICK



EIFS-1 & EIFS-2
EIFS (1" SYSTEM)
DRYVIT OR SIM
COLORS: TBD



ASP-1
ARCHITECTURAL SHINGLES
GAF OR SIM (30 YEAR)
COLOR: CANADIAN DRIFTWOOD

BUILDING REQUIREMENTS

Classes of Primary Materials		
Class 1	Class 2	Class 3
Brick	Precast concrete panels with at least two architectural reveals per panel	Exterior Insulation and Finish Systems (EIFS)
Glass, or other glazing materials	Specially concrete block including textured, burnished block or rock faced block	Fiber Cement Exterior Siding
Natural or cultured stone	Ceramic Tile (masonry, stone or clay)	Glass Block
Architecturally textured concrete precast or poured in place panels	Architectural metal cladding	Masonry Stucco
		Wood

1007.043 GENERAL BUILDING AND USE PROVISIONS.
COMMERCIAL, PUBLIC, EDUCATIONAL AND RELIGIOUS BUILDINGS. AT LEAST 50% OF EACH EXTERIOR WALL SHALL BE COMPOSED OF AT LEAST THREE CLASS 1 MATERIALS. CLASS 3 MATERIALS SHALL NOT COMPRISE MORE THAN 25% OF EACH EXTERIOR WALL LL.

6. COMMERCIAL, PUBLIC, EDUCATIONAL AND RELIGIOUS BUILDINGS SHALL HAVE A WELL-DEFINED BASE, MIDDLE AND TOP. THE BASE SHOULD APPEAR VISUALLY DISTINCT FROM THE MIDDLE AND TOP PART (CORNICE) OF THE BUILDING THROUGH THE USE OF A CHANGE IN BUILDING MATERIALS, COLOR, WINDOW SHAPE OR SIZE, AN INTERMEDIATE CORNICE LINE, SIGN BAND, AN AWNING, OR SIMILAR TECHNIQUES. A CAP SHALL INCLUDE THE AREA FROM THE TOP FLOOR TO THE ROOF OF THE BUILDING AND SHALL INCLUDE A CORNICE, ROOF OVERHANG, AND CHANGE OF COLOR OR MATERIAL TO DIFFERENTIATE IT FROM THE MIDDLE SECTION OF THE BUILDING. FLASHING SHALL NOT BE CONSIDERED A CAP.

7. ANY WALL FACING A PUBLIC RIGHT-OF-WAY SHALL NOT HAVE AN UNINTERRUPTED LENGTH EXCEEDING 100 FEET WITHOUT INCLUDING AT LEAST TWO OF THE FOLLOWING: CHANGE IN PLANE, CHANGE IN TEXTURE OR MASONRY PATTERN, TWO CLASS 1 MATERIALS, WINDOWS IN A MANNER THAT IS IMPACTFUL TO THE DESIGN, OR AN EQUIVALENT ELEMENT THAT SUBDIVIDES THE WALL INTO HUMAN SCALE PROPORTIONS.

8. BUILDINGS MAY BE CONSTRUCTED OF PRIMARILY ONE CLASS 1 MATERIAL IF THE DESIGN MEETS OR EXCEEDS THE INTENT OF THIS SECTION.

9. A DISTINCTIVELY DIFFERENT COLOR OF BRICK MAY BE CONSIDERED AS A SECOND CLASS 1 MATERIAL. HOWEVER, MINOR BLENDED COLOR VARIATIONS SHALL NOT BE CONSIDERED AS A SEPARATE MATERIAL.

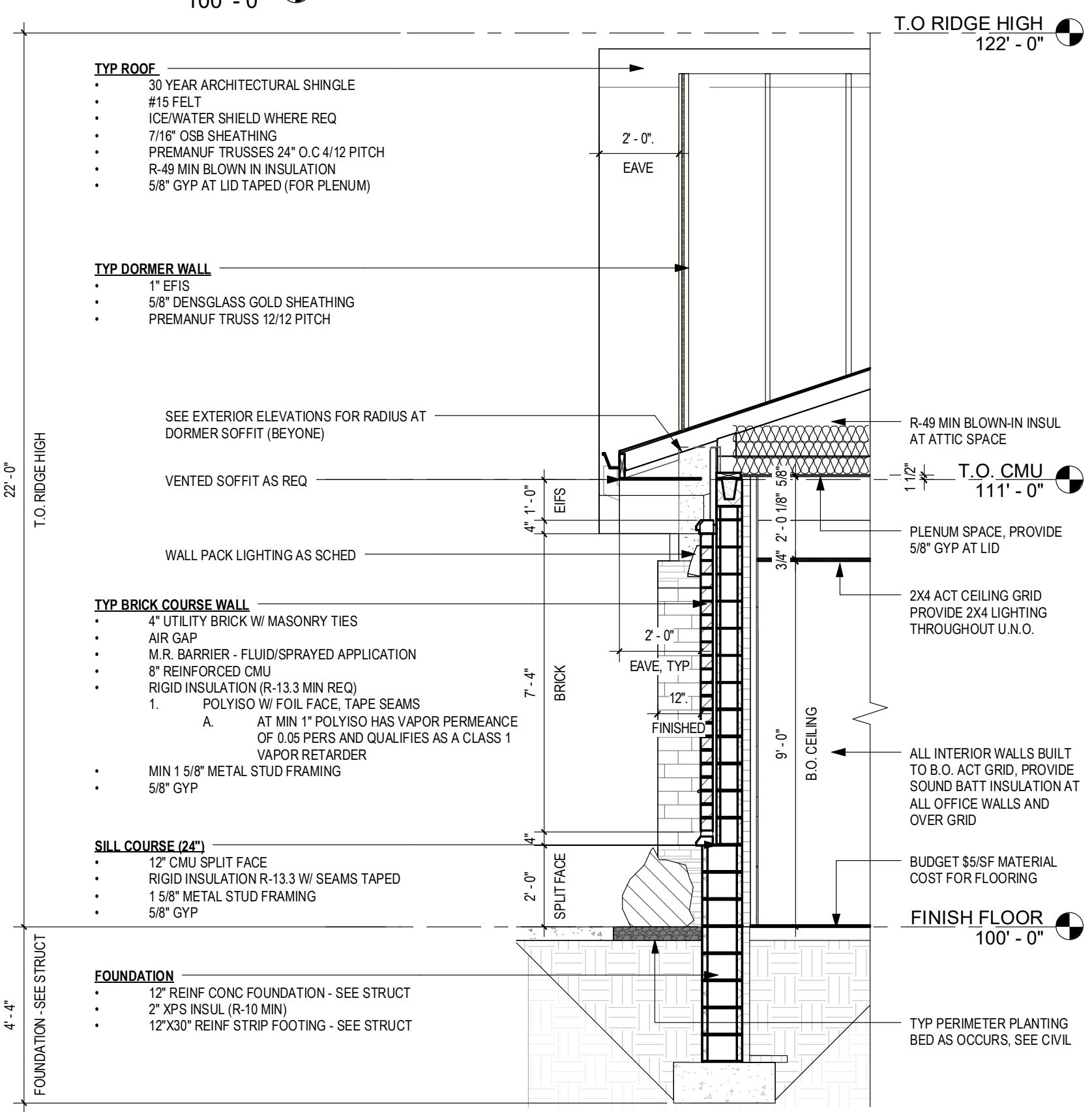
10. EARTH TONE COLORS OF EXTERIOR MATERIALS SHALL BE REQUIRED. "EARTH TONE COLORS" SHALL BE DEFINED AS ANY VARIOUS SOFT COLORS LIKE THOSE FOUND IN NATURE IN SOIL, VEGETATION, ETC. SUCH COLORS ARE LIMITED TO VARIOUS SHADES OR TINTS OF BROWN, BLACK, GRAY, TAN, BEIGE, BRICK RED, GREEN, BLUE, OR WHITE.

11. THE BUILDING WALLS MAY CONTAIN UP TO 10% CONTRASTING COLORS. CONTRASTING COLORS SHALL BE THOSE COLORS NOT DEFINED AS EARTH TONES.

12. ALL BUILDINGS WITH A SLOPED ROOF SHALL HAVE A MINIMUM 12-INCH ROOF OVERHANG AND ENCLOSED SOFFIT.

13. ALL BUILDINGS WITH SLOPED ROOFS SHALL BE COVERED WITH SHINGLES OR TILES OR A STANDING SEAM METAL ROOF.

14. ALL MECHANICAL EQUIPMENT, SUCH AS AIR HANDLING UNITS LOCATED ANYWHERE ON THE PROPERTY, INCLUDING ROOFTOP EQUIPMENT, SHALL BE SCREENED FROM GROUND LEVEL VIEW FROM ADJACENT STREETS, PUBLIC RIGHTS OF WAY, AND ADJACENT PROPERTIES.



CITY STAMP AREA

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Project Number653_2025

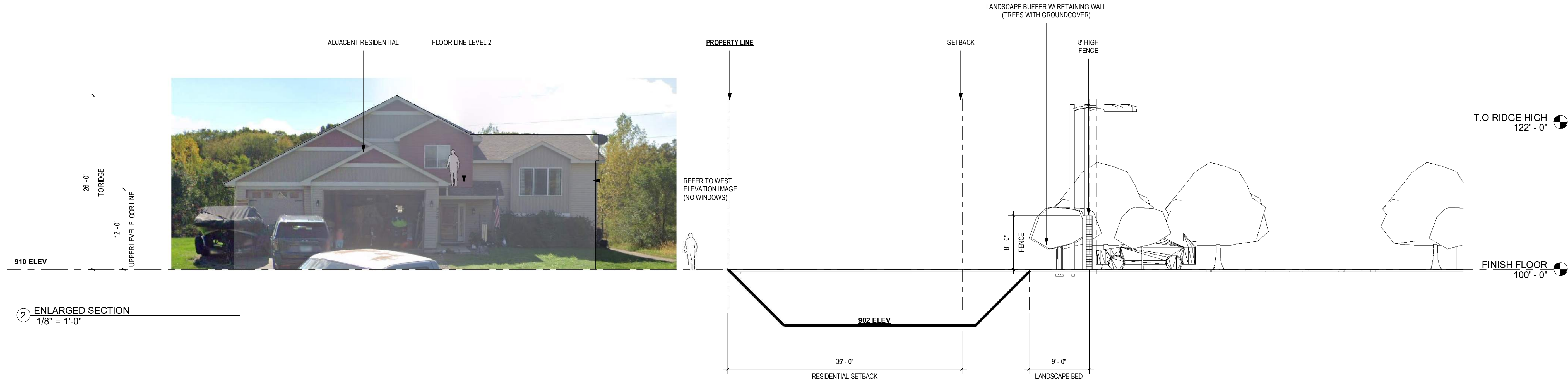
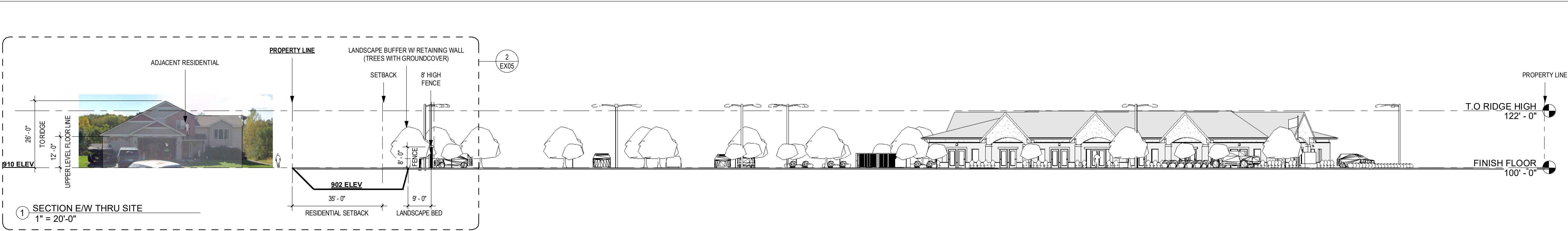
Date10/21/2025

Drawn ByAUTHOR

Checked ByKMT

EX04

Scale



ADJACENT RESIDENTIAL - WEST ELEV

CITY STAMP AREA

THIELEN & GREEN

7455 VILLAGE DRIVE, SUITE #110
LINO LAKES, MN 55014
763-553-7927
WWW.TANDGARCH.COM

**LINO LAKES
DEALERSHIP +
OFFICES**

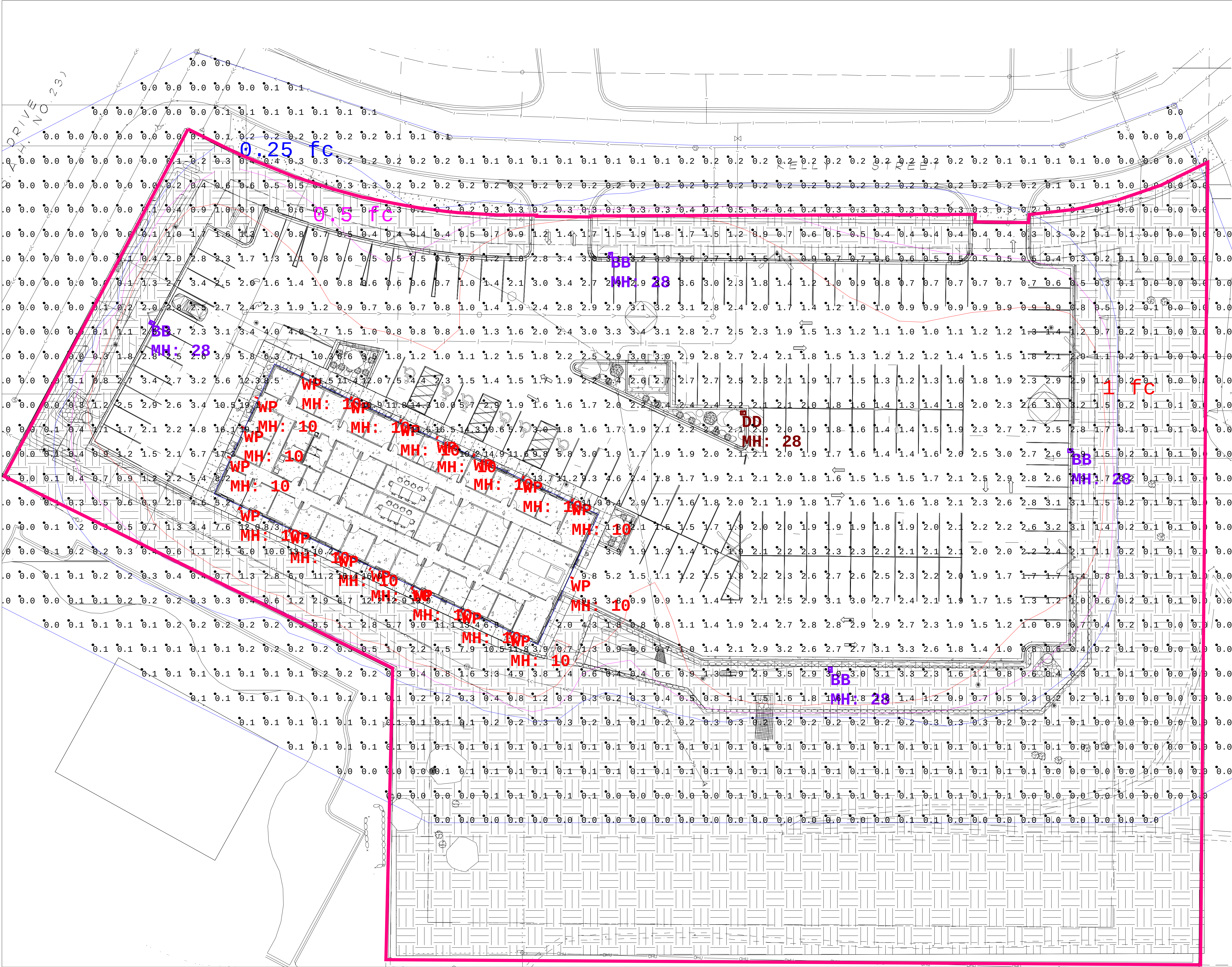
7920 LAKE DRIVE
LINO LAKES, MN 55014
PID 09-21-22-22-0030

ISSUE	DATE
EXHIBIT #1	06/23/2025
EXHIBIT #02	06/23/2025
P&Z SUBMITTAL	08/07/2025
P&Z COMMENTS	10/21/2025

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

SITE CROSS SECTION	
Project Number	653_2025
Date	10/21/2025
Drawn By	KMT
Checked By	KMT
EX05	
Scale	



Calculation Summary													
Label	Ground	Planar	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min				
Luminaire Schedule			Illuminance	Fc	1.37	19.1	0.0	N.A.	N.A.				
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts					
	1	DD	Single	PRV-XL-C75-D-UNV-T5-BZ	0.910	28129	176	176					
	4	BB	Single	PRV-XL-C75-D-UNV-T4-BZ-HSS	0.910	23676	176	704					
	18	WP	Single	WFLV LS70 G2 FSK-5700LM-40K	0.910	5696	36	648					

Lino Lakes

Dealership Offices

REV 3

10.15.25

Memorandum

To: Katie Larsen, Lino Lakes City Planner

From: Diane Hankee PE, Lino Lakes City Engineer

Date: October 31, 2025

Re: 7920 Lake Drive – Lino Lakes Dealership
Site Plan Review
031861-000

WSB reviewed the Civil plans for the **Lino Lakes Dealership + Office** site in Lino Lakes, MN, received September 8, 2025. The site is 2.79 acres and located at 7920 Lake Drive east of Lake Drive (CSAH 23) on the south side of Kelly Street. The lot has frontage along Lake Drive (CSAH 23). Comments were made on the following documents:

- **Lino Lakes Dealership + Office - Civil Plans** prepared by Plowe Engineering, dated October 21, 2025, received October 22, 2025.
- **Lino Lakes Dealership + Office - Stormwater Drainage Report** prepared by Plowe Engineering, dated October 21, 2025, received October 22, 2025.
- **Lino Lakes Dealership + Office – Traffic Study** prepared by SSTs, dated October 21, 2025, received October 22, 2025.

The following review comments should be responded to in writing by the applicant. There are additional redline comments on the plan set that should be responded to as well. Not all redline comments are in the review memo.

WSB (10/1/2025) original comments in black
 Plowe (10/21/2025) responses in red.
 WSB (10/29/2025) responses and new comments in blue.

Engineering

- **General**

The **Lino Lakes Dealership + Office** site project proposes to create an office space for independent automotive dealerships which includes the associated parking lot, utilities, and landscaping. The site is located at 7920 Lake Drive on Lot 1 Block 2 of the Pine Glen Addition and will be accessed from Kelly Street.

- **Grading**

A grading and drainage plan was provided for the site including paved areas, curb, and retaining walls.

Comments:

1. ~~Remove basin (INF-2) from drainage and utility easement~~
 Plowe (10/21/2025) Removed
 WSB (10/29/2025) Complete

2. Provide Emergency Overflow (EOF) elevations for all low points in the parking or green space areas.
Plowe (10/21/2025) Added to Sheet C2.1
WSB (10/29/2025) Additional EOFs required; EOFs must meet freeboard requirements (1') with the lowest opening of the building
3. Provide 15' trail easement
 - a. Grade for future trail
Plowe (10/21/2025) Grades added to Sheet C2.2
WSB (10/29/2025) Complete
4. Address conflict between FES/storm sewer and retaining wall
 - a. Provide detail
Plowe (10/21/2025) Steel casing detail added to Sheet C4.1
WSB (10/29/2025) Provide how pipe will be spaced within the casing and how the annular space will be filled
5. Provide retaining wall details
 - a. Retaining Walls greater than 4' would require a City permit and be designed by a structural engineer
Plowe (10/21/2025) Noted; A boulder wall detail is added to Sheet C4.1
WSB (10/29/2025) Complete
6. Verify whether CBMH 1 or CBMH 3 can be shifted to eliminate CB(ST)MH 2
Plowe (10/21/2025) Manholes moved around due to cover, obstructions, etc.
WSB (10/29/2025) Complete
7. Additional redlines on the plans to be addressed
Plowe (10/21/2025) Items addressed
WSB (10/29/2025) See additional items
8. WSB (10/29/2025) Maximum 3:1 Slopes (currently ~37%) along west side of parking area
9. WSB (10/29/2025) Area designated for transformers and condensers on architectural plans shown as having 4:1 slopes on the civil grading plan

- **Stormwater Management**

Stormwater management for 7920 Lake Drive site consists of constructing an infiltration basin on the east side of the site.

Pre- and Post- Development Discharge Rates (cfs)				
Condition	2-Year	10-Year	100-Year	10-Day Snowmelt
Existing*	0.84	1.81	5.21	Not required
Proposed	0.82	1.72	4.87	Not required

*Existing condition is the updated modeling of the regional drainage system with assumed developed landcover

Comments:

1. ~~The proposed parking lot grading must be revised to raise it above the regional pond HWL of 906.53.~~
~~Plowe (10/21/2025) HWL in Basin 1 contained within basin footprint.~~
2. ~~CBMH 3 needs a sump to provide pretreatment of inflows to INF-1.~~
~~Plowe (10/21/2025) Sumps added to two upstream catch basins~~
3. ~~Rolled erosion blanketing containing natural netting is needed on proposed 3:1 slopes.~~
~~Plowe (10/21/2025) Note added to Sheet 2.2 (trail grading).~~
4. ~~Riprap stabilization is recommended instead of matting for INF-2 basin overflow.~~
~~Plowe (10/21/2025) Basin 2 has been removed~~
5. ~~Native vegetation must be shown over proposed infiltration BMPs and their side slopes in the landscaping plan.~~
~~Plowe (10/21/2025) Noted; Seed mix 33-261 used~~
6. ~~Trees should not be planted in the infiltration basin.~~
~~Plowe (10/21/2025) Trees removed from basin.~~
7. ~~Exfiltration must be removed from the modeling for determination of site rate control and HWLs.~~
~~Plowe (10/21/2025) Removed from latest models~~
8. ~~HydroCAD modeling should use the separate impervious/pervious runoff mode in model settings for most accurate hydrology.~~
~~Plowe (10/21/2025) Noted; current modeling is the most conservative (higher rates, higher HWL)~~
9. ~~Revise storm sewer to collect more of the surface flow from the eastern half of the parking area.~~
 - a. ~~Currently all surface flow goes to the southeast curb cut~~
~~Plowe (10/21/2025) Attempts were made to collect as much runoff in the storm sewer system such as the revisions of parking lot grades and decrease in impervious cover. Due to cover requirements, final inlet elevation for DLI surcharge requirements, etc. a rain guardian is necessary at the low corner (higher than the HWL) so an additional rain guardian was added so the surface runoff can be handled adequately.~~
~~WSB (10/29/2025) Complete~~
10. WSB (10/29/2025) Shift 8" storm sewer on the south side of the building such that it meets minimum 1:1 slope requirements from the existing easement line.
11. WSB (10/29/2025) Recommend combining storm sewer prior to outfall to INF-1 per markups on plans. Also recommend shifting CBMH-3 to the north curblane rather than within the driving lane.

- **Water Supply**

An 8" DIP CL 52 water service stub is supplied to the site.

Comments:

- ~~1. Show approximate location where existing utilities enter the building.~~
~~Plowe (10/21/2025) Noted; riser room near the Eastern wall~~
~~WSB (10/29/2025) Complete~~
- ~~2. We recommend that the City Deputy Director of Public Safety Fire Division review the proposed plan for water supply and hydrant coverage.~~
~~Plowe (10/21/2025) Noted; looking forward to review~~
~~WSB (10/29/2025) Complete~~
3. Verify need for separate fire and domestic services with separate shutoffs
Plowe (10/21/2025) Note; a gate valve was added at the end of the 8" DIP stub, a reducer to reduce the pipe size from 8" to 6" for the new fire suppression stub, and a 2" corporation is proposed off of the new 6" stub for the domestic needs.
WSB (10/29/2025) Tap 8" section of pipe upstream of 8" to 6" reducer with 2" domestic service instead of 6" section downstream
4. Additional redlines on the plans to be addressed
Plowe (10/21/2025) Items addressed
WSB (10/29/2025) see additional redlines
5. WSB (10/29/2025) Provide approved Department of Labor and Industry permit to City prior to construction
6. WSB (10/29/2025) Provide insulation for watermain where 8' minimum cover cannot be met
7. WSB (10/29/2025) Provide minimum 18" pipe separation required for compaction
 - Insulate between the storm sewer and water when the separation is less than 36"

- **Sanitary Sewer**

A 6" PVC SCH 40 sanitary sewer service stub is supplied to the site.

Comments:

- ~~12. Show approximate location and elevation where existing utilities enter the building.~~
~~Plowe (10/21/2025) Noted; location of riser room is on the East side of the building.~~
~~WSB (10/29/2025) Complete~~
- ~~13. Additional redlines on the plans to be addressed~~
~~Plowe (10/21/2025) Items addressed~~
~~WSB (10/29/2025) Complete~~
14. WSB (10/29/2025) Provide approved Department of Labor and Industry permit to City prior to construction

- **Transportation**

The 7920 Lake Drive site proposes the use of two access off of Kelly Drive.

Comments:

- ~~1. We recommend that the City Deputy Director of Public Safety-Fire Division review the proposed plan for emergency access.~~
~~Plowe (10/21/2025) Noted~~
~~WSB (10/29/2025) Complete~~
- ~~2. Provide turning movements for expected delivery/semi-truck vehicles within the lot.~~
~~Plowe (10/21/2025) Fire truck turn route added on Sheet C7. No semi-truck vehicles are anticipated.~~
~~WSB (10/29/2025) Complete~~
3. A photometric plan has been provided. Ensure lights are not placed on curblines and that foot candle levels meet Lino Lakes City Ordinance.
Plowe (10/21/2025) See updated photometric plan
WSB (10/29/2025) Parking lot layout does not match what is shown in the site plan.
- ~~4. The parking calculations meet Lino Lakes City Ordinance.~~
~~Plowe (10/21/2025) Noted~~
~~WSB (10/29/2025) Complete~~
- ~~5. Show curb ramp locations.~~
~~Plowe (10/21/2025) Shown on Sheet C2.2~~
~~WSB (10/29/2025) Complete~~
- ~~6. Based on a 8,410 SF Small Office Building use, ITE estimates 14 trips in the AM peak hour, 18 trips in the PM peak hour, and 121 daily trips. The site will have minimal impacts to the adjacent roadway network and the Traffic Study does not recommend any mitigation measures.~~
~~Plowe (10/21/2025) Noted; traffic study to be amended~~
~~WSB (10/29/2025) Complete~~
- ~~7. Minor comments on the Traffic Study include updating the size of the building to 8,410 square feet. The Traffic Study does meet the Lino Lakes City Ordinance.~~
~~Plowe (10/21/2025) Noted~~
~~WSB (10/29/2025) Complete~~
- ~~8. Provide pedestrian ramps across entrances~~
~~Plowe (10/21/2025) Shown on Sheet C2.2~~
~~WSB (10/29/2025) Complete~~
- ~~9. Follow commercial entrance detail to have 25' radii matching into Kelly Street~~
~~Plowe (10/21/2025) Shown on Sheet C1 and C2.2~~
~~WSB (10/29/2025) Complete~~
10. WSB (10/29/2025) Shift sidewalk out of the easement

- **Wetlands and Mitigation Plan**

Wetlands are not present.

- **Landscaping**

Specific landscaping plans were provided as part of the submittal and the City's Environmental Coordinator will review and provide in-depth comments.

- **Floodplain**

No floodplain on the site.

- **Drainage and Utility Easements**

Drainage and utility easements are required for stormwater systems. This includes the area encompassing the 100-yr HWL of any BMPs.

Comments:

1. ~~Provide 15' trail easement as shown~~
 - a. ~~Grade area for future trail~~
~~Plowe (10/21/2025) Easement is shown. Future grading shown on Sheet G2.2~~
 - b. ~~WSB (10/29/2025) Complete~~

- **Development Agreement**

A Development Agreement will not be required but a Site Performance Agreement will be.

- **Grading Agreement**

Grading agreement not required at this time.

- **Stormwater Maintenance Agreement**

The stormwater facilities will be privately maintained and a Declaration for Maintenance of Stormwater Facilities will be required. Both the Rice Creek Watershed District (RCWD) and the City of Lino Lakes shall be parties to the Declaration.

- **Permits Required**

1. NPDES General Construction Permit
2. City of Lino Lakes Zoning Permit for construction
3. Anoka County Highway/Right of Way Permit

4. Rice Creek Watershed District Permit

If you or the applicant have any questions regarding these comments, please contact Kris Keller at (612) 419-3083 or kkeller@wsbeng.com. You may also contact Diane Hankee at (651) 982-2430 or dhankee@linolakes.us.



Environmental Memo

To: Katie Larsen, City Planner

From: Tom Hoffman, Environmental Coordinator

Date: October 29, 2025

Re: Environmental Comments – 7920 Lake Drive- Lino Lakes Dealership

Staff has reviewed the submittals and had recommended the following:

1. CBMH 3 should be a sump structure to provide pretreatment before discharging into the infiltration basin. Otherwise, an additional structure should be proposed prior to the outlet as a sump.
2. Recommend planting native species or low mow fescue adjacent to the parking lot where the site drains to the stormwater bmp.
 - a. Filtration of additional buffer will be beneficial to soil stabilization, pollutant filtration, and wildlife/pollinator habitat.
3. Rock mulch bed for landscaping to be flush with ground level.
4. Remove tree plantings from within the infiltration basin 1 as this will lead to maintenance issues.
 - a. Removal of the trees from the basin will likely change the vehicular hardscape coverage calculations
5. Infiltration Basin 1 is being proposed as a snow storage area, staff highly recommends storing snow outside of the basin. Storage within the basin will lead to higher sedimentation rates, increased chloride, and maintenance issues.
6. Retaining wall around infiltration basin 1 is concerning for future maintenance operations.
7. Infiltration Basin 1 shows being stabilized with sod, provide live plugs and native seed like Basin 2.
8. End cap parking breaks should have landscaping provided
9. 8' privacy fence should be constructed of maintenance free material
 - a. Fencing should have 50% exterior coverage from shrubs or planting. The East side of the development should provide landscaping on the exterior of the proposed fence.
10. Glare shield to be provided on parking lot lighting
11. Snow storage should be done outside of the drainage and utility easement. Runoff from the stockpile will end up in the city stormwater basin downstream.

- a. If this area is to be used buffer or treatment should be provided before entering the city system.
- 12. Combine one of the three outlets if feasible on the West side of the infiltration basin. Having three separate outlets will create maintenance issues along with sediment build up
- 13. NPDES permit will be required for the project. Provide proof of permit before construction.
 - a. Provide inlet protection in both CB adjacent to Kelly Street
 - b. Add note that street sweeping of adjacent impervious surface is required by the authorization of the City Engineer.
 - c. Final Erosion control review will be completed with future submittals.



**SITE & BUILDING PLAN REVIEW
WORKSHEET**

PROJECT: Lino Lakes Dealership and Offices

DATE: October 2, 2025

REVISED: October 28, 2025

Planning & Zoning Board Date: October 8, 2025

City Council Date: November 10, 2025

Revised 10/21/25 plans are compliant.

ZONING/LAND USE

Zoning District	GB
Future Land Use Plan	Commercial
Sewered or Unsewered Lot	Sewered
CUP required?	Yes
Comprehensive Plan Amendment?	No
Rezoning required?	No
Variance required?	No

	Required	Proposed
Lot size (sf)	20,000 sf	121,566 sf
Lot width (ft.)	100 ft	160 ft

NOTES:

GB, General Business

motor vehicle sales lot

existing lot

lot width along Lake Drive

Setbacks-Street Right-of-Way

Principal Building-Arterial (Lake Dr)
Parking Lot

Required	Proposed
40 ft	76 ft
15 ft	25 ft

Front

Setbacks-Street Right-of-Way

Principal Building-Local (Kelly St)
Parking Lot

Required	Proposed
30 ft	75 ft
15 ft	17 ft

Setbacks-Rear Lot Line (East)

Principal Building
Accessory Building
Parking Lot/Driveway

Required	Proposed
10 ft	247 ft
10 ft	NA
10 ft	53 ft

Setbacks-Side Lot Line (South)

Principal Building
Accessory Building
Parking Lot/Driveway

Required	Proposed
10 ft	31 ft
10 ft	NA
10 ft	26 ft

From Residential Land Use
Between Principal Buildings

Required	Proposed
35 ft	247 FT
TBD	NA

Height

Required	Proposed
45 ft max	22 ft

Impervious surface restrictions

Permitted	Proposed
75% max	46%

GENERAL PROVISIONS

Building Type and Construction

Commercial

See applicant submittal spreadsheet. Elevations are compliant.

Accessory buildings or structures

Number of structures

Required

Proposed

0

0

Size

400 sf

NA

Refuse and recyclable materials enclosure

Yes

Located in side yard 60ft from lot line

Outdoor lighting

1.0 ft candle allowance onto right of way

OK

OK per rev 3 10-15-25 revised photometric plan

0.4 ft candle allowance onto adjacent prop.

OK

Light Shields

OK

Glare shields are provided. See page 10 of Photometric Plan under Options.

Light Fixture Pole Height

Required

Proposed

30 ft max.

28 ft

Light Fixture Location

Required

Proposed

Street ROW

10 ft

15 ft

Side or rear

5 ft

50+ ft

Smoke, Dust, Odors, Noise	Minimal
Sewage Disposal (on-site)	NA
Waste material	Yes
Bulk storage (liquid)	No
Radiation emission	No
Electrical emission	No
Exterior storage	No

Off-Street Parking

	Required	Proposed
Angle of parking	90	90
Space Width	9 ft	9 ft
Space Length	18 ft	18 ft
Aisle Width One Way	24 ft	24 ft
Aisle Width Two Way	24 ft	24 ft

Curb cut access 30 feet from ROW intersection	100+ ft
Curb cut access onto public street 40 feet from one another	132 ft
Curb cut and driveway 5 feet from side yard	75 ft

Typical construction activities.

Typical construction waste material will be property disposed of.

	Required	Proposed
Curb cut width	36 feet max.	36 ft
Driveway grade elevation	5%	1.29%
Striping 4" wide	4"	4"

Continuous concrete perimeter curb barrier Yes

6+ spaces shall be landscaped on all sides Yes

50+ space parking lots require
100 sf island per 25 spaces 2249 sf

	Required	Proposed
# space requirements	115	110
# handicap space requirements	6	6

There are 109 surface parking spaces and 1 garage bay for a total of 110 spaces.

*The 110 proposed parking spaces meets
the parking space requirement scenarios.*

Off-Street Loading Spaces NA

1.29%
Required.

B612 per Sheet C1

108 spaces / 25 = 4.32 x 100 = 432 sf required

Per City Code Section 1007.052(6)	Gross	Floor	# Spaces	
Office: 1 space per 200sf floor area	8,410	7,569	38	required
Sales: 1 space per 250sf floor area +	8,410	7,569	30	required
1 space per 2,000 sf gross land area.	121,566		61	required
			91	TOTAL

OR

OR

Per City Code Section 1007.132(8)(h)				
Sales:	380 sf sales area per vehicle exclusive of required parking areas			
	43,800 sf sales area/380 =	115 spaces required		
		110 spaces proposed		
Office:	-38 spaces required			
	72 spaces allocated for vehicle sales			

SPECIAL REVIEW REGULATIONS

Shoreland District	NA	
Floodplain District	NA	
Town Center Design & Development Guide	NA	
Industrial Park Covenants	NA	

EAW/AUAR COMPLIANCE

Does an EAW/AUAR exist?	No	
Is an EAW/AUAR required?	No	
Is project in compliance?	NA	
Does EAU/AUAR need to be revised?	NA	

ADDITIONAL NOTES

See additional conditions listed in staff reports.

A separate Sign Permit application for all ground and/or building wall signs shall be submitted and approved prior to the construction or installation of any signage.

**CITY OF LINO LAKES
RESOLUTION NO. 25-153**

**APPROVING MOTOR VEHICLE SALES LOT CONDITIONAL USE PERMIT
FOR LINO LAKES DEALERSHIP AND OFFICE (7920 LAKE DRIVE)**

WHEREAS, the City received a land use application for a conditional use permit for motor vehicle sales lot ("Development"); and

WHEREAS, the October 8, 2025 Planning & Zoning Board Staff Report and the November 10, 2025 Council Staff Report provide supporting narrative and documentation for the Development; and

WHEREAS, the property is zoned GB, General Business and allows for motor vehicle sales lot with an approved conditional use permit; and

WHEREAS, the legal description of the property is Lot 1, Block 2, Pine Glen; and

WHEREAS, City staff has completed a review of the land use application based on the following plans:

- Narrative prepared by Tyler Heubsch dated August 11, 2025
- Certificate of Survey prepared by EG Rud & Sons, Inc. dated July 24, 2025
- Civil Plan Set prepared by Plowe Engineering revised October 21, 2025
- Landscape Plan prepared by Calyx Design Group revision date October 22, 2025
- Architectural Plans prepared by Thielen & Green revision date October 21, 2025
- Photometric Plan prepared by AidElectric Corporation dated October 15, 2025
- Site Drainage Narrative prepared by Plowe Engineering Inc revision date October 21, 2025
- Geotechnical Exploration Report prepared by Haugo GeoTechnical Services dated August 27, 2025
- Traffic Study prepared by SSTs LLC dated October 21, 2025; and

WHEREAS, the Planning & Zoning Board held a public hearing on October 8, 2025 and the Board recommended approval of the conditional use permit.

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

FINDINGS OF FACT

Per City Code Section 1007.016(3):

(e) The Planning and Zoning Board shall hold the public hearing and consider possible adverse effects of the proposed conditional use. Its judgement shall be based upon, but not limited to, the following factors:

1. The proposed development application has been found to be consistent with the design standards listed in § [1007.020](#)(4).

See below for design and performance standard requirements.

2. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare, or odors.

The proposed motor vehicle sales lot will not involve activities detrimental to any person, property, or the general welfare.

3. Will not result in the destruction, loss, or damage of a natural, scenic or historic feature of major importance.

The proposed motor vehicle sales lot will not result in the destruction of a natural, scenic, or historic feature of major importance.

Per City Code Section 1007.020:

(4) *Performance Standards.* Plans which fail to meet the following criteria shall not be approved.

(a) The proposed development application must be consistent with the policies and recommendations of the Lino Lakes Comprehensive Plan.

The proposed motor vehicle sales lot is consistent with the policies and recommendations of Comprehensive Plan and commercial land use.

(b) The proposed development application is compatible with present and future land uses of the area.

The proposed motor vehicle sales lot is compatible with present and future land uses of the area.

(c) The proposed development application conforms to performance standards herein and other applicable City Codes.

The proposed motor vehicle sales lot conforms to City Code performance standards with minor revisions as noted in this resolution.

(d) Traffic generated by a proposed development application is within the capabilities of the City when:

1. If the existing level of service (LOS) outside of the proposed development is A or B, traffic generated by a proposed development will not degrade the level of service more than one grade.

2. If the existing LOS outside of the proposed development is C, traffic generated by a proposed development will not degrade the level of service below C.

3. If the existing LOS outside of the proposed development is D, traffic generated by a proposed development will not degrade the level of service below D.

4. The existing LOS must be D or better for all streets and intersections providing access to the proposed development. If the existing level of service is E or F, the developer must provide, as part of the proposed project, improvements needed to ensure a level of service D or better.

5. Existing roads and intersections providing access to the proposed development must have the structural capacity to accommodate projected traffic from the proposed development or the developer will pay to correct any structural deficiencies.

6. The traffic generated from a proposed development shall not require City street improvements that are inconsistent with the Lino Lakes Capital Improvement Plan. However, the City may, at its discretion, consider developer-financed improvements to correct any street deficiencies.

7. The LOS requirements in paragraphs 1. to 4. above do not apply to the I-35W/Lake Drive or I-35E/Main St. interchanges. At City discretion, interchange impacts must be evaluated in conjunction with Anoka County and the Minnesota Dept. of Transportation, and a plan must be prepared to determine improvements needed to resolve deficiencies. This plan must determine traffic generated by the proposed development project, how this traffic contributes to the total traffic, and the time frame of the improvements. The plan also must examine financing options, including project contribution and cost sharing among other jurisdictions and other properties that contribute to traffic at the interchange.

The proposed motor vehicle sales lot meets Level of Service (LOS) requirements. The existing roads and intersections providing access to the proposed development have the structural capacity to accommodate projected traffic from the proposed development. The traffic generated from a proposed development does not require City street improvements that are inconsistent with the Lino Lakes Capital Improvement Plan.

(e) The proposed development shall be served with adequate and safe water supply.

The proposed motor vehicle sales lot will have an adequate and safe water supply.

(f) The proposed development shall be served with an adequate or safe sanitary sewer system.

The proposed motor vehicle sales lot will be served with an adequate waste disposal system.

(g) The proposed development shall not result in the premature expenditures of City funds on capital improvements necessary to accommodate the proposed development.

The proposed motor vehicle sales lot does not require City funds.

(h) Fire prevention and fighting equipment acceptable to the Board of Fire Underwriters and City Council shall be readily available when any activity involving the handling or storage of flammable or explosive materials is carried on.

The proposed motor vehicle sales lot will have fire prevention and fighting equipment readily available.

BE IT FURTHER RESOLVED the following specific performance standards of City Code Section 1007.132(8) have also been met:

(h) Motor vehicle sales lot provided that:

1. Outside sales areas are fenced or screened from view of neighboring residential uses or an abutting residential district in compliance with § [1007.049](#).

An 8ft tall screen fence and landscaping will be installed along the east side of the parking lot abutting the residential district.

2. Outside services and sales are associated with a principal building of at least 1,000 square feet of floor area.

The principal building footprint is 8,410 sf gross and 7,569 sf floor area.

3. The entire sales lot and off-street parking area is paved.

The entire sales lot and off-street parking area is paved.

4. Parking for customers and employees must be provided in compliance with § [1007.052](#)(6).

The commercial building is a combination of office space and motor vehicle sales lot uses. The proposed 108 parking spaces and 1 garage bay are compliant for customer and employee parking.

5. For passenger motor vehicle sales activities, a minimum of 380 square feet of sales area per vehicle is provided exclusive of required parking areas. Minimum sales area for all other motor vehicles will be determined by the City Council during the review of the conditional use permit.

A minimum of 380 sf of sales area per vehicle is provided exclusive of required parking areas.

6. A perimeter curb is provided around the sales/parking lot.

A perimeter curb is provided around the sales/parking lot.

7. All lighting shall be hooded and so directed that the light source is not visible from the public right-of-way or from an abutting residence and shall be in compliance with § [1007.046](#).

The photometric plan and lighting details are compliant with § [1007.046](#).

8. Vehicles for sale shall be displayed in an orderly manner.

The vehicles for sale shall be displayed and parked in the approved, striped parking spaces.

BE IT FURTHER RESOLVED the motor vehicle sales lot conditional use permit is approved subject to the following conditions:

1. No more than XX parking spaces shall be designated for motor vehicle sales.
 - a. *Staff will revise the resolution based on final Council action.*
2. No automobile repair, major or minor, is allowed on site or in the garage bay.
3. A 15ft wide trail easement is required along the interior west lot line along Lake Drive for future trail construction.
4. Pole mounted lighting shall be dimmed to 50% levels after business closing hours.
5. Motor vehicles sales shall be limited to passenger motor vehicles only as defined by City Code Section 1007.001(2).
 - a. **PASSENGER MOTOR VEHICLE.** Any motor vehicle, including pickup trucks and vans, designed and used for carrying not more than 15 individuals including the driver.
6. All passenger motor vehicles shall be operable and appropriately licensed.
7. Privacy/screening fences shall consist of maintenance free or low maintenance materials such as composite, vinyl, or similar.

8. Junk cars shall not be allowed on site.
 - a. Per City Code Section 901.03(18)(c) JUNK CAR means any motor vehicle which is not in operating condition, or which is partially dismantled, or which is used for sale of parts or as a source of repair or replacement parts for other vehicles, or which is kept for scrapping, dismantling or salvage of any kind, or is not properly and currently licensed for operation within the State of Minnesota; and
9. Test driving vehicles is not allowed on Kelly Street past the east driveway.
10. Vehicle delivery is not allowed on Kelly Street past the east driveway.
11. Vehicle parking on Kelly Street is not allowed.
12. Vehicle sales are limited to Monday through Saturday 8 am to 8 pm.
13. All signage shall comply with City Code Chapter 1010.
14. Signs painted on, attached to, or affixed to any vehicle is prohibited.
15. One standard vehicle window price sticker no greater than 11 inches x 17 inches is allowed per vehicle.
16. The conditional use permit may be reviewed by the City to ensure compliance with conditions.

BE IT FURTHER RESOLVED the following comments shall be addressed prior to issuing a grading permit:

1. A Site Improvement Performance Agreement shall be executed.
2. All comments from the City Engineer memo dated October 31, 2025.
3. All comments from the Environmental Coordinator memo dated October 29, 2025.
4. A trail easement document and exhibit shall be provided and recorded after City staff review.
5. A drainage and utility easement document and exhibit shall be provided and recorded after City staff review.
6. Sheet C0, Civil Plan Set Cover Sheet:
 - a. Include revision dates under Revision Description.
7. Sheet C1, Site Plan:
 - a. Include total number of parking spaces provided.
 - b. Show location of 8ft tall fence along parking lot.
 - c. Show exterior mechanical equipment screening.
8. Sheet C2.1, Grading, Drainage, and Erosion Control Plan:
 - a. Include driveway grade % for both driveways.
9. Sheet EX01, Conceptual Site Plan:
 - a. Include total number of parking spaces provided.
 - b. The Site Plan and Section @ Fence detail shall show the location of the fence, retaining wall, and required landscaping.

Adopted by the City Council of the City of Lino Lakes this 10th day of November, 2025.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC, City Clerk

**CITY OF LINO LAKES
RESOLUTION NO. 25-154**

**APPROVING SITE IMPROVEMENT PERFORMANCE AGREEMENT WITH
TYLER HEUBSCH DBA DEALER UNITS**

WHEREAS, the City has completed review of the site and building plans for Lino Lakes Dealership and Offices located at 7920 Lake Drive; and

WHEREAS, the legal description of the property is Lot 1, Block 2, Pine Glen; and

WHEREAS, City Code Section 1007.020(5)(d) requires the execution of a site performance agreement prior to issuance of a building permit.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Lino Lakes, Minnesota that that the Site Improvement Performance Agreement between the City of Lino Lakes and Tyler Heubsch DBA Dealer Units is hereby approved and the Mayor and City Clerk are authorized to execute such agreements on behalf of the City.

Adopted by the Council of the City of Lino Lakes this 10th day of November, 2025.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC, City Clerk

**CITY OF LINO LAKES, MINNESOTA
SITE IMPROVEMENT PERFORMANCE AGREEMENT**

THIS AGREEMENT made this _____ day of _____, 2025, is by and between the **City of Lino Lakes**, a municipal corporation organized under the laws of the State of Minnesota, and Tyler Heubsch ("Developer").

WHEREAS, the Developer has received approval of Site Development Plans titled "Lino Lakes Dealership and Office Plans", by the City of Lino Lakes on the 10th day of November, 2025, and in accordance with the Plans all of which are made a part hereof by reference. In consideration of such approval, the Developer, its successors and assigns, does covenant and agree to perform certain work as more specifically set forth in the plans titled "Lino Lakes Dealership and Office Plans", hereinafter called the "Plans", and as hereinafter set forth upon the real estate (hereinafter referred to as "Property") described as follows:

Lot 2 Block 1, Pine Glen

NOW, THEREFORE, in consideration of the mutual promises of the parties made herein,

IT IS AGREED BY AND BETWEEN THE PARTIES HERETO:

I. DESIGNATION OF IMPROVEMENTS.

- A. Improvements on the project site to be installed at the Developer's expense by the Developer as hereinafter provided are hereinafter referred to as "On-site Work".
- B. Improvements off the project site to be installed at the Developer's expense, if any, by the Developer as hereinafter provided are hereinafter referred to as "Off-Site Work".
- C. Developer shall enter into a Declaration for Maintenance of Stormwater Facilities by and among Developer, City and Rice Creek Watershed District.

II. ON-SITE WORK.

- A. On-Site Work. The On-Site Work shall consist of the improvements described in the approved Plans, to include any approved subsequent amendments, and shall be in compliance with all applicable statutes, codes and ordinances of the City. The On-Site Work includes all on-site exterior amenities as shown on the approved Plans and as required by the plan approval, such as, but

not limited to: landscaping, private driveways, parking areas, sanitary sewer extension, water system extension, storm drainage systems, curbing, lighting, fencing, fire lanes, sidewalks, exterior building architectural design and building elements, site grading and erosion control measures.

Such improvements shall be completed in accordance with Section V herein.

- B. Cost Estimates. The Developer has provided the City with a written estimate of all applicable costs of the On-Site Work, itemized by type. The cost estimates have been reviewed by the City, and the City has established the actual amount of the financial guarantee as set forth below. The description and estimated cost of Developer's On-Site Work are as follows:

	Description of Improvements	Estimated Costs
1.	Lighting	\$ 36,300.00
2.	Fences / Screen Structures	\$ 5,060.00
3.	Trash Disposal Structures	\$ 15,000.00
4.	Curbing / Islands / Delineators	\$ 27,500.00
5.	Storm Drainage Systems / Sewers / Catch Basins / Culverts / Swales	\$ 30,820.00
6.	Public Trails and / or Sidewalk	\$ 0.00
7.	Private Trails and / or Sidewalk	\$ 9,315.00
8.	Driveway / Curb cut / Parking Lot / Fire Lane	\$ 108,450.00
9.	Water mains / Hydrants / Sanitary Sewers	\$ 22,884.00
10.	Landscaping	\$ 53,477.00
11.	Site Grading	\$ 77,856.00
12.	Erosion Control	\$ 4,880.00
	Total Estimated Cost of Developer Improvements	\$ 391,542.00
	Security Requirement (Total * 35%)	\$ 137,040.00

III. OFF-SITE WORK - Not applicable.

IV. EASEMENTS/RIGHT OF WAY

- A. The Developer is party to easements of record and a Declaration of Easements, Covenants, Conditions and Restrictions concerning Lot 2, Block 1, Pine Glen.

III. DEVELOPER FEES.

A. Trunk Sanitary Sewer Connection Fees

The City established trunk utility connection fees to uniformly distribute the costs of public trunk sanitary sewer infrastructure. The Trunk Utility Connection Fee consists of two components; a Trunk Charge and an Availability Charge.

Trunk Charge

Previously paid at the time of subdivision.

Availability Charge

Commercial/Industrial/Institutional availability charges shall be paid at the time of building permit. Fees are based on the number of sanitary access charge (SAC) units assigned by Metropolitan Council Environmental Services (MCES).

City Sewer (CSAC)	\$1,686.00 Per SAC Unit
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Trunk sewer unit charges addressed under this paragraph are in addition to any SAC charges imposed by Metropolitan Council Environmental Services.

B. Trunk Water Connection Fees

The City established trunk utility connection fees to uniformly distribute the costs of public trunk water infrastructure. The Trunk Utility Connection Fee consists of two components; a Trunk Charge and an Availability Charge.

Trunk Charge

Previously paid at the time of subdivision.

Availability Charge

Commercial/Industrial/Institutional availability charges shall be paid at the time of building permit. Fees are based on the number of sanitary access charge (SAC) units assigned by Metropolitan Council Environmental Services (MCES).

City Water (CWAC)	\$1,628.00 Per SAC Unit
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C. Surface Water Management Area Charges

Previously paid at the time of subdivision.

		Acre	Fee
1.	Sanitary Sewer Trunk Unit Fee (\$1,801/unit; 2.92 units/Acre)		Paid Previously
2.	City Sewer Availability Fee (\$1,686/SAC Unit)		To be Paid w/Building Permit
3.	Water Trunk Unit Fee (\$2,588/unit; 2.92 units/Acre)		Paid Previously
4.	City Water Availability Fee (\$1,628/SAC Unit)		To be Paid w/Building Permit
5.	City Surface Water Management Fee (\$/Acre)		Paid Previously
	Total Estimated (Budget) Developer Fees		w/Building Permit

- D. Metropolitan Council Environmental Services (MCES) Sewer Availability Charges (SAC) are in addition to the fees referenced above and shall be determined by MCES, and shall be paid with the Building Permit.

IV. RECORD DRAWINGS.

- A. Upon project completion, Developer shall submit record drawings, in electronic format, of all public and private infrastructure improvements, including grading, sanitary sewer, water main, storm sewer facilities, and roads, constructed by Developer. The as-built survey must include, but is not limited to, proposed and final contours with adequate elevation shots to show conformance, property irons (to be exposed in field), low floor and low opening elevations, and the 100-Year High Water Level (HWL) of all ponds, lakes, and wetland areas. The files shall be drawn in Anoka County NAD 83 Coordinate system and provided in both AutoCAD .dwg and Adobe .pdf file formats. The plans shall include accurate locations, dimensions, elevations, grades, slopes and all other pertinent information concerning the complete work. The Developer shall also submit certified compaction testing results for the site grading operations.
- B. A summary of the record plan attribute data for the storm sewer, water main, and sanitary sewer structures and pipes shall be

submitted in the form of an Excel Spreadsheet as provided by the City Engineer.

- C. No securities will be fully released until all record drawings have been submitted and accepted by the City Engineer.

V. COMPLETION DATE.

If the activities authorized by site and building plan approval are not initiated within twelve (12) months from the final execution of this agreement, then Developer will need to start the site and building plan approval process from the beginning. If after twenty-four (24) months from the final execution of this agreement the Developer has not completed the project the City reserves the right to use securities to address site issues to ensure compliance with City Codes.

VI. GUARANTEE.

- A. The Developer will fully and faithfully comply with all terms and conditions of any and all contracts entered into by the Developer. Concurrently with the execution hereof by the Developer, the Developer will furnish to, and at all times thereafter maintain with the City, a cash deposit, certified check, or Irrevocable Letter of Credit, based on thirty-five (35%) percent of the total estimated cost of Developer's On-site Work. An Irrevocable Letter of Credit shall be for the exclusive use and benefit of the City of Lino Lakes and shall state thereon that the same is issued to guarantee and assure performance by the Developer of all the terms and conditions of this Development Contract, construction of all required improvements in accordance with the ordinances and specifications of the City and guarantees the workmanship and materials for the landscape improvements for a period of one year following the City's acceptance of the landscape improvements. The City reserves the right to draw, in whole or in part, on any portion of the Irrevocable Letter of Credit for the purpose of guaranteeing the terms and conditions of this contract, if Developer has been found to be in default of this agreement and only after providing Developer with written notice and opportunity to cure any default. The Irrevocable Letter of Credit shall be automatically extended for additional periods of one year from present or future expiration dates unless sixty (60) days prior to such the City Clerk or Administrator is notified in writing by certified mail or overnight mail that the Letter of Credit will not be renewed.
- B. Upon written request, The City will grant a reduction of the Letter of Credit, or cash deposit based on prepayment or the value of the completed improvements at the time of the requested reduction.

The Developer may make such requests three times throughout the life of this agreement, with the third and/or final request being at the completion of the project. The City will respond to such request within 30 days time. Prior to the final acceptance of the Developer's Improvements the City shall require a Letter of Credit or Cash Escrow to cover the warranty provisions of the agreement. The amount shall be agreed to by the City Engineer and Developer and Developer may use the Letter of Credit discussed in Section VI.A above.

VII. REIMBURSEMENT OF COSTS.

- A. The Developer agrees to establish a non-interest bearing escrow account with the City in an amount established by the City Engineer or his designee for the payment of all City fees and costs incurred by the City related to the On-site Work, including, but not limited to, the following:

1.	Site Plan Review Fee	\$2,500.00
2.	Administration (Legal, Engineering, Planning and Contract Administration)	\$18,500.00
3.	Negative Short Term Escrow Balance	\$0.00
	Total Estimated (Budget) Costs for Escrow Account	\$21,000.00

- B. If it appears that the actual costs incurred will exceed the estimate or that the actual costs incurred will be less than the estimate, then Developer and City shall review the costs required to complete the project. In such case, if the actual costs exceed the estimate, then Developer shall promptly pay the additional sums to the City to pay for the agreed upon increase. However, in such case where the actual costs are less than the estimate, the City shall promptly reimburse to Developer any amounts overpaid by the Developer. The Developer may request a statement of the account each month for review.
- C. Intentionally Deleted.

VIII. REMEDIES FOR BREACH.

- A. The City shall give prior written notice to the Developer of any default hereunder before proceeding to enforce such financial guarantee or before the City undertakes any work for which the City will be reimbursed through the financial guarantee. If within twenty (20) days after receipt of such written notice to it, the Developer has not notified the City by stating in writing the manner in which the default will be cured and the time within which such default will be

cured, the City will proceed with the remedy it deems reasonably appropriate.

B. At any time after the completion date and any extensions thereof, if any of the work is deemed incomplete, the City may proceed in any one or more of the following ways to enforce the undertakings herein set forth, and to collect any and all expenses reasonably incurred by the City in connection therewith, including, but not limited to, engineering, legal, planning and litigation costs and expense. The enumeration of the remedies hereunder shall be in addition to any other remedies available to the City.

1. Specific Performance. The City may in writing direct the surety or the Developer to cause the Work to be undertaken and completed within a specified reasonable time. If the Developer fails to cause the Work to be done and completed in a manner and time reasonably acceptable to the City, the City may proceed to bring an action for specific performance to require work to be undertaken.
2. Completion by the City. The City, after written notice, may enter the premises and proceed to have the Work done either by contract, by day labor or by regular City forces. The Developer may not question the manner of doing such work or the letting of any such contracts for the doing of any such work; provided that all such work is performed in a reasonable manner, the costs are reasonable and the work is completed in a good and workman-like manner and in accordance with the approved plans and specifications. Upon completion of such work, the Developer shall promptly pay the City the full cost thereof as aforesaid.
3. Deposit of Financial Guarantee. In the event the financial guarantee has been submitted in the form of a Letter of Credit, the City may draw on the Letter of Credit the sum equal to the reasonably estimated cost of completing the Work, plus the City's reasonably estimated expenses as defined herein, including any other reasonable costs, expenses, and damages for which the surety may be liable hereunder, but not exceeding the amount set forth on the Letter of Credit. The money shall be deemed to be held by the City for the purpose of reimbursing the City for any reasonable costs incurred in completing the Work as hereinafter specified. Any funds remaining after completion of the project shall be promptly returned to the Developer.

IX. OCCUPATION OF PREMISES.

The Developer agrees that it will not cause to be occupied any portion of the building or improvements to be constructed upon the premises until completion of the building and site improvements as more fully described in the approved plans and following issuance of a Certificate of Occupancy.

X. INSURANCE.

Developer or its general contractor shall take out and maintain until one year after the City accepted the Developer Improvements, public liability and property damage insurance covering personal injury, including death, and claims for property damage which may arise out of the Developer's or general contractor's work, as the case may be, or the work of its subcontractors or by one directly or indirectly employed by any of them. Limits for bodily injury and death shall be not less than Five Hundred Thousand and no/100 (\$500,000.00) Dollars for one person and One Million and no/100 (\$1,000,000.00) Dollars for each occurrence; limits for property damage shall be not less than One Million and no/100 (\$1,000,000.00) Dollars for each occurrence; or a combination single limit policy of Two Million and no/100 (\$2,000,000.00) Dollars or more. The City, its employees, its agents and assigns shall be named as an additional insured on the policy, and the Developer or its general contractor shall file with the City a certificate evidencing coverage prior to the City signing the plat. The certificate shall provide that the City must be given ten days advance written notice of the cancellation of the insurance. The certificate may not contain any disclaimer for failure to give the required notice.

XI. REIMBURSEMENT FOR LITIGATION EXPENSES.

The City and Developer agree that the prevailing party in any litigation pertaining to the enforcement of this Agreement shall be entitled to reimbursement from the non-prevailing party for all reasonable costs incurred by said prevailing party including court costs and reasonable engineering and attorneys' fees.

XII. VALIDITY.

If a portion, section, subsection, sentence, clause, paragraph or phrase in this Agreement is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect or void any of the other provisions of the Site Improvement Performance Agreement.

XIII. GENERAL.

- A. Binding Effect. The terms and provisions hereof shall be binding upon and inure to the benefit of the heirs, representatives, successors and assigns of the parties hereto and shall be binding upon all future owners of all or any part of the Property and shall be deemed covenants running with the land. After the Developer has completed the work required of it under this Agreement, at the Developer's request, the City will execute and deliver to the Developer a release.
- B. Notices. Whenever in this Agreement it shall be required or permitted that notice or demand be given or served by either party to this Agreement to or on the other party, such notice or demand shall be delivered personally or (i) mailed by United States mail by certified mail (return receipt requested) or (ii) sent by nationally recognized overnight carrier to the addresses hereinbefore set forth on Page 1. Such notice or demand shall be deemed timely given when delivered personally or when deposited in the mail or the overnight carrier in accordance with the above. The addresses of the parties hereto are as set forth on Page 1 until changed by notices given as above.
- C. Incorporation by Reference. All plans, special provisions, proposals, specifications and contracts for the improvements furnished and let pursuant to this Agreement shall be and hereby are made a part of this Agreement by reference as fully as if set out herein in full.
- D. Hours of Construction Activity. Construction activity shall be limited to the hours set out as follows:

Monday through Friday	7:00 a.m. to 7:00 p.m.
Saturday	9:00 a.m. to 5:00 p.m.
Sunday and Holidays	No working hours allowed

XIV. VIOLATIONS/BUILDING PERMITS.

In the event that Developer violates any of the covenants and agreements contained in this Site Improvement Performance Agreement and to be performed by the Developer, the City, at its option, and after providing written notice and opportunity to cure to Developer in addition to the rights and remedies as set out hereunder may refuse to issue building permits to any property within the development and/or stop building construction within the development until such time as such default has been corrected to the satisfaction of the City.

CITY OF LINO LAKES

By _____
Mayor

ATTEST:

By _____
City Clerk

STATE OF MINNESOTA)
) SS
COUNTY OF ANOKA)

This instrument was acknowledged before me on _____ day of _____, 2025, by Rob Rafferty as Mayor of the City of Lino Lakes on behalf of said City.

Notary Public

STATE OF MINNESOTA)
) SS
COUNTY OF ANOKA)

This instrument was acknowledged before me on _____ day of _____, 2025 by Roberta Colotti as City Clerk of the City of Lino Lakes on behalf of said City.

Notary Public

TYLER HEUBSCH

By _____
Developer

By _____
Developer

Developer

[illegible]

) SS.

COUNTY OF HENNEPIN)

On this _____ day of _____, 2025, before me, a Notary Public within and for said County, personally appeared, _____ who executed the foregoing instrument.

Notary Public

Notary Public

This instrument was drafted by:

City of Lino Lakes
600 Town Center Parkway
Lino Lakes, Minnesota 55014

**CITY COUNCIL
REGULAR MEETING STAFF REPORT
AGENDA ITEM 7C**

STAFF ORIGINATOR: Kendra Lindahl and Zeke Peters, Landform

MEETING DATE: December 8, 2025

TOPIC: Resolution No. 25-175, Approving Main Street Master Plan Comprehensive Plan Amendment

VOTE REQUIRED: 4/5

INTRODUCTION

Staff is requesting City Council approval of a Comprehensive Plan Amendment to incorporate and implement the Main Street Master Plan.

BACKGROUND

The City of Lino Lakes has initiated a Comprehensive Plan Amendment (CPA) to implement the adopted Main Street Master Plan that was completed as part of an Alternative Urban Area Review (AUAR) process in the northwest corner of Lino Lakes. The CPA area totals approximately 944 acres.

Tentative Review Schedule:

Complete Application Date:	N/A
P & Z Board Meeting:	November 12, 2025
City Council Work Session	December 1, 2025
City Council Meeting:	December 8, 2025
60-Day Review Date:	N/A

The City of Lino Lakes is proposing amendments to the 2040 Comprehensive Plan to implement the Main Street Master Plan. The Main Street Master Plan project area includes approximately 944 acres. The CPA will ensure that the land in the master plan area is guided appropriately for the planned development and that the utility staging plan reflects the master plan staging.

ANALYSIS

We have reviewed the application for consistency with the Comprehensive Plan, as well as City policies.

Existing Conditions

The Main Street Master Plan project area contains approximately 944 acres and was initiated by the City to help guide future development given increased interest and growth in this area of Lino Lakes. The City published notice of the proposed amendments in the official newspaper and mailed notice to the property owners whose property is proposed to be reclassified. The City also sent requests for comment to all affected and adjacent jurisdictions as required by required by Minnesota Statute §473.858 Subd. 2 and the Metropolitan Council. Adjacent jurisdictions have until December 9, 2025, to provide comments.

Amendments

There are five amendments necessary to reflect the Main Street Master Plan and they are to the following:

1. Figure 3-1 (Full Build Out Land Use)
2. Figure 3-2 (2040 Future Land Use)
3. Figure 3-4 (Utility Staging Map)
4. Figure 3-9 (2040 Future Land Use Map for Planning District 2)
5. Text of Planning District 2 to reference the Main Street Master Plan

The changes include the following:

1. A total of 36 gross acres of land will be brought into the 2040 MUSA area.
2. The future land use designation will change for 485 acres of land on the 2040 Future Land Use Map. The land use changes are summarized below:

Existing	Proposed	Gross Acres	Wet Acres	Net Acres
Urban Reserve	Low-Density	111.11	13.92	97.19
Low-Density	Medium-Density	70.30	3.53	66.76
Low-Density	High-Density	33.26	1.01	32.25
Low-Density	Planned Residential / Commercial	28.98	1.42	27.55
Medium-Density	Low-Density	33.50	0.78	32.72
Medium-Density	High-Density	19.09	0.84	18.25
High-Density	Low-Density	58.00	1.18	56.82
High-Density	Medium-Density	16.57	0.27	16.30
Planned Residential / Commercial	Low-Density	21.54	1.10	20.44
Planned Residential / Commercial	Medium-Density	0.28	0.00	0.28
Planned Residential / Commercial	High-Density	7.23	0.19	7.04
Low-Density	Urban Reserve	56.23	28.49	27.75
High-Density	Urban Reserve	29.35	12.71	16.63
	TOTALS	485.43	65.45	419.98

The amendments proposed will plan for a similar number of units as what was proposed for the area in the adopted 2040 Comprehensive Plan, but the location of specific land use designations within the project site will be modified to reflect the master plan.

The 2040 Comprehensive Plan also includes a Full Build Out Land Use Map that shows the ultimate future land use when the City is fully developed. When comparing the Full Build Out Land Use Map in the Comprehensive Plan to what is proposed with the Main Street Master Plan, the number of units and density for both is generally consistent. There is approximately a 20-acre reduction in land guided low and high density with a corresponding increase in medium density. The Master Plan and this CPA modifies the location of particular land uses, but the total number of units remains the same.

Consistency with the Comprehensive Plan

The proposed amendments are supported by and consistent with the Land Use (Chapter 3) goals and policies as noted below:

Goal 1: Create a unified vision and future for the city, promote a well planned community, prevent fragmented development, address the impacts of development and redevelopment on natural resources, aesthetics and view corridors, and provide balanced land use and connectivity that ensures the integration of both sides of the regional park.

The proposed amendments meet this goal and related policies. It does this by using a master planned community and an AUAR to promote mixed housing types, land uses, and enhancing the usability of the development through environmental preservation and enhancement. The City worked closely with the community and affected landowners in and adjacent to the site to enhance the overall master plan.

Goal 3: Ensure housing development is compatible with existing and adjacent land uses and provides accessibility to key community features and natural amenities.

The proposed amendments meet this goal and related policies. These amendments provide for implementation of well-planned and thought-out development on a large scale that enhances pedestrian activity and links to trails and parks within the City. It also encourages commercial activity that is mixed with different residential uses on the main gateway into the City.

Goal 4: Maintain safe neighborhoods and community areas.

The proposed amendments meet this goal by meeting Policy C. This plan provides for a more unified mix of land uses and housing types and promotes a diversity of people and age groups as it is developed.

Goal 5: Increase commercial/residential development in appropriate and designated areas in the City of Lino Lakes.

The proposed amendments meet this goal and related policies. It does so by moving the mixed use planned commercial/residential land use to the true gateway of the City and promotes a mix of housing types that buffer commercial uses from lower density residential uses.

Goal 6: Promote community involvement in the development process and city affairs.

The proposed amendments meet this goal and related policies. The master plan that the amendment is based on involved significant community and stakeholder involvement. The design is a culmination of citizen involvement and input at numerous stages to help develop the necessary amendments to the Comprehensive Plan.

Goal 7: Sustain Lino Lakes' Natural Resources which make it such a desirable place to live.

The proposed amendments meet this goal by meeting Policy A. The amendments allow development of the area as envisioned in the well-studied approved master plan that considers the unique environmental factors, both advantages and disadvantages, of the area and how they contribute overall to the City.

Goal 8: Promote a unified community identity.

The proposed amendments meet this goal by meeting Policy B. The plan enhances and puts a focus on the gateway on Main Street and includes a unified standards for street development and green spaces throughout the mixed housing types in the development. This will help promote a more unified community identity.

Goal 9: Coordinate transportation with land use planning.

The proposed amendments meet this goal by meeting Policies A, B, C and E. These policies are met as the master plan considered existing transportation networks and impacts to develop a unified roadway plan that promoted the mixed development type and coordinated this with the land use plans. The plan also considered specific building types and placement to ensure efficient and adequate facilities for traffic and parking.

Planning & Zoning Review

The Planning & Zoning Board held a public hearing on November 12, 2025, to discuss this item. Four people spoke at the public hearing.

Two of the speakers raised concerns regarding the type and density of development along with potential storm water management and ditch issues.

The property owners at 154 Pine Street (06-31-22-21-0002) (also speaking on behalf of family members at 166 Pine Street) and 180 Pine Street (06-31-22-24-0001) asked to have their properties moved from Phase 3 (post 2040) to Phase 2b (2035 – 2040) of the staging plan. These property owners also sent emails outlining their request.

Staff noted that the CPA was crafted to keep the number of units and area in the 2040 Metropolitan Urban Service Area (MUSA) consistent with the number of units in this area under the adopted 2040 Plan, but that changes to the MUSA could be evaluated when the 2050 Comprehensive Plan update begins next year or alternatively with a specific development proposal. The staging plan is the City's primary tool for growth management but can be modified in response to specific development proposals.

The P&Z Board voted 7-0 to recommend approval of the Comprehensive Plan Amendments as presented.

The Staging Plan will be reevaluated as part of the 2050 Comprehensive Plan update. Staff does not recommend a change to the proposed CPA. However, if the Council wishes to formalize consideration of a future amendment for the two landowners that requested that they be moved into the MUSA to allow development, the Council could consider language similar to the Planning District 4 language in the 2040 Comprehensive Plan. Staff offers this draft language edit to Planning District 2 Infrastructure & Public Facilities section:

The 53.59 acres along Pine Street and Holly Drive (Parcel Numbers 31-22-21-0002, 06-31-22-21-0003, 06-31-22-24-0001) are in 2040 Staging Area 3 and the landowners have requested that the City consider moving this phasing up. The City will consider amending the staging plan if:

- *Development of the adjacent Stage 2 area is in progress and/or the subject properties are proposed to be incorporated into the development approvals for the adjacent Stage 2 areas, and*
- *The amendment includes a preliminary plat incorporating the properties and comprehensively addresses the extension of sanitary sewer and water facilities along with street connections through the properties.*

Findings of Fact

The following are Findings of Fact for the Comprehensive Plan Amendment:

1. The proposed 2040 Comprehensive Plan amendments are needed to implement the approved Master Plan.
2. The proposed land use and staging plan changes are consistent with the policy text for the 2040 Comprehensive Plan.
3. The proposed amendment is consistent with Sanitary Sewer Plan planned infrastructure improvements and development trends found in the City.

4. The proposed amendment is consistent with Water Supply Plan planned infrastructure improvements and development trends found in the City.
5. The proposed amendments will modify existing maps and text to match the Master Plan and AUAR for the area.

Next Steps

1. If the Comprehensive Plan Amendment is approved by the City, it will be submitted to the Metropolitan Council for review. Submittal prior to the end of year will ensure that the CPA is reviewed under the current 2040 requirements rather than Metropolitan Council's Imagine 2050 density requirements.

RECOMMENDATION

The City Council discussed the plan amendment and the resident requests for modification to the utility staging at the December 1, 2025 work session. The Council directed staff to incorporate the draft language regarding utility staging for the Faulkers and Schwartz properties into the amendment.

Staff is recommending approval of Resolution No. 25-175, Approving the Main Street Master Plan Comprehensive Plan Amendment.

ATTACHMENTS

1. Resolution No. 25-175 with Exhibits
2. Main Street Master Plan Scenario Map

**CITY OF LINO LAKES
RESOLUTION NO. 25-175**

**APPROVING COMPREHENSIVE PLAN AMENDMENT FOR MAIN STREET MASTER
PLAN**

WHEREAS, The proposed 2040 Comprehensive Plan amendments are needed to implement the approved Main Street Master Plan, and

WHEREAS, The proposed land use and staging plan changes are consistent with the Land Use (Chapter 3) goals and policies in the 2040 Comprehensive Plan, and

WHEREAS, The proposed land use and staging plan changes are consistent with the policy text for the 2040 Comprehensive Plan, and

WHEREAS, The proposed amendment is consistent with Sanitary Sewer Plan planned infrastructure improvements and development trends found in the City, and

WHEREAS, The proposed amendment is consistent with Water Supply Plan planned infrastructure improvements and development trends found in the City, and

WHEREAS, The proposed amendments will modify existing maps and text to match the Master Plan and AUAR for the area, and

WHEREAS, the amendment will allow implementation of the Main Street Master Plan, which is a culmination of citizen involvement and input at numerous stages to help develop the amendments to the Comprehensive Plan, and

WHEREAS, following mailed and published notice the Planning and Zoning Board (the “Board”) held a public hearing on November 12, 2025 regarding the proposed plan amendment and the Board recommended approval of the Comprehensive Plan Amendment with a 7-0 vote.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Lino Lakes, Minnesota that the Comprehensive Plan is hereby amended to:

1. Reclassify 485 acres of land in the Main Street Master Plan Neighborhood as shown in Exhibit A
2. Modify the following figures as shown in Exhibit B:
 - a. Figure 3-1 (Full Build Out Land Use)
 - b. Figure 3-2 (2040 Future Land Use)

- c. Figure 3-4 (Utility Staging Map)
 - d. Figure 3-9 (2040 Future Land Use Map for Planning District 2)
3. Modify the text of Planning District 2, as shown in Exhibit C

Adopted by the City Council of the City of Lino Lakes this 8th day of December, 2025.

Rob Rafferty, Mayor

ATTEST:

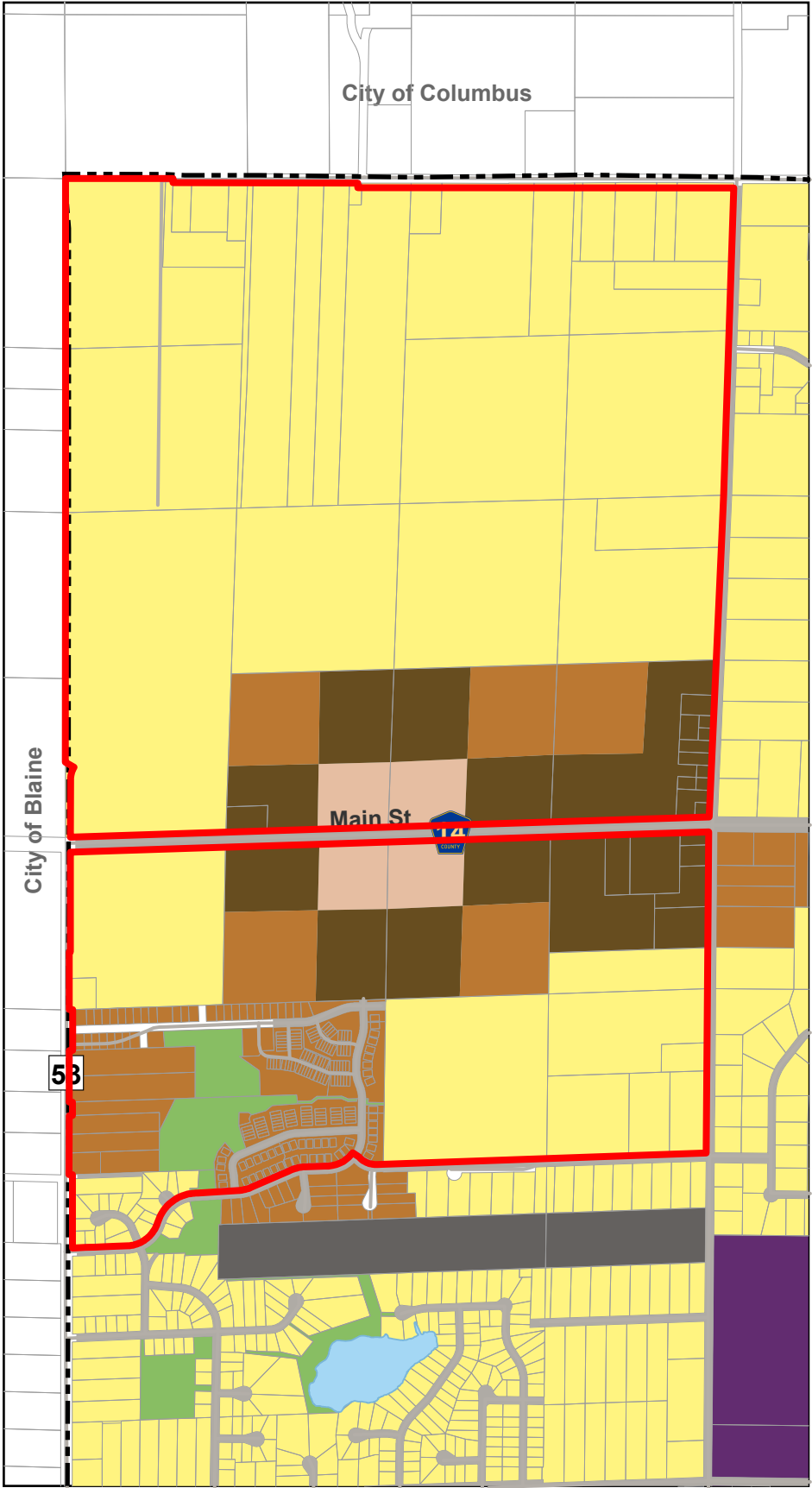
Roberta Colotti, CMC, City Clerk

EXHIBIT A – PROPOSED LAND USE CHANGES

Existing	Proposed	Gross Acres	Wet Acres	Net Acres
Urban Reserve	Low-Density	111.11	13.92	97.19
Low-Density	Medium-Density	70.30	3.53	66.76
Low-Density	High-Density	33.26	1.01	32.25
Low-Density	Planned Residential / Commercial	28.98	1.42	27.55
Medium-Density	Low-Density	33.50	0.78	32.72
Medium-Density	High-Density	19.09	0.84	18.25
High-Density	Low-Density	58.00	1.18	56.82
High-Density	Medium-Density	16.57	0.27	16.30
Planned Residential / Commercial	Low-Density	21.54	1.10	20.44
Planned Residential / Commercial	Medium-Density	0.28	0.00	0.28
Planned Residential / Commercial	High-Density	7.23	0.19	7.04
Low-Density	Urban Reserve	56.23	28.49	27.75
High-Density	Urban Reserve	29.35	12.71	16.63
	TOTALS	485.43	65.45	419.98

EXHIBIT B – MAP AMENDMENTS

Existing



Proposed

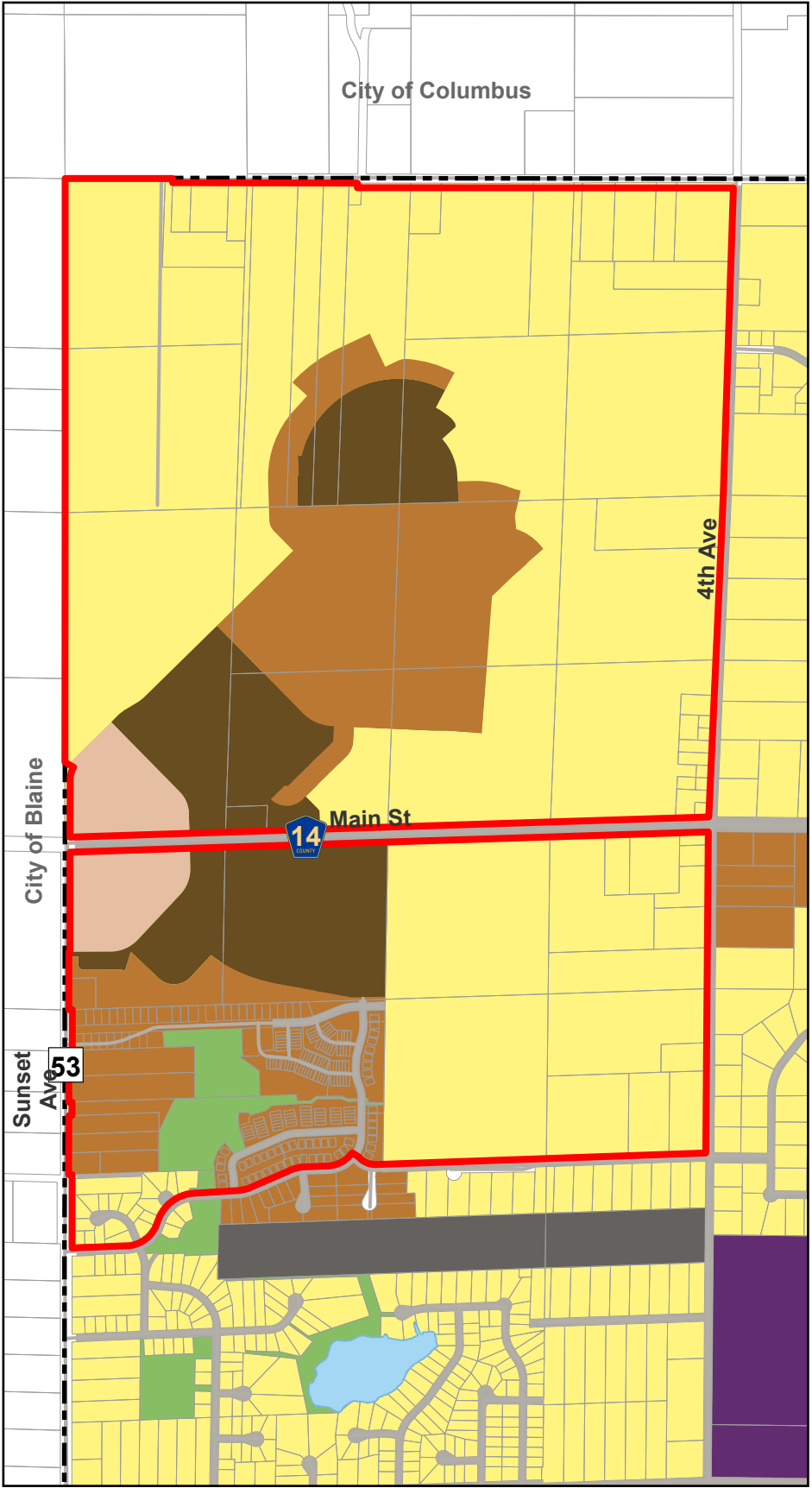


Figure 3-1
Full Build Out Land Use

Legend

- | | |
|-------------------------------|----------------------------------|
| Municipal Boundary | Planned Residential / Commercial |
| Open Water | Office Residential |
| Road Centerline | Signature Gateway District |
| Parcels | Commercial |
| Permanent Rural | Town Center |
| Low Density Residential | Business Campus |
| Low Density Mixed Residential | Industrial |
| Medium Density Residential | Civic and Institutional |
| High Density Residential | Parks and Open Space |
| | Private Airfield |



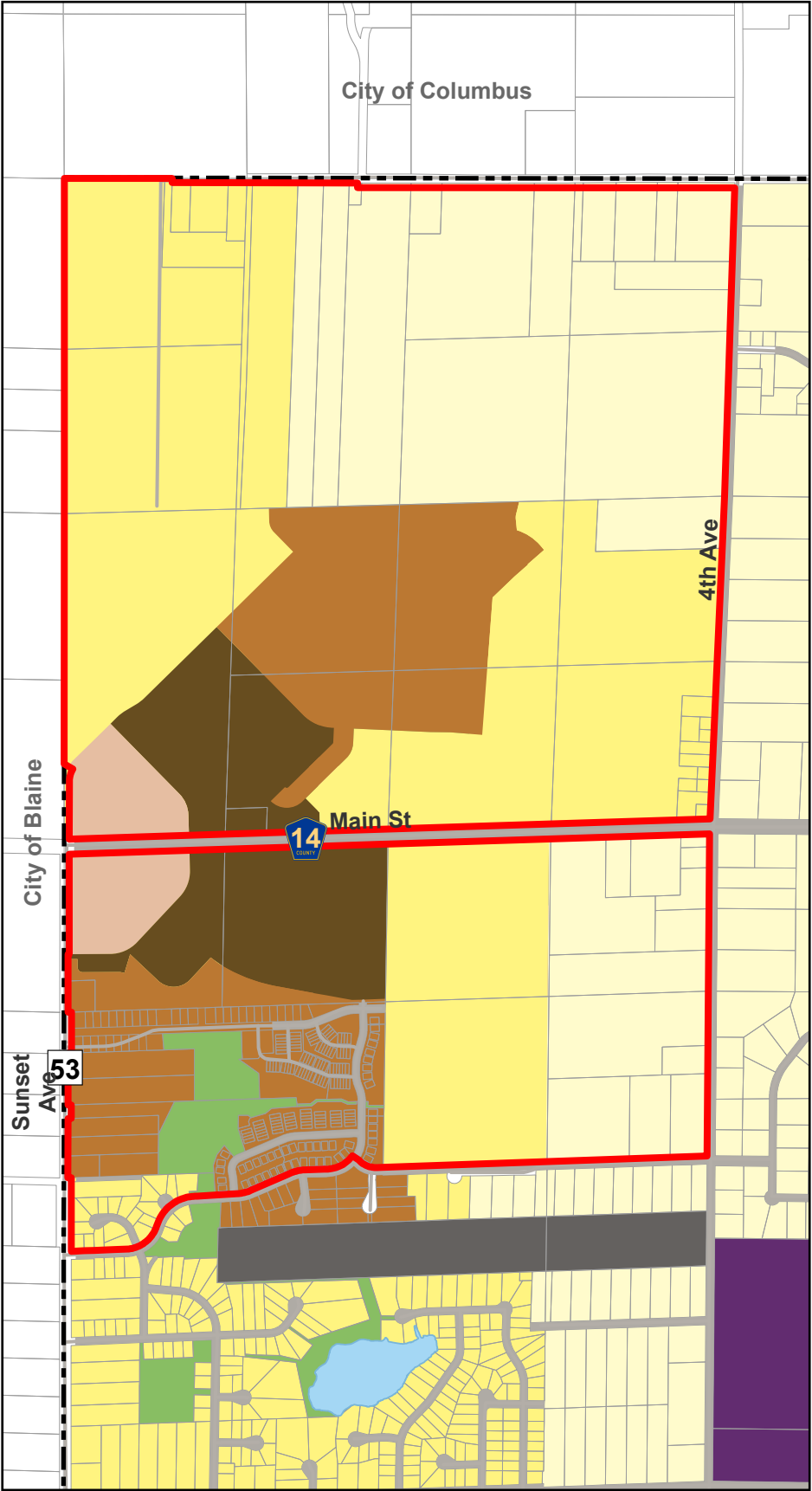
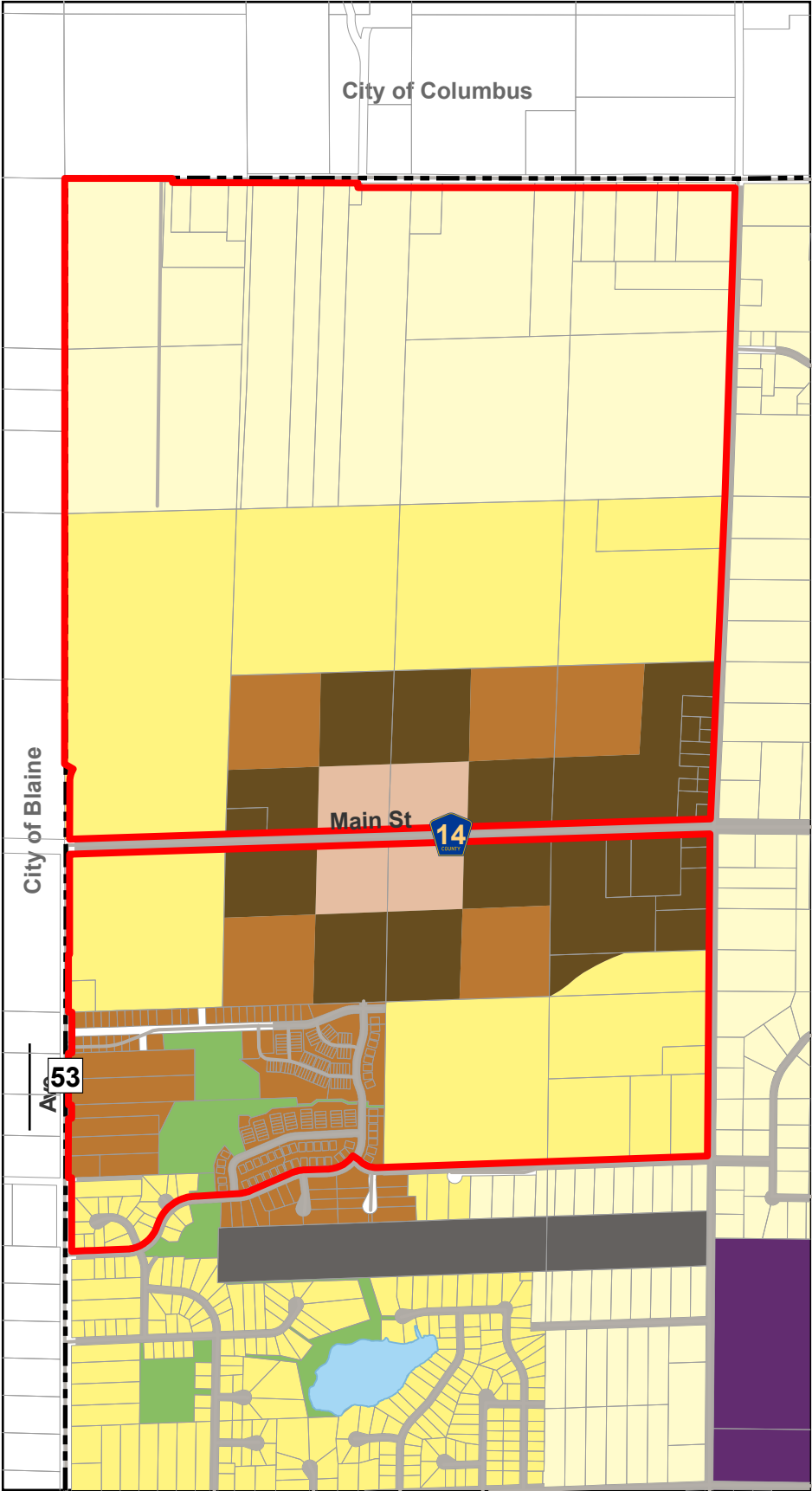
Date: 10/7/2025

Existing

Proposed



Figure 3-2
2040 Future Land Use



Legend

- | | |
|-------------------------------|----------------------------------|
| Municipal Boundary | High Density Residential |
| Open Water | Planned Residential / Commercial |
| Road Centerline | Office Residential |
| Parcels | Signature Gateway District |
| Permanent Rural | Commercial |
| Urban Reserve | Town Center |
| Low Density Residential | Business Campus |
| Low Density Mixed Residential | Industrial |
| Medium Density Residential | Civic and Institutional |
| | Parks and Open Space |
| | Private Airfield |



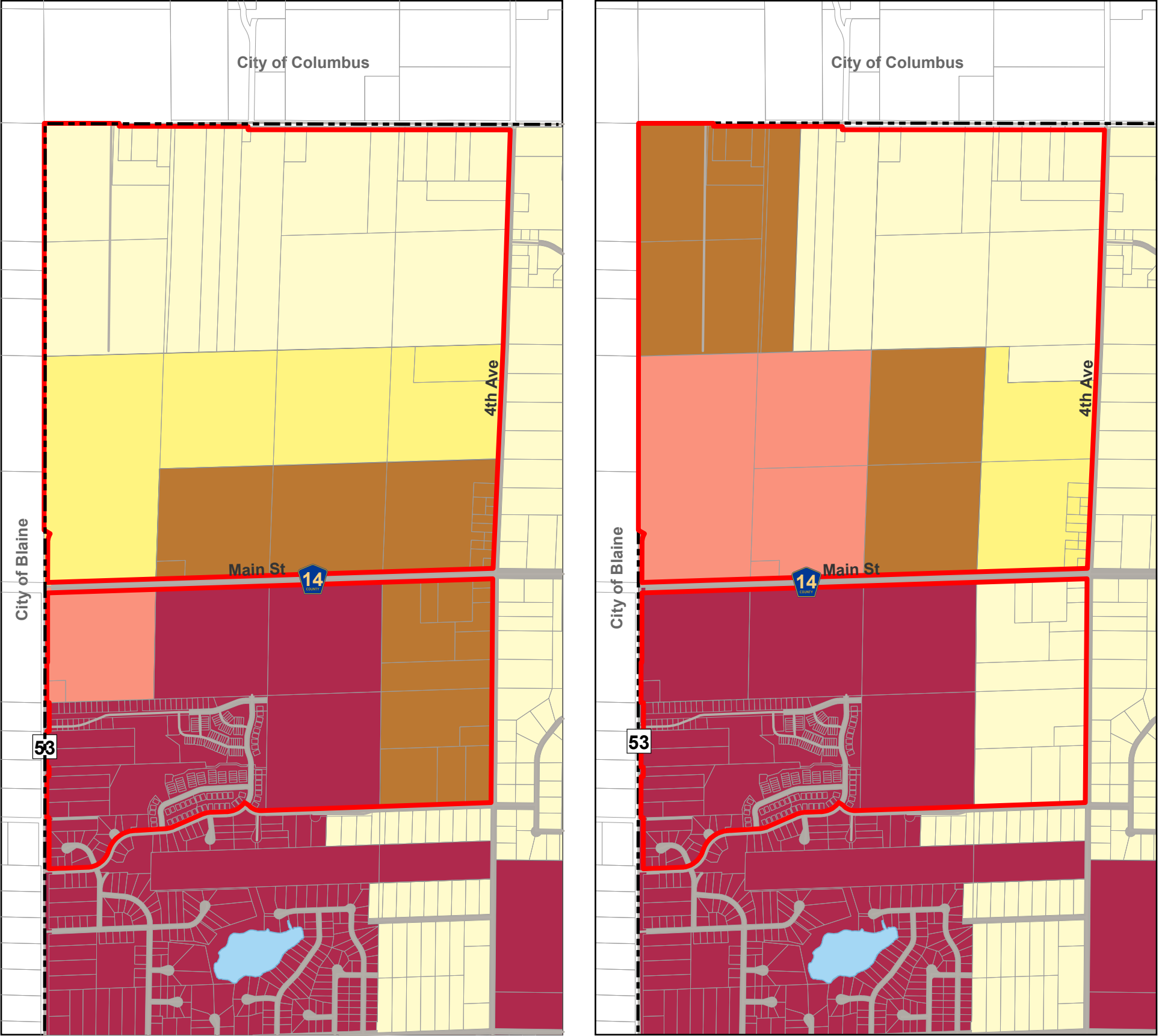
Date: 10/7/2025

Existing

Proposed



Figure 3-4
2040 Utility Staging Plan



Legend

Municipal Boundary

Open Water

Road Centerline

Parcels

STAGE

Stage 1A Planned Service Area (2018 - 2025)

Stage 1B Planned Service Area (2025 - 2030)

Stage 2A Planned Service Area (2030 - 2035)

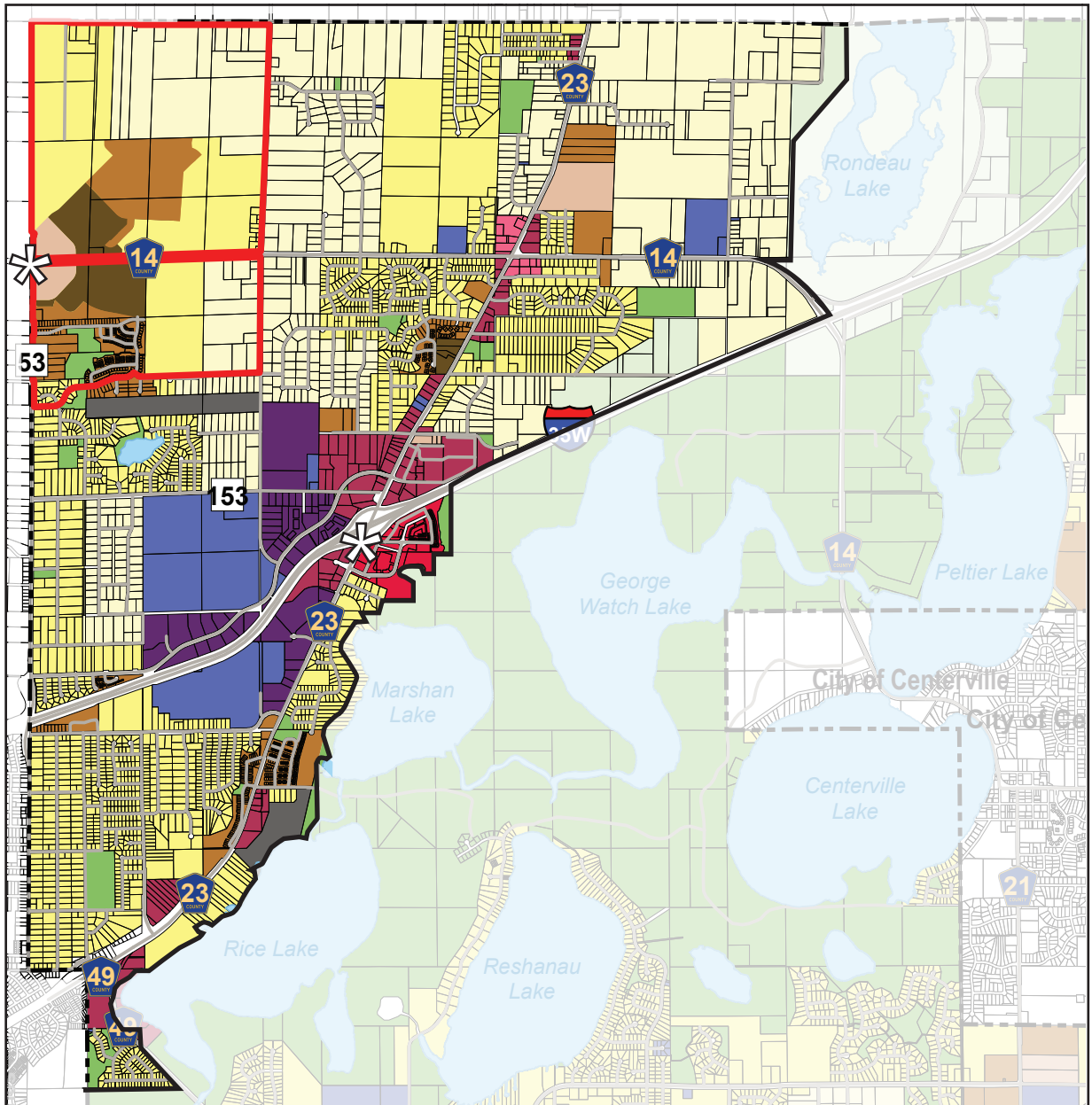
Stage 2B Planned Service Area (2035 - 2040)

Stage 3 Planned Service Area (Post 2040)

No Service



Date: 10/7/2025



Legend

- Planning District 2 Boundary
- ✱ Gateway
- Permanent Rural
- Urban Reserve
- Low Density Residential
- Low Density Mixed Residential
- Medium Density Residential
- High Density Residential

- Planned Residential / Commercial
- Office Residential
- Signature Gateway District
- Commercial
- Town Center
- Business Campus
- Industrial
- Civic / Institutional
- Park / Open Space

- Private Airfield
- Open Water
- Right-of-Way
- Municipal Boundary
- Parcels
- Streams

EXHIBIT C – AMENDMENT TO PLANNING DISTRICT 2

Planning District 2

Land Use

- Planning District 2 includes the Town Center area. A complete “Design and Development Guide” has been adopted to support the community’s vision and established standards for all development in the Legacy area. The guide allows for commercial, civic, and multi-family development with a residential density ranging from 10 to 24 units per acre. Approximately 9 acres of the project site remain undeveloped and are owned by the City.
- Planning District 2 includes the Main Street Master Plan area. The Main Street Master Plan is the guiding plan for future development in the 934-acre study area. The Master Plan is intended to show a general land use arrangement with some specific design elements. The individual site layouts and uses are to be determined as part of the development review process, but should be based on the Master Plan. The Master Plan illustrates the desired location of future land uses within a concept design to provide a framework for future development in this area but the Plan remains flexible with land use boundaries to accommodate natural features, land assembly and other physical boundaries, if needed.
- Planning District 2 includes Planned Residential/Commercial areas.
 - The ~~Robinson Farm and~~ Main Street site is planned to accommodate an 80/20 percent mix of residential and commercial. While allowed in all areas, commercial development will be required in at least one quadrant. To ensure implementation the City may choose to rezone land to a compatible neighborhood commercial zoning district upon completion of a corridor plan. ~~A Master Plan for the Main Street Corridor between Sunset Avenue and 4th Avenue should be completed.~~
 - The Waldoch Farms site is planned to accommodate an 80/20 percent mix of residential and commercial. The existing nursery and retail business is expected to remain as a long term use. Commercial development, while allowed, is not required on the property.
- The intersection of Main Street and Sunset Avenue is identified as a primary gateway into the community. Future development shall comply with the primary gateway design elements in the Lino Lakes Gateway Planning manual.
- A Signature Gateway district is located around the intersection of Lake Drive and Main Street. Located at a major crossroads in the community the intersection was the original “downtown” of Lino

Lakes. Opportunity exists to redevelop both underutilized property and outdated land uses. A master planning study should be prepared of the area to examine existing land use, future land use compatibility, right-of-way needs, access management, stormwater management, and other appropriate issues. This study area should extend south to include James Street, Vicky Lane, and Kelly Street intersections. The district allows for both residential and commercial uses. A 75/25 residential to commercial area ratio was assumed for planning purposes. However, commercial development is not required and individual parcels may develop with a since land use. The city will require strong emphasis on high quality architecture and design standards.

- In areas of small lots under multiple property ownership, land assembly and redevelopment efforts should be promoted to facilitate implementation of the Comprehensive Plan.
- A number of small isolated industrial sites along CSAH 23 are out of character with the surrounding land uses. The city will pursue the relocation of these industries into a community industrial park and redevelopment of these existing industrial sites.
- The city will continue to work with the State of Minnesota to monitor any expansion, improvements, or change in activities associated with Lino Lakes Correctional Institution.
- The Lino Air Park and Seaside Seaplane Base are designated as long term land uses. New development occurring near the private air parks should be designed with an awareness of airfield operations.
- Continue to support and promote the development of the southeast quadrant of Lake Drive (CSAH 23)/ I-35W interchange as a special community focus.
- Pursue development of parcels north of 77th Street on the west side of Lake Drive (CSAH 23) currently owned by the city.
- Pursue redevelopment of the 77th Street intersection with Lake Drive including the realignment of 77th Street west of Lake Drive to align with Marketplace Drive on the east.
- Promote the planning and development/redevelopment of the Town Center Parkway area west of Lake Drive to ensure coordinated design and access and the compatibility of land uses.
- An area along the west side of I-35W, around the eastern part of Oak Lane, is guided for permanent Rural Land Use on the Land Use Plan. It is not likely that this area can be economically served with municipal utilities because of extensive wetlands and the minimal amount of developable land.
- Gateways should be planned and created at the interchange of I-35W and Lake Drive (CSAH 23); at the Lake Drive and Hodgson Road (CSAH 49) intersection; and on Main Street (CSAH 14) at Sunset Road (CR 53).

Infrastructure & Public Facilities

- Work with Anoka County to prepare and implement an access management plan for Lake Drive (CSAH 23).
- Plan for the extension of Sunset Road (County Road 53) to the north of Main Street.
- Continue to implement the Main Street (TH 242/CSAH 14) Access Management Study. Coordinate with Anoka County on any future updates of the study.
- Work with Anoka County on the creation of a new full-access intersection on Main Street at a new road at the 200 block, consistent with the Main Street (TH 242/CSAH 14) Access Management Study.
- Support planning for connecting Main Street to 80th Street via a ‘northern connection’, including a new I-35E interchange and a new I-35W interchange, as described in the 2004 CSAH 14 Study and Chapter 6: Transportation Plan (post-2040).
- Sanitary sewer facilities (lift stations and sewer trunks) that serve the developed portion of Planning District 2 will not be adequate for the long-term development of the entire area. The Sanitary Sewer Plan (Chapter 8) lays out the additional lift stations and the new West Side Relief Sewer that will be needed in the future.
- The 53.59 acres along Pine Street and Holly Drive (Parcel Numbers 31-22-21-0002, 06-31-22-21-0003, 06-31-22-24-0001) are in 2040 Staging Area 3 and the landowners have requested that the City consider moving this phasing up. The City will consider amending the staging plan if:
 - Development of the adjacent Stage 2 area is in progress and/or the subject properties are proposed to be incorporated into the development approvals for the adjacent Stage 2 areas, and
 - The amendment includes a preliminary plat incorporating the properties and comprehensively addresses the extension of sanitary sewer and water facilities along with street connections through the properties.

Natural Resources

- Planning District 2 includes all or part of the following RMUs (Resource Management Units): Marshan RMU, Rondeau RMU, Rice Lake RMU and George Watch RMU.
- The 17 acre Woolan Park Wetland Bank, located north of Main Street and west of Lake Drive, is part of a larger 60 acre wetland complex. Opportunities to protect and restore the balance of the wetland should be evaluated with any adjacent development.



SCENARIO 2

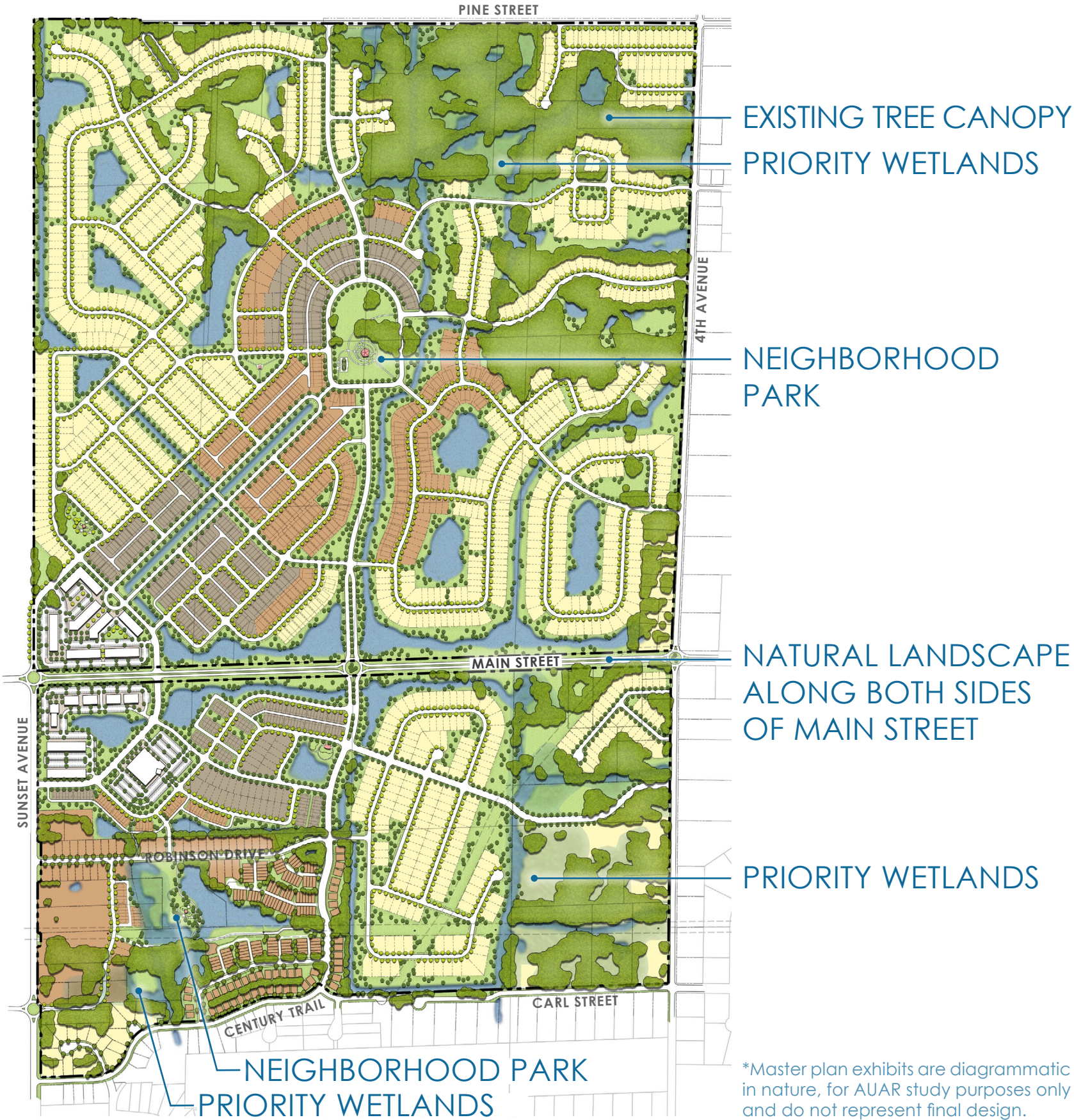
THE PREFERRED SCENARIO - OVERVIEW

Maximizing walk-ability with an interconnected approach, scenario 2 centralizes higher and medium density housing and commercial development near the Lino Lakes/Blaine border around Main Street and Sunset Avenue, with low-density prioritized on the eastern side of the study area, backing up to existing Lino Lakes housing.

Outside of the Planned Residential / Commercial zone, additional consideration was given to keeping a rural feel along both sides of Main Street with an approximate 100 feet of natural landscape zone separating development.

POTENTIAL DEVELOPMENT YIELD

Land Use	City Comprehensive Plan Full Build Out Scenario					Scenario 2				
	Gross Acres	Approx net acres w/o wetlands and open water	Approx # of Units Low	Approx # of Units High	SF of Commercial	Gross Acres	Approx net acres w/o wetlands and open water	Approx # of Units Low	Approx # of Units High	SF of Commercial
NORTH OF MAIN STREET										
Low Density Resi (R1/R1-X/R2)	516	423	677	1269		453	356	570	1068	
Medium Density Resi (R2/R3)	36	35	138	207		92	92	368	552	
High Density Resi (R4)	63	62	370	494		71	71	426	568	
Planned Resi / Com (R5)										
Planned Resi (80%)	11	11	90	112		11	11	90	112	
Commerical (20%)	3	3			30,492	3	3			30,492
Sub-Total (approximate acres)	630	533				630	533			
SOUTH OF MAIN STREET										
Low Density Resi (R1/R1-X/R2)	134	97	155	291		161	112	179	336	
Medium Density Resi (R2/R3)	76	64	254	381		75	63	252	378	
High Density Resi (R4)	64	53	317	423		38	38	228	304	
Planned Resi / Com (R5)										
Planned Resi (80%)	11	10	83	104		11	11	90	112	
Commerical (20%)	3	3			28,314	3	3			30,492
Park & Open Space	16	9				16	9			
Sub-Total (approximate acres)	304	236				304	236			
TOTAL	934	769	2,084	3,281		934	769	2,202	3,430	



*Master plan exhibits are diagrammatic in nature, for AUAR study purposes only and do not represent final design.

**CITY COUNCIL
REGULAR MEETING STAFF REPORT
AGENDA ITEM 7D**

STAFF ORIGINATOR: Katie Larsen, City Planner

MEETING DATE: December 8, 2025

TOPIC: Lake Amelia Woods Easement Vacation

- i. Approval of 2nd Reading of Ordinance No. 20-25 Vacating Drainage and Utility Easements on Lake Amelia Woods Final Plat
- ii. Approval of Resolution No. 25-177 for Summary Publication

VOTE REQUIRED: Simple Majority

INTRODUCTION

The applicant, TJB Homes, Inc, submitted a land use application for Lake Amelia Woods easement vacation. This is the 2nd reading of the vacation ordinance.

Tentative Review Schedule:

Complete Application Date:	October 3, 2025
60-Day Deadline:	December 2, 2025
60-Day Extension Deadline:	January 31, 2026
Environmental Board Meeting:	N/A
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	November 12, 2025
City Council Work Session:	November 24, 2025
City Council Meeting:	November 24, 2025 December 8, 2025

This staff report is based on the following information:

- Preliminary Plat prepared by Acre Land Surveying dated August 7, 2025
- Preliminary Plans for Lake Amelia Woods prepared by Civil Methods, Inc. revision date September 23, 2025
- Vacation Exhibit prepared by Acre Land Surveying dated August 16, 2025

- Final Plat prepared by Acre Land Surveying received on October 1, 2025
- Title Commitment received November 3, 2025

BACKGROUND

On October 13, 2025, the City Council passed Resolution No. 25-141 approving the Lake Amelia Woods Preliminary Plat Application Amendment. The amendment revised the grading plan to remove the stormwater ponds related to the existing four (4) lot rural subdivision.

The Council staff report and resolution detail the project's consistency with the City's Comprehensive Plan and compliance with the City Code.

ANALYSIS

Easement Vacation

The existing drainage and utility easements dedicated over the stormwater ponds on the original Lake Amelia Woods final plat will be vacated since the stormwater ponds are no longer required. The City Council held a public hearing on November 24, 2025. There were no public comments. New easements will be dedicated on the Lake Amelia Woods Second Addition final plat.

RECOMMENDATION

Staff recommends approval of the 2nd reading and summary publication.

ATTACHMENTS

1. Ordinance No. 20-25
2. Resolution No. 25-177

1 st Reading: November 24, 2025	Website Notice: November 25, 2025
2 nd Reading: December 8, 2025	Publication: December 16, 2025
Adoption: December 8, 2025	Effective: January 15, 2026

**CITY OF LINO LAKES
ORDINANCE NO. 20-25**

**VACATING DRAINAGE AND UTILITY EASEMENTS
ON LAKE AMELIA WOODS FINAL PLAT**

The City Council of Lino Lakes ordains:

Section 1: Findings of Fact

1. The City Council of Lino Lakes has determined to vacate a drainage and utility easement ("Easement").
2. The area of the vacated Easement is legally described as follows and shown in Attachment A-Vacation Exhibit.

All drainage and utility easements dedicated on the final plat of Lake Amelia Woods, Anoka County, Minnesota.

3. A public hearing was held on November 24, 2025 before the City Council in the City Hall Council Chambers after due published and posted notice had been given and reasonable attempts were made to give personal notice to all affected property owners, and all persons interested were given an opportunity to be heard; and
4. It appears to be in the best interest of the City to vacate such Easement; and
5. This ordinance shall be recorded with Anoka County; and
6. Four-fifths of all members of the City Council concur with this ordinance.

Section 2: Easement Vacated

The Easement described herein is hereby vacated.

Section 3: Any person, corporation or public body owning or controlling easements contained upon the property vacated, reserves the right to continue maintaining the same or to enter upon such way or portion thereof vacated to maintain, repair, replace or otherwise attend thereto.

Section 4: Effect

This ordinance shall be in force and effect from and after its passage and publication according

to the Lino Lakes City Charter and upon filing of the ordinance.

Section 5: The vacation provided for by this ordinance is contingent on the dedication of new drainage and utility easements on the Lake Amelia Woods Second Addition final plat. Should the new easements not be dedicated, the vacation provided by this ordinance shall be null and void.

Adopted by the Lino Lakes City Council this 8th day of December, 2025.

BY: _____
Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC, City Clerk

ATTACHMENT A
Vacation Exhibit

**CITY OF LINO LAKES
RESOLUTION NO. 25-177**

APPROVING A SUMMARY OF ORDINANCE NO. 20-25 FOR PUBLICATION

WHEREAS, the City Council approved Ordinance No. 20-25 vacating drainage & utility easements on Lake Amelia Woods final plat; and

WHEREAS, the City Council approved the first reading on November 24, 2025, and the second reading and final passage on December 8, 2025; and

WHEREAS, Ordinance No. 20-25 is lengthy and MN statute 412.191 allows the city to publish a summary of an ordinance, and

WHEREAS, the City Council has determined that the summary clearly informs the public of the intent and effect of the ordinance, and

WHEREAS, the publication in the official newspaper will include a notice that a full printed copy of the ordinance is available at City Hall.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of Lino Lakes, Minnesota that the summary in Attachment A for publication according to state law and the City Charter is approved.

Adopted by the City Council of the City of Lino Lakes this 8th day of December, 2025.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, City Clerk

ATTACHMENT A

CITY OF LINO LAKES SUMMARY OF ORDINANCE NO. 20-25

AN ORDINANCE VACATING DRAINAGE AND UTILITY EASEMENT

Section 1: Findings

The City Council of Lino Lakes has determined to vacate the drainage and utility easement dedicated over, under, and across Lake Amelia Woods final plat; and

A public hearing was held on November 24, 2025 before the City Council in the City Hall Council Chambers after due published and posted notice had been given and a reasonable attempts were made to give personal notice to all affected property owners, and all persons interested were given an opportunity to be heard.

Section 2: Effect

This ordinance shall be in force and effect from and after its passage and publication according to the Lino Lakes City Charter and upon filing of the ordinance.

Passed by the Lino Lakes City Council on December 8, 2025.

This is a summary of the adopted ordinance. A full printed copy of the ordinance is available at City Hall.

**CITY COUNCIL
REGULAR MEETING STAFF REPORT
AGENDA ITEM 7E**

STAFF ORIGINATOR: Diane Hankee, PE City Engineer

MEETING DATE: December 8, 2025

TOPIC: Resolution No. 25-171, Approving Payment No. 4 and Final,
2025 Street Rehabilitation Project

VOTE REQUIRED: Simple Majority

INTRODUCTION

Staff is requesting Council finalize the 2025 Street Rehabilitation Project.

BACKGROUND

On February 10, 2025, the City Council passed Resolution 25-19, awarding the contract for the 2025 Street Rehabilitation Project to GMH Asphalt in the amount of \$1,197,031.00 for the base bid and the bid alternate. On May 12, 2025, Change Order No. 1 was approved for additional gate valve replacements in the amount of \$22,068.85 increasing the total contract amount to \$1,219,099.95. Construction of the project began in spring of 2025 and was completed in fall of 2025.

The final contract amount is \$1,219,073.86 for the 2025 Street Rehabilitation Project is within the planned budget. Funding for the project is through the Pavement Management fund and the Water Operating fund.

RECOMMENDATION

Staff is recommending approval of Resolution No. 25-171 Approving Payment No. 4 and Final, 2025 Street Rehabilitation Project in the amount of \$36,572.22 to GMH Asphalt.

ATTACHMENTS

1. Resolution No. 25-171
2. Pay Request No. 4 & Final – 2025 Street Rehabilitation Project

**CITY OF LINO LAKES
RESOLUTION NO. 25-171**

**RESOLUTION APPROVING PAYMENT NO. 4 AND FINAL
FOR THE 2025 STREET REHABILITATION PROJECT**

WHEREAS, pursuant to Resolution 25-19 of the Council adopted on February 10, 2025, awarding the contract for the 2025 Street Rehabilitation Project to GMH Asphalt in the amount of \$1,197,031.00 and

WHEREAS, Resolution 25-60 for Change Order No. 1 was approved for additional gate valve replacements in the amount of \$22,068.85 increasing the total contract amount to \$1,219,099.95 and

WHEREAS, a complete summary of costs are detailed in Payment No. 4 (Final) where the final Base Bid amount and the Bid Alternate and Change Order No. 1 for the 2025 Street Rehabilitation Project was \$1,219,073.86; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lino Lakes, Minnesota that Payment Request No. 4 (Final) is approved in the amount of \$36,572.22 for the 2025 Street Rehabilitation Project.

Adopted by the Council of the City of Lino Lakes this 8th day of December 2025.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, City Clerk

Client: City of Lino Lakes 600 Town Center Parkway Lino Lakes, MN 55014-1182	Contractor: GMH Asphalt Corporation 9180 Laketown Road Chaska, MN 55318
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WSB Project No.: 026891-000
Client Project No.:
State Project No.:
Federal Project No.:

Contract Amount		Funds Encumbered	
Original Contract	\$1,197,031.14	Original	\$1,197,031.14
Contract Changes	\$22,068.85	Additional	N/A
Revised Contract	\$1,219,099.99	Total	\$1,197,031.14

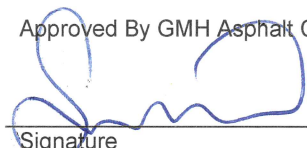
Work Certified To Date	
Base Bid Items	\$1,197,005.01
Contract Changes	\$22,068.85
Material On Hand	\$0.00
Total	\$1,219,073.86

Work Certified This Voucher	Work Certified To Date	Less Amount Retained	Less Previous Payments	Amount Paid This Voucher	Total Amount Paid To Date
\$0.00	\$1,219,073.86	\$0.00	\$1,182,501.64	\$36,572.22	\$1,219,073.86
Percent Retained: 0%			Percent Complete: 100%		

FINAL PAY VOUCHER

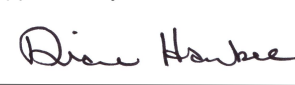
I hereby certify that a Final Examination has been made of the noted Contract, that the Contract has been completed, that the entire amount of Work Shown in this Final Voucher has been performed and the Total Value of the Work Performed in accordance with, and pursuant to, the terms of the Contract is as shown in this Final Voucher.

Approved By GMH Asphalt Corporation


Signature

11-24-2025
Date

Approved By WSB


Signature

11/24/2025
Date

Approved By City of Lino Lakes

Signature

Date

Payment Summary				
No.	Up Through Date	Work Certified Per Voucher	Amount Retained Per Voucher	Amount Paid Per Voucher
1	04/28/2025	\$343,629.33	\$17,181.47	\$326,447.86
2	06/11/2025	\$422,314.43	\$21,115.72	\$401,198.71
3	07/03/2025	\$453,130.10	(\$1,724.97)	\$454,855.07
4	11/10/2025	\$0.00	(\$36,572.22)	\$36,572.22

Funding Category Name	Work Certified To Date	Less Amount Retained	Less Previous Payments	Amount Paid This Voucher	Total Amount Paid To Date
Local	\$1,219,073.86	\$0.00	\$1,182,501.64	\$36,572.22	\$1,219,073.86

Accounting Number	Funding Source	Amount Paid This Voucher	Revised Contract Amount	Funds Encumbered To Date	Paid Contractor To Date
1	Local	\$36,572.22	\$1,219,099.99	\$1,197,031.14	\$1,219,073.86

Contract Item Status									
Line No.	Item	Description	Unit	Unit Price	Contract Quantity	Quantity This Voucher	Amount This Voucher	Quantity To Date	Amount To Date
1	2021.501	MOBILIZATION	LS	\$52,000.00	1	0	\$0.00	1	\$52,000.00
2	2104.502	SALVAGE MAIL BOX	EACH	\$95.00	1	0	\$0.00	1	\$95.00
3	2104.502	REMOVE CASTING	EACH	\$225.00	5	0	\$0.00	1	\$225.00
4	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	L F	\$5.85	60	0	\$0.00	77	\$450.45
5	2104.503	SAWING BIT PAVEMENT (FULL DEPTH)	L F	\$2.00	400	0	\$0.00	17	\$34.00
6	2104.503	REMOVE CURB & GUTTER	L F	\$9.50	1000	0	\$0.00	1387	\$13,176.50
7	2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	S Y	\$17.70	100	0	\$0.00	178	\$3,150.60
8	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	S Y	\$14.35	30	0	\$0.00	15.55	\$223.14
9	2104.504	REMOVE BITUMINOUS PAVEMENT	S Y	\$14.35	60	0	\$0.00	60	\$861.00
10	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOURL	\$185.00	20	0	\$0.00	30	\$5,550.00
11	2123.610	UTILITY CREW	HOURL	\$655.00	20	0	\$0.00	19	\$12,445.00
12	2232.504	MILL BITUMINOUS SURFACE	S Y	\$1.35	13900	0	\$0.00	11740	\$15,849.00
13	2301.604	SLAB JACKING	S Y	\$40.00	100	0	\$0.00	0	\$0.00
14	2302.604	CONCRETE GRINDING	S Y	\$106.00	40	0	\$0.00	0	\$0.00
15	2331.603	JOINT ADHESIVE	L F	\$1.00	5100	0	\$0.00	13342	\$13,342.00
16	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$6.95	300	0	\$0.00	1783.38	\$12,394.49

Contract Item Status									
Line No.	Item	Description	Unit	Unit Price	Contract Quantity	Quantity This Voucher	Amount This Voucher	Quantity To Date	Amount To Date
17	2360.504	TYPE SP 9.5 WEAR CRS MIX (2,B) 3.0" THICK	S Y	\$45.35	30	0	\$0.00	15.55	\$705.19
18	2360.509	TYPE SP 9.5 BIT MIXTURE FOR PATCHING	TON	\$265.00	10	0	\$0.00	145.64	\$38,594.60
19	2360.509	TYPE SP 9.5 WEARING COURSE MIX (2,B)	TON	\$87.00	2500	0	\$0.00	2191.77	\$190,683.99
20	2504.601	IRRIGATION SYSTEM REPAIR	LS	\$2,650.00	1	0	\$0.00	1	\$2,650.00
21	2505.601	UTILITY COORDINATION	L S	\$0.01	1	0	\$0.00	1	\$0.01
22	2506.502	CASTING ASSEMBLY	EACH	\$1,285.00	5	0	\$0.00	1	\$1,285.00
23	2506.502	ADJUST FRAME & RING CASTING	EACH	\$950.00	39	0	\$0.00	23	\$21,850.00
24	2506.602	CHIMNEY SEAL	EACH	\$235.00	44	0	\$0.00	89.51	\$21,034.85
25	2506.602	ADJUST FRAME & RING CASTING	EACH	\$650.00	29	0	\$0.00	29	\$18,850.00
26	2531.503	CONCRETE CURB & GUTTER DESIGN B618	L F	\$37.05	600	0	\$0.00	551	\$20,414.55
27	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	S Y	\$95.25	100	0	\$0.00	178	\$16,954.50
28	2531.603	CONCRETE CURB & GUTTER DES SURMOUNTABLE	LF	\$37.05	400	0	\$0.00	852	\$31,566.60
29	2540.602	INSTALL MAIL BOX	EACH	\$150.00	1	0	\$0.00	1	\$150.00
30	2557.602	REPAIR DOG FENCE	EACH	\$265.00	5	0	\$0.00	6	\$1,590.00
31	2563.601	TRAFFIC CONTROL	LS	\$3,500.00	1	0	\$0.00	1	\$3,500.00
32	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$125.00	40	0	\$0.00	40	\$5,000.00
33	2573.503	SEDIMENT CONTROL LOG TYPE STRAW BIOROLL	L F	\$3.70	400	0	\$0.00	340	\$1,258.00
34	2574.507	COMMON TOPSOIL BORROW	C Y	\$63.50	40	0	\$0.00	91.8	\$5,829.30
35	2575.504	SODDING TYPE LAWN	S Y	\$22.00	210	0	\$0.00	810	\$17,820.00
36	2575.504	RAPID STABILIZATION METHOD 3	SY	\$2.15	210	0	\$0.00	0	\$0.00
37	2575.523	WATER	MGAL	\$75.00	20	0	\$0.00	84.8	\$6,360.00
38	2582.518	PAVT MSSG PAINT	S F	\$4.15	420	0	\$0.00	360	\$1,494.00
39	2104.502	REMOVE GATE VALVE & BOX	EACH	\$900.00	37	0	\$0.00	37	\$33,300.00
40	2104.503	SAWING BIT PAVEMENT (FULL DEPTH)	L F	\$1.90	1140	0	\$0.00	1302	\$2,473.80
41	2104.504	REMOVE BITUMINOUS PAVEMENT	S Y	\$5.50	430	0	\$0.00	508.78	\$2,798.29

Contract Item Status									
Line No.	Item	Description	Unit	Unit Price	Contract Quantity	Quantity This Voucher	Amount This Voucher	Quantity To Date	Amount To Date
42	2106.507	EXCAVATION - COMMON (P)	C Y	\$28.00	170	0	\$0.00	170	\$4,760.00
43	2106.507	EXCAVATION - SUBGRADE (P)	C Y	\$20.00	400	0	\$0.00	400	\$8,000.00
44	2106.507	SELECT GRANULAR EMBANKMENT (CV) (P)	C Y	\$23.00	400	0	\$0.00	400	\$9,200.00
45	2106.601	DEWATERING	LS	\$27,000.00	1	0	\$0.00	1	\$27,000.00
46	2211.507	AGGREGATE BASE (CV) CLASS 5	C Y	\$29.85	200	0	\$0.00	106.05	\$3,165.59
47	2504.602	CONNECT TO EXISTING WATERMAIN	EA	\$795.00	74	0	\$0.00	74	\$58,830.00
48	2504.602	ADJUST GATE VALVE & BOX	EACH	\$385.00	5	0	\$0.00	5	\$1,925.00
49	2504.602	6" GATE VALVE & BOX	EACH	\$3,705.00	30	0	\$0.00	30	\$111,150.00
50	2504.602	8" GATE VALVE & BOX	EACH	\$4,340.00	3	0	\$0.00	3	\$13,020.00
51	2504.602	12" GATE VALVE & BOX	EACH	\$7,410.00	1	0	\$0.00	1	\$7,410.00
52	2504.602	16" GATE VALVE & BOX	EACH	\$20,925.00	4	0	\$0.00	3	\$62,775.00
53	2504.602	SACRIFICIAL ANODE BAG (32 LB)	EACH	\$688.00	38	0	\$0.00	39	\$26,832.00
54	2504.603	6" WATERMAIN DUCTILE IRON CL 52	L F	\$66.65	140	0	\$0.00	39	\$2,599.35
55	2504.603	8" WATERMAIN DUCTILE IRON CL 52	L F	\$79.35	40	0	\$0.00	7	\$555.45
56	2504.603	16" WATERMAIN DUCTILE IRON CL 52	L F	\$153.00	40	0	\$0.00	9	\$1,377.00
57	2504.608	DUCTILE IRON FITTINGS	LB	\$12.70	732	0	\$0.00	1188	\$15,087.60
58	2021.501	MOBILIZATION	LS	\$6,500.00	1	0	\$0.00	1	\$6,500.00
59	2104.503	REMOVE CURB & GUTTER	L F	\$12.20	110	0	\$0.00	135	\$1,647.00
60	2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	S Y	\$17.50	20	0	\$0.00	0	\$0.00
61	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	S Y	\$14.50	20	0	\$0.00	0	\$0.00
62	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOURL	\$185.00	10	0	\$0.00	10	\$1,850.00
63	2123.610	UTILITY CREW	HOURL	\$695.00	10	0	\$0.00	0	\$0.00
64	2232.504	MILL BITUMINOUS SURFACE	S Y	\$1.55	1230	0	\$0.00	2335	\$3,619.25
65	2331.603	JOINT ADHESIVE	L F	\$1.25	2700	0	\$0.00	2700	\$3,375.00
66	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$10.00	10	0	\$0.00	205.13	\$2,051.30

Contract Item Status									
Line No.	Item	Description	Unit	Unit Price	Contract Quantity	Quantity This Voucher	Amount This Voucher	Quantity To Date	Amount To Date
67	2360.504	TYPE SP 9.5 WEAR CRS MIX (2,B) 3.0" THICK	S Y	\$45.35	20	0	\$0.00	0	\$0.00
68	2360.509	TYPE SP 9.5 WEARING COURSE MIX (2,B)	TON	\$88.50	500	0	\$0.00	410.29	\$36,310.67
69	2504.601	IRRIGATION SYSTEM REPAIR	LS	\$1,100.00	1	0	\$0.00	1	\$1,100.00
70	2505.601	UTILITY COORDINATION	L S	\$0.01	1	0	\$0.00	1	\$0.01
71	2506.502	ADJUST FRAME & RING CASTING	EACH	\$950.00	5	0	\$0.00	5	\$4,750.00
72	2506.602	CHIMNEY SEAL	EACH	\$235.00	7	0	\$0.00	14.24	\$3,346.40
73	2506.602	ADJUST FRAME & RING CASTING	EACH	\$650.00	2	0	\$0.00	3	\$1,950.00
74	2531.503	CONCRETE CURB & GUTTER DESIGN B618	L F	\$37.05	100	0	\$0.00	46	\$1,704.30
75	2531.603	CONCRETE CURB & GUTTER DES SURMOUNTABLE	LF	\$37.05	100	0	\$0.00	89	\$3,297.45
76	2563.601	TRAFFIC CONTROL	LS	\$800.00	1	0	\$0.00	1	\$800.00
77	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$125.00	5	0	\$0.00	5	\$625.00
78	2573.503	SEDIMENT CONTROL LOG TYPE STRAW BIOROLL	L F	\$4.00	60	0	\$0.00	20	\$80.00
79	2574.507	COMMON TOPSOIL BORROW	C Y	\$106.00	10	0	\$0.00	10	\$1,060.00
80	2575.504	SODDING TYPE LAWN	S Y	\$53.00	34	0	\$0.00	100	\$5,300.00
81	2575.504	RAPID STABILIZATION METHOD 3	SY	\$5.00	10	0	\$0.00	0	\$0.00
82	2575.523	WATER	MGAL	\$100.00	2	0	\$0.00	9	\$900.00
83	2021.501	MOBILIZATION	LS	\$6,500.00	1	0	\$0.00	1	\$6,500.00
84	2104.503	REMOVE CURB & GUTTER	L F	\$25.00	20	0	\$0.00	26	\$650.00
85	2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	S Y	\$17.50	20	0	\$0.00	0	\$0.00
86	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	S Y	\$14.50	20	0	\$0.00	0	\$0.00
87	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOURL	\$185.00	10	0	\$0.00	10	\$1,850.00
88	2123.610	UTILITY CREW	HOURL	\$695.00	10	0	\$0.00	2	\$1,390.00
89	2232.504	MILL BITUMINOUS SURFACE	S Y	\$2.95	850	0	\$0.00	2266	\$6,684.70
90	2331.603	JOINT ADHESIVE	L F	\$1.50	1250	0	\$0.00	1250	\$1,875.00
91	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$10.00	10	0	\$0.00	115.8	\$1,158.00

Contract Item Status									
Line No.	Item	Description	Unit	Unit Price	Contract Quantity	Quantity This Voucher	Amount This Voucher	Quantity To Date	Amount To Date
92	2360.504	TYPE SP 9.5 WEAR CRS (2,B) 3.0" THICK	S Y	\$55.00	20	0	\$0.00	0	\$0.00
93	2360.509	TYPE SP 9.5 WEARING COURSE MIX (2,B)	TON	\$89.65	230	0	\$0.00	231.61	\$20,763.84
94	2504.601	IRRIGATION SYSTEM REPAIR	LS	\$529.00	1	0	\$0.00	1	\$529.00
95	2505.601	UTILITY COORDINATION	L S	\$0.01	1	0	\$0.00	1	\$0.01
96	2506.502	ADJUST FRAME & RING CASTING	EACH	\$950.00	3	0	\$0.00	3	\$2,850.00
97	2506.602	CHIMNEY SEAL	EACH	\$385.00	3	0	\$0.00	3.73	\$1,436.05
98	2531.603	CONCRETE CURB & GUTTER DES SURMOUNTABLE	LF	\$39.00	20	0	\$0.00	26	\$1,014.00
99	2563.601	TRAFFIC CONTROL	LS	\$800.00	1	0	\$0.00	1	\$800.00
100	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$125.00	3	0	\$0.00	1	\$125.00
101	2573.503	SEDIMENT CONTROL LOG TYPE STRAW BIOROLL	L F	\$4.00	20	0	\$0.00	0	\$0.00
102	2574.507	COMMON TOPSOIL BORROW	C Y	\$106.00	1.2	0	\$0.00	3.2	\$339.20
103	2575.504	SODDING TYPE LAWN	S Y	\$55.00	10	0	\$0.00	32	\$1,760.00
104	2575.504	RAPID STABILIZATION METHOD 3	SY	\$5.00	10	0	\$0.00	0	\$0.00
105	2575.523	WATER	MGAL	\$95.00	2	0	\$0.00	3	\$285.00
106	2021.501	MOBILIZATION	LS	\$5,000.00	1	0	\$0.00	1	\$5,000.00
107	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOURL	\$185.00	15	0	\$0.00	10	\$1,850.00
108	2123.610	UTILITY CREW	HOURL	\$695.00	15	0	\$0.00	0	\$0.00
109	2232.604	MILL BITUMINOUS SURFACE	S Y	\$2.25	3200	0	\$0.00	0	\$0.00
110	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$10.00	20	0	\$0.00	643.25	\$6,432.50
111	2360.509	TYPE SP 9.5 WEARING COURSE MIX (2,B)	TON	\$85.95	1370	0	\$0.00	1431.07	\$123,000.47
112	2505.601	UTILITY COORDINATION	L S	\$0.01	1	0	\$0.00	1	\$0.01
113	2563.601	TRAFFIC CONTROL	LS	\$800.00	1	0	\$0.00	1	\$800.00
114	2573.503	SEDIMENT CONTROL LOG TYPE STRAW BIOROLL	L F	\$4.00	200	0	\$0.00	0	\$0.00
115	2574.507	COMMON TOPSOIL BORROW	C Y	\$65.00	30	0	\$0.00	0	\$0.00
116	2575.504	SODDING TYPE LAWN	S Y	\$21.50	170	0	\$0.00	0	\$0.00

Contract Item Status									
Line No.	Item	Description	Unit	Unit Price	Contract Quantity	Quantity This Voucher	Amount This Voucher	Quantity To Date	Amount To Date
117	2575.504	RAPID STABILIZATION METHOD 3	SY	\$5.00	10	0	\$0.00	0	\$0.00
118	2575.523	WATER	MGAL	\$100.00	10	0	\$0.00	0	\$0.00
Bid Totals:							\$0.00		\$1,197,005.01

Project Category Totals			Amount This Voucher	Amount To Date
Category				
ALTERNATE 1 - LINDEN LANE OVERLAY IMPROVEMENTS			\$0.00	\$80,266.38
ALTERNATE 2 - RED HAWK TRAIL OVERLAY IMPROVEMENTS			\$0.00	\$50,009.80
ALTERNATE 3 - MAPLE ST, ORANGE ST, OLIVE ST AND EVA ST THIN OVERLAY IMPROVEMENTS			\$0.00	\$137,082.98
SCHEDULE A - MILL AND OVERLAY IMPROVEMENTS			\$0.00	\$537,386.77
SCHEDULE B - WATER SYSTEM IMPROVEMENTS			\$0.00	\$392,259.08

Contract Change Item Status											
CC	CC No.	Line No.	Item	Description	Units	Unit Price	Contract Quantity	Quantity This Voucher	Amount This Voucher	Quantity To Date	Amount To Date
CO	1	119	2104.502	REMOVE GATE VALVE & BOX	EA	\$900.00	3	0	\$0.00	3	\$2,700.00
CO	1	120	2104.504	REMOVE BITUMINOUS PAVEMENT	S Y	\$14.35	20	0	\$0.00	20	\$287.00
CO	1	121	2104.503	REMOVE CURB & GUTTER	LF	\$9.50	16	0	\$0.00	16	\$152.00
CO	1	122	2504.602	6" GATE VALVE & BOX	EACH	\$3,705.00	3	0	\$0.00	3	\$11,115.00
CO	1	123	2504.603	6" WATERMAIN DUCTILE IRON CL 52	L F	\$66.65	3	0	\$0.00	3	\$199.95
CO	1	124	2504.608	DUCTILE IRON FITTINGS	LB	\$12.70	33	0	\$0.00	33	\$419.10
CO	1	125	2504.602	CONNECT TO EXISTING WATERMAIN	EACH	\$795.00	6	0	\$0.00	6	\$4,770.00
CO	1	126	2504.602	SACRIFICIAL ANODE	EACH	\$688.00	3	0	\$0.00	3	\$2,064.00
CO	1	127	2106.507	EXCAVATION - COMMON (P)	C Y	\$28.00	3.35	0	\$0.00	3.35	\$93.80
CO	1	128	2106.507	EXCAVATION - SUBGRADE	C Y	\$20.00	13.4	0	\$0.00	13.4	\$268.00
Contract Change Totals:									\$0.00		\$22,068.85

Contract Change Totals				
No.	Contract Change	Description	Amount This Voucher	Amount To Date
1	CO	In accordance with the terms of this Contract, you are hereby authorized and instructed to perform the work as altered by the following provisions.	\$0.00	\$22,068.85



Contract Change Totals				
No.	Contract Change	Description	Amount This Voucher	Amount To Date
		The Engineer in concurrence with the City of Lino Lakes, have agreed to add additional watermain gate valves. This work will be considered "Contract Revisions" as provided for by Specification 1402. Payment for this work will be at contract unit prices.		

Material On Hand Additions					
Line No.	Item	Description	Date	Added	Comments

Material On Hand Balance						
Line No.	Item	Description	Date	Added	Used	Remaining

**CITY COUNCIL
REGULAR MEETING STAFF REPORT
AGENDA ITEM 7F**

STAFF ORIGINATOR: Diane Hankee, PE City Engineer

MEETING DATE: December 8, 2025

TOPIC: Resolution 25-180, Order Project, Approve the Plans and Specifications and Authorize the Ad for Bid, 2026 Street Rehabilitation Project

VOTE REQUIRED: Simple Majority

INTRODUCTION

Staff is requesting Council approval to order the project and authorize the ad for bid for the 2026 Street Rehabilitation Project.

BACKGROUND

On September 8, 2025, the City Council approved the preparation of the plans and specifications for the 2026 Street Rehabilitation Project. The 2026 Street Rehabilitation improvements are part of the City's Capital Improvement Plan which is based off the City's Pavement Management Program. The Pavement Management Program evaluates the condition of the roadways and provides recommendations for maintenance for the City's entire network of roadways. The proposed 2026 Street Rehabilitation Improvements Project includes the following:

Mill and Overlay (approximately 1.5 miles)

- Country Lakes Dr, Deerwood Ln and Fawn Ln (north of Birch St)
- Lonesome Pine Trl
- 4th Ave from Lilac St to Apollo Dr
- Terra Ct and Lea Ct and the cul du sac of Heather Ct and Meadow Ct.

Bid Alternate

- Ware Rd from Hodgson Rd to Birch St (.25 miles)

The bid alternate will be recommended once bids are received and as funding allows. Throughout the project area, gate valves will be replaced if they have not been previously repaired.

The estimated total project cost is \$1,350,000.00. Funding for the project is expected to be from the Pavement Management Fund, and Water Operating Fund.

The project schedule:

Authorize Preparation of Plans and Specifications	September 8, 2025
Order Improvement, Approve Plans and Specs, Authorize Ad for Bids	December 8, 2025
City Opens Bids	January 27, 2026
City Council Awards Contract	February 9, 2026
Construction Begins	April-May, 2026
Final Completion	August 31, 2026

RECOMMENDATION

Staff is recommending approval of Resolution No. 25-180, Order Project, Approve the Plans and Specifications and Authorize the Ad for Bid for the 2026 Street Rehabilitation Project.

ATTACHMENTS

1. Resolution No. 25-180
2. Construction Plans

**CITY OF LINO LAKES
RESOLUTION NO. 25-180**

**ORDER PROJECT, APPROVE PLANS AND SPECIFICATIONS, AND AUTHORIZE
ADVERTISEMENT FOR BIDS FOR 2026 STREET REHABILITATION PROJECT**

WHEREAS, the City Engineer has prepared plans and specifications for the 2026 Street Rehabilitation Project. Project plans and specifications have been presented to the City Council for approval;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lino Lakes:

1. Such plans and specifications, a copy of which is attached hereto and made a part hereof, are hereby approved.
2. The City Clerk shall prepare and cause to be inserted in the official paper and in Finance and Commerce an advertisement for bids for the making of such improvement under such approved plans and specifications. The advertisement shall be published for two weeks, shall specify the work to be done, shall state that bids will be received by the Clerk, at which time they will be publicly opened at the City Hall by the City Clerk and Engineer, will then be tabulated, and will be considered by the Council at 6:30 p.m. on February 9th, 2026, in the Council chambers of the City Hall. Any bidder whose responsibility is questioned during consideration of the bid will be given an opportunity to address the Council on the issue of responsibility. No bids will be considered unless sealed and filed with the Clerk and accompanied by a cash deposit, cashier's check, bid bond or certified check payable to the Clerk for five (5) percent of the amount of such bid.

Adopted by the Council of the City of Lino Lakes this 8th day of December 2025.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC, City Clerk

2026 REHABILITATION PROJECT

LINO LAKES

GOVERNING SPECIFICATIONS

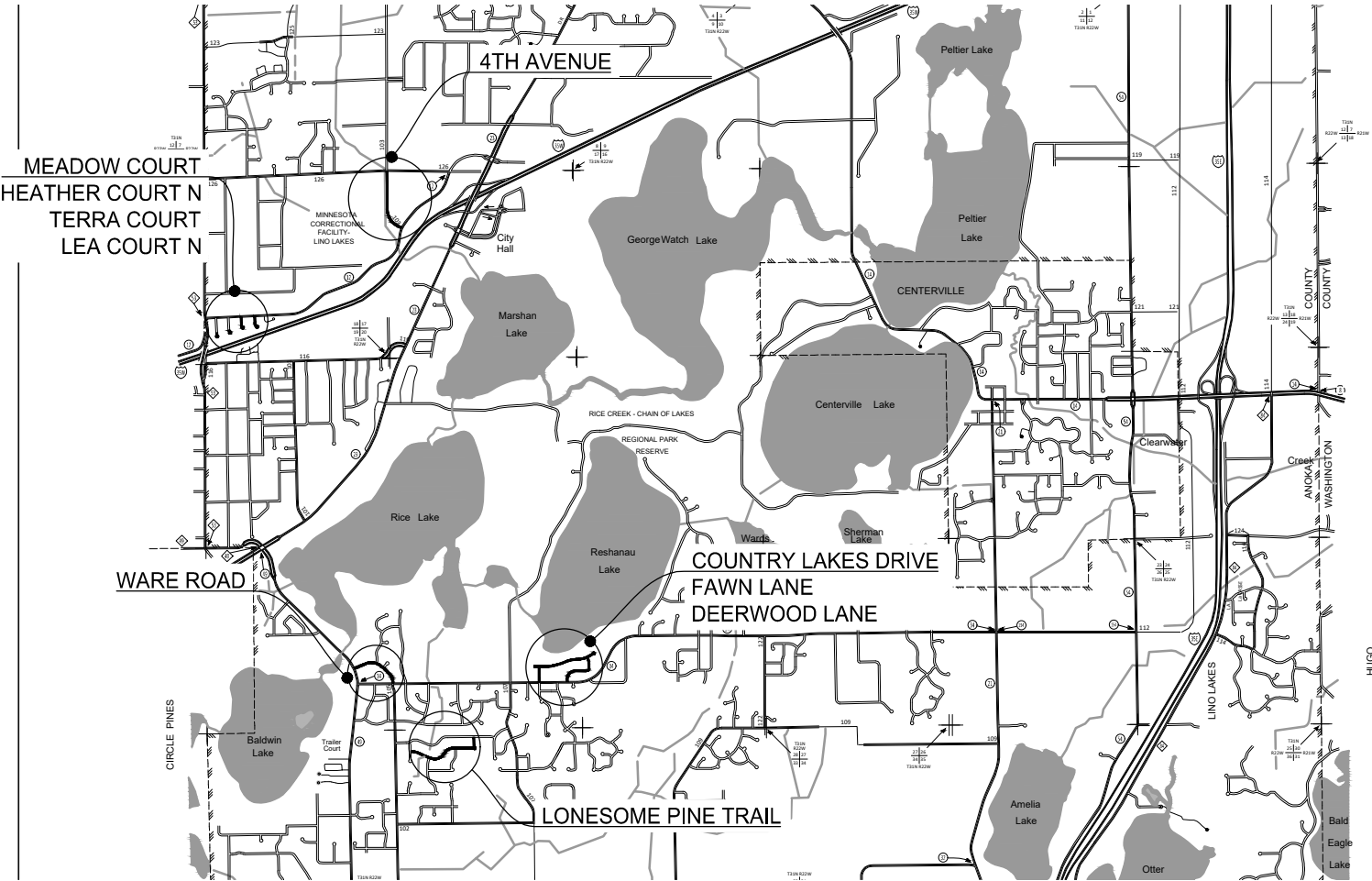
THIS WORK SHALL BE DONE IN ACCORDANCE WITH THE 2023 EDITION OF THE CITY OF LINO LAKES "GENERAL SPECIFICATIONS AND STANDARD DETAIL PLATES FOR STREET AND UTILITY CONSTRUCTION."

THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.

ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

PLAN SET INDEX

CONSTRUCTION PLAN FOR	2026 MILL & OVERLAY AND GATE VALVE REPLACEMENT		
LOCATED ON	LONESOME PINE TRAIL	FAWN LANE	DEERWOOD LANE
	WARE ROAD	MEADOW COURT	HEATHER COURT N
	TERRA COURT	LEA COURT N	4TH AVENUE
	COUNTRY LAKES DRIVE		



PROJECT LOCATION MAP

EXCAVATION NOTICE SYSTEM

A CALL TO GOPHER STATE ONE (651-454-0002) IS REQUIRED A MINIMUM OF 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION.



PROJECT LOCATION
COUNTY: ANOKA

SECT 17, TWP 31N, RNG 22W
SECT 18, TWP 31N, RNG 22W
SECT 28, TWP 31N, RNG 22W
SECT 29, TWP 31N, RNG 22W
SECT 32, TWP 31N, RNG 22W

HORIZONTAL DATUM:
ANOKA COUNTY COORDINATE SYSTEM
DATUM: NAD83 (1996) ADJUSTMENT
UNITS: US SURVEY FEET
VRS MOUNT POINT: 1996 CMRX

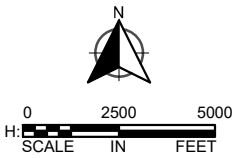
VERTICAL DATUM:
NAVD88
GEOID: MN03

UTILITY INFORMATION

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-22, ENTITLED, "STANDARD GUIDELINES FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES".

GOPHER ONE CALL TICKET NUMBER: 253351632, 253351652, 253351669, 253351689, 2533516292, 253351708, 253351715, 253351719, 253351725, 253351732

UTILITY COORDINATION MEETING HELD ON: XXXXXXXXXXXX



PLAN REVISIONS		
DATE	SHEET NO.	APPROVED BY



THIS PLAN SET CONTAINS 34 SHEETS

THIS PLAN SET HAS BEEN PREPARED FOR:

CITY OF LINO LAKES
600 TOWN CENTER PARKWAY
LINO LAKES, MN 55014
(651) 982-2400

ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES WILL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.



I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DIANE L. HANKEE, P.E.

DATE: 01/17/2025 LICENSE NUMBER: 43338

WSB PROJ. NO. 026891-000

SHEET

OF
34

**CITY COUNCIL
REGULAR MEETING STAFF REPORT
AGENDA ITEM 7G**

STAFF ORIGINATOR: Michael Grochala, Community Development Director

MEETING DATE: December 8, 2025

TOPIC: Resolution 25-179 Town Center South Master Plan

VOTE REQUIRED: Simple Majority

INTRODUCTION

Staff is requesting City Council consideration to approve a professional services agreement with Tushie Montgomery Architects, in partnership with Maxfield Research and Consulting, for the Town Center South Master Plan.

BACKGROUND

The City's Town Center South area, lying adjacent to Lake Drive, south of 35W continues to be one of the most significant economic development opportunities for the community. The EDA owns approximately 9 acres of property, including parcels across from City Hall, land adjacent to the Rooker Activity Center, and two commercial pad sites along I-35W. These sites, combined with nearby underutilized property west of Lake Drive, form a strategic project area with potential to strengthen the City's economic base, expand amenities, and enhance community identity.

Over the past year the Economic Development Advisory Commission (EDAC) has engaged brokers, developers, and architects to explore options for updating the Town Center Master Plan. The City Council's recent strategic planning process identified this update as a short-term priority, aligning with broader goals of campus planning and developing community identity.

As a result of these discussions and City Council direction, staff has worked with Tushie Montgomery Architects to develop a high-level planning process to evaluate options for development of the City property along with adjacent commercial properties. With the assistance of EDAC the project area has been defined to include not only the City property but the undeveloped/underutilized property west of Lake Drive.

The proposal includes the following elements

1. Preparation of a market study including analysis of residential and commercial market assessments. The study will include a specific analysis of entertainment-based retail (themed food and beverage venues) as a target user for the site.
2. Engagement and Visioning with Council and advisory boards to determine key goals and metrics.
3. Use of the market study to aid in development of conceptual site masterplan that outlines overall density, land use, and conceptual organization.
4. Masterplan Financial Analysis including analysis of highest and best use and most feasible scenarios, Projections of ROI and funding.
5. Civil Engineering and Utility review of site constraints and infrastructure needs.

The proposal also includes an add-on to the market study to include additional analysis of the Rookery focusing on potential to increase membership and expansion opportunities or needs.

Budget

Component	Cost
Base Architectural Fee (TMA)	\$12,000
Market Study (Maxfield)	\$18,000
Total Base Study	\$30,000
Rookery Add In (Maxfield)	\$7,800

Funding would be provided from the Economic Development and Planning professional services budgets, with reimbursement from land sale proceeds.

The study will help to:

- Align development with market, community priorities and the Council's strategic plan
- Position the City to attract new investment and expand the tax base
- Provide a roadmap for integrating civic, commercial, and recreational uses.
- Enhance the Rookery's position as a community hub and asset.

The EDAC discussed the base study at it's November 6, 2025, meeting and recommended moving forward with the study. During the December 1, 2025 City Council work session, the Council directed staff to incorporate the Rookery-specific add-in.

RECOMMENDATION

Staff recommends approval of Resolution No. 25-179.

ATTACHMENTS

1. Resolution No. 25-179
2. Study Area
3. TMA Proposal
4. Maxfield Proposal

**CITY OF LINO LAKES
RESOLUTION NO. 25-179**

**AUTHORIZING PROFESSIONAL SERVICES CONTRACT WITH TUSHIE
MONTGOMERY ARCHITECTS TOWN CENTER SOUTH MARKET STUDY AND
MASTER PLAN**

WHEREAS, the City's EDA owns 9 acres of property on the SE quadrant of I-35W and Lake Drive; and

WHEREAS, the City desires to update the master plan for the area including land west of Lake Drive; and

WHEREAS, the study will help to:

- Align development with market, community priorities and the Council's strategic plan
- Position the City to attract new investment and expand the tax base
- Provide a roadmap for integrating civic, commercial, and recreational uses.
- Enhance the Rookery's position as a community hub and asset.

WHEREAS, Tushie Montgomery Architects has submitted a proposal in partnership with Maxfield Research and Consulting to prepare said Market Study and Master Plan.

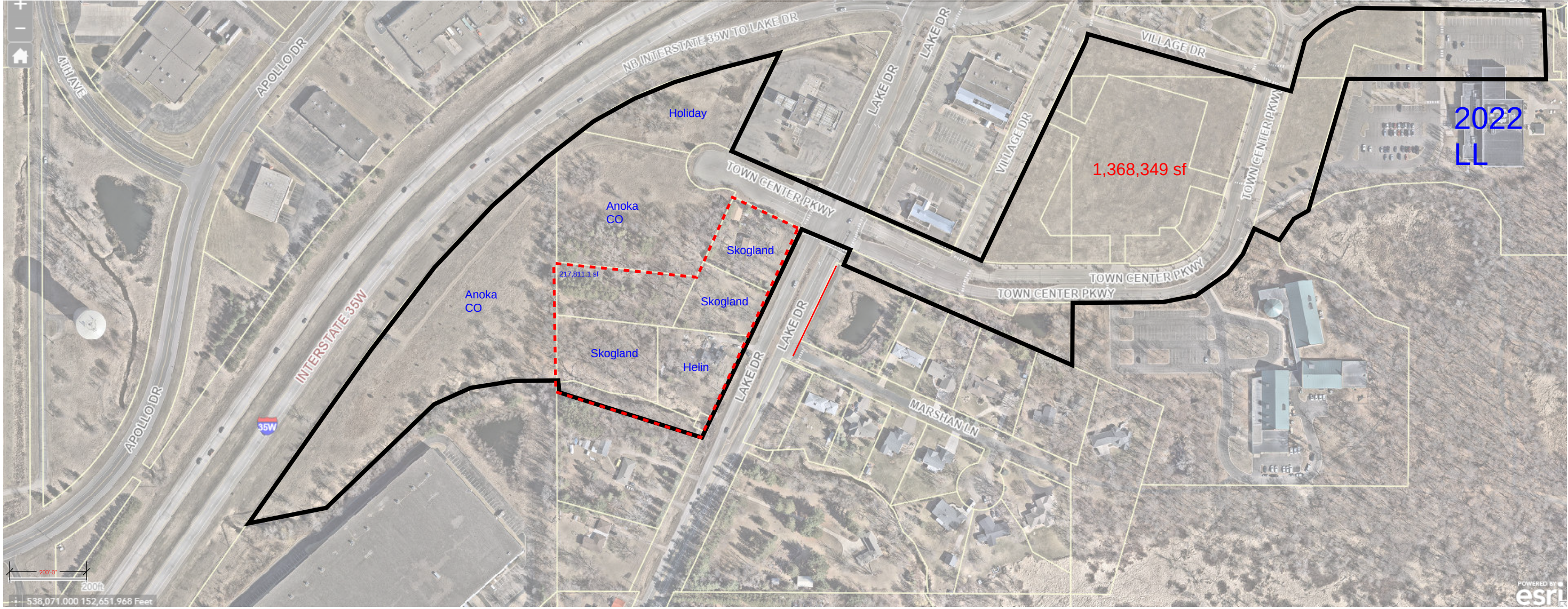
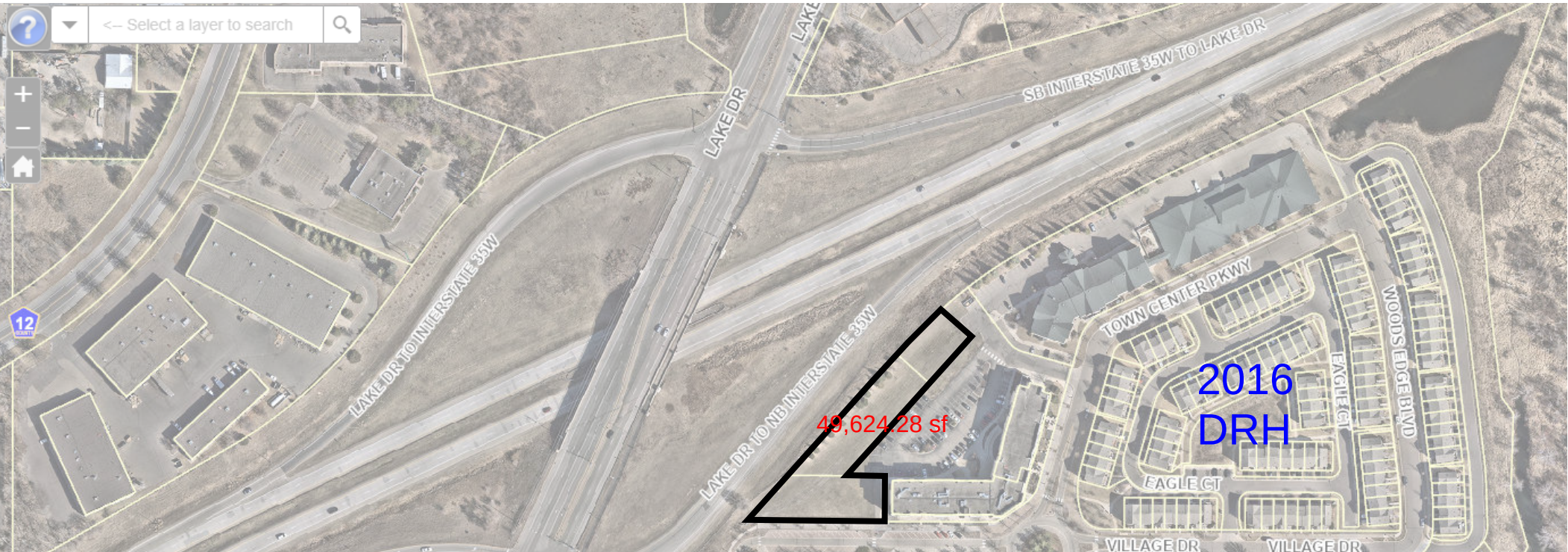
NOW, THEREFORE, BE IT RESOLVED by the City Council of Lino Lakes, Minnesota that the professional services agreements with Tushie Montgomery Architects in the amount of \$12,000 and Maxfield Research and Consulting in the amount of \$25,800 (including the Add-on Rookery analysis), for a total amount of \$37,800 is hereby approved. City staff is hereby authorized to execute the agreements on behalf of the City.

Adopted by the City Council of the City of Lino Lakes this 8th day of December, 2025.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC, City Clerk



LINO LAKES

Proposal for:

Redevelopment Masterplan and Market and Financial Analysis

ISSUANCE	Proposal for Professional Services
DATE	October 28 th , 2025
FOR	The City of Lino Lakes Michael Grochala, AICP Community Development Director 600 Town Center Pkwy Lino Lakes, MN 55014-1182
BY	Tushie Montgomery Architects 7645 Lyndale Ave. S#100 Richfield, MN 55423
CONTACT	Evan Jacobsen, Principal evanj@tmiarchitects.com Office: 612-389-9489 Mobile: 651-925-6695

Cover Letter

City of Lino Lakes

Michael Grochala, AICP
Community Development Director
600 Town Center Pkwy
Lino Lakes, MN 55014-1182

October 28th, 2025

Dear Mr. Grochala,

On behalf of Tushie Montgomery Architects and Measure Group, we are pleased to present our proposal for a Preliminary Masterplan supported by Market Financial Analysis for the City of Lino Lakes. This proposal is based on our discussions with City staff over the recent past and in subsequent coordination exchanges. The TMA team assembled for this project embodies decades of committed experience to providing lasting, impactful solutions to the built environment. And now with the partnership of Measure Group, along with our newly formed inhouse real estate expertise, this team is well positioned to provide the City of Lino lakes with a master plan vision of tomorrow that is grounded in the reality of today.

TMA has a long history of guiding our clients to successful outcomes. We have supported cities and clients on projects of varying scales, from large multi-phase masterplans to small municipal park buildings and library expansions. We strive to identify and cater to the unique circumstances of each project. Our commitment to high-quality, responsive, and thoughtful design solutions, regardless of project size or client type, has allowed us to cultivate long-term, mutually beneficial relationships and to further our goal of positively impacting the built environment.

Thank you for the opportunity to submit our proposal. Please feel free to reach out if you have any questions.

Sincerely,



Evan Jacobsen
Principal | Architect

Proposal for Professional Services

PROJECT DESCRIPTION

The project is envisioned as a Preliminary Masterplan and Market Feasibility Analysis for the City of Lino Lakes. This area is bounded by Highway 35 to the North and West, Lake Drive and Woods Edge Blvd on the East.

The proposed scope of work will involve a collaborative and iterative effort among Tushie Montgomery Architects, Measure Group, and the City of Lino Lakes. The project's goals include:

- **Engaging in 3rd Party Market Research:** To establish a framework for the Master Planning exercise a local reputable, third-party market research group will be contracted to produce a market study of the subject area.
- **Engagement and Visioning session with City Officials.** Prior to engaging in master planning activities TMA will coordinate and administer a client engagement and visioning session to determine key goals and metrics to guide the master planning exercise.
- **Performing Masterplan Financial analysis:** Based on the market analysis of the subject area, and feedback from City personnel, a financial model will be developed in concert with two master planning scenarios (Low Density and High Density) to balance types of use, the pedestrian experience, parking, infrastructure demands, yield to potential investors, as well as value to the city (land sale, permitting fees, increased tax basis).
- **Developing a Conceptual Comprehensive Masterplan:** TMA will establish two appropriate redevelopment scenarios that outline overall density, land use, and conceptual organization.
- **Identifying Conceptual Redevelopment Parcels:** Based on the approved masterplans, determine appropriate redevelopment parcels, property lines, and public rights-of-way to serve as the basis for land replatting.
- **Identify Conceptual Utility Pathways:** Establish appropriate plans for utility extensions to serve the proposed redevelopment parcels, in accordance with the approved masterplan.
- **Presentation to City Stakeholders:** Compile and present the above information to City stakeholders for their review and approval.

The professional services of Tushie-Montgomery Associates, P.C. shall be as follows:

SCOPE OF SERVICES

PART IA | City Engagement – Prior to Master planning

A. City Official Visioning Session: Lead a focused 3-hour listening and visioning sessions to determine project goals and metrics. Prior to this meeting TMA will produce necessary visual aids and/or documents or objects to engage in a productive dialog with stake-holders. TMA will take active notes during this session, collect the notes following the meeting and disseminate them to the group. This discussion and these notes will form the basis of the master planning exercise to follow.

PART IB | SITE MASTER PLANNING (TMA)

Developing a Conceptual Comprehensive Masterplan: Establish an appropriate redevelopment scenario that outlines overall density, land use, and conceptual organization.

- A. Review Existing Plans & Conditions:** Examine existing and previously produced Master Plans for the subject area.
- B. Site Analysis:** Assess the site's history, architectural vernacular, geographical context, and regulatory framework to incorporate relevant information into the masterplan deliverable.
- C. Development of Concept Plans:** Create two, 2-D organizational concept plans for city staff review and feedback, showcasing alternative development scenarios and regional stormwater configurations. These plans will be sent directly to City staff for comments, followed by a team meeting to identify the preferred plan and discuss any requested modifications.
- D. Refinement of Preferred Plan:** Develop the selected plan for inclusion in the masterplan deliverable and for technical coordination with Measure Group to analyze district stormwater and public utility requirements.
- E. Site Boundaries and Right-of-Way Identification:** From the preferred masterplan, identify individual site boundaries and proposed street right-of-way widths to suggest property redevelopment strategies.

PART II | Masterplan Financial Analysis – in tandem with the above

- A. Analysis of Highest and Best Use:** Based on data contained within the 3rd party market studies ascertain the highest and most feasible scenarios (in low density and high density) for future development.
- B. Cost and Revenue Projections:** Based on today's industry-wide and local data provide a background for projections of cost and revenue streams in each master plan scenario.
- C. Projections of ROI and funding:** Given the financial impacts to future development, illustrate financial returns and potential funding mechanisms to the city and future investors for Low and High Density schemes.

PART III | Civil Engineering and Utility Review (Measure Group)

- A. Review Existing Infrastructure:** Assess the existing stormwater infrastructure on-site, adjacent to, and downstream of the Lino Lakes Site.
- B. Review Existing Sites conditions:** Assess current set-backs, easements, encroachments and other site constraints relevant to future redevelopment.
- C. Evaluate Stormwater Management Standards:** Assess applicable stormwater management performance standards and conduct preliminary sizing of water quality treatment BMPs to meet city redevelopment requirements.
- D. Preliminary Design of Stormwater Management Infrastructure and Utility systems to support Master Plan Scenarios:**
 - 1. Conceptually identify utility pathways.
 - 2. Estimate areas need for retention/detention on site for Storm water management systems.

Proposal for Professional Services

3. Manage and treat stormwater from the redevelopment area, adjacent rights-of-way, and any regional stormwater pipes that could be diverted into a regional BMP, if applicable.

PART IV | Graphic and Rendering Support (TMA)

A. Creation of graphics and 3D models/massing for presentation: Prior to the presentation of the masterplan to city officials, TMA will produce in house graphics and visual elements/aids to convey the intent of the master plan scheme.

PART V | Market Study (By Others)

A. TMA has collected proposals from three qualified market analysis firms for your review. The city can contract directly with the firm of their choosing or TMA will offer to manage that contract and scope for 10% management fee.

TO BE PROVIDED BY THE OWNER

The Owner Shall Provide:

- A.** All background information the Owner may have available related to this project and necessary instructions and input regarding the program requirements.
- B.** Assistance to coordinate the time, location and appropriate stake-holders to attend the initial visioning and goal-setting meeting.
- C.** GIS files for existing stormwater infrastructure.
- D.** A designated representative from whom the Architect will receive instruction and authorization.

ENGINEERING SERVICES

Tushie-Montgomery Associates, P.C. does not employ professional engineers on their in-house staff. All engineering services recommended in this proposal shall be provided by the Architect through a consultant relationship with one or more engineering firms experienced in the type of work contemplated in this proposal.

NON-LICENSED PROFESSIONALS

Tushie-Montgomery Associates, P.C. employs in-house, non-licensed project designers and drafting personnel that will be working on the project. These professionals will be working under the direction of a licensed Architect or Landscape Architect assigned to the project.

TIME

Tushie- Montgomery Associates, P.C. shall begin the work immediately upon being authorized and shall complete all tasks in this proposal within the schedule established with the Owner.

COPYRIGHTS & LICENSES

All drawings, plans, specifications, data, and other documents prepared and furnished by the Architect or Architect's consultants are deemed to be Instruments of Service. The Architect and Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory, ownership, and other reserved rights, including copyrights, in said Instrument of Service. Architect grants to Owner and General Contractor a nonexclusive, royalty free license to use the Instruments of Service solely and exclusively for purposes of constructing, using, maintaining, altering, and adding to the project, provided that the Owner and General Contractor substantially perform their obligations under this agreement, including prompt payment of all sums due to the Architect under this proposal. Architect shall obtain similar nonexclusive licenses from Architect's consultants consistent with the foregoing. The license

Proposal for Professional Services

granted herein permits Owner and General Contractor to authorize subcontractors, sub-subcontractors, and suppliers, as well as Owner's and/or General Contractor's consultants and separate Contractors, to reproduce applicable portions of the Instruments of Service solely and exclusively for use in performing services of construction for the project. If Architect terminates its service on the project for non-payment or other default, the license granted in this section shall terminate.

In the event the Owner, General Contractor or any other authorized licensee uses the Instruments of Service without retaining the authors of the Instruments of Service, the Owner, General Contractor, or other person or entity using the Instruments of Service releases the Architect and Architect's consultants from all claims and causes of action arising from or relating to such uses. To the fullest extent permitted by law, the Owner, General Contractor, or other person or entity using the Instruments of Service agrees to fully defend, indemnify and hold harmless Architect and Architect's consultants from and against any and all costs and expenses, including the cost of defense, relating to claims and causes of action asserted by any third person or entity to the extent the same arise from the Owner's, General Contractor's or other person's or entity's use of the Instruments of Service without retaining the authors or the Instruments of Service.

LIMITS OF LIABILITY

In recognition of the relative risks, rewards and benefits of the project to both the Owner and Architect, the risks have been allocated such that the Owner agrees, to the fullest extent permitted by law, to limit the Architect's liability to the Owner and to all the Owner's contractors and subcontractors on the project for any and all claims, losses, costs, damages, or claims expenses from any cause or causes, so that the total aggregate liability of the Architect to all those named shall not exceed the Architect's total fee for services rendered on this project. Such causes include, but are not limited to, negligence, professional errors or omissions, strict liability, breach of contract or warranty.

TOTAL FEES ANTICIPATED

The proposed fee is based upon the scope outlined herein and will be billed on a time and material basis with a not to exceed value as indicated below. Any additional scope shall be an additional service. The cost of services recommended in this proposal shall be billed as a percentage of completion of each phase. Normal reimbursable costs such as printing, long distance telephone calls, reproduction, postage, travel, mileage, building renderings, and AIA documents shall be invoiced at cost plus 10%. If the client desires the third-party market study to be managed within the contract scope of this agreement a 10% management fee will be applied.

BASE ARCHITECTURAL FEE

Part IA: City Engagement Meeting (TMA).....	\$3,000
Part IB: Site Master Planning (TMA).....	\$7,000
Part II: Financial Feasibility (TMA).....	included in the above
Part III: Civil Engineering and Utility Review....	included in the above
Part IV: Graphic and Rendering Support.....	\$2,000
Part V: Third-Party Market Analysis.....	not included
...	

TOTAL FEE	\$12,000
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Total Base Fee does not include any Additional Services by Architect.

Proposal for Professional Services

HOURLY RATES FOR ADDITIONAL SERVICES

Principal.....	\$222/Hour	Licensed Interior Designer.....	\$155/Hour
Associate.....	\$176/Hour	Architectural Designer/	
Licensed Architect.....	\$155/Hour	Draftsperson.....	\$134/Hour
Note: Hourly rates may change at the start of each calendar year.			

PAYMENT SCHEDULE

The project will be invoiced monthly at an hourly rate. Any optional Additional services, provided through the architect, will be invoiced monthly in accordance with the level of completion. Payment is due 30 days from invoice date. Any payment received after due date shall be subject to an 8% annual interest fee.

CLIENT AUTHORIZATION

This proposal is good for thirty (30) days. If acceptable, a signed copy will be our authorization to proceed. If the Scope of Services in this proposal are not reflective of your intent, we will gladly revise the Scope and fee accordingly.

Respectfully Submitted,

Tushie Montgomery Associates, P.C.



Evan Jacobsen
Principal | Architect

CLIENT AUTHORIZATION

Company: City of Lino Lakes
By: _____
Initial: _____
Date: _____

November 20, 2025

Mr. Ned Dodington
Tushie Montgomery Architects
7645 Lyndale Avenue South, Suite 100
Richfield, MN 55423

Mr. Dodington:

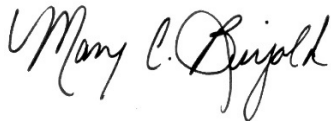
Thank you for contacting Maxfield Research and Consulting regarding your research and consulting needs to determine the potential demand for market rate rental, for-sale attached housing in addition to limited-service hotel, medical office and convenience and entertainment-based retail facilities on property in Lino Lakes, Minnesota. The subject Site is generally situated at 699 Town Center Parkway, but extends from Woods Edge Drive on the northeast, south to Town Center Parkway and then southwest of Lake Drive along the I-35W freeway.

The attached proposal provides a proposed scope of services and associated costs to complete an assessment of the market health of the above sectors in addition to demographic growth trends that will affect demand in each sector. The analysis will focus on projected growth in Lino Lakes and demand for products in various market sectors. We also include an add-on component for the existing community facility in the district to determine the potential to increase membership and add on to existing facilities. Additional in-depth research may be completed later depending on the uses selected for development.

Please review the enclosed proposal. If you have questions, please contact me at (612) 904-7977 or email at mbujold@maxfieldresearch.com. If the proposal meets with your approval, please date and sign one copy and return it to our offices or if you have a separate contract agreement, we can use that.

Sincerely,

MAXFIELD RESEARCH AND CONSULTING



Mary C. Bujold
President

Attachment

November 20, 2025

Mr. Ned Dodington
Tushie Montgomery Architects
7645 Lyndale Avenue South, Suite 100
Richfield, MN 55423

PROPOSAL/CONTRACT FOR PROFESSIONAL SERVICES

Maxfield Research and Consulting, LLC proposes to provide market research and consulting services to Tushie Montgomery Architects (the “Client”) to assess the potential demand to develop various residential and commercial uses on property in Lino Lakes between I-35W and Town Center Parkway. Most of the parcels included in the analysis area are currently vacant, although there are several parcels that were developed a number of years ago with residential high-density housing (rental, senior, retail).

Multifamily residential

- Attached/detached association-maintained dwellings
 - (i.e. villas, twinhomes, townhomes, condominiums)
- Multifamily (rental)
 - Market Rate
- Commercial Analyses
 - Limited-service Lodging
 - Office (Medical Office)
 - Retail (Entertainment-Based Retail)

We also include an add-on component to assess the potential to increase membership at the community center and the potential demand for additional components that may be developed at the facility.

The analysis is intended to identify demand for a variety of real estate uses with the objective of identifying uses that present a high level of demand, are appropriate for the property (various parcels), create a synergy in land use and would provide increased economic and financial benefits to the property owners. The intent is to consider development of multiple real estate components to fill out the remaining parcels.

This proposal presents a Scope of Services for a Market Potential Assessment. The Market Potential Assessment would provide an evaluation of the types of real estate products best suited for the property based on potential demand, market trends and property characteristics.

The Market Potential Assessment is intended to identify and develop a strong mix of residential and commercial uses for the property based on market demand that optimizes land use. ***Additional research may be needed as final plans are developed for the property to refine specific development components.***

SCOPE OF SERVICES – MARKET POTENTIAL ASSESSMENT

A. Site Analysis/Property Overview

1. Field visit to the property in Lino Lakes to review existing development, site/location aesthetics, access, visibility, views and general characteristics.
2. Discuss adjacent and surrounding land uses; identify the property's current proximity to retail, services, housing, recreation, major businesses and employment. Analyze how this may impact the ability to develop various types of uses.
3. Prepare a drive time analysis.
4. Provide mapping and illustrations of the Site and surrounding area; such items may include aerial photography, zoning and planned land uses, parcel boundaries, etc.
5. Provide recommendations regarding the suitability of the property for medium to high-density residential, commercial and lodging uses.

B. Demographic/Economic Analysis

1. Define an appropriate draw area (i.e. "Market Area (residential) and/or Trade Area (commercial)") for the property that will incorporate various medium to high-density residential, entertainment-based retail, medical office and lodging uses.
2. Analyze data on population, household and employment growth trends and characteristics in the Market Area.
3. Analyze data on age distribution trends, household income and household tenure.
4. Analyze data on employment growth trends by industry sector including wage rates.
5. Analyze data on business growth by employment size trends and identify growth trends for businesses that use office space and those that use industrial space.
6. Analyze data on consumer expenditures and retail sales data, prepare a retail gaps analysis for the Trade Area.
7. Compile historical information on building permit trends by type of permit (residential (new construction) and commercial (new construction and renovation)) in the PMA.
8. Compile a summary of key growth trends and demographic factors that will impact development on the property.

C. Market Analysis-Owned Residential Uses

1. Examine overall owned housing resale activity including total resales, days on market and months of supply;
2. Examine overall new construction home pricing (owned multifamily) in the PMA including total permits issued, absorption rates and pricing.
3. Identify new product features in the area for medium to high-density owned housing (i.e. design features, square footage, parcel sizes, etc.).
4. Conduct limited interviews with local real estate sales agents regarding buyer preferences in the market.
5. Prepare an initial demand calculation for owned multifamily housing products in the PMA and the amount of product that may be captured by the subject property. Consider parcels suitable for medium to high-density owned multifamily.

D. Market Analysis – Multifamily (Rental)

1. Examine overall rents and vacancy trends in the PMA by submarket and by unit type; compare PMA to Twin Cities Metro.
2. Compile data on newest market rate rental properties in the PMA; provide information on year built, absorption, unit mix, square footage, vacancies, features and amenities.
3. Inventory pending multifamily developments in the PMA; identify the potential impacts of overall supply on the market and the ability to absorb additional units over time.
4. Identify recent trends in multifamily development and the performance of different rental products in the market (including townhome rentals).
5. Prepare an initial demand calculation for market rate multifamily housing in the PMA and the amount of product that may be captured by the subject property.

E. Market Analysis – Lodging

1. Identify regional lodging trends in the Twin Cities Metro Area.
2. Compile data on lodging facilities in the PMA including number of rooms, room types, pricing (seasonal pricing), amenities and estimated occupancy rates.
3. Inventory any pending lodging facilities in the PMA and identify the potential impacts of overall supply on the market.
4. Prepare an initial room supply/room demand calculation for additional rooms in the PMA and the amount of demand capturable by the subject property.

F. Market Analysis – Entertainment-Based Retail

1. Identify overall retail and office trends in the Northeast submarket of the Twin Cities.
2. Compile data on existing retail centers (small to mid-size convenience centers) and medical office facilities in the PMA; include data on year built, space size, vacancies, lease rates, tenants and operating expenses. Identify freestanding bars, restaurants and other entertainment-based retail (including themed food and beverage venues) in and outside of the immediate PMA that may also be targets for the subject location.
3. Conduct interviews with local commercial real estate brokers regarding the potential market and interest in various types of entertainment-based retail facilities to locate in this market.
4. Identify how the development of entertainment-based retail may have a positive impact on other components that may be developed in the district including lodging.
5. Prepare an initial demand calculation for retail/medical office space in the PMA and the amount of space capturable at the subject location with a specific focus on the potential demand for an entertainment-based retail facility or facilities (including bars, restaurants, and other entertainment-based retail businesses) and the potential to attract this type of facility to the district.

G. Conclusions and Recommendations

1. Based on the features and characteristics of the subject property, demographic/economic trends and real estate market conditions and demand calculations, assess the potential to develop various real estate types on the Site, including residential (owned and rented), commercial (convenience retail, medical office and entertainment-based retail) and lodging from each segment, compile:
 - a. Up to three development scenarios for the property that incorporate a diverse mix of uses, utilizing land and/product densities to optimize use.
 - b. Provide an analysis of strengths and weaknesses regarding each of the development scenarios;
 - c. Rank the scenarios in order of preference based on market trends, site characteristics and development synergies.
2. Estimate absorption rates by product type for each scenario.

H. Meetings and Client Contact

1. One initial kick-off meeting to formalize study objectives.
2. One meeting (via conference call or in person) to review draft findings of the report.
3. Report preparation.

Cost for Staff Time (Market Potential Assessment): **\$18,000.00**

Site Evaluation **\$1,000.00**

Demographic Analysis	\$2,500.00
Market Analysis – Owned Residential Uses	\$2,500.00
Market Analysis – Multifamily Uses	\$2,500.00
Market Analysis – Lodging Uses	\$1,500.00
Market Analysis – Retail/Medical Uses	\$4,500.00
Conclusions and Recommendations	\$2,500.00
Meetings and Client Contact	\$1,000.00

COST OF SERVICES

The work outlined under the Scope of Services for the **Market Potential Assessment** will be performed for Eighteen Thousand Dollars (\$18,000.00), including all out-of-pocket expenses such as outside data purchases and an electronic version of the report. An executed copy of this agreement is required prior to commencement of work by Maxfield Research. Work completed on the assignment is billed monthly according to contract agreement. The balance of the contract amount is due on delivery of the draft report.

Any additional research or meeting time requested by the Client beyond that set forth in the accompanying Scope of Services will be billed at our normal hourly rates for staff time (\$85 to \$160).

WORK PRODUCT

The Market Potential Assessment will be completed in bound report format.

COMPLETION TIME

The Market Potential Assessment will be completed within Sixty (60) days of receipt of an executed contract in the offices of Maxfield Research and Consulting, unless delayed by unexpected emergencies, forces beyond the control of one or both parties or by written agreement of the parties.

OPTIONAL ADD-ON (Community Center Facility Analysis)

A. Facilities Tour

1. Tour existing Rookery facility.
2. Review traffic volumes adjacent to Site.
3. Discuss proximity to other retail, services schools, and employment.

4. Assess the strengths and weaknesses of the facility vis a vis potential expansion and increase in membership.

B. Existing Programming/Usage (Will require data from the City of Lino Lakes)

1. Review and present historic community center usage/participation by program type and type of user.
2. Review and present historic revenues by type of program. Examine overall profit/loss and financials for the community center.
3. Identify contractual relationships and lease agreements with 3rd party vendors.
4. Summarize programming and usage statistics.

C. Competitive Market Analysis

1. Present information on recreation participation rates from various third-party providers.
2. Inventory public and private health and fitness clubs in the trade area. Present information on: number of members, facility square footage, amenities, programs and capacities, resident and non-resident fees/admissions by type of use and length of service (i.e. daily, monthly, yearly, family, seniors, etc.), hours of operation, among other characteristics.
3. Identify other select community centers in the Twin Cities Metro Area. Present information on: number of members, facility square footage, amenities, programs and capacities, resident and non-resident fees/admissions by type of use and length of service (i.e. daily, monthly, yearly, family, seniors, etc.), hours of operation, among other characteristics. Compare usage at the selected community centers to The Rookery in Lino Lakes.
4. Inventory any pending fitness centers or community centers in the market area.
5. Map all competitive facilities in relationship to The Rookery.

E. Conclusions and Recommendations

1. Based on the existing subject Site and facilities, usage patterns, demographic growth trends, and health and fitness market conditions, recommend recreational opportunities that could be incorporated into the existing community center or an expanded community center.
2. Recommend program options that could be initiated into the existing facility or that could be included via a facility expansion. Determine the appropriate size (i.e. number of rooms, square footage, etc.) to meet demand.
3. Recommend fees/pricing for programs, services, etc.
4. Recommend partnership opportunities with other 3rd party organizations.
5. Recommend next steps.

F. Meetings and Client Contact

1. One meeting with Client and stakeholders to discuss key interim findings of the analysis and the types of spaces and programming that may be envisioned for the facility.
2. One meeting to review the draft report.
3. Report preparation.

Cost of Staff Time for Add-on Community Center Analysis:

\$7,800.00

COST OF SERVICES

The work outlined under the Scope of Services for the **Add-On Community Center Analysis** will be performed for Seven Thousand Eight Hundred Dollars (\$7,800.00), including all out-of-pocket expenses such as outside data purchases and an electronic version of the report. An executed copy of this agreement is required prior to commencement of work by Maxfield Research. Work completed on the assignment is billed monthly according to contract agreement. The balance of the contract amount is due on delivery of the draft report.

Any additional research or meeting time requested by the Client beyond that set forth in the accompanying Scope of Services will be billed at our normal hourly rates for staff time (\$85 to \$160).

WORK PRODUCT

The **Add-On Community Center Analysis** will be completed in memorandum format.

COMPLETION TIME

The **Add-On Community Center Analysis** will be completed within Forty-Five (45) days of receipt of an executed contract in the offices of Maxfield Research and Consulting, unless delayed by unexpected emergencies, forces beyond the control of one or both parties or by written agreement of the parties. The **Add-On Analysis** may be completed in conjunction with the Market Potential Assessment or completed separately at a later date.

PAYMENT

All invoices are payable to Maxfield Research and Consulting within fifteen (15) days of receipt of an invoice showing the work completed and the direct costs for expenses. A finance charge

of one and one-half percent (1.5%) per month will be added to the unpaid balance of each invoice not paid within thirty (30) days.

DISCLAIMER

The objective of this research assignment is to gather and analyze as many market components as is reasonable within the time limits and projected staff hours set forth in this agreement. We assume no responsibility for matters legal in character.

The property/land is assumed to be free and clear of any indebtedness, liens or encumbrances; and good and marketable title and competent management are assumed, unless otherwise stated.

If building plans or site plans are included in the report, they are to be considered only approximate and are submitted to assist the reader in visualizing the property. We assume no responsibility for the accuracy of any building or site plans.

Certain information and statistics contained in the report, which are the basis for conclusions contained in the report, will be furnished by other independent sources. While we believe this information is reliable, it has not been independently verified by us and we assume no responsibility for its accuracy.

The conclusions in the report are based on our best judgments as market research consultants. Maxfield Research and Consulting, LLC disclaims any express or implied warranty of assurance of representation that the projections or conclusions will be realized as stated.

The result of the proposed project may be achieved but also may vary due to changing market conditions characteristic of the real estate industry, changes in facts that were the basis of conclusions in this report, or other unforeseen circumstances.

This agreement will be construed according to the laws of the State of Minnesota.

TERMINATION

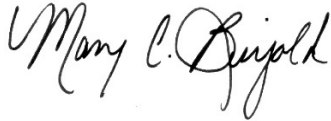
This agreement may be terminated upon written notification of either party to the other. In the event of termination, the Client will pay Maxfield Research and Consulting for staff hours performed at the firm's normal hourly rates, plus all expenses incurred through the date of termination.

If this proposal meets with your approval, please sign and return one copy to the offices of Maxfield Research and Consulting.

The costs outlined in the Scope of Services shall remain in effect for a period of 90 days from the date listed at the top of this contract.

Agreed to this _____ day of _____ 2025.

MAXFIELD RESEARCH AND CONSULTING



Mary C. Bujold

President

TUSHIE MONTGOMERY ARCHITECTS

(Signature)

By: _____
(Print Name)

Its: _____
(Print Title)

I authorize:

_____ Market Potential Assessment
(\$18,000.00)

_____ Add-on Community Center Analysis
(\$7,800.00)

APPENDIX



Maxfield

Research & Consulting

Breaking Ground since 1983

WHO WE ARE

Maxfield Research & Consulting is a full-service research firm providing timely and comprehensive real estate market information and analysis that is critical to the success of our clients. With 40+ years of experience in real estate market feasibility and consulting, our expertise enables us to offer solutions to difficult challenges. We assess the needs of each project, anticipate problems and provide solutions. We work closely with each client to assure our research data and analysis provide exactly the information needed in planning and developing new projects. We provide customized studies designed to deliver strategic framework for each of our clients' objectives to optimize land use and value of their real estate needs.

Developing dynamic relationships and delivering strategic solutions has earned us our clients' confidence in our expertise. Our broad experience and varied customer base includes public, private and institutional clients seeking crucial information in making decisions regarding the latest trends in the real estate industry.

Maxfield is a local, regional, national and international player in the real estate consulting industry.

OUR CLIENTS

Public Sector—Recommendations provide decision makers a guide to future planning. Strategic counsel on market trends and real estate activities assists clients with a value added service.

Private Sector—Provides clients with objective and unbiased advice to position themselves to maximize opportunity and reduce risk.

Institutional Sector—Extensive experience serving broad spectrum of clients with unique organizational needs.

WHAT WE DO

- ♦ **Residential**—Assist with information on multifamily, senior housing, tax credit, master-planned communities and residential scenarios.
- ♦ **Commercial**—Analysis for retail, office, industrial and hotel space working with private developers on specific projects.
- ♦ **Land Use**—Highest and best use assessments, redevelopment and development issues, collaborating with planning consultants to provide market data and support land use recommendations.
- ♦ **Special**—Provide expert testimony and litigation support, economic impact analysis, and financial pro-formas.
- ♦ **Consulting Services**—Custom analysis according to specific needs, specified aspects regarding floor plans, unit-mix, premium pricing assessments and competitive shopping.

OUR STAFF

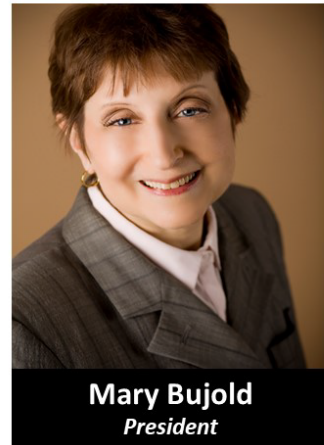
Mary Bujold, President
Joe Hollman, Director of Research
Brian Smith, Senior Research Associate
Rob Wilder, Senior Research Associate
Max Perrault, GIS Technician
Jessica Van Voorhis, Research Associate
David Sajevic, Research Associate
Nathan Ross, Research Associate



Maxfield

Research & Consulting

Breaking Ground since 1983



Mary Bujold
President

GENERAL BACKGROUND

Mary has 40 years of experience in real estate research and consulting and is considered a market expert in the field of residential real estate and in market analysis for financial institutions. She regularly testifies as an expert witness for eminent domain, tax appeal and other types of real estate litigation.

As President, she heads projects for large-scale land use and redevelopment studies including downtown revitalization for private developers and municipalities as well as private developers and universities on their student housing needs.

Mary frequently gives presentations at seminars and workshop sessions on current real estate market topics.

EDUCATION

Bachelor of Arts in Business Administration
Marquette University
Masters of Business Administration
University of Minnesota

PROFESSIONAL DESIGNATION, APPOINTMENTS AND LICENSES

Counselors of Real Estate (CRE)
CRE Investment Committee Chair
CRE Budget & Finance Committee
CRE Minneapolis Chapter Chair
CRE Real Estate Issues Committee
CRE Counseling Corps Committee
Housing Development Committee-Project for Pride in Living
Minnesota Real Estate Broker's License

PROFESSIONAL ORGANIZATIONS

Counselors of Real Estate (CRE)
National Association of Realtors (NAR)
Minnesota Association of Realtors (MAR)
Minneapolis Area Association of Realtors (MAAR)
Lambda Alpha International (LAI)

EXPERIENCE

- ♦ *Large-scale Redevelopment*
- ♦ *Master-planned Communities*
- ♦ *Rental Housing*
- ♦ *Condominium Housing*
- ♦ *Senior Housing*
- ♦ *Student Housing*
- ♦ *Special Needs Housing*
- ♦ *Financial Institutions*
- ♦ *Expert Testimony and Litigation Support*
- ♦ *Comprehensive Housing Needs*
- ♦ *Retail Analysis*
- ♦ *Downtown Revitalization*
- ♦ *Industrial Analyses*
- ♦ *Banking/Trust Institutions*
- ♦ *Fiscal Impact Analyses*

CONTACT INFORMATION

901 Twelve Oaks Center Dr, Suite 922
Wayzata, MN 55391
(Office) 612-904-7977 (Fax) 612-904-7979
Email: mbujold@maxfieldresearch.com
www.maxfieldresearch.com



Maxfield

Research & Consulting

Breaking Ground since 1983

GENERAL BACKGROUND

As a former city planner and commercial real estate professional, Joe has over 25 years of experience in the research, analysis and presentation of data relevant to the real estate industry. He has expertise in commercial real estate, housing, city planning, location analytics, and demographic analysis.

Prior to joining Maxfield Research, Joe was a member of the national research team for Cushman & Wakefield, one of the world's largest commercial real estate firms. In this role, he conducted research and analyses focusing on the office, industrial and retail real estate markets in the Twin Cities Metropolitan Area. Before joining the commercial real estate industry, Joe was a planner for the following organizations: City of Columbia Heights, Minnesota; Arrowhead Regional Development Commission in Duluth, Minnesota; and, Peoria County, Illinois. As a planner, he contributed to the creation of multiple comprehensive plans, land use studies, zoning ordinances and site assessments.

EDUCATION

Bachelor of Science in Geography
University of Wisconsin at La Crosse

EXPERIENCE

- ♦ *Retail, Office and Industrial Real Estate*
- ♦ *Redevelopment*
- ♦ *Hotel Feasibility*
- ♦ *Market Rate Rental Housing*
- ♦ *Affordable Rental Housing*
- ♦ *Market Potential Analyses*
- ♦ *Comprehensive Housing Needs Analyses*
- ♦ *Amphitheaters*
- ♦ *Senior Housing*
- ♦ *Age-restricted active adult communities*
- ♦ *Detached Single-Family Housing*
- ♦ *Condominiums*



Joe Hollman

Director of Research

CONTACT INFORMATION

901 Twelve Oaks Center Dr. Suite 922
Wayzata, MN 55391
(Office) 612-904-7973 (Fax) 612-904-7979
Email: jhollman@maxfieldresearch.com
www.maxfieldresearch.com



Maxfield

Research & Consulting

Breaking Ground since 1983

GENERAL BACKGROUND

In January 2017, Maxim joined Maxfield Research and Consulting as a Research Associate. Prior to joining Maxfield, Maxim worked in the public sector as a GIS/Planning Technician for Racine County Public Works in Southeastern Wisconsin.

Maxim brings with him expertise and professional background in land management, GIS & AutoCAD software, zoning administration, and familiarity with county operations and local government.

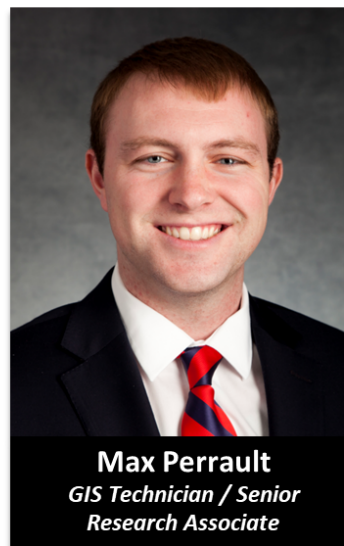
Max has worked on several projects related to multifamily housing including projects in the Twin Cities, Milwaukee Metro Area, the Chicagoland Area, and the Seattle Metro Area. He has also worked on Comprehensive Housing Needs studies for City and County HRA/EDA's throughout Minnesota and Iowa.

EDUCATION

Bachelor of Arts in Geography, Minor in Sociology
University of Wisconsin - Parkside
Geographic Information System (GIS) Certificate
University of Wisconsin - Milwaukee

EXPERIENCE

- ◆ *10+ years GIS Experience*
- ◆ *Demographic & Economic Forecasts*
- ◆ *Site Suitability Analysis*
- ◆ *Highest & Best Use Analysis*
- ◆ *Land Surveying and Platting*



Max Perrault

*GIS Technician / Senior
Research Associate*

CONTACT INFORMATION

901 Twelve Oaks Center Drive, Suite 922
Wayzata, MN 55391
Phone: 612-338-0012
Email: mperrault@maxfieldresearch.com
www.maxfieldresearch.com



Maxfield

Research & Consulting

Breaking Ground since 1983

GENERAL BACKGROUND

David Sajeveic brings over 12 years experience in real estate research, consulting, and project management. As a Senior Consultant at Maxfield Research & Consulting, Mr. Sajeveic has led some of the firm's largest and complex comprehensive housing studies, including the Southwest Light Rail Transit Corridor, the East Central Regional Housing Collaborative, and the South Central Dakota Regional Council.

David oversees analysis on a variety of product types, including market-rate and income-based senior housing, luxury/boutique-style rental housing, tax credit developments, comprehensive housing needs analysis, transit-oriented development, student housing, condominiums, and retail & commercial development.

David's work spans a broad geographic footprint, with completed projects throughout Minnesota, Iowa, South Dakota, North Dakota, Indiana, Wisconsin, Colorado, and Idaho—demonstrating his ability to adapt strategies to a variety of urban, suburban, and rural landscapes.



EDUCATION

Bachelor of Science in Geography
St. Cloud State University

EXPERIENCE

- ◆ *Comprehensive Housing*
- ◆ *Luxury Market-Rate General Occupancy Apartments*
- ◆ *Tax Credit Developments*
- ◆ *Condominiums*
- ◆ *Senior Housing*
- ◆ *Senior/Disabled Housing: Income Based*
- ◆ *Redevelopment*
- ◆ *Single-family Subdivisions*
- ◆ *Retail & Commercial*
- ◆ *Demographic & Economic Forecasting*
- ◆ *Highest & Best Use Analysis*

CONTACT INFORMATION

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www.maxfieldresearch.com

**CITY COUNCIL
REGULAR MEETING STAFF REPORT
AGENDA ITEM 7H**

STAFF ORIGINATOR: Michael Grochala, Community Development Director

MEETING DATE: December 8, 2025

TOPIC: Resolution No. 25-176, Authorizing the Acquisition of Certain Real Property Interests for the Otter Lake Road Extension Improvement Project by Eminent Domain

VOTE REQUIRED: 4/5

INTRODUCTION

Staff is requesting City Council authorization to commence eminent domain proceedings for the Otter Lake Road Extension Improvement project.

BACKGROUND

The City Council authorized the preparation of plans and specifications for the Otter Lake Road Extension project (the “Project”) on August 14, 2023. As previously presented to the City Council the Project design requires the land acquisition of fee title and both permanent and temporary easement for construction. Eight (8) parcels are affected by the acquisition process and are identified in City of Lino Lakes Right of Way Plat No. 4. Below is a summary of the acquisition data for each property:

PARCEL	PID	R/W (ACRES)	PERM EASEMENT (ACRES)	TEMP EASEMENT (ACRES)
1	24-31-22-12-0009	.21	0.0	.2
2	24-31-22-11-0011	2.02	.23	.46
2A	24-31-22-11-0011	.11	0.0	0.0
3	13-31-22-44-0001	2.98	1.8	.06
4	13-31-22-43-0002	.79	4.22	.01
5	13-31-22-41-0004	.65	.14	.03
6	13-31-22-41-0005	5.92	.45	.09
7	13-31-22-14-0001	2.01	.10	.09
8	13-31-22-42-0001	0.0	1.18	0.0
TOTALS		14.69	8.12	.94

State law provides authority for cities to acquire property for public purpose using eminent

domain. However, prior to initiation of these proceedings, the City is required to make efforts to acquire the property through direct purchase.

On August 25, 2025, the City Council authorized staff, consultant team, and City Attorney to make offers to the property owners based on appraisals obtained for each property to be acquired. Offer letters, accompanied with a copy of the property appraisal, were distributed to property owners in October. WSB and City staff have had discussions with the property owners regarding the acquisition. However, no agreements have been reached at this time.

During prior discussions the City Council was advised of the potential need to pursue eminent domain to ensure a possession date to begin construction in May of 2026. Staff will continue to work with property owners to reach an agreement for direct purchase. However, to ensure that ongoing property negotiations do not jeopardize the timeline for project construction it is necessary to commence with eminent domain proceedings.

Through this process the City Attorney will be seeking District Court approval to acquire parcels by eminent domain and establish a possession date. Under the current timeline we would anticipate possession by May.

Again, staff is hopeful that all acquisition can be obtained by direct purchase. Staff will continue to negotiate with property owners concurrently throughout the process.

RECOMMENDATION

Staff is recommending approval of Resolution No. 25-176.

ATTACHMENTS

1. Resolution No. 25-176
2. Geometric layout

**CITY OF LINO LAKES
RESOLUTION NO. 25-176**

**RESOLUTION AUTHORIZING AND DIRECTING THE ACQUISITION OF CERTAIN
REAL PROPERTY INTERESTS FOR THE OTTER LAKE ROAD EXTENSION
IMPROVEMENTS PROJECT BY EMINENT DOMAIN**

WHEREAS, on August 14, 2023, the City Council authorized the preparation of plans and specifications for the Otter Lake Road Extension Improvement project (the “Project”); and

WHEREAS, the construction of the Project will require the acquisition of certain land and easements involving properties located within the City, said land and easements being more specifically described in the attached Exhibit A; and

WHEREAS, the City of Lino Lakes, a Minnesota municipal corporation, acting by and through the City Council, is authorized by law, including but not limited to Minnesota Statutes Section 465.01 and Chapter 9 of the City Charter, to acquire real estate which is needed for public use or purpose; and

WHEREAS, it is necessary that the City have title and possession of land interests for the Project before the construction contracts may be let, which is planned to occur in the spring of 2026; and

WHEREAS, on August 25, 2025, the City Council authorized the City representatives, City Community Development Director and City Attorney to make offers to property owners consistent with the appraisals obtained for the needed acquisition; and

WHEREAS, agents or employees of the City have had discussions with or attempted to have discussions with the owners of the properties in an effort to reach an agreement upon terms and conditions under which the City may voluntarily acquire the necessary real property interests required from each property; and

WHEREAS, to date, representatives of the City have been unable to reach an agreement with all parties with an interest in the properties described in Exhibit A the terms and conditions under which the City may acquire the necessary real property interests required for the Project; and

WHEREAS, the City Council finds that it is reasonably necessary, proper, and convenient, and in the interest of the public health, public safety, convenience, and general welfare of the citizens of the City that title to and possession of the necessary real property interests

described in Exhibit A be acquired, if necessary, through use of the power of eminent domain; and

WHEREAS, the City Council finds, given the need to submit the project to bid in the spring of 2026, that the use of the quick-take procedures in Minnesota Statutes section 117.042 is necessary so the title may be in place prior to bidding.

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

1. The property interests described in City of Lino Lakes Right of Way Plat No. 4, attached hereto as Exhibit A, upon its review by the Anoka County Surveyor, executed by the City and recorded, shall be acquired for the stated public purposes, and that the interests shall be acquired, if necessary, through the exercise of the power of eminent domain.
2. City staff, City consultants, and the law firm of Squires, Waldspurger & Mace, P.A. are authorized and directed to take all steps necessary on behalf of the City to fulfill the purposes of this resolution and to acquire the property interests described herein by serving a notice of quick-take under Minn. Stat. § 117.042, together with other required documents, and filing an action in eminent domain if necessary.
3. The City's legal counsel and representatives are authorized to remove any property listed in Exhibit A from the eminent domain proceedings if the City settles with the property owners between the adoption of this resolution and the filing of a petition in district court.

Adopted by the City Council of the City of Lino Lakes this _____ day of _____, 2025.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC, City Clerk

Exhibit A

City of Lino Lakes Right of Way Plat No. 4

CITY OF LINO LAKES RIGHT OF WAY PLAT NO. 4

OTTER LAKE ROAD

SURVEYOR'S CERTIFICATE

I Jeremy R. Honga do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all public ways are shown and labeled on this plat; and that the proposed right of way boundary is correctly designated on this plat.

Dated this ____ day of _____, 20 ____.

Jeremy R. Honga, Licensed Land Surveyor,
Minnesota License No. 58013

CITY COUNCIL, Lino Lakes, Minnesota

That part of Otter Lake Road located in Sections 13 and 24, Township 31, Range 22, Anoka County, Minnesota, as shown on this plat effected by the City of Lino Lakes, is certified to be the official plat of that portion of said road within said sections pursuant to Minnesota Statutes Chapter 505.1793. The foregoing plat was accepted and approved by the City Council of Lino Lakes, Minnesota, at a regular meeting thereof held this this ____ day of _____, 20 ____.

COUNTY SURVEYOR, Anoka County, Minnesota

This plat of CITY OF LINO LAKES RIGHT OF WAY PLAT NO. 4 was reviewed and approved by me this ____ day of _____, 20 ____.

Anoka County Surveyor

COUNTY RECORDER, Anoka County, Minnesota

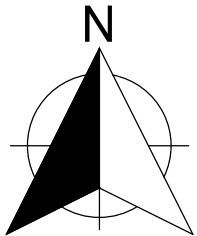
I hereby certify that this instrument was filed in the office of the County Recorder for record on this ____ day of _____, 20 ____, at ____ o'clock ____ .M. and was duly recorded as Document No. _____.

Anoka County Recorder

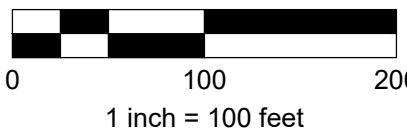
PARCEL	RECORDED OWNER	PROPERTY ID. NO.	LOCATION	EXISTING ROW (ACRES)	NEW ROW (ACRES)	TOTAL ROW (ACRES)	PERMANENT D & U EASEMENT (ACRES)	TEMPORARY EASEMENT (ACRES)	TEMPORARY HIGHWAY EASEMENT EXPIRES	NEW ROW INTEREST
RIGHT OF WAY IN SECTION 24, TOWNSHIP 31, RANGE 22										
1	BLINO LLC	24-31-22-12-0009	NW1/4 NE1/4	0.00	0.21	0.21	0.00	0.20	---	FEE
2	CM PROPERTIES 14 LLC	24-31-22-11-0011	NE1/4 NE1/4	0.00	2.02	2.02	0.23	0.46	---	FEE
2A	CM PROPERTIES 14 LLC	24-31-22-11-0011	NE1/4 NE1/4	0.00	0.11	0.11	0.00	0.00	---	FEE
RIGHT OF WAY IN SECTION 13, TOWNSHIP 31, RANGE 22										
3	BERNIER FAMILY FARM LLC	13-31-22-44-0001	S1/2 SE1/4	0.00	2.98	2.98	1.80	0.06	---	FEE
4	DPS-WOODDALE LLC	13-31-22-43-0002	S1/2 SE1/4	0.00	0.79	0.79	4.22	0.01	---	FEE
5	ROBERT A & DENISE L MCNEAL	13-31-22-41-0004	E1/2 SE1/4	0.00	0.65	0.65	0.14	0.03	---	FEE
6	DPS-WOODDALE LLC	13-31-22-41-0005	NE1/4 SE1/4	0.00	5.92	5.92	0.45	0.09	---	FEE
7	L. & D. WINTER 2023 CHARITABLE REMAINDER UNITRUST	13-31-22-14-0001	SE1/4 NE1/4	0.00	2.01	2.01	0.10	0.09	---	FEE
8	DPS-WOODDALE LLC	13-31-22-42-0001	NW1/4 SE1/4	0.00	0.00	0.00	1.18	0.00	---	FEE

Mayor

Clerk

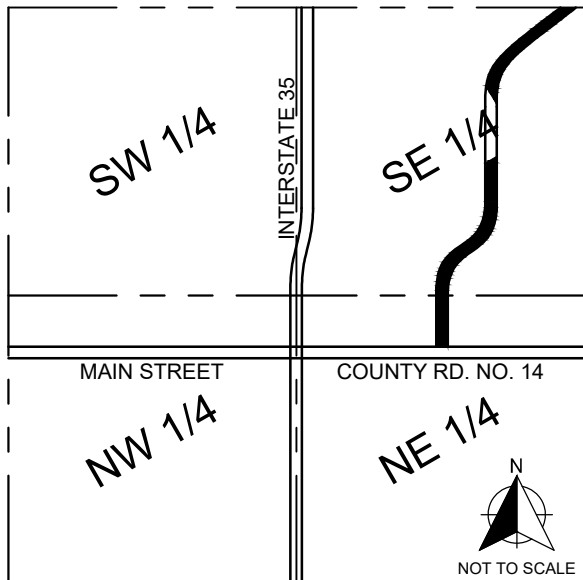


Graphic Scale (in feet)



VICINITY MAP

SECTION 13, TOWNSHIP 31, RANGE 22,
ANOKA COUNTY, MINNESOTA



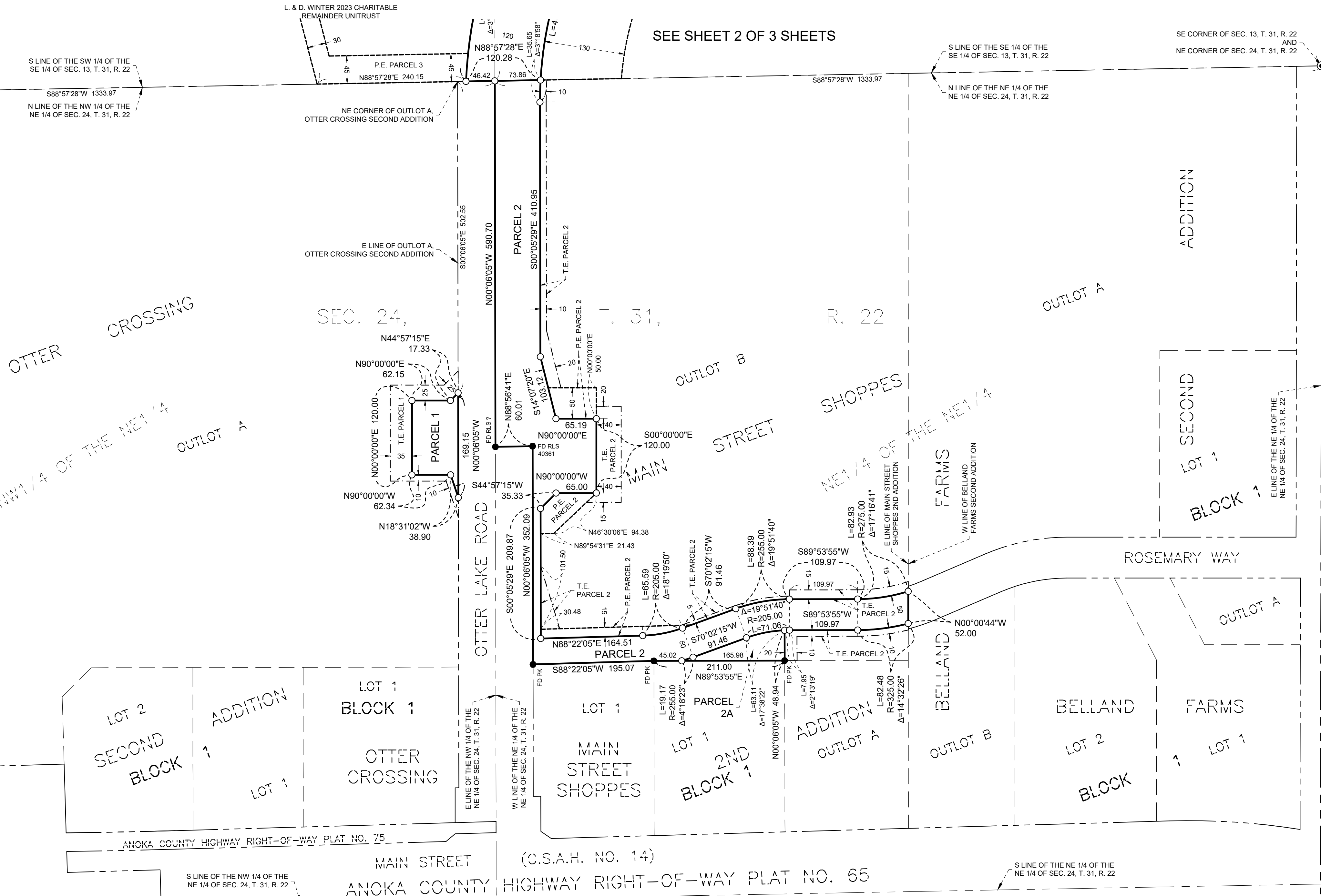
SECTION 24, TOWNSHIP 31, RANGE 22,
ANOKA COUNTY, MINNESOTA

LEGEND

- DENOTES FOUND ANOKA COUNTY MONUMENT
- DENOTES FOUND IRON MONUMENT
- DENOTES SET MONUMENT
- ROW PLAT BOUNDARY
- PERMANENT DRAINAGE AND UTILITY EASEMENT
- TEMPORARY EASEMENT
- EXISTING PARCEL LINE
- EXISTING ROW LINE
- SECTION LINE

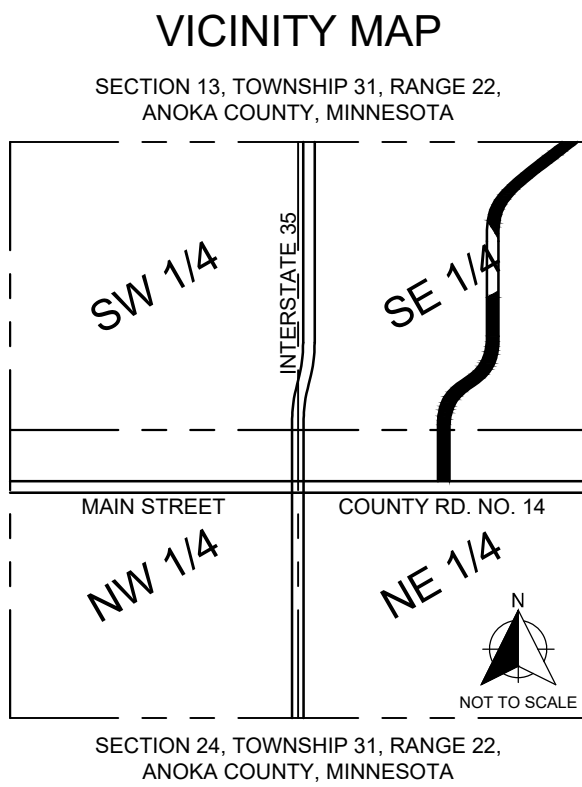
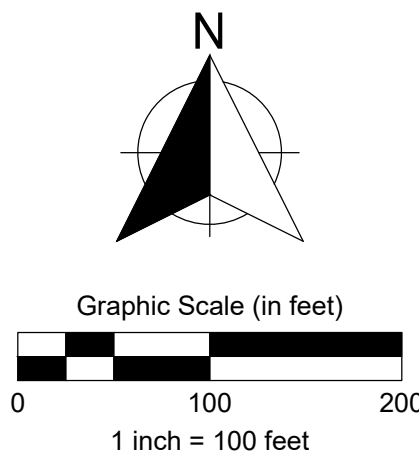
NOTES

THE BEARING SYSTEM IS BASED ON ANOKA COUNTY COORDINATES, NAD 83 (1996 ADJUST).



CITY OF LINO LAKES RIGHT OF WAY PLAT NO. 4
OTTER LAKE ROAD

PARCEL	RECORDED OWNER	PROPERTY ID. NO.	LOCATION	EXISTING ROW (ACRES)	NEW ROW (ACRES)	TOTAL ROW (ACRES)	PERMANENT D & U EASEMENT (ACRES)	TEMPORARY EASEMENT (ACRES)	TEMPORARY HIGHWAY EASEMENT EXPIRES	NEW ROW INTEREST
RIGHT OF WAY IN SECTION 24, TOWNSHIP 31, RANGE 22										
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4	DPS-WOODDALE LLC	13-31-22-43-0002	S1/2 SE1/4	0.00	0.79	0.79	4.22	0.01	---	FEE
5	ROBERT A & DENISE L MCNEAL	13-31-22-41-0004	E1/2 SE1/4	0.00	0.65	0.65	0.14	0.03	---	FEE
6	DPS-WOODDALE LLC	13-31-22-41-0005	NE1/4 SE1/4	0.00	5.92	5.92	0.45	0.09	---	FEE
7	L. & D. WINTER 2023 CHARITABLE REMAINDER UNITRUST	13-31-22-14-0001	SE1/4 NE1/4	0.00	2.01	2.01	0.10	0.09	---	FEE
8	DPS-WOODDALE LLC	13-31-22-42-0001	NW1/4 SE1/4	0.00	0.00	0.00	1.18	0.00	---	FEE



LEGEND

- DENOTES FOUND ANOKA COUNTY MONUMENT
- DENOTES FOUND IRON MONUMENT
- DENOTES SET MONUMENT
- ROW PLAT BOUNDARY
- PERMANENT DRAINAGE AND UTILITY EASEMENT
- TEMPORARY EASEMENT
- EXISTING PARCEL LINE
- EXISTING ROW LINE
- SECTION LINE

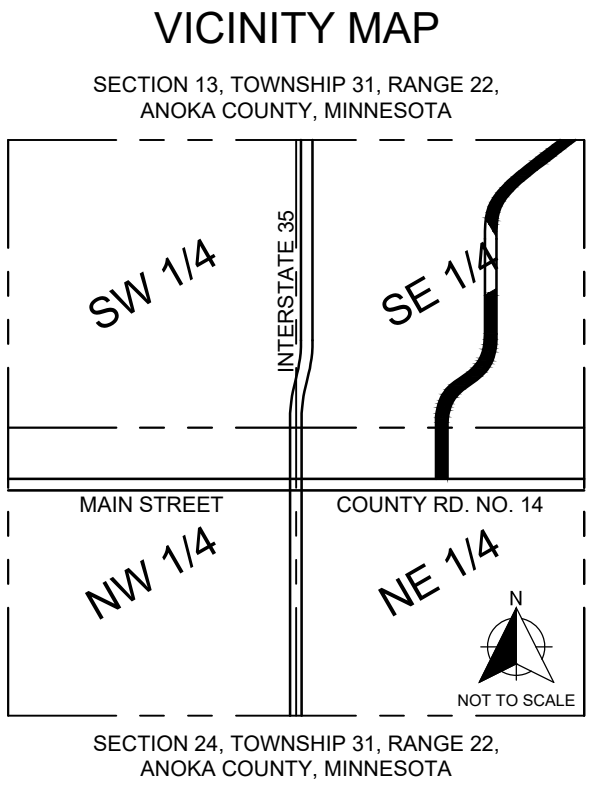
NOTES

THE BEARING SYSTEM IS BASED ON ANOKA COUNTY COORDINATES, NAD 83 (1996 ADJUST).

SW1/4 OF THE SE1/4

SE1/4 OF THE SE1/4

CITY OF LINO LAKES RIGHT OF WAY PLAT NO. 4
OTTER LAKE ROAD



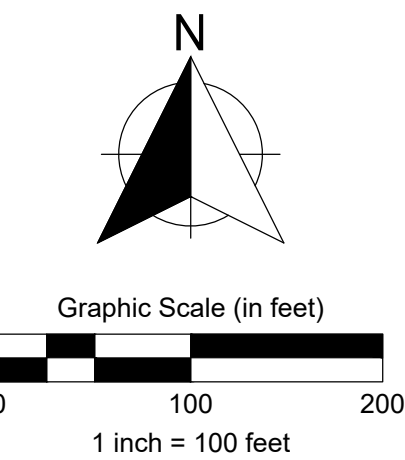
PARCEL	RECORDED OWNER	PROPERTY ID. NO.	LOCATION	EXISTING ROW (ACRES)	NEW ROW (ACRES)	TOTAL ROW (ACRES)	PERMANENT D & U EASEMENT (ACRES)	TEMPORARY EASEMENT (ACRES)	TEMPORARY HIGHWAY EASEMENT EXPIRES	NEW ROW INTEREST
RIGHT OF WAY IN SECTION 24, TOWNSHIP 31, RANGE 22										
1	BUNO LLC	24-31-22-12-0009	NW1/4 NE1/4	0.00	0.21	0.21	0.00	0.20	---	FEE
2	CM PROPERTIES 14 LLC	24-31-22-11-0011	NE1/4 NE1/4	0.00	2.02	2.02	0.23	0.46	---	FEE
2A	CM PROPERTIES 14 LLC	24-31-22-11-0011	NE1/4 NE1/4	0.00	0.11	0.11	0.00	0.00	---	FEE
RIGHT OF WAY IN SECTION 13, TOWNSHIP 31, RANGE 22										
3	BERNIER FAMILY FARM LLC	13-31-22-44-0001	S1/2 SE1/4	0.00	2.98	2.98	1.80	0.06	---	FEE
4	DPS-WOODDALE LLC	13-31-22-43-0002	S1/2 SE1/4	0.00	0.79	0.79	4.22	0.01	---	FEE
5	ROBERT A & DENISE L MCNEAL	13-31-22-41-0004	E1/2 SE1/4	0.00	0.65	0.65	0.14	0.03	---	FEE
6	DPS-WOODDALE LLC	13-31-22-41-0005	NE1/4 SE1/4	0.00	5.92	5.92	0.45	0.09	---	FEE
7	L. & D. WINTER 2023 CHARITABLE REMAINDER UNITRUST	13-31-22-14-0001	SE1/4 NE1/4	0.00	2.01	2.01	0.10	0.09	---	FEE
8	DPS-WOODDALE LLC	13-31-22-42-0001	NW1/4 SE1/4	0.00	0.00	0.00	1.18	0.00	---	FEE

LEGEND

- DENOTES FOUND ANOKA COUNTY MONUMENT
- DENOTES FOUND IRON MONUMENT
- DENOTES SET MONUMENT
- ROW PLAT BOUNDARY
- - - PERMANENT DRAINAGE AND UTILITY EASEMENT
- - - TEMPORARY EASEMENT
- - - EXISTING PARCEL LINE
- - - EXISTING ROW LINE
- - - SECTION LINE

NOTES

THE BEARING SYSTEM IS BASED ON ANOKA COUNTY COORDINATES, NAD 83 (1996 ADJUST).



INTERSTATE HIGHWAY NO. 35E

PARCEL 8

SEE SHEET 2 OF 3 SHEETS

wsos

